



26th April, 2011

Listing Department.
National Stock Exchange of India Ltd.
Exchange Plaza, C-1, Block- G,
Bandra Kurla Complex,
Bandra (East) Mumbai-400 051.
Fax No. 26598235/8237/8347.
Symbol: DELTACORP

Dear Sirs,

Sub: Outcome of Board Meeting

With regard to the captioned matter and in compliance with the Listing Agreement, this is to inform you that at the meeting of the Board of Directors of the Company held on 26th April, 2011, following decisions were taken:

1. Adoption of Audited Financial Results for the Year ended 31st March, 2011. The Audited Financial Results adopted by the Board of Directors are attached herewith for your ready reference.
2. Recommendation of Dividend @ 30% i.e. Re. 0.30 per Equity Share of Re. 1/-each and @ 8% i.e. Re. 0.80 per Preference share of Rs. 10/- each. The dividend will be paid by the Company to the shareholders within 30 days from the date of approval of the same by the shareholders at the ensuing Annual General Meeting of the Company.

You are requested to take the same on record & oblige.

Thanking You.

Yours Sincerely,
For Delta Corp Limited


Hitesh Kanani

General Manager- Company Secretary and Legal
Encl: as above

Regd. Office : Clover Classic, G-4 Ground Floor, North Main Road, Koregoan Park, Pune - 411 001.

109, Bayside Mall,	Phone : +91 22 4079 4700
1st Floor, Tardeo Road,	Fax : +91 22 4079 4777
Haji Ali, Mumbai 400 034.	Email : secretarial@deltacorp.in
India.	URL : www.deltacorp.in

Sr No.	Particulars	Standalone		Consolidated	
		Year Ended		Year Ended	
		31-Mar-11	31-Mar-10	31-Mar-11	31-Mar-10
1	a) Net Sales / Income from Operations	26,163	5,410	37,601	13,246
	b) Other Operating Income	-	-	-	-
	Total Income (a + b)	26,163	5,410	37,601	13,246
2	Total Expenditure :				
	a) Consumption of Raw Materials/Cost of Premises Sold	8,259	-	10,272	1,548
	b) Employee's Cost	412	198	2,406	1,977
	c) Depreciation	39	42	597	561
	d) License Fees & Registration Charges	-	-	1,319	1,060
	e) Legal and Professional Fees	648	148	1,010	980
	f) Loss on Sale of Shares & Mutual Fund	3,239	179	233	179
	g) Sales Promotion & Advertisement Expenses	83	184	592	520
	h) Gaming & Entertainment Tax	-	-	966	604
	i) Other Expenditure	365	331	2,317	1,786
	j) Total (a+b+c+d+e+f+g+h+i)	13,045	1,082	19,712	9,216
3	Profit from Operations Before Other Income, Interest and Exceptional Items (1 - 2)	13,118	4,328	17,889	4,030
4	Other Income	560	50	662	83
5	Profit from Ordinary Activities Before Interest and Exceptional Items (3 + 4)	13,678	4,378	18,551	4,113
6	a) Interest Expenses	1,237	2,907	1,485	3,079
	b) Interest Income	(762)	(504)	(204)	(1,211)
	Net Interest Expenses/ (Income) (a+ b)	475	2,403	1,281	1,868
7	Profit After Interest and Before Exceptional Items (5 - 6)	13,202	1,975	17,270	2,244
8	Exceptional Items	-	-	-	-
9	Profit From Ordinary Activities Before Tax (7 + 8)	13,202	1,975	17,270	2,244
10	Provision for Taxation				
	a) Income Tax	2,527	548	2,941	961
	b) MAT Credit Entitlement	(2,177)	-	(2,357)	-
	c) Deferred Tax	(10)	(39)	125	(140)
	Total Provision for Tax (a+b+c)	340	509	709	821
11	Net Profit from Ordinary Activities After Tax (9 - 10)	12,863	1,466	16,562	1,424
12	Prior Period Items	-	109	41	157
13	Net Profit Before Extraordinary Items (11 - 12)	12,863	1,357	16,521	1,266
14	Extraordinary Items	-	-	-	-
15	Net Profit for the period / year (before profit/(Loss) of Associates & Minority Interest)	12,863	1,357	16,521	1,266
16	Net Share of Profit/ (Loss) of Associates	-	-	-	-
17	Minority Interest/Capital Profit	-	-	(50)	57
18	Net Profit after tax attributable to the Company (15 - 16 - 17)	12,863	1,357	16,571	1,209
19	Paid up Equity Capital (Face Value of Equity Shares : Re.1/- each)	2,018.08	1,671.61	2,018.08	1,671.61
20	Reserves excluding Revaluation Reserves	53,282	23,915	55,704	23,054
21	Basic and Diluted EPS (Rs) (Not Annualised)				
	Basic EPS	7.01	0.80	9.05	0.71
	Diluted EPS	6.82	0.80	8.81	0.71
22	Aggregate of Public Share Holding :				
	Number of Shares	112,659,348	86,252,289	112,659,348	86,252,289
	Percentage of Shareholdings	55.82%	51.60%	55.82%	51.60%
23	Promoters and Promoter Group Shareholding				
	a) Pledged/Encumbered				
	Number of shares	7,501,500	-	7,501,500	-
	Percentage of shares (as a % of the total shareholding of promoter and promoter group)	8.41%	-	8.41%	-
	Percentage of shares (as a % of the total share capital of the company)	3.72%	-	3.72%	-
	b) Non-encumbered				
	Number of shares	81,647,341	80,908,841	81,647,341	80,908,841
	Percentage of shares (as a % of the total shareholding of promoter and promoter group)	91.59%	100%	91.59%	100%
	Percentage of shares (as a % of the total share capital of the company)	40.46%	48.40%	40.46%	48.40%



Reporting of Segment-wise Revenue, Results and Capital Employed (Consolidated)

(Figures are Rupees in Lacs unless Specified)

Sr No.	Particulars	Consolidated	
		Year Ended	
		31-Mar-11	31-Mar-10
1	Segment Revenue		
a)	Real Estate Division	26,759	4,026
b)	Lease Rental Division	850	2,458
c)	Hospitality & Gaming Division	10,034	6,585
d)	Others	693	270
	Total	38,336	13,339
	Less : Inter Segment Revenue	(73)	(10)
	Net Sales / Income from Operations	38,263	13,329
2	Segment Results		
a)	Real Estate Division	15,886	1,740
b)	Lease Rental Division	605	2,164
c)	Hospitality & Gaming Division	2,249	528
d)	Others	(231)	(476)
	Total	18,510	3,955
	Net Interest Expense / (Income)	1,281	1,868
	Profit Before Tax	17,229	2,087
3	Capital Employed		
a)	Real Estate Division	25,808	17,883
b)	Lease Rental Division	21	2,756
c)	Hospitality & Gaming Division	30,055	12,977
d)	Others	8,991	(1,682)
	Total	64,875	31,934
Secondary Segment Information :			
	Segment Revenue	Year Ended	
		31-Mar-11	31-Mar-10
	- Within India	36,852	12,255
	- Outside India	1,411	1,074
	Total	38,263	13,329
	Segment Assets		
	- Within India	67,045	44,921
	- Outside India	24,280	20,636
	Total	91,325	65,557
	Segment Liabilities		
	- Within India	14,102	24,440
	- Outside India	12,348	9,183
	Total	26,450	33,623
	Capital Expenditure		
	- Within India	706	278
	- Outside India	120	1,066
	Total	826	1,344



Statement of Assets and Liabilities as at 31st March, 2011		Standalone		Consolidated	
		31-Mar-11	31-Mar-10	31-Mar-11	31-Mar-10
SHARE HOLDERS FUNDS					
Capital		3,242	2,895	3,242	2,895
Share Warrants		2,720	-	2,720	-
Employee Stock option		197	-	197	-
Reserve and Surplus		53,282	23,915	55,704	23,054
LOAN FUNDS					
		6,569	17,494	20,167	26,366
Minority Interest		-	-	5,935	7,080
TOTAL		66,010	44,304	87,963	59,394
FIXED ASSETS					
		2,207	1,378	23,250	12,770
GOODWILL					
		-	-	4,219	189
INVESTMENTS					
		12,882	24,475	16,284	17,188
Deferred Tax Asset (Net)		36	26	3	264
CURRENT ASSETS, LOANS AND ADVANCES					
(a) Inventories		-	-	24,928	18,808
(b) Sundry Debtors		177	277	289	526
(c) Cash and Bank Balances		4,682	448	6,442	4,598
(d) Loans and Advances		45,685	20,846	19,262	12,609
(e) Other Current Asset		1,549	-	0	-
		52,093	21,571	50,921	36,541
LESS : CURRENT LIABILITIES AND PROVISION					
(a) Current Liabilities		328	2,384	5,410	6,601
(b) Provisions		880	761	1,304	958
		1,207	3,146	6,714	7,558
NET CURRENT ASSETS					
		50,886	18,425	44,208	28,983
TOTAL		66,010	44,304	87,963	59,394



Notes :

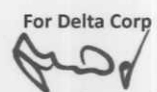
- 1 The above audited results were reviewed and recommended by the Audit Committee and subsequently approved by the Board of Directors at its meeting held on 26th April, 2011 in terms of Clause 41 of the Listing Agreement.
- 2 The Board of Directors have recommended, subject to the approval of the shareholders at the ensuing Annual General Meeting, a dividend of 30 % i.e. Rs. 0.30 per Equity Share of Re.1/- each and 8 % i.e. Re. 0.80 per Preference Share of Rs. 10/- each for the Financial Year 2010-2011.
- 3 The Company has been following the practice of publishing Consolidated Financial Results. The standalone Financial Results are available on Company's website i.e. www.deltacorp.in . The financial details on standalone basis are as under :

Particulars	(Rs. in Lacs)	
	Year Ended	
	31-Mar-11	31-Mar-10
Turnover	26,163	5,410
Profit Before Tax	13,202	1,975
Profit After Tax	12,863	1,357

- 4 The Consolidated Financial statements are prepared in accordance with Accounting Standard 21 – 'Consolidated Financial Statement' and Accounting Standard 27 – 'Financial Reporting of Interests in Joint Ventures' issued by The Institute of Chartered Accountants of India.
- 5 Staff Cost includes Employee Stock Option (ESOP) amortization cost of Rs. 196.82 Lacs for year ended 31st March, 2011.
- 6 During the quarter the Company through its subsidiary M/s. Delta Hospitality and Leisure Private Limited acquired a majority stake in M/s. Marvel Resorts Private Limited.
- 7 The shares of Advani Hotels Resorts (India) Limited have been sold by the Company to one of its subsidiary Company. The said shares have been valued/ reflected at original carrying cost in the Consolidated Financial Statement.
- 8 MAT Credit Entitlement of Rs. 2357 Lacs is based on business projection of company provided by management, and the same have been relied upon by the Auditors.
- 9 The unaudited financial result of WOS M/s. Delta Holdings (USA) Inc and M/s. Delta Offshore Developers Limited have been consolidated on the basis of unreviewed financial statement prepared by the management. The said Company's have no operations.
- 10 Figures of the previous periods have been regrouped / rearranged / reclassified / recasted wherever necessary.
- 11 There were no investor's complaints pending at the beginning or end of the quarter. One complaint was received during the quarter which was addressed and resolved.

Place : Mumbai
Date : 26th April, 2011



For Delta Corp Ltd

Jaydev Mody
(Chairman)