



27th April, 2012

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 27th April, 2012, following decisions were taken:

1. Adoption of Audited Financial Results for the Year ended 31st March, 2012. The Audited Financial Results adopted by the Board of Directors are attached herewith for your ready reference.
2. Recommendation of Dividend @ 35% i.e. Re. 0.35 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

A handwritten signature in blue ink, appearing to read "Hitesh Kanani", is written over a circular blue stamp.

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
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India.	URL : www.deltacorp.in

Sr No.	Particulars	Consolidated				
		Quarter Ended			Year Ended	
		31-Mar-12	31-Dec-11	31-Mar-11	31-Mar-12	31-Mar-11
1	Income from operations					
	a) Net Sales / Income from Operations	7,795	14,637	4,011	36,494	37,601
	b) Other Operating Income	-	-	-	-	-
	Total Income from operations (net) (a + b)	7,795	14,637	4,011	36,494	37,601
2	Expenses:					
	a) Consumption of Materials/Cost of Premises Sold	3,294	8,016	1,437	15,494	10,272
	b) Employee Benefits Expenses	829	818	719	3,160	2,413
	c) Depreciation and amortization Expenses	179	165	171	646	607
	d) License Fees & Registration Charges	380	385	406	1,545	1,319
	e) Legal and Professional Fees	226	177	114	676	1,010
	f) Loss on Sale of Shares & Mutual Fund	-	-	-	-	233
	g) Gaming & Entertainment Tax	367	395	268	1,401	966
	h) Bareboat Hiring Charges	27	30	30	117	120
	i) Other Expenditure	783	1,143	934	4,034	2,736
	j) Total (a+b+c+d+e+f+g+h+i)	6,085	11,129	4,079	27,073	19,676
3	Profit/ (Loss) from Operations Before Other Income, Finance Costs and Exceptional Items (1 - 2)	1,710	3,508	(67)	9,421	17,925
4	Other Income	438	269	360	1,269	867
5	Profit/ (Loss) from Ordinary Activities Before Finance Cost and Exceptional Items (3 + 4)	2,148	3,777	292	10,690	18,792
6	Finance Costs	253	361	209	1,068	1,561
7	Profit/ (Loss) from ordinary activities after finance cost but before exceptional items (5-6)	1,895	3,416	83	9,622	17,231
8	Exceptional Items	-	-	-	-	-
9	Profit / (Loss) from ordinary activities before tax (7 - 8)	1,895	3,416	83	9,622	17,231
10	Tax Expense					
	a) Income Tax - Current Year	590	1,051	(628)	2,989	2,899
	b) Income Tax - Earlier Year	(35)	24	-	11	2
	c) MAT / (Mat Credit Entitlement)	(1)	0	(1,676)	10	(2,357)
	d) Deferred Tax	(155)	(32)	1	(47)	125
	Total Provision for Tax (a+b+c+d)	399	1,043	(2,303)	2,963	669
11	Net Profit / (Loss) from Ordinary Activities After Tax (9 - 10)	1,496	2,373	2,386	6,659	16,562
12	Prior Period Items	(37)	7	25	10	41
13	Net Profit / (Loss) Before Extraordinary Items (11 - 12)	1,533	2,366	2,360	6,649	16,521
14	Extraordinary Items	-	-	-	-	-
15	Net Profit / (Loss) for the year (13 - 14)	1,533	2,366	2,360	6,649	16,521
16	Share of Profit/ (Loss) of Associates	10	-	-	10	-
17	Minority Interest	390	853	(101)	2,317	(50)
18	Net Profit/(Loss) after taxes, minority interest and share of profit/(loss) of associates(15 -16 -17)	1,133	1,514	2,460	4,322	16,571
19	Paid up Equity Capital (Face Value of Equity Shares : Re.1/- each)	2,239.18	2,238.63	2,018.08	2,239.18	2,018.08
20	Reserves excluding Revaluation Reserves as per balance sheet of previous accounting year	-	-	-	71,709	53,479
21	Basic and Diluted EPS (Rs) (Not Annualised)					
	Basic EPS	0.52	0.71	1.35	1.95	9.05
	Diluted EPS	0.52	0.71	1.32	1.94	8.81
A	Particulars of Shareholding					
1	Public Share Holding :					
	Number of Shares	129,279,348	129,224,348	112,659,348	129,279,348	112,659,348
	Percentage of Shareholding	57.74%	57.72%	55.82%	57.74%	55.82%
2	Promoters and Promoter Group Shareholding					
	a) Pledged/Encumbered					
	Number of shares	7,764,720	7,764,720	7,501,500	7,764,720	7,501,500
	Percentage of shares (as a % of the total shareholding of promoter and promoter group)	8.20%	8.20%	8.41%	8.20%	8.41%
	Percentage of shares (as a % of the total share capital of the company)	3.47%	3.47%	3.72%	3.47%	3.72%
	b) Non-encumbered					
	Number of shares	86,874,121	86,874,121	81,647,341	86,874,121	81,647,341
	Percentage of shares (as a % of the total shareholding of promoter and promoter group)	91.80%	91.80%	91.59%	91.80%	91.59%
	Percentage of shares (as a % of the total share capital of the company)	38.79%	38.81%	40.46%	38.79%	40.46%



Sr No.	Particulars	Standalone				
		Quarter Ended			Year Ended	
		31-Mar-12	31-Dec-11	31-Mar-11	31-Mar-12	31-Mar-11
1	Income from operations					
	a) Net Sales / Income from Operations	27	30	30	117	26,163
	b) Other Operating Income					
	Total Income from operations (net) (a + b)	27	30	30	117	26,163
2	Expenses:					
	a) Consumption of Materials/Cost of Premises Sold					8,259
	b) Employee Benefits Expenses	166	169	185	677	412
	c) Depreciation and amortization Expenses	8	8	9	30	39
	d) License Fees & Registration Charges					
	e) Legal and Professional Fees	23	8	38	53	648
	f) Loss on Sale of Shares & Mutual Fund			2,559		3,239
	g) Gaming & Entertainment Tax					
	h) Bareboat Hiring Charges	27	30	30	117	120
	i) Other Expenditure	43	34	68	190	328
	j) Total (a+b+c+d+e+f+g+h+i)	267	249	2,890	1,067	13,045
3	Profit/ (Loss) from Operations Before Other Income, Finance Costs and Exceptional Items (1 - 2)	(241)	(219)	(2,860)	(950)	13,118
4	Other Income	300	400	482	1,450	1,322
5	Profit/ (Loss) from Ordinary Activities Before Finance Cost and Exceptional Items (3 + 4)	59	181	(2,378)	499	14,440
6	Finance Costs	34	150	151	524	1,237
7	Profit/ (Loss) from ordinary activities after finance cost but before exceptional items (5-6)	25	31	(2,529)	(25)	13,203
8	Exceptional Items					
9	Profit / (Loss) from ordinary activities before tax (7 - 8)	25	31	(2,529)	(25)	13,203
10	Tax Expense					
	a) Income Tax - Current Year			(688)		2,527
	b) Income Tax - Earlier Year	(14)	24		10	
	c) MAT / (Mat Credit Entitlement)	(1)		(1,679)	35	(2,177)
	d) Deferred Tax	(17)	(11)	(9)	(40)	(10)
	Total Provision for Tax (a+b+c+d)	(31)	13	(2,376)	6	340
11	Net Profit / (Loss) from Ordinary Activities After Tax (9 - 10)	56	18	(153)	(31)	12,863
12	Prior Period Items				41	
13	Net Profit / (Loss) Before Extraordinary Items (11 - 12)	56	18	(153)	(71)	12,863
14	Extraordinary Items					
15	Net Profit / (Loss) for the year (13 - 14)	56	18	(153)	(71)	12,863
16	Share of Profit/ (Loss) of Associates					
17	Minority Interest					
18	Net Profit/(Loss) after taxes, minority interest and share of profit/(loss) of associates(15 -16 -17)	56	18	(153)	(71)	12,863
19	Paid up Equity Capital (Face Value of Equity Shares : Re.1/- each)	2,239.18	2,238.63	2,018.08	2,239.18	2,018.08
20	Reserves excluding Revaluation Reserves as per balance sheet of previous accounting year				64,773	55,901
21	Basic and Diluted EPS (Rs) (Not Annualised)					
	Basic EPS	0.03	0.01	(0.08)	(0.09)	7.01
	Diluted EPS	0.03	0.01	(0.08)	(0.09)	6.82
A	Particulars of Shareholding					
1	Public Share Holding :					
	Number of Shares	129,279,348	129,224,348	112,659,348	129,279,348	112,659,348
	Percentage of Shareholding	57.74%	57.72%	55.82%	57.74%	55.82%
2	Promoters and Promoter Group Shareholding					
	a) Pledged/Encumbered					
	Number of shares	7,764,720	7,764,720	7,501,500	7,764,720	5,500,500
	Percentage of shares (as a % of the total shareholding of promoter and promoter group)	8.20%	8.20%	8.41%	8.20%	6.17%
	Percentage of shares (as a % of the total share capital of the company)	3.47%	3.47%	3.72%	3.47%	2.73%
	b) Non-encumbered					
	Number of shares	86,874,121	86,874,121	81,647,341	86,874,121	81,647,341
	Percentage of shares (as a % of the total shareholding of promoter and promoter group)	91.80%	91.80%	91.59%	91.80%	91.59%
	Percentage of shares (as a % of the total share capital of the company)	38.79%	38.81%	40.46%	38.79%	40.46%
B	Particulars					
	Investor Complaints					
	Pending at beginning of the quarter	Nil				
	Received during the quarter	8				
	Disposed of during the quarter	8				
	Remaining unresolved at the end of the quarter	Nil				



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

(Figures are Rupees in Lacs unless Specified)

Sr No.	Particulars	Quarter Ended			Year Ended	
		31-Mar-12	31-Dec-11	31-Mar-11	31-Mar-12	31-Mar-11
1	Segment Revenue					
a)	Real Estate Division	3,973	10,570	1,243	22,011	26,591
b)	Lease Rental Division	47	69	71	252	1,018
c)	Hospitality & Gaming Division	3,828	4,043	2,729	14,403	10,034
d)	Others	563	469	567	2,035	1,584
	Total	8,411	15,151	4,610	38,701	39,227
	Less: Inter Segment Revenue	(178)	(246)	(240)	(938)	(759)
	Net Sales / Income from Operations	8,233	14,906	4,371	37,763	38,468
2	Segment Results					
a)	Real Estate Division	706	2,874	(43)	6,740	15,816
b)	Lease Rental Division	(3)	39	0	92	712
c)	Hospitality & Gaming Division	1,265	1,028	280	3,474	2,249
d)	Others	217	(170)	29	374	(26)
	Total	2,185	3,770	266	10,680	18,751
	Finance Cost	254	361	209	1,068	1,561
	Profit Before Tax	1,931	3,409	57	9,612	17,190
3	Capital Employed					
a)	Real Estate Division	27,238	23,740	19,315	27,238	19,315
b)	Lease Rental Division	1,974	523	579	1,974	579
c)	Hospitality & Gaming Division	37,483	37,034	30,055	37,483	30,055
d)	Others	9,271	12,833	8,991	9,271	8,991
	Total	75,966	74,131	58,940	75,966	58,940

Secondary Segment Information :

		Quarter Ended			Year Ended	
		31-Mar-12	31-Dec-11	31-Mar-11	31-Mar-12	31-Mar-11
	Segment Revenue					
	- Within India	4,104	4,297	3,086	20,762	37,026
	- Outside India	4,129	10,609	1,284	17,002	1,442
	Total	8,233	14,906	4,371	37,763	38,468
	Segment Assets					
	- Within India	107,594	101,057	67,045	107,594	67,045
	- Outside India	32,736	41,866	24,280	32,736	24,280
	Total	140,329	142,924	91,325	140,329	91,325
	Segment Liabilities					
	- Within India	38,547	37,751	14,631	38,547	14,631
	- Outside India	25,816	31,042	17,754	25,816	17,754
	Total	64,363	68,793	32,385	64,363	32,385
	Capital Expenditure					
	- Within India	200	175	79	501	706
	- Outside India	171	81	46	321	120
	Total	371	256	125	823	826



(Figures are Rupees in Lacs unless Specified)

Statement of Assets and Liabilities as at 31st March, 2012		Standalone		Consolidated	
		31-Mar-12	31-Mar-11	31-Mar-12	31-Mar-11
A	EQUITY AND LIABILITIES				
1	Shareholders' Funds				
a)	Share Capital	3,463	3,242	3,463	3,242
b)	Reserves and Surplus	63,748	53,479	71,716	55,901
c)	Money Received against Share Warrants	-	2,720	-	2,720
	Sub total shareholders Fund	67,211	59,441	75,179	61,862
2	Minority Interest	-	-	10,735	5,935
3	Non-current Liabilities				
a)	Long Term Borrowings	-	4,895	32,300	11,412
b)	Other long term liabilities	-	-	992	588
c)	Long Term Provisions	13	11	109	85
	Sub total Non current liabilities	13	4,906	33,401	12,085
4	Current Liabilities				
a)	Short Term Borrowings	-	-	10,648	7,108
b)	Trade Payables	21	69	893	1,276
c)	Other Current Liabilities	303	1,936	7,351	5,125
d)	Short Term Provisions	1,026	868	4,081	1,250
	Sub Total Current Liabilities	1,351	2,873	22,974	14,758
	Total Equity and Liabilities	68,575	67,220	142,288	94,640
B	ASSETS				
1	Non-current assets				
a)	Fixed Assets	2,544	2,179	51,104	23,224
b)	Goodwill on Consolidation	-	-	3,519	4,219
c)	Non current Investments	8,091	6,179	11,623	9,581
d)	Deferred tax Assets (net)	75	36	105	3
e)	Long Term Loans and Advances	2,335	3,413	4,559	4,565
f)	Other Non Current Assets	-	-	558	-
	Sub Total Non Current Assets	13,046	11,806	71,468	41,592
2	Current Assets				
a)	Current Investments	1,753	6,703	1,804	6,703
b)	Inventories	-	-	31,480	24,928
c)	Trade Receivables	221	177	6,470	295
d)	Cash and Cash Equivalents	7,148	4,668	13,244	6,396
e)	Short Term Loans and Advances	46,402	42,196	17,774	14,398
f)	Other Current Assets	5	1,671	50	327
	Sub Total Current Assets	55,529	55,413	70,820	53,047
	Total Assets	68,575	67,220	142,288	94,640



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 April, 27, 2012 in terms of Clause 41 of the Listing Agreement.
2. The Board of Directors have recommended, subject to approval of shareholders at the ensuing Annual General Meeting, a dividend of 35% i.e. Re.0.35 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 2011-12.
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	Quarter Ended			(Rupees in Lacs)	
	31-Mar-12	31-Dec-11	31-Mar-11	Year Ended 31-Mar-12	Year Ended 31-Mar-11
Income From Operations	27	30	30	117	26,163
Profit Before Tax	25	31	(2,529)	(25)	13,202
Profit After Tax	56	18	(153)	(71)	12,863

4. The Consolidated Financial statements are prepared in accordance with Accounting Standard 21 – 'Consolidated Financial Statements', Accounting Standard 23 – Accounting for Investment in Associates in Consolidated Financial Statements and Accounting Standard 27 – 'Financial Reporting of Interest in Joint Venture' issued by The Institute of Chartered Accountants of India.
5. The unaudited financial results of Delta Holdings (USA) Inc., and Delta The unaudited financial results of Delta Holdings (USA) Inc., and Delta Offshore Developers Limited (Mauritius) have been consolidated on the basis of unreviewed financial statement prepared by the management.
6. Figures of the previous period have been regrouped / rearranged / reclassified / recasted wherever necessary.

Place : Mumbai
Date : 27th April, 2012



For Delta Corp Ltd.

Jaydev Mody
Jaydev Mody
(Chairman)