

Sunteck Realty Ltd.

**SRL/NSE/550/11-12****Date: 13th February 2012**

To,
National Stock Exchange of India Ltd.
Listing Department
Exchange Plaza,
Plot no. C/1, G Block,
Bandra-Kurla Complex
Bandra (East), Mumbai - 400 051

Script Code: SUNTECK
Sub: Outcome of Board Meeting

Sir,

The Board of Directors at their Meeting held today on 13th February, 2012 considered and adopted the Unaudited Financial Results for the quarter ended 31st December, 2011. Also enclosed herewith Limited Review Report along with Unaudited Results for the Quarter ended on 31st December, 2011.

Kindly take the same on record and acknowledge the receipt of the same.

Thanking you

For Sunteck Realty Limited


Rachana Hingarajia
(Company Secretary)

Regd. Office: 5th Floor, Sunteck Centre, 37- 40 Subhash Road, Vile Parle (East), Mumbai 400057

Sunteck Realty Limited

Unaudited Financial Results for the Quarter Ended 31.12.2011

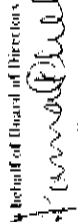
Sl.No.	Particulars	CONSOLIDATED										STANDARD ONE										(Rs. in Lacs)
		Quarter Ended			9 Months Ended			Year Ended				Quarter Ended			4 Months Ended							
		31.12.2011 (Unaudited)	30.09.2011 (Unaudited)	31.12.2010 (Unaudited)	31.12.2011 (Unaudited)	31.12.2010 (Unaudited)	31.03.11 (Audited)	31.12.2011 (Unaudited)	31.12.2010 (Unaudited)	31.12.2010 (Audited)	30.09.2011 (Unaudited)	31.12.2010 (Unaudited)	31.12.2010 (Unaudited)	31.12.2011 (Unaudited)	31.12.2010 (Unaudited)	31.03.11 (Audited)						
1	Net Sales / Income from Operations	463.73	464.47	474.74	1,312.05	1,201.56	2,039.38	335.70	328.79	372.81	793.37	1,086.00	1,475.25									
2	Expenditure																					
	Operating Expenses	84.98	96.81	107.72	257.18	314.79	401.13	2.98	5.97	9.67	8.96	29.02	38.69									
	Employee Cost	52.42	65.29	80.75	190.52	202.96	257.13	44.93	54.59	68.72	56.57	168.19	211.17									
	Depreciation	36.31	37.97	31.41	116.78	103.42	147.28	8.78	8.30	1.60	24.55	14.81	29.54									
	Other Expenditure	272.22	169.63	335.08	553.92	624.65	1,037.13	148.10	46.18	166.02	240.53	274.66	440.81									
3	Profit from Operations before other Income, Interest & Exceptional Items (1-2)	450.93	368.70	365.08	1,112.40	1,245.82	1,842.67	264.81	315.97	246.01	614.63	486.68	720.41									
4	Other Income	12.80	111.77	(80.20)	199.65	255.73	196.71	140.90	213.72	120.80	599.75	599.32	754.81									
5	Profit before Interest & Exceptional Items (3+4)	244.52	372.74	317.97	938.45	792.59	1,030.18	215.74	488.40	217.35	800.72	137.95	108.77									
6	Interest	257.62	425.97	257.71	1,138.10	1,048.12	1,226.89	346.64	702.12	148.53	1,480.47	737.25	865.61									
7	Profit after Interest but before Tax & Exceptional Items (5-6)	28.00	38.52	35.53	170.90	252.48	366.31	75.15	90.89	0.32	271.68	37.87	1.16									
8	Exceptional Items	229.62	387.45	222.15	967.20	795.83	860.58	270.89	611.23	148.21	1,158.79	699.38	862.45									
9	Profit (+) Loss (-) from Ordinary Activities before Tax (7+8)	229.62	387.45	222.15	967.20	795.83	860.58	270.89	611.23	148.21	1,158.79	699.38	862.45									
10	Total Tax Expense	196.49	284.84	179.94	492.84	497.00	524.22	98.16	150.02	61.70	298.41	209.25	141.64									
	Corporate Tax	176.61	260.72	180.19	552.55	458.78	510.17	75.12	122.11	60.37	177.78	201.11	134.35									
	Federal Tax	49.75	74.12	46.73	40.29	111.75	115.75	31.99	27.95	1.02	90.65	2.19	78.68									
11	Tax (9-10)	15.33	102.61	42.22	374.36	298.84	336.36	172.73	401.21	86.51	828.36	490.13	619.17									
12	Exceptional Items (Net of tax expenses Rs. Nil)																					
13	Net Profit (+) Loss (-) for the period (11-12)	33.23	102.61	42.22	374.36	298.84	336.36	172.73	401.21	86.51	828.36	490.13	619.17									
14	Minority Interest	26.94	23.80	35.79	78.65	97.88	63.80															
15	Adjustment on conversion of Subsidiary into JV																					
16	Net Profit after Minority in JV (13-14-15)	6.29	79.21	6.42	295.21	201.95	317.75	172.73	401.21	86.51	828.36	490.13	619.17									
17	Reserves Excluding Revaluation Reserve as per balance sheet of previous accounting year	1,199.32	1,199.32	1,199.32	1,199.32	1,199.32	1,199.32	1,259.32	1,259.32	1,259.32	1,259.32	1,259.32	1,259.32									
18	Earnings Per Share (EPS in Rs.)																					
	EPS Before and After Extra-ordinary Items for the year to date and for the previous year (Not audited)																					
	a) Basic EPS	0.01	0.13	0.01	0.49	0.34	0.53	0.27	0.73	0.14	1.39	0.78	0.98									
	b) Diluted EPS	0.01	0.13	0.01	0.49	0.34	0.53	0.27	0.73	0.14	1.39	0.78	0.98									
20	Promoters and Promoters Group Shareholding	18,674,543	18,838,745	18,838,745	18,838,745	18,838,745	18,838,745	18,838,745	18,838,745	18,838,745	18,838,745	18,838,745	18,838,745									
	21 Percentage of Shareholding	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66									
	22 Promoters and Promoters Group Shareholding	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66									
	23 Promoters and Promoters Group Shareholding	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66									
	24 Promoters and Promoters Group Shareholding	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66									
	25 Promoters and Promoters Group Shareholding	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66									
	26 Promoters and Promoters Group Shareholding	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66									
	27 Promoters and Promoters Group Shareholding	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66									
	28 Promoters and Promoters Group Shareholding	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66									
	29 Promoters and Promoters Group Shareholding	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66									
	30 Promoters and Promoters Group Shareholding	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66									
	31 Promoters and Promoters Group Shareholding	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66									
	32 Promoters and Promoters Group Shareholding	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66									
	33 Promoters and Promoters Group Shareholding	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66									
	34 Promoters and Promoters Group Shareholding	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66									
	35 Promoters and Promoters Group Shareholding	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66									
	36 Promoters and Promoters Group Shareholding	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66									
	37 Promoters and Promoters Group Shareholding	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66									
	38 Promoters and Promoters Group Shareholding	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66									
	39 Promoters and Promoters Group Shareholding	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66									
	40 Promoters and Promoters Group Shareholding	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66									
	41 Promoters and Promoters Group Shareholding	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66									
	42 Promoters and Promoters Group Shareholding	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66									
	43 Promoters and Promoters Group Shareholding	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66									
	44 Promoters and Promoters Group Shareholding	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66									
	45 Promoters and Promoters Group Shareholding	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66									
	46 Promoters and Promoters Group Shareholding	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66									
	47 Promoters and Promoters Group Shareholding	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66									
	48 Promoters and Promoters Group Shareholding	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66									
	49 Promoters and Promoters Group Shareholding	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66									
	50 Promoters and Promoters Group Shareholding	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66									
	51 Promoters and Promoters Group Shareholding	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66									
	52 Promoters and Promoters Group Shareholding	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66									
	53 Promoters and Promoters Group Shareholding	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66									
	54 Promoters and Promoters Group Shareholding	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66									
	55 Promoters and Promoters Group Shareholding	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66									
	56 Promoters and Promoters Group Shareholding	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66									
	57 Promoters and Promoters Group Shareholding	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66									
	58 Promoters and Promoters Group Shareholding	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.66									
	59 Promoters and Promoters Group Shareholding	29.66	29.66	29.66	29.66	29.66	29.66	29.66	29.6													

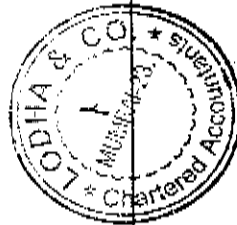
1) Percentage of Shares (as a % of the total shareholding of promoter and promoter group)	0.67	0.52	0.67	0.70	0.67	0.67	0.52	0.70	0.67	0.52	0.67	0.52	0.70
2) Percentage of Shares (as a % of the total share capital of the company)	0.47	0.34	0.47	0.47	0.47	0.47	0.34	0.47	0.47	0.34	0.47	0.34	0.47
b) Non-encumbered													
Number of Shares	43,996,664	41,009,670	43,996,664	41,906,417	43,996,664	43,834,462	41,009,670	41,906,417	43,996,664	41,009,670	43,996,664	41,009,670	41,906,417
1) Percentage of Shares (as a % of the total shareholding of promoter and promoter group)	99.33	99.48	99.33	99.30	99.33	99.33	99.48	99.30	99.33	99.48	99.33	99.48	99.30
2) Percentage of Shares (as a % of the total share capital of the company)	69.87	65.13	69.87	66.55	69.87	69.61	65.13	66.55	69.87	65.13	69.87	65.13	66.55

Notes :

- 1) The above result have been approved by Audit Committee and Board of Directors at their meeting held on 13th February 2012.
- 2) The Statutory Auditor have carried out a Limited review of the above Financial Results.
- 3) In the terms of Accounting Standard - 17 "Segmental Reporting", the Company operates in a single business segment i.e. "Real Estate : Real Estate Development".
- 4) As per Company's Accounting Policies, Revenue recognition for the real estate development is based on "Project Completion Method".
- 5) Other Expenditure for the quarter includes expenses towards repair and maintenance of Rs. 83.38 Lacs (Previous Quarter ended - Rs. 3.25 lacs and for the nine months ended as on 31st December, 2011 - Rs. 90.02 lacs).
- 6) While calculating the EPS for Consolidated Results, 59,966,207 number of Equity Shares were only considered as 3,000,000 number of Equity Shares are held by subsidiary companies.
- 7) Lack of number of Investor complaints for the quarter ended 31st December, 2011: Beginning - Nil, Received - Nil, Disposed - Nil, Pending - Nil.
- 8) Figures pertaining to previous periods have been re-grouped / re-classified wherever found necessary to conform to current period presentation.



For & on behalf of Board of Directors

 Karmal Kishan
 Chairman & Managing Director



Date: 13th February, 2012
 Place: Mumbai

**LODHA
& CO**

Chartered Accountants

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Mumbai 400 001 INDIA
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LIMITED REVIEW REPORT

To
The Board of Directors
Sunteck Realty Limited

1. We have reviewed the accompanying statement of unaudited consolidated financial results of **Sunteck Realty Limited** for the quarter ended on 31st December, 2011 which has been initialed by us for identification purpose except for the disclosures regarding 'Public Shareholding' and 'Promoter and Promoter Group Shareholding' which have been traced from disclosures made by the management and have not been verified by us. This statement is the responsibility of the Company's Management and has been approved by the Board of Directors. Our responsibility to issue a report on these financial statements based on our review.
2. We conducted our review in accordance with the Standards on Review Engagement (SRE) 2410, Review of interim financial information performed by the Independent Auditor of the entity issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the financial statements are free from material misstatements. A review is limited primarily to inquiries of Company personnel and analytical procedures applied to financial data and thus provide less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.
3. We did not review the unaudited financial results of the ten subsidiaries, six joint ventures and an associate whose financial statements reflect total revenues of Rs. 355.05 lacs and net profit of Rs. 209.79 lacs for the quarter ended on that date. These unaudited financial results have been reviewed by the Independent Accountants whose reports have been furnished to us by the company and our opinion, in so far as it relates to amounts included in respect of said subsidiaries, joint ventures and an associate are based solely on the review carried out by the independent accountants.
4. *The Company has consolidated the financial results of two foreign joint ventures whose financial statements reflect total revenue of Rs. Nil and net loss of Rs. 19.66 lacs in the financial results for the quarter ended on that date which have not been reviewed by any Independent Accountants and our opinion is solely based on the management's representation provided to us.*
5. Based on our review conducted as above, *subject to what is stated in para 4 above*, nothing has come to our notice that causes us to believe that the accompanying statement of unaudited consolidated financial results prepared in accordance with the applicable accounting standards and other recognised accounting practices and policies, has not disclosed the information required to be disclosed in terms of clause 41 of the Listing Agreement including the manner in which it is to be disclosed, or that it contains any material misstatement.



Place: Mumbai
Date: 13th February, 2012

**For LODHA & COMPANY
Chartered Accountants**

R. P. Baradiya

R. P. Baradiya
Partner
Membership No. 44101
Firm Registration No.301051E

**LODHA
& CO**

Chartered Accountants

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LIMITED REVIEW REPORT

To
The Board of Directors
Sunteck Realty Limited

1. We have reviewed the accompanying statement of unaudited financial results of **Sunteck Realty Limited** for the quarter ended on 31st December, 2011 which has been initialed by us for identification purpose except for the disclosures regarding 'Public Shareholding' and 'Promoter and Promoter Group Shareholding' which have been traced from disclosures made by the management and have not been verified by us. This statement is the responsibility of the Company's Management and has been approved by the Board of Directors. Our responsibility to issue a report on these financial statements based on our review.
2. We conducted our review in accordance with the Standards on Review Engagement (SRE) 2410, Review of interim financial information performed by the Independent Auditor of the entity issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the financial statements are free from material misstatements. A review is limited primarily to inquiries of Company personnel and analytical procedures applied to financial data and thus provide less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.
3. Based on our limited review conducted as above nothing has come to our notice that causes us to believe that the accompanying statement of unaudited financial results prepared in accordance with the applicable accounting standards and other recognised accounting practices and policies, has not disclosed the information required to be disclosed in terms of clause 41 of the Listing Agreement including the manner in which it is to be disclosed, or that it contains any material misstatement.

Place: Mumbai
Date: 13th February, 2012



**For LODHA & COMPANY
Chartered Accountants**

A handwritten signature in black ink, appearing to read "R. P. Baradiya".

**R. P. Baradiya
Partner**

**Membership No. 44101
Firm Registration No.301051E**