

**SRL/NSE/56/12-13**

**Date: 11<sup>th</sup> August 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**

**Dear Sir,**

This is to inform you that the Board of Directors at their meeting held today i.e. 11<sup>th</sup> August 2012 transacted the following businesses:

1. Considered and adopted the Unaudited Financial Results for the quarter ended 30<sup>th</sup> June 2012.
2. Considered the resignation of Mr. Dinkarry Kothari, Director of the Company.
3. The Annual General Meeting of the Company to be convened on 15<sup>th</sup> September 2012.
4. Fixed the Book Closure dates from 11<sup>th</sup> September 2012 to 15<sup>th</sup> September, 2012 for the purpose of purpose of Annual General Meeting and Final Dividend.

Also enclosed herewith Limited Review Report along with Unaudited Results for the Quarter ended on 30<sup>th</sup> June 2012.

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

Thanking You,  
Yours Faithfully

**For Sunteck Realty Limited**

  
**Rachana Hingarajia**  
**(Company Secretary**  
**Encl. As stated above**

**SUNTECK REALTY LIMITED**

Regd. Office: 5th Floor, Sunteck Centre, 37- 40 Subhash Road, Vile Parle (East), Mumbai 400057  
Unaudited Financial Results for the Quarter Ended 30th June, 2012

(Rs. In Lacs)

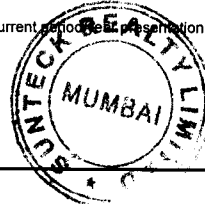
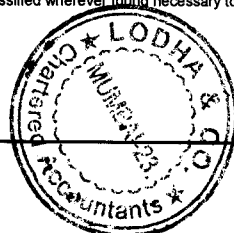
SR. NO.	PARTICULARS	CONSOLIDATED				STANDALONE			
		Quarter Ended		Year Ended		Quarter Ended		Year Ended	
		30-Jun-2012	31-Mar-2012	30-Jun-2011	31-Mar-2012	30-Jun-2012	31-Mar-2012	30-Jun-2011	31-Mar-2012
		Unaudited	Audited	Unaudited	Audited	Unaudited	Audited	Unaudited	Audited
<b>PART I</b>									
1	<b>Income from operations</b>								
	(a) Net sales/income from operations	382.27	388.34	391.35	1,700.39	396.50	384.18	336.38	1,377.56
	(b) Other operating income	-	-	-	-	-	-	-	-
	<b>Total Income from operations</b>	<b>382.27</b>	<b>388.34</b>	<b>391.35</b>	<b>1,700.39</b>	<b>396.50</b>	<b>384.18</b>	<b>336.38</b>	<b>1,377.56</b>
2	<b>Expenses</b>								
	(a) Operating expenses	82.16	74.89	78.37	332.07	2.97	3.25	2.98	12.21
	(b) Employee benefits expenses	92.49	34.28	67.80	224.80	83.73	27.25	57.05	183.84
	(c) Depreciation and amortisation expenses	36.68	36.88	36.50	147.66	10.50	11.19	7.44	35.74
	(d) Other expenses	142.73	168.47	118.09	722.38	61.56	49.59	46.27	293.12
	<b>Total expenses</b>	<b>354.06</b>	<b>314.52</b>	<b>300.76</b>	<b>1,426.91</b>	<b>158.76</b>	<b>91.28</b>	<b>113.74</b>	<b>524.91</b>
3	<b>Profit / (Loss) from operations before other income, finance costs and exceptional items (1-2)</b>	<b>28.21</b>	<b>73.82</b>	<b>90.59</b>	<b>273.48</b>	<b>237.74</b>	<b>292.90</b>	<b>222.64</b>	<b>852.65</b>
4	Other income	305.54	398.15	363.94	1,336.60	313.61	425.54	149.08	1,286.27
5	<b>Profit / (Loss) from ordinary activities before finance costs and exceptional items (3 +/- 4)</b>	<b>333.75</b>	<b>471.97</b>	<b>454.53</b>	<b>1,610.08</b>	<b>551.35</b>	<b>718.44</b>	<b>371.72</b>	<b>2,138.92</b>
6	Finance costs	221.17	338.53	104.39	509.43	199.26	281.61	95.04	543.29
7	<b>Profit / (Loss) from ordinary activities after finance costs but before exceptional items (5 +/- 6)</b>	<b>112.58</b>	<b>133.44</b>	<b>350.14</b>	<b>1,100.65</b>	<b>352.09</b>	<b>436.83</b>	<b>276.68</b>	<b>1,595.63</b>
8	Exceptional items	-	-	-	-	-	-	-	-
9	<b>Profit / (Loss) from ordinary activities before tax (7 +/- 8)</b>	<b>112.58</b>	<b>133.44</b>	<b>350.14</b>	<b>1,100.65</b>	<b>352.09</b>	<b>436.83</b>	<b>276.68</b>	<b>1,595.63</b>
10	Tax expense	177.94	53.65	111.59	646.49	105.80	132.16	32.24	412.59
11	<b>Net Profit / (Loss) from ordinary activities after tax (9 +/- 10)</b>	<b>(65.36)</b>	<b>79.79</b>	<b>238.55</b>	<b>454.16</b>	<b>246.29</b>	<b>304.67</b>	<b>244.44</b>	<b>1,183.04</b>
12	Extraordinary items	-	-	-	-	-	-	-	-
13	<b>Net Profit / (Loss) for the period / year (11 +/- 12)</b>	<b>(65.36)</b>	<b>79.79</b>	<b>238.55</b>	<b>454.16</b>	<b>246.29</b>	<b>304.67</b>	<b>244.44</b>	<b>1,183.04</b>
14	Share of profit / (loss) of associates	-	-	-	-	-	-	-	-
15	Minority interest	23.27	64.77	28.31	144.13	-	-	-	-
16	<b>Net Profit / (Loss) after taxes, minority interest and share of profit / (loss) of associates (13 +/- 14 +/- 15)</b>	<b>(88.63)</b>	<b>15.02</b>	<b>210.24</b>	<b>310.03</b>	<b>246.29</b>	<b>304.67</b>	<b>244.44</b>	<b>1,183.04</b>
17	Paid-up equity share capital (Face value Rs.2)	1,199.32	1,199.32	1,199.32	1,199.32	1,259.32	1,259.32	1,259.32	1,259.32
18	Reserve excluding revaluation reserves as per balance sheet of previous accounting year	-	-	-	38,999.45	-	-	-	35,332.35
19.i	<b>Earnings per share (before extraordinary items) (of Rs. 2 each) (not annualised):</b>								
	(a) Basic	(0.15)	0.03	0.35	0.52	0.39	0.48	0.39	1.88
	(b) Diluted	(0.15)	0.03	0.35	0.52	0.39	0.48	0.39	1.88
19.ii	<b>Earnings per share (after extraordinary items) (of Rs. 2 each) (not annualised):</b>								
	(a) Basic	(0.15)	0.03	0.35	0.52	0.39	0.48	0.39	1.88
	(b) Diluted	(0.15)	0.03	0.35	0.52	0.39	0.48	0.39	1.88

**PART II (INFORMATION FOR THE QUARTER ENDED 30TH JUNE, 2012)**

<b>A PARTICULARS OF SHAREHOLDING</b>									
1	<b>Public Shareholding :</b>								
	- Number of Shares	18,520,980	18,659,644	20,814,378	18,659,644	18,520,980	18,659,644	20,814,378	18,659,644
	- Percentage of Shareholding	29.41	29.63	33.06	29.63	29.41	29.63	33.06	29.63
2	<b>Promoters and Promoters Group Shareholding</b>								
	<b>a) Pledged/ Encumbered</b>								
	- Number of Shares	295,000	295,000	295,000	295,000	295,000	295,000	295,000	295,000
	- Percentage of Shares (as a % of the total shareholding of promoter and promoter group)	0.66	0.67	0.70	0.67	0.66	0.67	0.70	0.67
	- Percentage of Shares (as a % of the total share capital of the company)	0.47	0.47	0.47	0.47	0.47	0.47	0.47	0.47
	<b>b) Non-encumbered</b>								
	- Number of Shares	44,150,227	44,011,563	41,856,829	44,011,563	44,150,227	44,011,563	41,856,829	44,011,563
	- Percentage of Shares (as a % of the total shareholding of promoter and promoter group)	99.34	99.33	99.30	99.33	99.34	99.33	99.30	99.33
	- Percentage of Shares (as a % of the total share capital of the company)	70.12	69.90	66.48	69.90	70.12	69.90	66.48	69.90
<b>B INVESTOR COMPLAINTS FOR THE QUARTER ENDED 30TH JUNE, 2012</b>									
Pending at the beginning of the quarter				Nil	Disposed of during the quarter				Nil
Received during the quarter				Nil	Remaining unresolved at the end of the quarter				Nil

**Notes:**

- The above unaudited results for the quarter ended 30th June, 2012 have been reviewed and approved by the Audit Committee and Board of Directors at their respective meetings held on 11th August, 2012.
- The Statutory Auditors have carried out a Limited Review of the above financial results.
- In the terms of Accounting Standard -17 "Segmental Reporting", the Company operates in a single business segment i.e. "Real Estate \ Real Estate Development".
- As per the Company's Accounting Policies, the Company continues to consistently follow 'Project Completion Method' for revenue recognition as prescribed under the Companies (Accounting Standards) Rules, 2006.
- In Standalone Results, other expenditure for the quarter includes expenses towards Legal & Professional Fees of Rs.24.03 lacs (Previous quarter ended 31st March, 2012 Rs.26.67 lacs; Previous quarter ended 30th June, 2011 Rs.10.83 lacs and Year ended 31st March 2012 Rs.71.10 lacs).
- 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.
- The figures for the quarter ended 31st March, 2012 are the balancing figures between the audited figures in respect of the full financial year ended 31st March,2012 and the unaudited published year to date figures up to the third quarter ended 31st December,2011, which were subjected to limited review.
- Figures pertaining to previous periods/year have been re-grouped / re-classified wherever found necessary to conform to current period presentation.



For and on behalf of Board of Directors  
*Kamal Khetan*  
Kamal Khetan  
Chairman & Managing Director

Date: 11th August, 2012  
Place: Mumbai

**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 30<sup>th</sup> June, 2012 which has been initiated 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 audited 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. The Company continues to apply 'project completion method' on transactions and activities of real estate development which it had applied over the years consistently. There would not be any impact of the guidance note for Accounting for Real estate transactions (Revised 2012) issued by Institute of Chartered Accountants of India recommending the accounting treatment to be followed by real estate enterprises on the financial results for the quarter (Also refer note no. 4 in the attached financial results).
4. Based on our limited review conducted as above, read with paragraph 3 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.

For LODHA & COMPANY  
Chartered Accountants

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

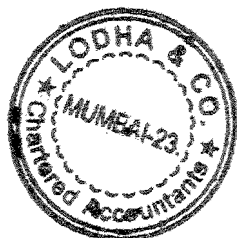
Place: Mumbai  
Date: 11<sup>th</sup> August, 2012



**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 30<sup>th</sup> June, 2012 which has been initiated 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 audited 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 eight subsidiaries, six joint ventures and an associate whose financial statements reflect total revenues of Rs. 267.33 lacs and net profit of Rs. 168.52 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. 5.18 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. The Company continues to apply 'project completion method' on transactions and activities of real estate development which it had applied over the years consistently. The impact of "Guidance note on Accounting for Real Estate Transactions (Revised 2012)" issued by Institute of Chartered Accountants of India recommending the accounting treatment to be followed by real estate enterprises on the financial results for the quarter has not been quantified by the company (Also refer note no. 4 in the attached financial results).



6. *Subject to what is stated in para 4 above, based on our review conducted as above and read with para 5 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.*

**For LODHA & COMPANY  
Chartered Accountants**

*R. P. Baradiya*

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

Place: Mumbai  
Date: 11<sup>th</sup> August, 2012

