

SRL/SE/...../15-16

Date: 12th February, 2016

To

Corporate Relation Department
BSE Limited
P. J. Tower, Dalal Street,
Mumbai – 400 001
Scrip Code: 512179

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
Scrip Code: SUNTECK

To

Metropolitan Stock Exchange of India Limited
(Formerly known as MCX Stock Exchange Limited)
Vigbyor Towers, 4th Floor,
Plot No.C 62, G Block,
Opp.Trident Hotel, BKC,
Bandra (East),
Mumbai – 400 098
Scrip Code: 512179

Sub: Unaudited Financial Results for the quarter and nine months ended 31st December, 2015

Dear Sir/Madam,

Pursuant to Regulation 33 and Regulation 30 read with Para A of Part A of schedule III of Securities and Exchange Board of India (Listing Obligations & Disclosure requirements) Regulations, 2015, we hereby inform that the Board of Directors of Company at its meeting held on 12th February, 2016 has interalia, approved the Unaudited Financial Results for the quarter and nine months ended 31st December, 2015.

Accordingly, enclosed herewith a copy of Unaudited Financial Results for the quarter and nine months ended 31st December, 2015 along with Limited Review Report of Statutory auditors.

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

Thanking You,

For Sunteck Realty Limited


Rachana Hingarajia
Company Secretary
Encl: as above



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website: www.niveditaindia.com

SUNTECK REALTY LIMITED

Regd. Office: 5th Floor, Sunteck Centre, 37-40 Subhash Road, Vile Parle (East), Mumbai 400057 CIN:L32100MH1981PLC025346, website : www.sunteckindia.com, Email add: coseg@sunteckindia.com
Unaudited Financial Results for the Quarter and Nine Months Ended 31st December, 2015

(Rs. In Lacs)

SR. NO.	P A R T I C U L A R S	C O N S O L I D A T E D						S T A N D A L O N E					
		Quarter Ended		Nine Months Ended		Year Ended	31-Dec-2015	Quarter Ended		Nine Months Ended		Year Ended	31-Mar-2015
		31-Dec-2015	30-Sep-2015	31-Dec-2014	31-Dec-2015			31-Dec-2015	30-Sep-2015	31-Dec-2014	31-Dec-2015		
1	Income from operations	Unaudited	Unaudited	Unaudited	Unaudited	Audited	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited	Audited
	(a) Net sales/income from operations	708.65	1,096.09	6,456.15	4,164.20	16,256.06	30,284.57	573.74	768.82	487.77	2,467.30	989.18	2,355.24
	(b) Other operating income	-	-	-	-	-	-	108.66	426.28	1,712.81	545.24	3,955.07	6,946.43
	Total income from operations (net)	708.65	1,096.09	6,456.15	4,164.20	16,256.06	30,284.57	682.40	1,195.10	2,200.58	3,012.54	4,944.25	9,301.67
2	Expenses												
	(a) Operating expenses	196.31	359.86	2,488.82	1,848.74	7,231.14	14,473.35	95.45	153.92	81.84	731.68	(2.07)	392.04
	(b) Employee benefits expense	167.39	163.02	122.03	463.18	371.47	547.98	113.50	113.86	111.16	344.71	331.88	500.57
	(c) Depreciation and amortisation expense	57.90	49.40	51.54	156.15	156.97	196.94	15.96	16.40	16.82	48.58	51.50	67.52
	(d) Other expenses	188.89	212.20	528.35	574.25	1,668.95	1,873.34	102.11	143.16	84.21	322.12	575.98	714.55
	Total expenses	610.49	784.48	3,190.74	3,042.32	9,428.53	17,091.61	327.02	427.34	294.03	1,447.09	957.29	1,674.68
3	Profit / (Loss) from operations before other income, finance costs and exceptional items (1-2)	98.16	311.61	3,265.41	1,121.88	6,827.53	13,192.96	355.38	767.76	1,906.55	1,565.45	3,986.96	7,626.99
4	Other income	334.50	715.55	150.22	1,151.21	1,301.47	1,402.48	(1.69)	505.07	150.67	834.11	709.13	892.53
5	Profit / (Loss) from ordinary activities before finance costs and exceptional items (3+4)	432.66	1,027.16	3,415.63	2,273.09	8,129.00	14,595.44	353.69	1,272.83	2,057.22	2,399.56	4,696.09	8,519.52
6	Finance costs	199.43	274.65	681.32	917.64	1,654.97	1,758.45	119.51	58.62	341.97	215.62	1,154.53	833.73
7	Profit / (Loss) from ordinary activities after finance costs but before exceptional items (5-6)	233.23	752.51	2,734.31	1,355.45	6,474.03	12,836.99	234.18	1,214.21	1,715.25	2,183.94	3,541.56	7,685.79
8	Exceptional items	-	-	-	-	-	-	-	-	-	-	-	-
9	Profit / (Loss) from ordinary activities before tax (7-8)	233.23	752.51	2,734.31	1,355.45	6,474.03	12,836.99	234.18	1,214.21	1,715.25	2,183.94	3,541.56	7,685.79
10	Tax expense	73.01	562.79	1,128.07	921.28	2,716.46	4,698.08	30.49	205.61	3.23	491.88	4.53	214.88
11	Net Profit / (Loss) from ordinary activities after tax (9-10)	160.22	189.72	1,606.24	434.17	3,757.57	8,138.91	203.69	1,008.60	1,712.02	1,692.06	3,537.03	7,470.91
12	Extraordinary items	-	-	-	-	-	-	-	-	-	-	-	-
13	Net Profit / (Loss) for the period / year (11-12)	160.22	189.72	1,606.24	434.17	3,757.57	8,138.91	203.69	1,008.60	1,712.02	1,692.06	3,537.03	7,470.91
14	Share of profit / (loss) of associates	-	-	-	-	-	-	-	-	-	-	-	-
15	Minority interest	16.22	62.91	341.19	80.96	916.15	1,323.14	-	-	-	-	-	-
16	Net Profit / (Loss) after taxes, minority interest and share of profit / (loss) of associates (13+14-15)	144.00	126.81	1,265.05	353.21	2,841.42	6,815.77	203.69	1,008.60	1,712.02	1,692.06	3,537.03	7,470.91
17	Paid-up equity share capital (Face value Rs. 2 each)	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	Reserve excluding revaluation reserves as per balance sheet of previous accounting year	-	-	-	-	-	145,828.88	-	-	-	-	-	56,752.49
19	Basic and diluted earnings per share (of Rs. 2 each) (not annualised):	0.24	0.21	2.11	0.59	4.74	11.37	0.32	1.60	2.72	2.69	5.62	11.86

Notes:

- The above unaudited results for the quarter ended 31st December, 2015 have been reviewed by the Audit Committee and approved by the Board of Directors at their meetings held on 12th February, 2016.
- The Statutory Auditors have carried out a Limited Review of the above financial results.
- As the Company is primarily engaged in only one business segment Viz. "Real Estate/Real Estate Development and related activities" and substantial activities are carried out in India, there are no separate reportable segments as per Accounting Standard -17 "Segment Reporting".
- As per the Company's Accounting Policies, the Company continues to consistently follow 'Project Completion Method' for revenue recognition as prescribed in Accounting Standards specified under Section 133 of the Companies Act, 2013, read with Rule 7 of the Companies (Accounts) Rules, 2014.
- While calculating the EPS for Consolidated Results for all the reported periods, only 59,966,207 number of Equity Shares were considered, as 3,000,000 number of Equity Shares are held by subsidiary companies.
- The Company has during the quarter incorporated two new companies namely, Sunteck Infraproperties Private Limited and Sunteck Real Estates Private Limited. Additionally, the Sunteck Fashions and Lifestyle Private Limited a wholly owned subsidiary of the Company, acquired 100% stake in Denise Restiles Private Limited (Denise), consequently, attained 100% control over Eleanor Lifespaces Private Limited, the wholly owned subsidiary of Denise.
- Figures pertaining to previous period/year have been regrouped/reclassified wherever found necessary to conform to current period/year's presentation.

For and on behalf of Board of Directors,



Kamal Khetan

Chairman & Managing Director

Place: Mumbai

Date: 12th February, 2016

(DIN:00017527)

LIMITED REVIEW REPORT

**Review Report
To the Board of Directors
Sunteck Realty Limited**

1. We have reviewed the accompanying statement of unaudited standalone financial results of **Sunteck Realty Limited** for the quarter and nine months ended on **31st December, 2015**. This statement is the responsibility of the Company's Management and has been approved by the Board of Directors. Our responsibility is 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 of 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 review, conducted as above, nothing has come to our attention that causes us to believe that the accompanying statement of unaudited financial results prepared in accordance with Accounting Standards specified under Section 133 of the Companies Act, 2013, read with Rule 7 of the Companies (Accounts) Rules, 2014 and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of Regulation 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 including the manner in which it is to be disclosed, or that it contains any material misstatement.
4. **Emphasis of Matter:**
Without qualifying our review report, we draw your attention to note no. 4 of the attached standalone financial results, regarding 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 Institute of Chartered Accountants of India has issued "Guidance note on Accounting for Real Estate Transactions (Revised 2012)" which is applicable to projects which have commenced on or after April 1, 2012 and also to projects which have already commenced but where revenue is being recognized for the first time on or after April 1, 2012 to follow 'percentage completion method'. The impact of the aforesaid guidance note on the standalone financial results for the quarter and nine months has not been quantified by the Company.

For LODHA & COMPANY
Chartered Accountants
Firm Registration No. 301051E


R. P. Baradiya
Partner
Membership No. 44101



Place : Mumbai
Date : 12th February, 2016

LIMITED REVIEW REPORT**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 and nine months ended on **31st December, 2015**. This statement is the responsibility of the Company's Management and has been approved by the Board of Directors. Our responsibility is 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 of 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 review, conducted as above, nothing has come to our attention that causes us to believe that the accompanying statement of unaudited consolidated financial results prepared in accordance with Accounting Standards specified under Section 133 of the Companies Act, 2013, read with Rule 7 of the Companies (Accounts) Rules, 2014 and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of Regulation 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 including the manner in which it is to be disclosed, or that it contains any material misstatement.
4. **Emphasis of Matter:**
Without qualifying our review report, we draw your attention to note no. 4 of the attached consolidated financial results, regarding the Group continues to apply 'project completion method' on transactions and activities of real estate development which it had applied over the years consistently. The Institute of Chartered Accountants of India has issued "Guidance note on Accounting for Real Estate Transactions (Revised 2012)" which is applicable to projects which have commenced on or after April 1, 2012 and also to projects which have already commenced but where revenue is being recognized for the first time on or after April 1, 2012 to follow 'percentage completion method'. The impact of the aforesaid guidance note on the consolidated financial results for the quarter and nine months has not been quantified by the Group.



5. Other Matter:

We have not reviewed the unaudited financial results of the twenty-one subsidiaries, six joint ventures and an associate included in the consolidated financial results, whose financial statements reflect total assets of Rs. 531,295.19 lacs as on 31st December, 2015 and total revenue of Rs. 21.25 lacs for the quarter ended on that date and of Rs. 2,131.39 for the nine months ended on that date. These unaudited financial results and other financial information have been reviewed by other auditors 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 such other auditors.

For LODHA & COMPANY
Chartered Accountants
Firm Registration No.301051E

R. P. Baradiya
Partner
Membership No. 44101

Place: Mumbai
Date: 12th February, 2016

