



07 November 2013

**To,
The General Manager
Dept. of Corporate Services
National Stock Exchange of India Limited
Bandra Kurla Complex
Bandra (E)
Mumbai-400051**

Dear Sir/Madam

Sub: Furnishing of Un-audited Standalone Financial Statements and Limited Review Report for the quarter and half year ended September 2013 as per Clause 41 of the Listing Agreement.

With reference to the above subject, we are herewith enclosing the copy of Un-audited Standalone Financial Results and Limited Review report for the quarter and half year ended September 2013 as per Clause 41 of the Listing Agreement.

This is for your information and records.

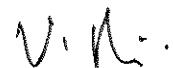
Yours truly
For **Prestige Estates Projects Limited**


Irfan Razack
Chairman and Managing Director

**INDEPENDENT AUDITORS' REVIEW REPORT
TO THE BOARD OF DIRECTORS OF
ABC LIMITED**

1. We have reviewed the accompanying Statement of Standalone Unaudited Financial Results of **PRESTIGE ESTATES PROJECTS LIMITED** ("the Company") for the Quarter and Six Months ended 30 September 2013 ("the Statement"), being submitted by the Company pursuant to Clause 41 of the Listing Agreements with the Stock Exchanges, except for the disclosures in Part II - Select Information referred to in paragraph 4 below. 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 the Statement based on our review.
2. We conducted our review of the Statement in accordance with the Standard on Review Engagements (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 Statement is free of material misstatement. A review is limited primarily to inquiries of Company personnel and analytical procedures applied to financial data and thus provides 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 stated above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the Accounting Standards notified under the Companies Act, 1956 (which continue to be applicable in respect of Section 133 of the Companies Act, 2013 in terms of General Circular 15/2013 dated 13 September 2013 of the Ministry of Corporate Affairs) and other recognised accounting practices and policies, has not disclosed the information required to be disclosed in terms of Clause 41 of the Listing Agreements with the Stock Exchanges, including the manner in which it is to be disclosed, or that it contains any material misstatement.
4. Further, we also report that we have traced the number of shares as well as the percentage of shareholding in respect of the aggregate amount of public shareholding and the number of shares as well as the percentage of shares pledged/encumbered and non-encumbered in respect of the aggregate amount of promoters and promoter group shareholding in terms of Clause 35 of the Listing Agreements and the particulars relating to investor complaints disclosed in Part II - Select Information for the Quarter and Six Months Ended 30 September 2013 of the Statement, from the details furnished by the Management/Registrars (delete as applicable).

For **DELOITTE HASKINS & SELLS**
Chartered Accountants
(Firm Registration No.008072S)



V. Balaji
Partner

(Membership No. 203685)

Bangalore, November 7, 2013
VB/SPK/SDB/2013

PRESTIGE ESTATES PROJECTS LIMITED
REGD OFFICE: 'THE FALCON HOUSE' NO 1 MAIN GUARD CROSS ROAD, BANGALORE - 560 001
Statement of Standalone Unaudited Financial Results for the quarter and six months ended 30 September, 2013

PART I		(Rs. In Lakhs)					
Sl No	Particulars	Quarter Ended			Six months ended		Year ended
		30-Sep-13 (Unaudited)	30-Jun-13 (Unaudited)	30-Sep-12 (Unaudited)	30-Sep-13 (Unaudited)	30-Sep-12 (Unaudited)	31-Mar-13 (Audited)
1	Income from Operations						
	Sale of Projects and Property Income (net)	47,225	49,571	22,329	96,796	44,005	147,789
	Other Operating Income	305	257	1,812	562	2,054	3,448
	Total Income from operations (net)	47,530	49,828	24,141	97,358	46,059	151,237
2	Expenses						
	(a) Purchase of stock of units	133	-	-	133	574	574
	(b) (Increase)/Decrease of units in completed projects/Work in progress projects	(2,899)	1,960	(12,155)	(939)	(28,868)	(29,005)
	(c) Cost of projects and Other operating expenses	33,348	31,151	26,198	64,499	54,514	124,713
	(d) Employee benefits expenses	2,570	2,338	1,772	4,908	3,366	8,362
	(e) Depreciation and amortization expense	831	798	826	1,629	1,596	3,296
	(f) Other Expenses	2,511	1,488	1,076	3,999	2,187	4,858
	Total expenses	36,494	37,735	17,717	74,229	33,369	112,798
3	Profit from Operations before Other Income, Finance Costs and Exceptional Items (1-2)	11,036	12,093	6,424	23,129	12,690	38,439
4	Other Income	2,881	3,103	1,949	5,984	4,667	9,393
5	Profit from ordinary activities before Finance Costs and Exceptional Items (3+4)	13,917	15,196	8,373	29,113	17,357	47,832
6	Finance Costs	2,651	2,568	1,907	5,222	4,305	8,972
7	Profit from ordinary activities after Finance Costs but before Exceptional Items (5-6)	11,263	12,628	6,466	23,891	13,052	38,860
8	Exceptional items	-	-	-	-	-	-
9	Profit from Ordinary Activities before tax (7+8)	11,263	12,628	6,466	23,891	13,052	38,860
10	Tax expense	3,501	3,962	1,897	7,463	3,555	11,253
11	Net Profit from ordinary activities after tax(9-10)	7,762	8,666	4,569	16,428	9,497	27,607
12	Extraordinary items (net of tax expense)	-	-	-	-	-	-
13	Net Profit for the period (11-12)	7,762	8,666	4,569	16,428	9,497	27,607
14	Paid-up equity share capital (Face Value of the Share Rs. 10/- each)	35,000	35,000	32,807	35,000	32,807	35,000
15	Reserve excluding Revaluation Reserves	-	-	-	-	-	235,840
16	Earnings Per Share*						
	a) Basic	2.22	2.48	1.39	4.69	2.89	8.32
	b) Diluted	2.22	2.48	1.39	4.69	2.89	8.32
	See accompanying notes to financial results						

* Not annualised for quarter

PART II - Select information for the quarter and six months ended 30 September, 2013		As at			As at		As at
		30-Sep-13 (Unaudited)	30-Jun-13 (Unaudited)	30-Sep-12 (Unaudited)	30-Sep-13 (Unaudited)	30-Sep-12 (Unaudited)	31-Mar-13 (Audited)
A	PARTICULARS OF SHAREHOLDING						
1	Public Shareholding						
	- Number of shares	87,500,000	87,500,000	65,573,770	8,75,00,000	65,573,770	8,75,00,000
	- Percentage of shareholding	25%	25%	20%	25%	20%	25%
2	Promoters and promoter group Shareholding						
	a) Pledged/Encumbered						
	- Number of shares	-	-	-	-	-	-
	- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	-	-	-	-	-	-
	- Percentage of shares (as a % of the total share capital of the company)	-	-	-	-	-	-
	b) Non-encumbered						
	- Number of Shares	262,500,000	262,500,000	262,500,000	262,500,000	262,500,000	262,500,000
	- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	100%	100%	100%	100%	100%	100%
	- Percentage of shares (as a % of the total share capital of the company)	75%	75%	80%	75%	80%	75%
B	Number of complaints received from investors/shareholders for the quarter ended on 30 September, 2013						
	Pending at the beginning of the quarter			Nil			
	Received during the quarter			5			
	Disposed of during the quarter			5			
	Pending at the end of the quarter			Nil			



PRESTIGE ESTATES PROJECTS LIMITED
REGD OFFICE: 'THE FALCON HOUSE' NO 1 MAIN GUARD CROSS ROAD, BANGALORE - 560 001
Statement of Standalone Unaudited Financial Results for the quarter and six months ended 30 September, 2013

Standalone Statement of Assets and Liabilities

(Rs. In Lakhs)

	Particulars	As at 30-Sep-13 (Unaudited)	As at 31-Mar-13 (Audited)
A	EQUITY AND LIABILITIES		
1	Shareholder's Funds		
	(a) Share Capital	35,000	35,000
	(b) Reserve and Surplus	252,268	235,840
	Sub-total- Shareholder's funds	287,268	270,840
2	Share application money pending allotment	-	-
3	Non-Current Liabilities		
	(a) Long-term borrowings	15,598	16,945
	(b) Deferred tax liabilities (Net)	1,331	1,192
	(c) Other Long-term liabilities	3,853	3,080
	(d) Long-term provisions	406	413
	Sub-total- Non-current liabilities	21,188	21,630
4	Current Liabilities		
	(a) Short-term borrowings	146,451	135,590
	(b) Trade payables	27,205	33,194
	(c) Other current liabilities	162,197	136,872
	(d) Short-term provisions	8,101	10,981
	Sub-total-Current liabilities	343,954	316,637
	TOTAL - EQUITY AND LIABILITIES	652,410	609,107
B	ASSETS		
1	Non-current Assets		
	(a) Fixed Assets	61,363	58,356
	(b) Non-current investments	99,486	98,914
	(c) Long term loans and advances	121,255	85,030
	(d) Other non-current assets	4,072	2,614
	Sub-total-Non-current assets	286,176	244,914
2	Current Assets		
	(a) Current investments	19,127	8,540
	(b) Inventories	149,985	149,046
	(c) Trade Receivables	71,477	76,529
	(d) Cash and cash equivalents	23,042	37,831
	(e) Short-term loans and advances	99,210	87,672
	(f) Other current assets	3,393	4,575
	Sub-total-Current assets	366,234	364,193
	TOTAL - ASSETS	652,410	609,107

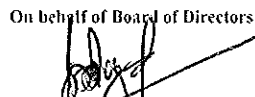
1 The above unaudited results for the quarter and six months ended 30 September, 2013 have been reviewed by the Audit Committee and approved by the Board of Directors at its meeting held on 7 November, 2013.

2 Segmental information

The company operates within a single business segment which constitutes real estate development and letting out of developed properties. The Company operates only in India and hence there is no other geographical segment. Hence no separate disclosure of segment information as per Accounting Standard-17 is made.

3 The figures of the previous period/ year have been regrouped/reclassified, wherever necessary to confirm to the current period classification

On behalf of Board of Directors


Irfan Kazach
 Chairman and Managing Director

Place: Bangalore
 Date: 7 November, 2013

