



26th May 2012

The Secretary Bombay Stock Exchange Limited Phiroze Jeejeebhoy Towers, Dalal Street, Mumbai – 400 001	The Secretary National Stock Exchange of India Ltd. "Exchange Plaza", Bandra – Kurla Complex, Bandra (E), Mumbai – 400 051
Scrip Code : 533160	Scrip Symbol : DBREALTY
Fax No.: 022 – 2272 2037/ 39	Fax No.: 022 – 26598237/38

**Sub. : Outcome of Board Meeting and Press Release for the audited
Financial Results of the Company for the year ended 31.3.2012**

Dear Sir,

We are enclosing herewith the outcome of the Board Meeting of the Company held on Saturday, 26th May, 2012, at the Registered Office, to take on record and approve the audited financial results of the Company for the year ended 31st March 2012 and Press Release of the Company.

The above is for your kind information and record.

Thanking you.

Yours truly,

For D B Realty Limited


S.A.K. Narayanan
Company Secretary



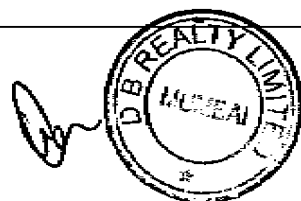
DB REALTY LIMITED
REGD. OFFICE : DB HOUSE, GEN A.K.VAIDYA MARG, GOREGAON (EAST), MUMBAI - 400063

PART I

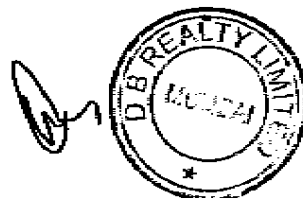
₹ in Lacs

STATEMENT OF AUDITED RESULTS FOR THE QUARTER AND YEAR ENDED 31/03/2012

PARTICULARS	STANDALONE RESULTS					CONSOLIDATED RESULTS				
	Quarter Ended		Year Ended			Quarter Ended		Year Ended		
	31/03/2012	31/12/2011	31/03/2011	31/03/2012	31/03/2011	31/03/2012	31/12/2011	31/03/2011	31/03/2012	31/03/2011
	Unaudited		Audited			Unaudited		Audited		
1 Income from Operations										
a. Net Sales / Income From Operations	-	-	-	-	-	9,771.70	10,480.05	39,188.23	59,086.19	126,869.36
b. Share of Profit (net) from investment in Partnership Firms	(3,752.53)	2,885.74	2,295.91	4,865.81	28,122.83	-	-	-	-	-
Total Income from Operations (Net)	(3,752.53)	2,885.74	2,295.91	4,865.81	28,122.83	9,771.70	10,480.05	39,188.23	59,086.19	126,869.36
2 Expenses										
a. Project Expenses	573.57	229.87	3,204.58	1,518.81	10,869.73	15,106.34	12,408.60	73,055.46	57,269.93	144,252.01
b. (Increase) / Decrease in Inventories	(576.56)	(233.02)	(3,464.92)	(1,531.20)	(10,918.96)	(13,275.84)	(3,600.43)	(39,378.90)	(8,960.51)	(64,375.04)
c. Employee Benefits Expenses	346.85	305.45	521.32	1,419.34	1,117.33	516.56	478.12	645.35	2,120.34	1,736.90
d. Legal and Professional Expenses	184.80	87.55	136.31	390.08	777.77	321.15	140.43	276.20	700.72	1,000.82
e. Advertisement and Publicity	7.69	5.48	296.33	119.99	744.92	223.55	86.65	114.76	1,010.30	2,714.85
f. Depreciation and Amortisation	247.07	156.52	186.80	718.88	644.47	264.79	170.31	207.66	776.48	697.97
g. Other Expenses	2,099.36	110.73	2,259.97	3,408.54	3,201.75	3,492.82	454.26	3,699.15	4,908.31	6,090.71
Total Expenses	2,882.77	662.59	3,140.39	6,044.44	6,437.01	6,649.37	10,135.94	38,819.68	57,825.57	92,118.22
3 Profit (Loss) from Operations before Other Income, Finance Costs and Exceptional Items (1-2)	(6,635.30)	2,223.15	(844.48)	(1,178.63)	21,685.82	3,122.33	344.11	368.55	1,260.62	34,751.14
4 Other Income	(253.60)	705.74	1,802.64	7,766.22	7,992.18	323.32	1,096.70	1,041.42	10,465.18	5,854.63
5 Profit (Loss) from ordinary activities before Finance Costs and Exceptional Items (3+4)	(6,888.90)	2,928.89	958.16	6,587.59	29,678.00	3,445.65	1,440.81	1,409.97	11,725.80	40,605.77
6 Finance Costs	142.99	178.85	977.03	721.29	4,108.50	(412.08)	300.68	1,480.49	713.34	6,542.64
7 Profit (Loss) from ordinary activities after Finance Costs but before Exceptional Items (5-6)	(7,031.90)	2,750.05	(18.87)	5,866.30	25,569.50	3,857.73	1,140.13	(70.52)	11,012.46	34,063.13
8 Exceptional Items	-	-	-	-	-	(5.26)	-	-	(5.26)	-
9 Profit (Loss) from ordinary activities before tax (7+8)	(7,031.90)	2,750.05	(18.87)	5,866.30	25,569.50	3,852.47	1,140.13	(70.52)	11,007.20	34,063.13
10 Tax Expenses	(42.49)	-	-	(453.21)	-	60.35	148.64	(206.15)	1,596.95	3,853.78
11 Net Profit (Loss) from Ordinary activities after tax (9-10)	(6,989.41)	2,750.05	(18.87)	6,319.51	25,569.50	3,792.12	991.49	135.63	9,410.25	30,209.35
12 Prior Period Item	-	-	-	-	-	207.32	-	-	207.32	-
13 Extraordinary items (Net of Tax Expenses)	-	-	-	-	-	-	-	-	-	-
14 Net Profit (Loss) for the period (11-12-13)	(6,989.41)	2,750.05	(18.87)	6,319.51	25,569.50	3,584.80	991.49	135.63	9,202.93	30,209.35
15 Minority Interest (net of taxes)	-	-	-	-	-	(1,577.17)	182.69	708.33	(587.40)	(303.58)
16 Share of Profit / (Loss) in Associates, net	-	-	-	-	-	18.98	(0.72)	(38.98)	20.48	(35.66)
17 Net Profit of the Group (14+15+16)	-	-	-	-	-	2,026.61	1,173.66	804.98	8,636.01	29,870.11
18 Paid up Equity Share Capital (243,258,782 Shares of ₹ 10 each)	24,325.88	24,325.88	24,325.88	24,325.88	24,325.88	24,325.88	24,325.88	24,325.88	24,325.88	24,325.88
19 Reserves Excluding Revaluation Reserves (As per balance sheet of previous accounting year)	-	-	-	317,264.42	310,944.92	-	-	-	314,120.43	305,492.66
20 EPS (In ₹) Before and After Extra Ordinary Items (Face value of ₹ 10 per Equity Share)										
Basic	(2.87)	1.13	(0.01)	2.60	10.51	0.83	0.48	0.33	3.55	12.28
Diluted	(2.87)	1.13	(0.01)	2.60	10.51	0.83	0.48	0.33	3.55	12.28



PART B											
SELECT INFORMATION FOR THE QUARTER AND YEAR ENDED 31/03/2012											
PARTICULARS		STANDALONE RESULTS					CONSOLIDATED RESULTS				
		Quarter Ended			Year Ended		Quarter Ended			Year Ended	
		31/03/2012	31/12/2011	31/03/2011	31/03/2012	31/03/2011	31/03/2012	31/12/2011	31/03/2011	31/03/2012	31/03/2011
		Unaudited			Audited		Unaudited			Audited	
A	PARTICULARS OF SHAREHOLDING										
1	Public Shareholding										
	Number of Shares (Face value of ₹ 10/- each)	90,918,896	92,521,427	90,558,372	90,918,896	90,558,372	90,918,896	92,521,427	90,558,372	90,918,896	90,558,372
	Percentage of Shareholding	37.38	38.03	37.23	37.38	37.23	37.38	38.03	37.23	37.38	37.23
2	Promoters and Promoter Group Shareholding										
	a. Pledged / Encumbered										
	Number of Shares	98,067,904	97,567,904	100,362,975	98,067,904	100,362,975	98,067,904	97,567,904	100,362,975	98,067,904	100,362,975
	Percentage of Shares (as a % of the total Shareholding of Promoter and promoter group)	64.37	64.73	65.73	64.37	65.73	64.37	64.73	65.73	64.37	65.73
	Percentage of Shares (as a % of the total Share Capital of the Company)	40.31	40.11	41.26	40.31	41.26	40.31	40.11	41.26	40.31	41.26
	b. Non-encumbered										
	Number of Shares	54,271,982	53,169,451	52,337,435	54,271,982	52,337,435	54,271,982	53,169,451	52,337,435	54,271,982	52,337,435
	Percentage of Shares (as a % of the total Shareholding of Promoter and promoter group)	35.63	35.27	34.27	35.63	34.27	35.63	35.27	34.27	35.63	34.27
	Percentage of Shares (as a % of the total Share Capital of the Company)	22.31	21.86	21.52	22.31	21.52	22.31	21.86	21.52	22.31	21.52
PARTICULARS		Quarter Ended									
		31/03/2012									
B	INVESTOR COMPLAINTS										
	Pending at the beginning of the quarter	Nil									
	Received during the quarter	Nil									
	Responded during the quarter	Nil									
	Pending at the end of the quarter	Nil									
NOTES :											
1 The above results for the quarter and year ended March 31, 2012 were reviewed by the Audit Committee and thereafter were approved and taken on record by the Board of Directors in its meeting held on May 26, 2012. The information presented above is extracted from the audited financial statements as stated.											
2 The Company is mainly engaged in the business of real estate development viz. construction of residential buildings/ commercial complexes. On that basis, the Company has only one reportable business segment, the results of which are embodied above.											
3 The Consolidated Financial Results for the quarter and year ended March 31, 2012 have been prepared in accordance with principles and procedures as set in the AS-21 on 'Consolidated Financial Statements', AS-23 on 'Accounting for Investments in Associates in Consolidated Financial Statements' and AS-27 on 'Financial Reporting of Interests in Joint Ventures'.											



4 Statement of Assets & Liabilities :

PARTICULARS		₹ in Lacs			
		STANDALONE RESULTS		CONSOLIDATED RESULTS	
		Year Ended		Year Ended	
		31/03/2012	31/03/2011	31/03/2012	31/03/2011
		Audited		Audited	
A	EQUITY AND LIABILITIES				
1	Shareholders' Funds				
	(a) Share Capital	24,325.88	24,325.88	24,325.88	24,325.88
	(b) Reserve and Surplus	317,264.42	310,944.92	314,120.43	305,492.66
	(c) Money received against Share Warrants	-	-	-	-
	Sub-total Shareholders' Funds	341,590.30	335,270.80	338,446.31	329,818.54
2	Share Application Money pending allotment	-	-	-	-
3	Minority Interest	-	-	9,464.99	7,860.26
4	Non-current Liabilities				
	(a) Long-term Borrowings	3,157.96	3,248.84	15,148.40	17,113.20
	(b) Deferred Tax Liabilities (Net)	-	-	-	-
	(c) Other Long-term Liabilities	-	-	4,377.05	6,087.03
	(d) Long-term Provisions	274.75	236.19	2,554.01	2,605.62
	Sub-total Non-current Liabilities	3,432.71	3,485.03	22,079.46	26,005.85
5	Current Liabilities				
	(a) Short-term Borrowings	4,271.81	14,163.50	13,046.32	22,463.86
	(b) Trade Payables	991.87	1,171.83	13,342.31	17,243.92
	(c) Other Current Liabilities	4,852.15	3,655.18	114,309.30	98,852.21
	(d) Short-term Provisions	129.94	65.00	8,419.62	11,878.61
	Sub-total Current Liabilities	10,245.77	19,055.51	149,117.55	150,438.59
	TOTAL EQUITY AND LIABILITIES	355,268.78	357,811.34	519,108.31	514,123.24
B	ASSETS				
1	Non-Current Assets				
	(a) Fixed Assets	3,560.10	2,588.92	24,501.78	16,016.70
	(b) Goodwill on Consolidation	-	-	24,450.12	9,920.04
	(c) Non-current Investments	165,325.82	55,363.37	100,523.84	10,859.65
	(d) Deferred Tax Assets (Net)	448.21	-	579.48	38.43
	(e) Long-term Loans and Advances	61,584.37	88,393.43	78,293.09	115,427.81
	(f) Other Non-current Assets	304.61	1,015.20	5,345.53	6,843.18
	Sub-total Non-Current Assets	231,223.11	147,360.92	233,693.84	161,105.81
2	Current Assets				
	(a) Current Investments	47,211.64	78,245.58	10.00	18,686.66
	(b) Inventories	20,680.75	19,934.60	184,318.66	197,806.09
	(c) Trade Receivables	-	-	9,204.69	28,054.26
	(d) Cash and Cash Equivalents	796.21	507.04	3,109.12	6,150.55
	(e) Short-term Loans and Advances	55,261.81	111,721.55	67,566.89	92,835.89
	(f) Other Current Assets	95.26	41.65	21,205.11	9,483.97
	Sub-total Current Assets	124,045.67	210,450.42	285,414.47	353,017.42
	TOTAL ASSETS	355,268.78	357,811.34	519,108.31	514,123.24

5 The figures of the corresponding periods have been regrouped/reclassified, wherever necessary, to make them comparable.

PLACE : MUMBAI
DATED : MAY 26, 2012


VINOD K. GOENKA
EXECUTIVE CHAIRMAN



Additional Disclosure in accordance with Clause 43 of the Listing Agreement for the year ended March 31, 2012

The utilisation of issue proceeds from IPO (₹ 150,000 lacs) is as follows :

Particulars of funds utilisation for	Amount to be utilised as per prospectus				Amount utilised till		
	Total	upto March 2010	upto March 2011	upto March 2012	March 31, 2010	March 31, 2011	March 31, 2012
Construction and development costs of projects specified in the	104,417	9,106	47,737	84,027	10,140	13,086	12,646
Prepayment of loan from IDFC as specified in the prospectus	8,000	8,000	8,000	8,000	8,000	8,000	8,000
Deployed for other projects of the DB Realty Group (refer notes below)	-	-	-	-	28,789	82,966	93,697
General Corporate Purposes	31,483	10,000	31,483	31,483	8,656	30,264	30,264
Share Issue Expenses	6,100	6,100	6,100	6,100	3,798	5,193	5,193
Total (A)	150,000	33,206	93,320	129,610	59,383	139,529	150,000

Note

a) The Management of the Company has taken approval in the Annual General Meeting held on September 29, 2010 to vary and/or revise the utilisation of the proceeds of IPO to part finance the construction and development of the existing as well as proposed projects of Subsidiaries, Joint Ventures, Associates, Firms, etc. over and above the projects already specified in the prospectus.

b) Pending utilisation, the funds are temporarily invested / held in :

- i Bank Balances
- i Mutual Funds

Total (B)

Grand Total (A+B)

March 31, 2010	March 31, 2011	March 31, 2012
1,617	471	-
89,000	10,000	-
90,617	10,471	-
150,000	150,000	150,000

PLACE : MUMBAI
DATED : MAY 26, 2012

VINOD K. GOENKA
EXECUTIVE CHAIRMAN

