

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 September, 2012

(Rs. In Lacs)

SR. NO.	PARTICULARS	CONSOLIDATED						STANDALONE					
		Quarter Ended			Half Year Ended			Quarter Ended			Half Year Ended		
		30-Sep-2012	30-Jun-2012	30-Sep-2011	30-Sep-2012	30-Sep-2011	31-Mar-2012	30-Sep-2012	30-Jun-2012	30-Sep-2011	30-Sep-2012	30-Sep-2011	31-Mar-2012
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
PART I													
1	Income from operations												
	(a) Net sales/income from operations	491.55	382.27	456.97	873.82	848.32	1,700.39	484.44	396.50	321.29	880.93	657.67	1,377.56
	Total income from operations	491.55	382.27	456.97	873.82	848.32	1,700.39	484.44	396.50	321.29	880.93	657.67	1,377.56
2	Expenses												
	(a) Operating expenses	108.82	82.16	93.83	190.98	172.20	332.07	3.00	2.97	2.99	5.97	5.97	12.21
	(b) Employee benefits expenses	114.08	92.49	65.29	206.57	133.10	224.80	103.30	83.73	54.59	187.03	111.64	183.84
	(c) Depreciation and amortisation expenses	35.95	36.68	37.97	72.63	74.47	147.66	9.47	10.50	8.33	19.98	15.77	35.74
	(d) Other expenses	157.77	142.73	146.77	300.50	264.87	722.38	86.18	61.56	34.16	147.75	80.44	293.12
	Total expenses	416.62	354.06	343.86	770.68	644.64	1,426.91	201.95	158.76	100.07	360.73	213.82	524.91
3	Profit / (Loss) from operations before other income, finance costs and exceptional items (1-2)	74.93	28.21	113.11	103.14	203.68	273.48	282.49	237.74	221.22	520.20	443.85	852.65
4	Other income	308.35	305.54	340.37	613.89	704.31	1,336.60	391.44	313.61	480.90	705.04	629.98	1,286.27
5	Profit / (Loss) from ordinary activities before finance costs and exceptional items (3 +/- 4)	383.28	333.75	453.48	717.03	907.99	1,610.08	673.93	551.35	702.12	1,225.24	1,073.83	2,138.92
6	Finance costs	245.86	221.17	66.03	467.03	170.41	509.43	218.00	199.26	90.89	417.25	185.93	543.29
7	Profit / (Loss) from ordinary activities after finance costs but before exceptional items (5 +/- 6)	137.42	112.58	387.45	250.00	737.58	1,100.65	455.93	352.09	611.23	807.99	887.90	1,595.63
8	Exceptional items	-	-	-	-	-	-	-	-	-	-	-	-
9	Profit / (Loss) from ordinary activities before tax (7 +/- 8)	137.42	112.58	387.45	250.00	737.58	1,100.65	455.93	352.09	611.23	807.99	887.90	1,595.63
10	Tax expense	200.79	177.94	284.86	378.74	396.45	646.49	120.18	105.80	150.02	225.97	182.27	412.59
11	Net Profit / (Loss) from ordinary activities after tax (9 +/- 10)	(63.37)	(65.36)	102.59	(128.74)	341.13	454.16	335.75	246.29	461.21	582.02	705.63	1,183.04
12	Extraordinary items	-	-	-	-	-	-	-	-	-	-	-	-
13	Net Profit / (Loss) for the period / year (11 +/- 12)	(63.37)	(65.36)	102.59	(128.74)	341.13	454.16	335.75	246.29	461.21	582.02	705.63	1,183.04
14	Share of profit / (loss) of associates	-	-	-	-	-	-	-	-	-	-	-	-
15	Minority interest	25.30	23.27	23.40	48.57	51.71	143.42	-	-	-	-	-	-
16	Net Profit / (Loss) after taxes, minority interest and share of profit / (loss) of associates (13 +/- 14 +/- 15)	(88.67)	(88.63)	79.19	(177.31)	289.42	310.74	335.75	246.29	461.21	582.02	705.63	1,183.04
17	Paid-up equity share capital (Face value Rs.2)	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						38,999.45						35,332.35
19.i	Earnings per share (before extraordinary items) (of Rs. 2 each) (not annualised):												
	(a) Basic	(0.15)	(0.15)	0.13	(0.30)	0.48	0.52	0.53	0.39	0.73	0.92	1.12	1.88
	(b) Diluted	(0.15)	(0.15)	0.13	(0.30)	0.48	0.52	0.53	0.39	0.73	0.92	1.12	1.88
19.ii	Earnings per share (after extraordinary items) (of Rs. 2 each) (not annualised):												
	(a) Basic	(0.15)	(0.15)	0.13	(0.30)	0.48	0.52	0.53	0.39	0.73	0.92	1.12	1.88
	(b) Diluted	(0.15)	(0.15)	0.13	(0.30)	0.48	0.52	0.53	0.39	0.73	0.92	1.12	1.88

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

A PARTICULARS OF SHAREHOLDING											
1	Public Shareholding :										
	- Number of Shares					17,562,840	18,520,980	18,836,745	17,562,840	18,836,745	18,659,644
	- Percentage of Shareholding					27.89	29.41	29.92	27.89	29.92	29.63
2	Promoters and Promoters Group Shareholding										
	a) Pledged/ Encumbered										
	- Number of Shares					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)					0.65	0.66	0.67	0.65	0.67	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
	b) Non-encumbered										
	- Number of Shares					45,108,367	44,150,227	43,834,462	45,108,367	43,834,462	44,011,563
	- Percentage of Shares (as a % of the total shareholding of promoter and promoter group)					99.35	99.34	99.33	99.35	99.33	99.33
	- Percentage of Shares (as a % of the total share capital of the company)					71.64	70.12	69.61	71.64	69.61	69.90
B INVESTOR COMPLAINTS FOR THE QUARTER ENDED 30TH SEPTEMBER, 2012											
	Pending at the beginning of the quarter										Nil
	Received during the quarter										Nil
											Nil

Notes:

- 1 The above unaudited results for the quarter ended 30th September, 2012 have been reviewed and approved by the Audit Committee and Board of Directors at their respective meetings held on 10th November, 2012.
- 2 The Statutory Auditors 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" and substantial activities are carried out in India.
- 4 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.
- 5a In Standalone Results, other expenditure for the quarter includes expenses towards towards Legal & Professional Fees of Rs.26.23 lacs (Previous quarter ended 30th June, 2012 Rs.24.03 lacs, quarter ended 30th September, 2011 Rs.11.39 lacs, half year ended 30th September, 2012 Rs. 50.26, half year ended 30th September, 2011 Rs. 22.22 lacs, Year ended 31st March 2012, is Rs.71.10 lacs) and Repairs and Maintenance of Rs.17.90 lacs (Previous quarter ended 30th June, 2012 Rs.1.01 lacs, quarter ended 30th September, 2011 Rs.4.06 lacs, half year ended 30th September, 2012 Rs. 18.94, half year ended 30th September, 2011 Rs. 6.64 lacs, Year ended 31st March 2012, is Rs.96.35 lacs)
- 5b In Consolidated Results, other expenditure for the quarter includes expenses towards Repairs and Maintenance of Rs.55.41 lacs (Previous quarter ended 30th June, 2012 Rs.5.14 lacs, quarter ended 30th September, 2011 Rs.52.49 lacs, half year ended 30th September, 2012 Rs. 60.56, half year ended 30th September, 2011 Rs. 64.12, Year ended 31st March 2012, is Rs.254.34 lacs)
- 6 While calculating the EPS for Consolidated Results for all the reported period, 59,966,207 number of Equity Shares were only considered as 3,000,000 number of Equity Shares are held by subsidiary companies.
- 7a Figures pertaining to previous periods/year have been re-grouped / re-classified wherever found necessary to conform to current period/year presentation.
- 7b The current period figures in the Statement of Assets and Liabilities have been reported in the format recommended as per SEBI circular dated 16th April, 2012. The comparative figures have also been accordingly restated to conform to the current period presentation.
- 8 The Company won Three Merit awards in APREA (Asia Pacific Real Estate Association) Best Practices Awards 2012 in Emerging Markets: Best Country Submission – India (across 9 regions of Asia- Pacific), Best 1st Year Entrant and Property Valuation.

For and on behalf of Board of Directors
Sd/-

Kamal Khetan
Chairman & Managing Director

Date: 10th November, 2012
Place: Mumbai

Statement of Assets and Liabilities as at 30th September, 2012

(Rs.in lacs)

Sr. No.	Particulars	Consolidated		Standalone	
		As at 30-Sep-2012	As at 31-Mar-2012	As at 30-Sep-2012	As at 31-Mar-2012
		Unaudited	Audited	Unaudited	Audited
A	EQUITY AND LIABILITIES				
1	Shareholders' Fund				
	(a) Share Capital	1,199.32	1,199.32	1,259.32	1,259.32
	(b) Reserves and Surplus	38,834.26	38,999.45	35,926.54	35,332.35
	Total Shareholders' Fund	40,033.58	40,198.77	37,185.86	36,591.67
2	Share application money pending allotment	31,501.05	29,713.18	-	-
3	Minority Interest	444.46	395.71	-	-
4	Non-current liabilities				
	(a) Long - term borrowings	5.96	7.08	-	-
	(b) Deferred tax liabilities (net)	88.31	85.52	84.99	81.50
	(c) Other long-term liabilities	783.80	786.44	203.21	203.21
	(d) Long-term provisions	29.22	23.02	14.87	12.09
	Total Non-Current Liabilities	907.29	902.06	303.07	296.80
5	Current liabilities				
	(a) Short- term borrowings	40,648.52	48,811.52	13,606.70	10,708.89
	(b) Trade payables	30,858.51	32,478.76	234.27	519.89
	(c) Other current liabilities	114,355.10	100,279.61	4,502.92	4,991.53
	(d) Short-term provisions	159.33	102.24	153.30	88.52
	Total Current Liabilities	186,021.46	181,672.13	18,497.19	16,308.83
	TOTAL - EQUITY AND LIABILITIES	258,907.84	252,881.85	55,986.12	53,197.30
B	ASSETS				
1	Non-current assets				
	(a) Fixed assets	1,487.84	1,560.42	888.53	917.21
	(b) Goodwill on consolidation	6,773.99	6,773.99	-	-
	(c) Non - current investments	2,916.57	4,521.07	17,835.43	17,833.43
	(d) Deferred tax assets (net)	18.85	13.95	-	-
	(e) Long-term loans and advances	771.20	1,770.01	125.78	84.40
	(f) Other non-current assets	-	-	1,143.00	700.25
	Total Non - Current Assets	11,968.45	14,639.44	19,992.74	19,535.29
2	Current Assets				
	(a) Current Investments	4,058.55	2,178.39	5,313.61	5,262.98
	(b) Inventories	199,580.48	190,355.64	12,292.40	11,250.26
	(c) Trade receivables	574.68	3,690.15	746.44	780.05
	(d) Cash and Bank equivalents	329.75	2,742.92	243.10	246.75
	(e) Short-term loans and advances	42,123.10	39,185.72	17,132.46	16,035.52
	(f) Other current assets	272.83	89.59	265.37	86.45
	Total Current Assets	246,939.39	238,242.41	35,993.38	33,662.01
	TOTAL - ASSETS	258,907.84	252,881.85	55,986.12	53,197.30