

Sunteck Realty Limited

Regd. Office: 5th Floor, Sunteck Centre, 37- 40 Subhash Road, Vile Parle (East), Mumbai 400057

Audited Financial Results for the Quarter and Year Ended 31.03.2012

(Rs. In Lacs)

| Sr. No. | Particulars | CONSOLIDATED | | | | | | STANDALONE | | | | | | |
|---------------|---|------------------------|--------------------------|------------------------|------------------------|------------------------|------------------------|--------------------------|------------------------|------------------------|------------------------|------------------------|--|-----------|
| | | Quarter Ended | | Year Ended | | Quarter Ended | | Year Ended | | Quarter Ended | | Year Ended | | |
| | | 31-Mar-2012 Audited | 31-Dec-2011 Unaudited | 31-Mar-2011 Audited | 31-Mar-2012 Audited | 31-Mar-2011 Audited | 31-Mar-2012 Audited | 31-Dec-2011 Unaudited | 31-Mar-2011 Audited | 31-Mar-2012 Audited | 31-Mar-2011 Audited | 31-Mar-2012 Audited | | |
| PART I | | | | | | | | | | | | | | |
| 1 | Income from operations | | | | | | | | | | | | | |
| | (a) Net sales/income from operations | 388.34 | 483.73 | 537.82 | 1,700.39 | 2,039.36 | 384.18 | 335.70 | 389.25 | 1,377.56 | 1,475.25 | | | |
| | (b) Other operating income | | | | | | | | | | | | | |
| | Total income from operations | 388.34 | 483.73 | 537.82 | 1,700.39 | 2,039.36 | 384.18 | 335.70 | 389.25 | 1,377.56 | 1,475.25 | | | |
| 2 | Expenses | | | | | | | | | | | | | |
| | (a) Operating Expenses | 74.89 | 84.98 | 86.34 | 332.07 | 401.13 | 3.25 | 2.98 | 9.67 | 12.21 | 38.69 | | | |
| | (b) Employee benefits expense | 34.28 | 57.42 | 54.17 | 224.60 | 287.13 | 27.25 | 44.95 | 43.18 | 183.84 | 211.37 | | | |
| | (c) Depreciation and amortisation expense | 36.88 | 36.31 | 43.86 | 147.66 | 147.28 | 11.19 | 8.78 | 14.73 | 35.74 | 29.54 | | | |
| | (d) Other expenses | 168.47 | 272.22 | 412.48 | 722.38 | 1,037.13 | 49.59 | 148.10 | 166.15 | 293.12 | 440.81 | | | |
| | Total expenses | 314.51 | 450.93 | 596.65 | 1,426.51 | 1,842.67 | 91.28 | 204.81 | 233.73 | 524.91 | 720.41 | | | |
| 3 | Profit / (Loss) from operations before other income, finance costs and exceptional items (1-2) | 73.82 | 12.80 | (59.03) | 273.48 | 196.71 | 292.90 | 130.90 | 155.52 | 852.65 | 754.84 | | | |
| 4 | Other income | 398.15 | 244.82 | 237.59 | 1,336.60 | 1,030.18 | 425.54 | 215.74 | 8.08 | 1,286.27 | 108.77 | | | |
| 5 | Profit / (Loss) from ordinary activities before finance costs and exceptional items (3 +/- 4) | 471.98 | 257.62 | 178.56 | 1,510.08 | 1,226.89 | 718.44 | 346.64 | 163.60 | 2,138.92 | 863.61 | | | |
| 6 | Finance costs | 338.53 | 28.00 | 113.83 | 509.43 | 366.31 | 281.61 | 75.75 | 0.53 | 543.29 | 1.16 | | | |
| 7 | Profit / (Loss) from ordinary activities after finance costs but before exceptional items (5 +/- 6) | 133.44 | 229.62 | 64.73 | 1,000.64 | 860.58 | 436.83 | 270.89 | 163.07 | 1,595.63 | 862.45 | | | |
| 8 | Exceptional items | - | - | - | - | - | - | - | - | - | - | | | |
| 9 | Profit / (Loss) from ordinary activities before tax (7 +/- 8) | 133.44 | 229.62 | 64.73 | 1,000.64 | 860.58 | 436.83 | 270.89 | 163.07 | 1,595.63 | 862.45 | | | |
| 10 | Tax expense | (592.84) | 196.39 | 27.22 | 646.49 | 524.22 | 132.16 | 98.16 | 33.43 | 412.59 | 242.68 | | | |
| 11 | Net Profit / (Loss) from ordinary activities after tax (9 +/- 10) | 726.28 | 33.23 | 37.51 | 454.15 | 336.36 | 304.67 | 172.73 | 129.64 | 1,183.04 | 619.77 | | | |
| 12 | Extraordinary items | - | - | - | - | - | - | - | - | - | - | | | |
| 13 | Net Profit / (Loss) for the period / year (11 +/- 12) | 726.28 | 33.23 | 37.51 | 454.15 | 336.36 | 304.67 | 172.73 | 129.64 | 1,183.04 | 619.77 | | | |
| 14 | Share of profit / (loss) of associates | - | - | (34.09) | 144.13 | 63.90 | - | - | - | - | - | | | |
| 15 | Minority interest | 65.47 | 26.94 | 45.19 | 45.19 | 45.19 | - | - | - | - | - | | | |
| 16 | Adjustment on conversion of subsidiary into joint venture | - | - | - | - | - | - | - | - | - | - | | | |
| 17 | Net Profit / (Loss) after taxes, minority interest and share of profit / (loss) of associates (13 +/- 14 +/- 15 +/- 16) | 660.81 | 6.29 | 116.78 | 310.03 | 317.75 | 304.67 | 172.73 | 129.64 | 1,183.04 | 619.77 | | | |
| 18 | Paid-up equity share capital (Face value Rs.2) | 1,199.32 | 1,199.32 | 1,199.32 | 1,199.32 | 1,199.32 | 1,259.32 | 1,259.32 | 1,259.32 | 1,259.32 | 1,259.32 | | | |
| 19 | Reserve excluding Revaluation Reserves as per balance sheet of previous accounting year | - | - | - | - | 38,844.23 | - | - | - | - | - | | | 34,294.53 |
| 20.i | Earnings per share (before extraordinary items) (of Rs. 2 each) (not annualised): | | | | | | | | | | | | | |
| | (a) Basic | 1.10 | 0.01 | 0.19 | 0.52 | 0.53 | 0.48 | 0.27 | 0.21 | 1.88 | 0.98 | | | |
| | (b) Diluted | 1.10 | 0.01 | 0.19 | 0.52 | 0.53 | 0.48 | 0.27 | 0.21 | 1.88 | 0.98 | | | |
| 20.ii | Earnings per share (after extraordinary items) (of Rs. 2 each) (not annualised): | | | | | | | | | | | | | |
| | (a) Basic | 1.10 | 0.01 | 0.19 | 0.52 | 0.53 | 0.48 | 0.27 | 0.21 | 1.88 | 0.98 | | | |
| | (b) Diluted | 1.10 | 0.01 | 0.19 | 0.52 | 0.53 | 0.48 | 0.27 | 0.21 | 1.88 | 0.98 | | | |

| Sr. No. | Particulars | CONSOLIDATED | | | | | | STANDALONE | | | | | |
|--------------------------------------|--|------------------------|--------------------------|------------------------|------------------------|------------------------|--------------------------|------------------------|------------------------|------------------------|------------|--|--|
| | | Quarter Ended | | Year Ended | | Quarter Ended | | Year Ended | | | | | |
| | | 31-Mar-2012 Audited | 31-Dec-2011 Unaudited | 31-Mar-2012 Audited | 31-Mar-2011 Audited | 31-Mar-2012 Audited | 31-Dec-2011 Unaudited | 31-Mar-2011 Audited | 31-Mar-2012 Audited | 31-Mar-2011 Audited | | | |
| PART II | | | | | | | | | | | | | |
| A PARTICULARS OF SHAREHOLDING | | | | | | | | | | | | | |
| 1 | Public Shareholding : | | | | | | | | | | | | |
| | - Numbers of Shares | 18,659,644 | 18,674,543 | 20,764,790 | 18,659,644 | 20,764,790 | 18,659,644 | 18,674,543 | 20,764,790 | 18,659,644 | 20,764,790 | | |
| | - Percentage of Shareholding | 29.63 | 29.66 | 32.98 | 29.63 | 32.98 | 29.63 | 29.66 | 32.98 | 29.63 | 32.98 | | |
| 2 | Promoters and Promoters Group Shareholding | | | | | | | | | | | | |
| | a) Pledged/ Encumbered | | | | | | | | | | | | |
| | - Numbers of Shares | 295,000 | 295,000 | 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) | 0.67 | 0.67 | 0.70 | 0.67 | 0.70 | 0.67 | 0.67 | 0.70 | 0.67 | 0.70 | | |
| | - 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 | 0.47 | 0.47 | | |
| | b) Non-encumbered | | | | | | | | | | | | |
| | - Numbers of Shares | 44,011,563 | 43,996,664 | 41,906,417 | 44,011,563 | 41,906,417 | 44,011,563 | 43,996,664 | 41,906,417 | 44,011,563 | 41,906,417 | | |
| | - Percentage of Shares (as a % of the total shareholding of promoter and promoter group) | 99.33 | 99.33 | 99.30 | 99.33 | 99.30 | 99.33 | 99.33 | 99.30 | 99.33 | 99.30 | | |
| | - Percentage of Shares (as a % of the total share capital of the company) | 69.90 | 69.87 | 66.55 | 69.90 | 66.55 | 69.90 | 69.87 | 66.55 | 69.90 | 66.55 | | |
| B INVESTOR COMPLAINTS | | | | | | | | | | | | | |
| | Pending at the beginning of the quarter | Nil | | | | | | | | | | | |
| | Received during the quarter | Nil | | | | | | | | | | | |
| | Disposed of during the quarter | | | | | | | | | | | | |
| | Remaining unresolved at the end of the quarter | Nil | | | | | | | | | | | |

Notes:

- The above audited results for the year ended 31st March, 2012 have been reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on 30th May, 2012.
- 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 Company's Accounting Policies, Revenue recognition for the real estate development is based on "Project Completion Method".
- In Standalone Results, other expenditure for the quarter includes expenses towards Legal & Professional Fees of Rs.26.67 lacs (Previous quarter ended 31st March, 2011 Rs.81.06 lacs, Previous quarter ended 31st December, 2011 Rs.8.86 lacs & Year ended 31st March 2012, is Rs.71.10 lacs) & Business Promotion is Rs.13.82 lacs (Previous quarter ended 31st March, 2011 Rs.2.86 lacs quarter ended 31st December, 2011 Rs.5.68 lacs & Year ended 31st March 2012, is Rs.22.28 lacs)
- In Consolidated Results, other expenditure for the quarter includes expenses towards Legal & Professional Fees of Rs.42.18 lacs (Previous quarter ended 31st March, 2011 Rs.104.27 lacs quarter ended 31st December, 2011 Rs.12.28 lacs & Year ended 31st March 2012, is Rs.93.30 lacs)
- While calculating the EPS for Consolidated Results, 59,986,207 number of Equity Shares were only considered as 3,000,000 number of Equity Shares are held by subsidiary companies.
- The financial statements for the year ended 31st March, 2012 has been prepared as per revised Schedule VI to the Companies Act, 1956. Accordingly, figures pertaining to previous periods/year have been re-grouped / re-classified wherever found necessary to conform to current period/year presentation.
- The Board of Director have recommended a Final Dividend of 6 % i.e Rs 0.12 per equity share of the paid up capital of 31st March, 2012.
- The figures for last quarter are the balancing figures between the audited figures in respect of the full financial year ended 31st March and the unaudited published year to date figures up to the third quarter ended 31st December, which were subjected to limited review.

Date: 30th May, 2012

Place: Mumbai

For and on behalf of Board of Directors

 Kamal Khetan
 Chairman & Managing Director

SUNTECK REALTY LIMITED

Statement of Assets and Liabilities as at 31st March, 2012

(Rs.in lacs)

| Sr. No. | Particulars | Consolidated | | Standalone | |
|----------|--|---------------------|---------------------|---------------------|---------------------|
| | | As at 31/03/2012 | As at 31/03/2011 | As at 31/03/2012 | As at 31/03/2011 |
| | | Audited | Audited | Audited | Audited |
| A | <u>EQUITY AND LIABILITIES</u> | | | | |
| 1 | <u>Shareholders' Fund</u> | | | | |
| | (a) Share Capital | 1,199.32 | 1,199.32 | 1,259.32 | 1,259.32 |
| | (b) Reserves and Surplus | 38,998.75 | 38,844.23 | 35,332.35 | 34,294.53 |
| | (c) Money received against share warrants | | | | |
| | Sub-total- Shareholders'fund | 40,198.07 | 40,043.55 | 36,591.67 | 35,553.85 |
| 2 | Share application money pending allotment | 29,713.17 | 28,644.25 | | |
| 3 | Minority Interest | 396.42 | 252.09 | | |
| 4 | <u>Non-current liabilities</u> | | | | |
| | (a) Long - term borrowings | 7.08 | 83.15 | - | - |
| | (b) Deferred tax liabilities (net) | 85.52 | 38.59 | 81.50 | 27.70 |
| | (c) Other long-term liabilities | 786.44 | 853.83 | 203.21 | 136.35 |
| | (d) Long-term provisions | 23.01 | 14.62 | 12.09 | 9.06 |
| | Sub-total- Non- current liabilities | 902.05 | 990.19 | 296.80 | 173.11 |
| 4 | <u>Current liabilities</u> | | | | |
| | (a) Short- term borrowings | 48,811.52 | 40,146.77 | 10,708.89 | - |
| | (b) Trade payables | 32,478.76 | 29,760.36 | 519.89 | 196.37 |
| | (c) Other current liabilities | 100,279.61 | 68,836.54 | 4,991.53 | 3,797.97 |
| | (d) Short-term provisions | 102.24 | 149.98 | 88.52 | 131.73 |
| | Sub-total- current liabilities | 181,672.13 | 138,893.65 | 16,308.83 | 4,126.07 |
| | TOTAL -EQUITY AND LIABILITIES | 252,881.84 | 208,823.73 | 53,197.30 | 39,853.03 |
| B | <u>ASSETS</u> | | | | |
| 1 | <u>Non-current assets</u> | | | | |
| | (a) Fixed assets | 1,560.42 | 1,614.45 | 917.21 | 872.63 |
| | (b) Goodwill on consolidation | 6,773.99 | 6,802.84 | | |
| | (c) Non - current investments | 4,521.07 | 3,463.31 | 17,833.43 | 12,483.82 |
| | (d) Deferred tax assets (net) | 13.95 | 8.68 | | |
| | (e) Long-term loans and advances | 1,770.01 | 2,052.32 | 84.40 | 58.25 |
| | (f) Other non-current assets | - | 416.76 | 700.25 | - |
| | Sub-total- Non- current assets | 14,639.44 | 14,358.36 | 19,535.29 | 13,414.70 |
| 2 | <u>Current Assets</u> | | | | |
| | (a) Current Investments | 2,178.39 | 2,591.95 | 5,262.98 | 470.95 |
| | (b) Inventories | 190,355.63 | 156,964.97 | 11,250.26 | 7,258.75 |
| | (c) Trade receivables | 3,690.15 | 161.34 | 780.05 | 361.70 |
| | (d) Cash and Bank equivalents | 2,742.92 | 2,742.97 | 246.75 | 63.64 |
| | (e) Short-term loans and advances | 39,185.72 | 31,974.54 | 16,035.52 | 18,283.29 |
| | (f) Other current assets | 89.59 | 29.61 | 86.45 | |
| | Sub-total- current assets | 238,242.40 | 194,465.37 | 33,662.01 | 26,438.33 |
| | TOTAL ASSETS | 252,881.84 | 208,823.73 | 53,197.30 | 39,853.03 |