

Indiabulls

R E A L E S T A T E

Indiabulls Real Estate Limited
Statement of Unaudited Consolidated Financial Results
for the quarter ended June 30, 2015

PART I Particulars	(Rs. in Lacs)			
	3 months ended June 30, 2015	Preceding 3 months ended March 31, 2015	Corresponding 3 months ended June 30, 2014	Previous year ended March 31, 2015
	Unaudited	(Refer Note 3 below)	Unaudited	Audited
1 Income from operations				
a) Net sales/ Income from operations	73,683.57	59,111.56	60,827.32	259,078.30
b) Other operating income	140.24	311.00	177.95	1,040.29
Total income from operations	73,823.81	59,422.56	61,005.27	260,118.59
2 Expenses				
a) Cost of land, plots, constructed properties and others	44,119.68	42,004.26	42,832.74	176,894.70
b) Employee benefits expense	2,030.29	1,692.63	505.26	6,039.38
c) Depreciation and amortisation expense	258.95	165.88	623.43	1,968.47
d) Other expenses	4,055.24	6,885.82	3,308.64	19,915.71
Total expenses	50,464.16	50,748.59	47,270.07	204,818.26
3 Profit from operations before other income, finance costs and exceptional items (1-2)	23,359.65	8,673.97	13,735.20	55,300.33
4 Other income	1,311.09	3,647.66	1,342.85	13,542.25
5 Profit from ordinary activities before finance costs and exceptional items (3+4)	24,670.74	12,321.63	15,078.05	68,842.58
6 Finance costs	9,799.65	4,115.31	7,339.72	33,605.24
7 Profit from ordinary activities after finance costs but before exceptional items (5-6)	14,871.09	8,206.32	7,738.33	35,237.34
8 Exceptional items	-	-	-	-
9 Profit from ordinary activities before tax (7-8)	14,871.09	8,206.32	7,738.33	35,237.34
10 Tax expense (Including deferred tax)	4,562.05	927.53	2,303.61	7,952.63
11 Net profit from ordinary activities after tax (9-10)	10,289.04	7,278.79	5,434.72	27,284.71
12 Extraordinary items (net of tax expense)	-	-	-	-
13 Net profit for the period/year (11-12)	10,289.04	7,278.79	5,434.72	27,284.71
14 Share of profit/(loss) of associates	6.43	2,264.28	(738.36)	(138.84)
15 Minority interest	(1,227.09)	(230.06)	(810.90)	(2,337.77)
16 Net profit after taxes, minority interest and share of profit/(loss) of associates (13+14+15)	9,068.38	9,313.01	3,885.46	24,808.10
17 Paid-up equity share capital (face value of Rs.2 per equity share)	8,499.55	8,499.55	8,497.45	8,499.55
18 Reserves excluding revaluation reserves as per balance sheet of previous accounting year	-	-	-	708,529.03
19 Earnings per share before extraordinary items (Face Value of Rs.2 per Equity Share) (EPS for the quarter is not annualised)				
-Basic (Rs)	2.13	2.19	0.92	5.84
-Diluted (Rs)	2.13	2.19	0.91	5.83
Earnings per share after extraordinary items (Face Value of Rs.2 per Equity Share) (EPS for the quarter is not annualised)				
-Basic (Rs)	2.13	2.19	0.92	5.84
-Diluted (Rs)	2.13	2.19	0.91	5.83

Part II - Select information for the quarter ended June 30, 2015

A PARTICULARS OF SHAREHOLDING				
1 Public shareholding				
- Number of equity shares	264,634,682	264,634,682	216,947,890	264,634,682
- Percentage of shareholding	62.27%	62.27%	51.06%	62.27%
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	160,343,057	160,343,057	207,924,849	160,343,057
- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	100.00%	100.00%	100.00%	100.00%
- Percentage of shares (as a % of the total share capital of the company)	37.73%	37.73%	48.94%	37.73%

Notes to Financial Results :-

- Indiabulls Real Estate Limited ('the Holding Company'), its subsidiaries (the Holding Company and its subsidiaries together referred to as "the Group") in the following notes. The Holding Company conducts its operations along with its subsidiaries and associates. The consolidated financial statements are prepared in accordance with the principles and procedures for the preparation and presentation of consolidated accounts as set out in the Accounting Standard (AS 21 and AS 23) and other applicable Accounting Standards as specified under section 133 of Companies Act, 2013 read with Rule 7 of the Companies (Accounts) Rules, 2014 (as amended). The financial statements of the parent Company and its subsidiaries have been combined on a line-by-line basis by adding together the book values of items of assets, liabilities, income and expenses, after eliminating intra-group balances, transactions and resulting unrealized gains/losses. The investments in associates are accounted on "Equity Method". The consolidated financial statements are prepared by applying uniform accounting policies.
- The unaudited consolidated financial results of the Company for the quarter ended June 30, 2015 have been reviewed by the Audit Committee and approved by Board of Directors ('the Board') at its meeting held on August 03, 2015. These unaudited consolidated financial results have not been subjected to a limited review by the statutory auditors.
- Figures for the quarter ended March 31, 2015 are the balancing figures between audited figures of the Company in respect of the financial year ended March 31, 2015 and the unaudited published figures upto nine months ended December 31, 2014.
- Figures for the prior quarter/period/year have been regrouped and/or reclassified wherever considered necessary.



Indiabulls Real Estate Limited (as standalone entity)
Statement of Unaudited Financial Results
for the quarter ended June 30, 2015

(Rs. in Lacs)				
PART I	3 months ended June 30, 2015	Preceding 3 months ended March 31, 2015	Corresponding 3 months ended June 30, 2014	Previous year ended March 31, 2015
Particulars	Unaudited	(Refer Note 2 below)	Unaudited	Audited
1 Income from operations				
a) Net sales/ income from operations	478.48	423.02	1,176.29	3,549.93
b) Other operating income	-	-	-	-
Total Income from operations	478.48	423.02	1,176.29	3,549.93
2 Expenses				
a) Cost of sales/services	-	-	-	-
b) Employee benefits expense	47.24	(59.01)	111.79	355.06
c) Depreciation and amortisation expense	93.97	101.53	127.13	465.65
d) Other expenses	450.41	767.37	432.17	2,769.78
Total Expenses	591.62	809.89	671.09	3,590.49
3 (Loss)/Profit from operations before other income, finance costs and exceptional items (1-2)	(113.14)	(386.87)	505.20	(40.56)
4 Other income	8,939.88	8,611.84	5,110.52	28,318.93
5 Profit from ordinary activities before finance costs and exceptional items (3+4)	8,826.74	8,224.97	5,615.72	28,278.37
6 Finance costs	8,640.29	8,095.30	5,353.32	27,365.10
7 Profit from ordinary activities after finance costs but before exceptional items (5-6)	186.45	129.67	262.40	913.27
8 Exceptional items	-	-	-	-
9 Profit from ordinary activities before tax (7-8)	186.45	129.67	262.40	913.27
10 Tax expense (including deferred tax)	(15.38)	(1,571.36)	29.78	(1,392.49)
11 Net profit from ordinary activities after tax (9-10)	201.83	1,701.03	232.62	2,305.76
12 Extraordinary items (net of tax expense)	-	-	-	-
13 Net profit for the period / year (11-12)	201.83	1,701.03	232.62	2,305.76
14 Paid-up equity share capital (face value of Rs 2 per equity share)	8,499.55	8,499.55	8,497.45	8,499.55
15 Reserves excluding revaluation reserves and debenture redemption reserve as per balance sheet of previous accounting year	-	-	-	542,393.55
16 Debenture redemption reserve as per balance sheet of previous accounting year	-	-	-	25,010.58
17 Earnings per share before extraordinary items (Face Value of Rs.2 per Equity Share) (EPS for the quarter is not annualised)				
-Basic (Rs)	0.05	0.40	0.05	0.54
-Diluted (Rs)	0.05	0.40	0.05	0.54
Earnings per share after extraordinary items (Face Value of Rs.2 per Equity Share) (EPS for the quarter is not annualised)				
-Basic (Rs)	0.05	0.40	0.05	0.54
-Diluted (Rs)	0.05	0.40	0.05	0.54
Items exceeding 10% of Total Expenses				
- Brokerage and marketing expense	2.73	239.59	44.52	918.29
- Rent expense	156.98	158.20	146.62	610.81
See accompanying notes to the Financial Results				

Part II - Select information for the quarter ended June 30, 2015				
A PARTICULARS OF SHAREHOLDING				
1 Public Shareholding				
- Number of Equity Shares	264,634,682	264,634,682	216,947,890	264,634,682
- Percentage of Shareholding	62.27%	62.27%	51.06%	62.27%
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	160,343,057	160,343,057	207,924,849	160,343,057
- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	100.00%	100.00%	100.00%	100.00%
- Percentage of shares (as a % of the total share capital of the Company)	37.73%	37.73%	48.94%	37.73%
B INVESTOR COMPLAINTS				
Quarter ended 30.06.2015				
Pending at the beginning of the quarter	Nil			
Received during the quarter	4			
Disposed of during the quarter	4			
Remaining unresolved at the end of the quarter	Nil			

Notes to Financial Results:

- The standalone financial results of Indiabulls Real Estate Limited ('IBREL', "the Company") for the quarter ended June 30, 2015 have been reviewed by the Audit Committee and approved by the Board of Directors ("the Board") at its meeting held on August 03, 2015. These results have been subjected to limited review by the Statutory Auditors of the Company.
- Figures for the quarter ended March 31, 2015 are the balancing figures between audited figures of the Company in respect of the financial year ended March 31, 2015 and the unaudited published figures upto nine months ended December 31, 2014.
- Subsequent to the quarter end, pursuant to approval of Shareholder at the extraordinary general meeting held on July 20, 2015, the Company, on July 22, 2015, issued and allotted an aggregate of 36,700,000 equity shares of face value of Rs. 2 each at the issue price of Rs. 67 (including a premium of Rs. 65) per equity share, and an aggregate of 43,600,000 warrants (convertible into equivalent number of equity shares) of face value of Rs. 2 each at an exercise price of Rs. 67 (including a premium of Rs. 65) per equity share to SG Infralands Private Limited and SG Devbuild Private Limited ("promoter group entities") on preferential allotment basis. During the quarter, the Company have received an amount aggregating to Rs. 3,189,200,000 being the full subscription money for the aforesaid equity shares allotment and 25% upfront money for the warrants allotment. The said preferential allotment is in accordance with the provisions of section 42 and 62 of the Companies Act, 2013 and requirement contained in SEBI (Issue of Capital Disclosure Requirements) Regulations 2009.
- The Company's primary business segment is reflected based on principal business activities carried on by the Company. As per Accounting Standard (AS - 17) Segment Reporting as specified under section 133 of Companies Act, 2013 read with Rule 7 of the Companies (Accounts) Rules, 2014 (as amended), the Company operates in one reportable business segment i.e. real estate project advisory and construction and development of infrastructure/real estate projects and is primarily operating in India and hence, considered as single geographical segment.
- Figures for the prior quarter/period/year have been regrouped and/or reclassified wherever considered necessary.

Registered Office : M-62&63, First Floor, Connaught Place, New Delhi 110 001.
Corporate Identity Number (CIN) : L45101DL2006PLC148314



FOR AND ON BEHALF OF BOARD OF DIRECTORS

Gurbans Singh
Gurbans Singh
Joint Managing Director

Place : Mumbai
Date : August 03, 2015

Walker Chandiook & Co LLP

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Review Report

To the Board of Directors of Indiabulls Real Estate Limited

1. We have reviewed the accompanying statement of standalone unaudited financial results ('the Statement') of Indiabulls Real Estate Limited ('the Company') for the quarter ended June 30, 2015 and the year to date results for the period April 1, 2015 to June 30, 2015, except for the disclosures regarding 'Public Shareholding' and 'Promoter and Promoter Group Shareholding' which have been traced from disclosures made by the management and have not been audited by us. 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 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 above, nothing has come to our attention that causes us to believe that the accompanying Statement prepared in accordance with applicable accounting standards specified under Section 133 of the Companies Act, 2013, read with Rule 7 of the Companies (Accounts) Rules, 2014 (as amended) and other recognised accounting practices and policies has not disclosed the information required to be disclosed in terms of Clause 41 of the Listing Agreement, including the manner in which it is to be disclosed, or that it contains any material misstatement.



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4. The standalone unaudited financial results for the quarter ended June 30, 2014, included in the Statement were reviewed by another firm of chartered accountants *vide* their unmodified review report dated July 25, 2014, whose review report has been furnished to us and which have been relied upon by us for the purpose of our review of the Statement. Our review report is not modified in respect of this matter.

Walker Chandiok & Co LLP
For Walker Chandiok & Co LLP
(formerly Walker, Chandiok & Co)
Chartered Accountants
Firm Registration No: 001076N/N500013

Neeraj
per Neeraj Sharma
Partner
Membership No. 502103



Place: Mumbai
Date: August 3, 2015