

Sl. No.	PARTICULARS	CONSOLIDATED						STANDALONE						(Rs. In Lacs)
		Quarter Ended		Half Year Ended		Year Ended	Quarter Ended		Half Year Ended					
		30-Sep-2015	30-Jun-2015	30-Sep-2014	30-Sep-2015		30-Sep-2014	30-Sep-2015	30-Jun-2015	30-Sep-2014	30-Sep-2015	30-Sep-2014		
PART I		Unaudited	Unaudited	Unaudited	Unaudited	Audited	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited	
1	Income from operations													
	(a) Net sales/income from operations	1,096.09	2,359.46	7,951.90	3,455.55	9,799.91	30,284.57	768.82	1,124.75	4,177.72	1,893.55	501.41	2,355.22	
	(b) Other operating income	-	-	-	-	-	-	426.28	10.29	1,903.22	436.57	2,242.26	6,946.43	
	<b>Total income from operations (net)</b>	<b>1,096.09</b>	<b>2,359.46</b>	<b>7,951.90</b>	<b>3,455.55</b>	<b>9,799.91</b>	<b>30,284.57</b>	<b>1,195.10</b>	<b>1,135.02</b>	<b>2,350.94</b>	<b>2,330.12</b>	<b>2,743.67</b>	<b>9,301.67</b>	
2	Expenses													
	(a) Operating expenses	359.86	1,292.58	3,184.81	1,652.43	4,742.31	14,473.35	153.92	482.31	42.88	656.23	(83.91)	392.04	
	(b) Employee benefits expense	163.02	132.76	120.91	295.79	249.43	547.98	113.86	117.34	109.74	231.21	220.72	590.57	
	(c) Depreciation and amortisation expense	49.40	48.84	58.26	98.25	105.43	196.94	16.40	16.22	17.28	32.62	34.68	67.52	
	(d) Other expenses	212.20	173.16	939.25	385.36	1,140.60	1,873.34	143.16	76.86	368.64	220.01	491.76	714.55	
	<b>Total expenses</b>	<b>784.48</b>	<b>1,647.34</b>	<b>4,303.23</b>	<b>2,431.83</b>	<b>6,237.77</b>	<b>17,091.61</b>	<b>427.34</b>	<b>692.73</b>	<b>538.54</b>	<b>1,120.07</b>	<b>663.25</b>	<b>1,674.68</b>	
3	<b>Profit / (Loss) from operations before other income, finance costs and exceptional items (1-2)</b>	<b>311.61</b>	<b>712.12</b>	<b>3,648.67</b>	<b>1,023.72</b>	<b>3,562.14</b>	<b>13,192.96</b>	<b>767.76</b>	<b>442.29</b>	<b>1,782.40</b>	<b>1,210.05</b>	<b>2,080.42</b>	<b>7,626.99</b>	
4	Other income	715.55	101.15	316.75	816.71	1,151.25	1,402.48	505.07	330.72	352.57	835.79	558.46	892.53	
5	<b>Profit / (Loss) from ordinary activities before finance costs and exceptional items (3+4)</b>	<b>1,027.16</b>	<b>813.27</b>	<b>3,965.42</b>	<b>1,840.43</b>	<b>4,713.39</b>	<b>14,595.44</b>	<b>1,272.83</b>	<b>773.01</b>	<b>2,134.97</b>	<b>2,045.84</b>	<b>2,638.88</b>	<b>8,519.52</b>	
6	Finance costs	274.65	443.56	676.52	718.21	973.65	1,738.45	58.62	37.49	433.24	96.11	812.56	833.73	
7	<b>Profit / (Loss) from ordinary activities after finance costs but before exceptional items (5-6)</b>	<b>752.51</b>	<b>369.71</b>	<b>3,288.90</b>	<b>1,122.22</b>	<b>3,739.74</b>	<b>12,856.99</b>	<b>1,214.21</b>	<b>735.52</b>	<b>1,701.73</b>	<b>1,949.73</b>	<b>1,826.32</b>	<b>7,685.79</b>	
8	Exceptional items	-	-	-	-	-	-	-	-	-	-	-	-	
9	<b>Profit / (Loss) from ordinary activities before tax (7-8)</b>	<b>752.51</b>	<b>369.71</b>	<b>3,288.90</b>	<b>1,122.22</b>	<b>3,739.74</b>	<b>12,856.99</b>	<b>1,214.21</b>	<b>735.52</b>	<b>1,701.73</b>	<b>1,949.73</b>	<b>1,826.32</b>	<b>7,685.79</b>	
10	Tax expense	562.79	285.49	1,308.68	848.28	1,588.39	4,698.08	205.61	255.78	0.18	461.38	1.29	214.88	
11	<b>Net Profit / (Loss) from ordinary activities after tax (9-10)</b>	<b>189.72</b>	<b>84.22</b>	<b>1,980.22</b>	<b>273.94</b>	<b>2,151.35</b>	<b>8,158.91</b>	<b>1,008.60</b>	<b>479.74</b>	<b>1,701.55</b>	<b>1,488.35</b>	<b>1,825.03</b>	<b>7,470.91</b>	
12	Extraordinary items	-	-	-	-	-	-	-	-	-	-	-	-	
13	<b>Net Profit / (Loss) for the period / year (11-12)</b>	<b>189.72</b>	<b>84.22</b>	<b>1,980.22</b>	<b>273.94</b>	<b>2,151.35</b>	<b>8,158.91</b>	<b>1,008.60</b>	<b>479.74</b>	<b>1,701.55</b>	<b>1,488.35</b>	<b>1,825.03</b>	<b>7,470.91</b>	
14	Share of profit / (loss) of associates	-	-	-	-	-	-	-	-	-	-	-	-	
15	Minority interest	62.91	1.83	488.02	64.74	574.56	1,323.14	-	-	-	-	-	-	
16	<b>Net Profit / (Loss) after taxes, minority interest and share of profit / (loss) of associates (13+14+15)</b>	<b>126.81</b>	<b>82.39</b>	<b>1,492.20</b>	<b>209.20</b>	<b>1,576.39</b>	<b>6,835.77</b>	<b>1,008.60</b>	<b>479.74</b>	<b>1,701.55</b>	<b>1,488.35</b>	<b>1,825.03</b>	<b>7,470.91</b>	
17	Paid-up equity share capital (Face value Rs. 2 each)	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 evaluation reserves as per balance sheet of previous accounting year	-	-	-	-	-	-	-	-	-	-	-	-	
19	<b>Basic and diluted earnings per share (of Rs. 2 each) (not annualised):</b>	<b>0.21</b>	<b>0.14</b>	<b>2.49</b>	<b>0.35</b>	<b>2.63</b>	<b>11.37</b>	<b>1.60</b>	<b>0.76</b>	<b>2.70</b>	<b>2.36</b>	<b>2.90</b>	<b>11.86</b>	


**PART II (INFORMATION FOR THE QUARTER ENDED 30TH SEPTEMBER, 2015)**

PARTICULARS OF SHAREHOLDING												
1	Public Shareholding :											
	- Number of Shares	16,695,142	16,695,142	16,695,142	16,695,142	16,695,142	16,695,142	16,695,142	16,695,142	16,695,142	16,695,142	16,695,142
	- Percentage of Shareholding	26.51	26.51	26.51	26.51	26.51	26.51	26.51	26.51	26.51	26.51	26.51
2	Promoters and Promoters 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	46,271,065	46,271,065	46,271,065	46,271,065	46,271,065	46,271,065	46,271,065	46,271,065	46,271,065	46,271,065	46,271,065
	- Percentage of Shares (as a % of the total shareholding of promoter and promoter group)	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
	- Percentage of Shares (as a % of the total share capital of the company)	73.49	73.49	73.49	73.49	73.49	73.49	73.49	73.49	73.49	73.49	73.49
INVESTOR COMPLAINTS FOR THE QUARTER ENDED 30TH SEPTEMBER, 2015												
Pending at the beginning of the quarter			Nil									Nil
Received during the quarter			Nil									Nil
Disposed of during the quarter												
Remaining unresolved at the end of the quarter												

**Notes:**

- The above unaudited results for the quarter ended 30th September, 2015 have been reviewed by the Audit Committee and approved by the Board of Directors at their meetings held on 09th November, 2015.
- The Statutory Auditors have carried out a Limited Review of the above financial results.
- As the Company is primarily engaged in only one business segment VIZ. "Real Estate/Real Estate Development and related activities" and substantial activities are carried out in India, there are no separate reportable segments as per Accounting Standard -17 "Segment Reporting".
- As per the Company's Accounting Policies, the Company continues to consistently follow "Project Completion Method" for revenue recognition as prescribed in Accounting Standards specified under Section 133 of the Companies Act, 2013, read with Rule 7 of the Companies (Accounts) Rules, 2014.
- While calculating the EPS for Consolidated Results for all the reported periods, only 59,956,207 number of Equity Shares were considered, as 3,000,000 number of Equity Shares are held by subsidiary companies.
- Figures pertaining to previous periods/year have been regrouped/reclassified wherever found necessary to conform to current period's year's presentation.

For and on behalf of Board of Directors

  
Kamal Khetan  
Chairman & Managing Director  
(DIN: 00017527)

Place: Mumbai

Date: 9th November, 2015



**SUNTECK REALTY LIMITED**

Regd. Office: 5th Floor, Sunteck Centre, 37- 40 Subhash Road, Vile Parle (East), Mumbai 400057 CIN:L32100MH1981PLC025346

**Statement of Assets and Liabilities as at 30th September 2015**

(Rs. in Laacs)

Sr. No.	Particulars	Consolidated		Standalone	
		As at 30/09/2015	As at 31/03/2015	As at 30/09/2015	As at 31/03/2015
		Unaudited	Audited	Unaudited	Audited
<b>A</b>	<b><u>EQUITY AND LIABILITIES</u></b>				
1	<b><u>Shareholders' Fund</u></b>				
	(a) Share Capital	1,199.32	1,199.32	1,259.32	1,259.32
	(b) Reserves and Surplus	146,061.52	145,828.88	58,274.83	56,752.49
	<b>Sub-total- Shareholders'fund</b>	<b>147,260.84</b>	<b>147,028.20</b>	<b>59,534.15</b>	<b>58,011.81</b>
2	<b><u>Minority Interest</u></b>	<b>6,349.68</b>	<b>6,284.93</b>	<b>-</b>	<b>-</b>
3	<b><u>Non-current liabilities</u></b>				
	(a) Long - term borrowings	2.62	6.56	-	-
	(b) Deferred tax liabilities (net)	69.39	63.58	68.74	63.13
	(c) Other long-term liabilities	292.17	298.50	166.90	166.90
	(d) Long-term provisions	57.85	47.27	30.33	26.15
	<b>Sub-total- Non- current liabilities</b>	<b>422.03</b>	<b>415.91</b>	<b>265.97</b>	<b>256.18</b>
4	<b><u>Current liabilities</u></b>				
	(a) Short- term borrowings	118,065.78	107,048.40	13,269.97	11,908.32
	(b) Trade payables	32,989.98	13,936.50	852.33	740.63
	(c) Other current liabilities	154,259.37	145,414.47	5,608.69	7,507.61
	(d) Short-term provisions	801.55	1,912.74	306.47	285.53
	<b>Sub-total- current liabilities</b>	<b>306,116.68</b>	<b>268,312.11</b>	<b>20,037.46</b>	<b>20,442.09</b>
	<b>TOTAL -EQUITY AND LIABILITIES</b>	<b>460,149.23</b>	<b>422,041.15</b>	<b>79,837.58</b>	<b>78,710.08</b>
<b>B</b>	<b><u>ASSETS</u></b>				
1	<b><u>Non-current assets</u></b>				
	(a) Fixed assets	1,331.64	1,320.95	771.05	798.73
	(b) Goodwill on consolidation	6,069.01	5,979.33	-	-
	(c) Non - current investments	2,719.74	2,719.74	43,328.04	38,876.04
	(d) Deferred tax assets (net)	57.63	46.52	-	-
	(e) Long-term loans and advances	2,606.61	1,119.06	32.81	4,588.58
	(f) Other non-current assets	270.57	253.41	-	-
	<b>Sub-total- Non- current assets</b>	<b>13,055.20</b>	<b>11,439.01</b>	<b>44,131.90</b>	<b>44,263.35</b>
2	<b><u>Current Assets</u></b>				
	(a) Current Investments	292.83	275.91	6,745.32	12,379.54
	(b) Inventories	396,374.93	345,955.71	18,982.74	17,621.72
	(c) Trade receivables	23,733.31	20,976.55	3,583.03	1,625.45
	(d) Cash and Bank equivalents	4,415.91	10,678.19	224.09	179.25
	(e) Short-term loans and advances	20,133.37	28,726.93	3,530.99	672.21
	(f) Other current assets	2,143.68	3,988.85	2,639.51	1,968.56
	<b>Sub-total- current assets</b>	<b>447,094.03</b>	<b>410,602.14</b>	<b>35,705.68</b>	<b>34,446.73</b>
	<b>TOTAL -ASSETS</b>	<b>460,149.23</b>	<b>422,041.15</b>	<b>79,837.58</b>	<b>78,710.08</b>

For and on behalf of Board of Directors



Kamal Rhetan(DIN:00017527)  
Chairman & Managing Director

Date: 9th November, 2015

Place: Mumbai



**LIMITED REVIEW REPORT**

To,  
The Board of Directors  
Sunteck Realty Limited

We have reviewed the accompanying statement of unaudited standalone financial results of **Sunteck Realty Limited** for the quarter ended on **30<sup>th</sup> September, 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 or reviewed 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 these financial statements based on our review.

We conducted our review in accordance with the Standards on Review Engagement (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 financial statements are free of material misstatements. A review is limited primarily to inquiries of Company personnel and analytical procedures applied to financial data and thus provide less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.

The Company continues to apply 'project completion method' on transactions and activities of real estate development which it had applied over the years consistently. The Institute of Chartered Accountants of India has issued "Guidance note on Accounting for Real Estate Transactions (Revised 2012)" which is applicable to projects which have commenced on or after April 1, 2012 and also to projects which have already commenced but where revenue is being recognized for the first time on or after April 1, 2012 to follow 'percentage completion method'. The impact of the aforesaid guidance note on the financial results for the quarter has not been quantified by the Company. (Also refer note no. 4 in the attached financial results).

Based on our review, conducted as above, nothing has come to our attention that causes us to believe that the accompanying statement of unaudited financial results prepared in accordance with Accounting Standards specified under Section 133 of the Companies Act, 2013, read with Rule 7 of the Companies (Accounts) Rules, 2014 and other accounting principles generally accepted in India, 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.

For LODHA & COMPANY  
Chartered Accountants  
Firm Registration No. 301051E

A. M. Hariharan  
Partner  
Membership No. 38323

Place : Mumbai  
Date : 9<sup>th</sup> November, 2015





**LIMITED REVIEW REPORT**

To,  
The Board of Directors  
Sunteck Realty Limited

We have reviewed the accompanying statement of unaudited consolidated financial results of **Sunteck Realty Limited** for the quarter ended on **30<sup>th</sup> September, 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 reviewed 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 these financial statements based on our review.

We conducted our review in accordance with the Standards on Review Engagement (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 financial statements are free of material misstatements. A review is limited primarily to inquiries of Company personnel and analytical procedures applied to financial data and thus provide less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.

We have not reviewed the unaudited financial results of the seventeen subsidiaries, six joint ventures and an associate included in the consolidated financial results, whose financial statements reflect total assets of Rs. 454,462.56 lacs as on 30<sup>th</sup> September, 2015 and total revenue of Rs. 1179.28 lacs for the quarter ended on that date. These unaudited financial results and other financial information have been reviewed by other auditors whose reports have been furnished to us by the company and our opinion, in so far as it relates to amounts included in respect of said subsidiaries, joint ventures and an associate are based solely on the review carried out by such other auditors.

The Company continues to apply 'project completion method' on transactions and activities of real estate development which it had applied over the years consistently. The Institute of Chartered Accountants of India has issued "Guidance note on Accounting for Real Estate Transactions (Revised 2012)" which is applicable to projects which have commenced on or after April 1, 2012 and also to projects which have already commenced but where revenue is being recognized for the first time on or after April 1, 2012 to follow 'percentage completion method'. The impact of the aforesaid guidance note on the consolidated financial results for the quarter has not been quantified by the Group (Also refer note no. 4 in the attached financial results).



Based on our review, conducted as above, nothing has come to our attention that causes us to believe that the accompanying statement of unaudited consolidated financial results prepared in accordance with Accounting Standards specified under Section 133 of the Companies Act, 2013, read with Rule 7 of the Companies (Accounts) Rules, 2014 and other accounting principles generally accepted in India, 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.

For LODHA & COMPANY  
Chartered Accountants  
Firm Registration No.301051E

A. M. Hariharan  
Partner  
Membership No. 38323

Place: Mumbai  
Date: 9<sup>th</sup> November, 2015





## **Sunteck Realty Limited**

### **Sunteck Realty Announces Q2 & H1FY16 Results**

- **New Sales Booking for Q2FY16 at Rs. 104 crore**
  - **Collections stood for Q2FY16 at Rs. 67 Cr**
  - **Operating margin stood at 59%**
- 

**Mumbai, Nov 9, 2015:** Sunteck Realty Limited, Mumbai's premier real estate developer catering to the premium and ultra premium segment today announced its financial results for the quarter ended September 30, 2015.

#### **Business Highlights during Q2 & H1FY16**

- ✓ Acquired land parcel under JDA, to develop a premium commercial project at the junction of Bandra Kurla Complex (BKC) having a development potential of 0.2 msf and revenue ~ INR 5 bn
- ✓ India Rating and Research (Fitch Ratings) has assigned **Long-Term Rating 'IND A+'** and **Short Term Rating 'IND A1+'** and CARE Ratings has assigned '**CARE A+**' establishing adequate degree of safety for meeting financial obligations and carry low credit risk
- ✓ Signature Island, BKC receives full OC
- ✓ Sunteck Kanaka, Goa receives full OC
- ✓ Sunteck City, ODC, Goregaon (West) awarded the Integrated Township of the Year 2015 by Realty Plus
- ✓ Mr. Kamal Khetan awarded as the Real Estate Person of the Year 2015 by Construction Week India

#### **Financial Highlights (Consolidated)** (*Observing **Project Completion Method** of accounting for revenue recognition*)

- ✓ Total Revenue recognized stood at Rs. 35 Cr for H1FY16 & Rs. 11 Cr for Q2FY16
- ✓ Operating profit stood at Rs. 19 Cr for H1FY16 & Rs. 11 Cr for Q2FY16
- ✓ Adjusted Net Profit stood at Rs. 2 Cr for H1FY16 and Rs. 1 Cr for Q2FY16

**Commenting on the Q2 & H1FY16 performance, Mr. Kamal Khetan, Chairman and Managing Director at Sunteck Realty said:** *"We see that the real estate market is being shaped by two major trends – consolidation and specialization. Though this quarter was challenging for us, we are optimistic that as the future unfolds and with our prudent cash flow management and Balance Sheet strength, we will implement a more integrated approach by identifying new core assets which are available at attractive valuations; offers good IRR and near-term cash flows. We will continue to pursue our strategy of speedy execution of existing as well as upcoming projects."*

### **About Sunteck Realty**

Sunteck Realty Limited (SRL) is a Mumbai-based real estate development company, catering to the ultra-luxury and luxury residential segment. SRL boasts of a city centric development portfolio of about 24 million square feet spread across 25 projects at various stages of development and 4 rented assets.

SRL works with renowned brands like Walt Disney, L&T and Talati & Panthaky to name a few to provide a unique residential experience to its customers.

Flagship projects of the group include 3 residential projects spread across 1.5 million square feet at the CBD of Mumbai, Bandra Kurla Complex namely Signature Island, Signia Isles and Signia Pearl which are home to some of the head honchos of top global conglomerates. Other key projects include 23 acres of mixed-use development in Goregaon (W) in the form of Sunteck City. SRL also has projects in Sion, Mulund amongst other locations in Mumbai; Jaipur, Nagpur and Goa in India. Listed on BSE and NSE, SRL is backed by respected strategic partners like Ajay Piramal, Kotak Realty Fund and noted pension funds, FIIs and Private Equity. Being in the real estate industry, it boasts of having one of the strongest balance sheets and high visibility on cash flows. More information is available on [www.sunteckindia.com](http://www.sunteckindia.com)

### **Disclaimer**

*Certain statements in this document may be forward-looking statements. Such forward-looking statements are subject to certain risks and uncertainties like regulatory changes, local political or economic developments, technological risks, and many other factors that could cause our actual results to differ materially from those contemplated by the relevant forward looking statements. Sunteck Realty Limited will not be in any way responsible for any action taken based on such statements and undertakes no obligation to publicly update these forward-looking statements to reflect subsequent events or circumstances.*

### **For further details, please contact:**

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