

SRL/SE/19/20-21

Date: 28th July, 2020

The Manager, Listing Department
National Stock Exchange of India Ltd
Exchange Plaza,
Plot no. C/1, G Block,
Bandra-Kurla Complex
Bandra (East), Mumbai- 400 051
Scrip Code: SUNTECK

The Secretary, Listing Department,
Department of Corporate Services
BSE Limited
Phiroze Jeejeebhoy Tower,
Dalal Street,
Mumbai – 400 001
Scrip Code: 512179

Sub: Outcome of Board Meeting

Dear Sir / Madam,

Pursuant to the provisions of SEBI (Listing Obligations and Disclosure Requirement) Regulations, 2015 (“SEBI LODR”), we wish to inform you that the Board of Directors at its meeting held today, **Tuesday, 28th July, 2020**, inter alia, have:

1. Approved Audited Standalone and Consolidated Financial Results for the quarter and year ended 31st March, 2020.

Pursuant to Regulation 33 and Regulation 52 of SEBI LODR, we enclose herewith the copy of Audited Financial Results (Standalone and Consolidated) for the quarter and year ended 31st March, 2020 along with Auditor’s Report thereon.

We hereby declare that M/s. Lodha & Co., Chartered Accountants (Firm Registration No. 301051E), Statutory Auditors of the Company have issued Audit Reports with unmodified (i.e. unqualified) opinion on the Standalone and Consolidated Annual Audited Financial Statements for the year ended 31st March, 2020.

2. The Board recommends dividend @ 150% i.e. Rs. 1.5 per equity share having face value of Re. 1 each held by person / entities other than Promoter & Promoter Group. Based on the discussion with Promoter & Promoter Group, the Board recommends dividend @ 75% i.e. Re. 0.75 per equity share having face value of Re. 1 each to Promoter & Promoter group.
3. Appointed affiliate of Grant Thornton viz. M/s. Walker Chandiook & Co LLP, Chartered Accountants (Firm Registration Number: 001076N/N500013) as Statutory Auditors of the Company in place of retiring auditors M/s. Lodha & Co., subject to approval of members, for a term of 5 years commencing from the conclusion of the forthcoming Annual General Meeting to be held in 2020 till the conclusion of the Annual General Meeting to be held in 2025.

The brief profile of M/s. Walker Chandiook & Co LLP (Affiliate of Grant Thornton), Chartered Accountants is as follows:

Walker Chandiook & Co LLP - Firm Registration No.: 001076N/N500013 (WCC LLP) was set up in the year 1935 and is registered with the Institute of Chartered Accountants



of India as well as the PCAOB (US Public Company Accounting Oversight Board). WCC LLP licenses audit software as well as audit methodology from Grant Thornton. For multinational companies and other organizations with international operations or interests, WCC LLP has access to Grant Thornton member firms in other countries that adopt the same rigorous standards, and utilize the same tools and methodologies. WCC LLP has 13 branch locations pan India with a total number of partners and staff are above 1295.

4. Approved Enabling resolution for raising of funds in one or more tranches either by way of QIP, FPO, ADR, GDR, rights issue, debt issue, preferential issue, FCCB etc. or any other method for an aggregate consideration not exceeding Rs. 2,000 Crores (Rupees Two Thousand crore Only) in the following manner:
 - a. Non-Convertible Debt of not more than Rs. 1,500 Crores (Rupees One Thousand Five Hundred Crores only) by way of private placement in one or more tranches;
 - b. By way of equity shares and /or any other securities convertible into equity shares of not more than Rs. 500 Crores/- (Rupees Five Hundred Crores only) in one or more tranches, subject to the approval of members;

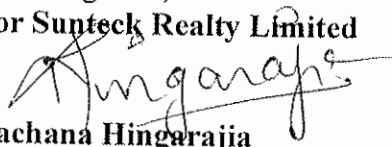
The aforesaid is only an enabling resolution, hence no specific issue details can be mentioned.

5. Appointed Mr. Veeraraghavan N., Practicing Company Secretary as Secretarial Auditor of the Company for the financial year 2020-21.
6. Appointed M/s. Kejriwal & Associates, Cost Accountants as Cost Auditor of the Company for financial year 2020-21

The meeting of the Board of Directors commenced at 9 p.m. and concluded at 11.50 p.m.

This is for your information and records.

Thanking You,
For Sunteck Realty Limited



Rachana Hingarajia
Company Secretary

Encl: a/a

SUNTECK REALTY LIMITED

Regd. Office: 5th Floor, Sunteck Centre, 37- 40 Subhash Road, Vile Parle (East), Mumbai 400057 CIN:L32100MH1981PLC025346 website:www.sunteckindia.com, Email :cosec@sunteckindia.com

Audited Financial Results for the quarter and year ended 31st March, 2020

(Rs. In Lakhs)

Sr. No.	Particulars	CONSOLIDATED					STANDALONE				
		Quarter Ended			Year Ended		Quarter Ended			Year Ended	
		31-Mar-2020	31-Dec-2019	31-Mar-2019	31-Mar-2020	31-Mar-2019	31-Mar-2020	31-Dec-2019	31-Mar-2019	31-Mar-2020	31-Mar-2019
		Audited (Refer note 7)	Unaudited	Audited (Refer note 7)	Audited	Audited	Audited (Refer note 7)	Unaudited	Audited (Refer note 7)	Audited	Audited
1	Income										
	Revenue from operations	9,155.64	19,806.01	26,970.13	60,783.45	85,679.21	7,565.45	9,119.13	5,495.59	29,351.59	23,793.45
	Other income	750.73	543.15	1,098.13	2,371.62	3,432.55	281.39	2,058.71	2,133.69	3,910.20	7,034.85
	Total income	9,906.37	20,349.16	28,068.26	63,155.07	89,111.76	7,846.84	11,177.84	7,629.28	33,261.79	30,828.30
2	Expenses										
	Operating costs	5,027.52	12,089.92	15,979.77	33,665.52	42,138.57	5,947.94	4,460.22	2,383.43	16,077.52	4,997.13
	Employee benefits expense	612.20	597.16	267.41	2,588.57	1,231.95	194.83	231.26	141.04	852.94	824.12
	Finance costs	1,172.05	1,103.67	923.40	4,348.60	4,082.95	813.92	841.67	705.95	3,201.50	3,441.70
	Depreciation and amortisation expense	115.64	93.83	62.68	357.78	218.64	69.95	56.00	51.95	244.03	172.28
	Other expenses	2,592.47	2,100.07	1,839.78	8,344.64	4,509.29	844.60	732.33	671.97	2,513.38	1,855.70
	Total expenses	9,519.88	15,984.65	19,073.04	49,305.11	52,181.40	7,871.24	6,321.48	3,954.34	22,889.37	11,290.93
3	Profit for the period before tax and share of profit / (loss) of Associates / Joint Ventures (1-2)	386.49	4,364.51	8,995.22	13,849.96	36,930.36	(24.40)	4,856.36	3,674.94	10,372.42	19,537.37
4	Share of profit / (loss) of Associates / Joint Ventures	(53.51)	(24.66)	287.92	43.28	25.05	-	-	-	-	-
5	Profit for the period before tax (3+4)	332.98	4,339.85	9,283.14	13,893.24	36,955.41	(24.40)	4,856.36	3,674.94	10,372.42	19,537.37
6	Tax expense :										
	(1) Current tax	(295.08)	1,018.89	2,640.02	3,457.42	12,740.18	687.21	250.49	458.04	1,225.67	459.46
	(2) Deferred tax	533.02	(43.12)	300.31	323.93	102.75	(709.43)	(235.51)	203.92	(1,205.54)	44.83
7	Profit for the period (5-6)	95.04	3,364.08	6,342.81	10,111.89	24,112.48	(2.18)	4,841.38	3,012.98	10,352.29	19,033.08
8	Other comprehensive income										
	(i) Items that will not be reclassified to profit or loss										
	(a) Remeasurements of defined benefit plans	17.55	(4.35)	(5.31)	5.85	(44.54)	(38.34)	(0.46)	(1.43)	(41.27)	(6.55)
	(b) Equity Instruments through other comprehensive income	(24.49)	(0.18)	(5.23)	(26.03)	(7.03)	(23.41)	0.01	(5.15)	(23.45)	(5.24)
	(c) Income tax relating to above items	(3.05)	1.78	2.58	0.90	16.86	15.56	0.13	1.45	16.41	2.94
	(ii) Items that will be reclassified to profit or loss										
	(a) Exchange Gain/ (Loss) in translating the financial statements of foreign operations	826.41	110.44	(164.97)	1,056.86	(57.97)	-	-	-	-	-
	Total other comprehensive income	816.41	107.69	(172.93)	1,037.58	(92.68)	(46.19)	(0.32)	(5.13)	(48.31)	(8.85)
9	Total comprehensive income for the period (7+8)	911.45	3,471.77	6,169.88	11,149.47	24,019.80	(48.37)	4,841.06	3,007.85	10,303.98	19,024.23
10	Profit for the period attributable to:										
	Equity holders of the parent	497.00	3,302.34	6,451.81	10,028.38	22,754.60	(2.18)	4,841.38	3,012.98	10,352.29	19,033.08
	Non - controlling interest	(401.96)	61.74	(109.00)	83.51	1,357.88	-	-	-	-	-
11	Total comprehensive income for the period attributable to :										
	Equity holders of the parent	1,311.55	3,410.10	6,277.70	11,064.27	22,662.80	(48.37)	4,841.06	3,007.85	10,303.98	19,024.23
	Non - controlling interest	(400.11)	61.67	(107.82)	85.20	1,357.00	-	-	-	-	-
12	Paid-up equity share capital (Face value Re.1)	1,403.72	1,403.72	1,403.37	1,403.72	1,403.37	1,463.72	1,463.72	1,463.37	1,463.72	1,463.37
14	Earning per share (EPS) (Face value of Re. 1 each) - refer note 3 below										
	a) Basic EPS (not annualised)	0.35	2.35	4.60	7.14	16.22	(0.00)	3.31	3.31	7.07	13.01
	b) Diluted EPS (not annualised)	0.35	2.35	4.59	7.13	16.20	(0.00)	3.30	3.30	7.06	12.99

Additional Disclosure as per Regulation 52(4) of SEBI (Listing Obligations and disclosure requirements) Regulations, 2015:

		As at and	As at and
		Year Ended	Year Ended
		31-Mar-2020	31-Mar-2019
a.	Net Worth (Rs. in lakhs)#	1,93,945.00	1,85,703.21
b.	Debt Equity Ratio (DER) (Times)	0.30	0.15
c.	Debt Service Coverage Ratio (DSCR) (Times)*	0.92	2.64
d.	Interest Service Coverage Ratio (ISCR) (Times)**	3.50	5.99
e.	Asset Cover (based on market value of assets) available for 11.75% Secured Redeemable Non Convertible Debentures (Times)	N.A.	2.98
f.	Debenture Redemption Reserve (Rs. in lakhs)	N.A.	500.00
g.	The previous due date for the payment of interest and redemption of NCD was 13th January, 2020 and the same was paid. The outstanding debentures of the Company were also redeemed on 13th January, 2020.		
h.	"Sunteck Realty Ltd.'s long term credit rating was assigned 'IND AA-' by India Ratings & Research Private Limited and 'CARE AA-' by CARE Ratings and short term credit rating was assigned 'IND A1+' by India Ratings & Research Private Limited and 'CARE A1+' by CARE Ratings. "		
i.	The next due date for the payment of interest and redemption of CP: 29th June, 2020 for Rs. 1500 lakhs 7.80% and 10th July, 2020 for Rs. 2500 lakhs 7.95%.		

#Net Worth = Paid up capital + All reserves created out of profits and securities premium account

*DSCR = Net Profit before interest & tax/Interest on loans plus long term debt paid during the year/period

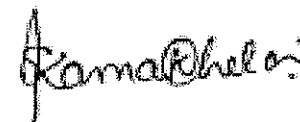
**ISCR = Net Profit before interest & tax/Interest

Notes

- 1 The above audited results (Standalone and Consolidated) for the quarter and year ended 31st March, 2020 have been reviewed by the Audit Committee and approved by the Board of Directors at their meeting held on 28th July, 2020. The financial results for the quarter and year ended 31st March, 2020 have been audited by the Statutory Auditors of the Company who have expressed an unmodified opinion.
- 2 The Group is engaged in only one segment viz. "Real Estate/Real Estate Development and Related Activities" and as such, there are no separate reportable segment as per Ind AS -108 "Operating Segments".
- 3 While calculating the Earnings per share for Consolidated Results, 6,000,000 Equity Shares have been excluded as they are held by wholly owned subsidiary companies.
- 3 The Group is engaged in only one segment viz. "Real Estate/Real Estate Development and Related Activities" and as such, there are no separate reportable segment as per Ind AS -108 "Operating Segments".
- 4 The Company / Group is actively monitoring and assessing the impact of the pandemic relating to COVID-19 on the carrying amounts of its receivables, inventories, investments and other assets & liabilities. To arrive at the assessments, as on the date of these approved financial results, the assumptions used by the company / group factors both internal and external sources of information relating to the possible future economic uncertainties because of this ongoing pandemic. Currently, the Company / Group has concluded that the impact of COVID - 19 is not material based on these estimated assessments. However, due to the uncertain nature of the pandemic, the Company /Group will continue to monitor any material developments to identify future risks, if any.
- 5 The Board of Directors have recommended a final dividend of Rs. 1.50 per equity share of the face value of Re. 1 each to the shareholders other than Promoter/Promoter group and Re. 0.75 per equity share of the face value of Re. 1 each to Promoter/Promoter group, for the financial year ended 31st March, 2020 subject to the approval of shareholders at the ensuing Annual General Meeting.
- 6 Starlight Systems (I) LLP (LLP) became a wholly owned subsidiary of the Company pursuant to the retirement of PDL Realty Private Limited (Retired Partner) with effect from 9th March, 2020, who held 20% stake in the said LLP.
- 7 The figures for the quarter ended March 31, 2020 and March 31, 2019 are the balancing figures between the audited figures in respect of the full financial years and the published year to date figures upto the third quarter of the respective financial years.
- 8 Figures pertaining to previous quarters/ periods have been regrouped/reclassified wherever found necessary to conform to current period's classification.

For and on behalf of Board of Directors of

Sunteck Realty Limited



Kamal Khetan (DIN: 00017527)

(Chairman & Managing Director)

Date : 28th July, 2020

Place: Mumbai


SUNTECK REALTY LIMITED

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

website:www.sunteckindia.com, Email :rosec@sunteckindia.com

Statement of Assets and Liabilities as at 31st March, 2020

(Rs. in lakhs)

Sr. No.	Particulars	CONSOLIDATED		STANDALONE	
		As at 31st March, 2020	As at 31st March, 2019	As at 31st March, 2020	As at 31st March, 2019
		Audited	Audited	Audited	Audited
A.	ASSETS				
1	Non-Current Assets				
	(a) Property, Plant and Equipment	3,301.46	1,504.47	2,313.11	1,312.79
	(b) Investment Property	2,209.48	2,543.47	2,106.28	2,428.23
	(c) Goodwill	3,184.01	3,184.01	-	-
	(d) Other Intangible Assets	9.30	14.86	1.38	1.75
	(e) Investments Accounted for using the Equity Method	24,407.73	22,899.57	-	-
	(f) Financial Assets				
	(i) Investments				
	- in Subsidiaries and Joint ventures	-	-	76,952.15	62,197.36
	- in Others	3,192.25	2,871.22	3,188.90	2,865.29
	(ii) Trade Receivables	332.76	3,951.60	332.76	-
	(iii) Loans	-	-	-	26.05
	(iv) Other Financial Assets	2,036.19	1,989.64	1,962.07	1,780.90
	(g) Deferred Tax Assets (Net)	1,192.22	1,639.96	1,145.23	-
	(h) Income Tax Assets (Net)	1,285.90	1,180.90	444.40	447.61
	(i) Other Non-Current Assets	6.45	5.94	3.32	5.94
2	Current Assets				
	(a) Inventories	2,72,029.98	2,63,205.61	30,725.58	25,894.20
	(b) Financial Assets				
	(i) Investments	-	292.96	98,210.82	81,701.12
	(ii) Trade Receivables	35,533.83	37,058.42	6,219.42	14,293.71
	(iii) Cash and Cash Equivalents	8,323.39	9,110.53	2,165.14	1,494.91
	(iv) Bank Balances other than (iii) above	8,298.50	5,681.13	3,347.12	2,507.20
	(v) Loans	10,587.42	6,098.63	20,597.82	35,586.21
	(vi) Other Financial Assets	38,564.73	25,586.11	17,101.57	12,163.24
	(c) Other Current Assets	5,247.07	3,879.33	2,919.46	1,824.86
	Total Assets	4,19,742.67	3,92,698.36	2,69,736.53	2,46,531.37
B	EQUITY AND LIABILITIES				
1	Equity				
	(a) Equity Share Capital	1,403.72	1,403.37	1,463.72	1,463.37
	(b) Other Equity	2,90,609.91	2,81,969.40	1,92,481.28	1,84,239.84
	(c) Non - Controlling Interest	-	9,102.70	-	-
2	LIABILITIES				
	Non-Current Liabilities				
	(a) Financial Liabilities				
	(i) Borrowings	15,496.75	12,536.50	6,308.85	12,536.50
	(ii) Other Financial Liabilities	299.50	239.14	229.08	239.14
	(b) Provisions	411.52	238.13	177.68	52.75
	(c) Deferred Tax Liabilities (Net)	-	120.90	-	76.67
	(d) Other Non-Current Liabilities	24.57	22.90	23.11	22.90
	Current Liabilities				
	(a) Financial Liabilities				
	(i) Borrowings	61,282.70	34,696.98	37,161.67	15,003.84
	(ii) Trade Payables				
	- total outstanding dues of micro enterprises and small enterprises	2,881.63	181.81	1,856.23	56.30
	- total outstanding dues of creditors other than micro enterprises and small enterprises	13,655.92	14,740.94	7,420.71	4,718.49
	(iii) Other Financial Liabilities	17,775.03	16,640.03	17,662.33	16,530.20
	(b) Other Current Liabilities	14,191.90	18,370.95	4,359.30	11,480.33
	(c) Provisions	34.34	117.43	22.73	111.04
	(d) Current Tax Liabilities (Net)	1,675.18	2,317.18	569.84	-
	Total Equity and Liabilities	4,19,742.67	3,92,698.36	2,69,736.53	2,46,531.37
For and on behalf of Board of Directors of Sunteck Realty Limited					
 Kamal Khetan (DIN: 00017527) Chairman & Managing Director					
Date: 28th July, 2020					
Place: Mumbai					

Audited Cash Flow Statement for the year ended 31st March, 2020

(Rs. in lakhs)

Particulars	CONSOLIDATED		STANDALONE	
	Year ended 31st March, 2020	Year ended 31st March, 2019	Year ended 31st March, 2020	Year ended 31st March, 2019
CASH FLOW FROM OPERATING ACTIVITIES:	13,849.97	36,930.36	10,372.42	19,537.37
Profit before tax				
Adjustments for:				
Depreciation and amortisation expenses	357.78	218.64	244.03	172.28
Gain on fair valuation of Investments (through profit and loss)	(344.78)	(253.51)	(344.78)	(253.51)
Share-based payments to employees	58.32	67.15	41.86	55.58
Dividend income	(0.05)	(0.16)	(2,195.17)	(2,120.22)
Interest income	(1,267.28)	(1,041.15)	(896.81)	(2,432.49)
Finance costs	4,348.60	4,082.95	3,201.50	3,441.70
Sundry balances/ indirect tax input credit written off (net)	(125.95)	(166.61)	(51.24)	(426.04)
Sundry debt written off	651.07	-	72.88	-
Property, plant and equipment written off (net)	80.61	-	80.61	-
Provision for expected credit loss / warranty cost	327.00	75.00	94.00	12.50
Loss/ (gain) on sale of property, plant and equipment	(6.10)	0.63	-	-
Foreign currency translation reserve	1,056.86	(57.66)	-	-
Operating profit before working capital changes	18,986.06	39,855.64	10,619.30	17,987.17
Adjustments for:				
(Increase)/ decrease in inventories	(5,245.76)	2,786.80	(3,904.77)	(3,566.64)
(Increase)/ decrease in trade receivables	4,492.37	(2,283.53)	7,668.66	(8,799.16)
(Increase)/ decrease in other financial assets, other non-current and current assets	(16,997.92)	(26,999.32)	(8,047.78)	(6,274.44)
Increase/ (decrease) in trade payables	1,614.80	4,207.91	4,502.16	3,548.83
Increase/ (decrease) in other financial liabilities, provisions and other current and non-current liabilities	(2,202.45)	(6,327.12)	(5,197.36)	9,566.58
Cash flows (used in)/ generated from operations	647.09	11,240.38	5,640.21	12,462.34
Direct taxes paid (net of refunds)	(4,200.62)	(12,026.65)	(652.58)	(635.65)
Net cash flow (used in)/ generated operating activities - [A]	(3,553.52)	(786.27)	4,987.63	11,826.69
CASH FLOW FROM INVESTING ACTIVITIES:				
Purchase of property, plant & equipment and intangible assets (net)	(1,922.80)	(429.71)	(1,018.71)	(401.14)
Sale of property, plant and equipment	16.50	4.00	-	-
Investment in equity shares/ capital (subsidiaries, associates, joint venture, including	(1,206.42)	(808.68)	(31,282.52)	(29,808.59)
Sale of Investment in a subsidiary and an associate (LLP)	-	-	0.01	-
Investment in non-current debentures	-	(2,788.70)	-	(2,535.15)
Business (acquisition)/ dilution	-	0.22	-	-
Dividend received	0.05	0.16	2,195.17	2,120.22
Interest received	1,379.42	1,099.82	2,000.66	1,484.13
Loans (given)/ repayment received	(4,506.28)	10,150.43	-	-
(Increase)/ decrease in loans to subsidiaries	-	-	15,014.45	12,580.35
Net cash flow (used in)/ generated from investing activities - [B]	(6,239.54)	7,227.54	(13,090.94)	(16,560.18)
CASH FLOW FROM FINANCING ACTIVITIES:				
Proceeds from share application money	(18.50)	18.50	(18.50)	18.50
Proceeds from issue of equity shares (including securities premium)	127.66	46.76	127.66	80.45
Proceeds from non-current borrowings	4,439.89	18,397.25	4,475.57	18,397.25
Repayment of non-current borrowings	(11,503.96)	(5,381.63)	(11,503.96)	(5,381.63)
Increase/ (Decrease) in current borrowings (net)	26,585.72	(6,357.41)	22,157.83	(2,066.30)
Dividends paid (including tax on dividend)	(2,556.40)	(2,556.27)	(2,195.18)	(2,210.04)
Finance cost paid	(8,068.49)	(6,403.86)	(4,269.88)	(4,067.34)
Net cash flow (used in)/ generated from financing activities - [C]	9,005.92	(2,236.66)	8,773.54	4,770.89
NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS -	(787.14)	4,204.61	670.23	37.40
Cash and cash equivalents at the beginning of the year	9,110.53	4,905.92	1,494.91	1,457.51
Cash and cash equivalents at the end of the year	8,323.39	9,110.53	2,165.14	1,494.91

For and on behalf of Board of Directors of
Sunteck Realty Limited

Kamal Khetan (DIN: 00017527)
Chairman & Managing DirectorDate: 28th July 2020
Place : Mumbai

To
The Board of Directors of SUNTECK REALTY LIMITED

Report on the audit of the Standalone Financial Results**Opinion**

We have audited the accompanying standalone financial results of **SUNTECK REALTY LIMITED** ('the Company') for the quarter and year ended 31st March, 2020, attached herewith, being submitted by the Company pursuant to the requirement of Regulations 33 and Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("Listing Regulations").

In our opinion and to the best of our information and according to explanations given to us, these quarterly standalone financial results as well as year-end results:

- i. are presented in accordance with the requirements of Regulation 33 and Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 in this regard; and
- ii. give a true and fair view in conformity with the recognition and measurement principles laid down in the applicable accounting standards and other accounting principles generally accepted in India, of the net loss and other comprehensive loss and other financial information for the quarter ended 31st March, 2020; and net profit and other comprehensive income and other financial information for the year ended 31st March, 2020.

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under Section 143(10) of Companies Act, 2013 (the Act). Our responsibility under those Standards are further described in the *Auditor's Responsibility for the Audit of the Standalone Financial Results* section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute Of Chartered Accountants Of India (ICAI) together with the ethical requirements that are relevant to our audit of the standalone financial statements under the provisions of the Act and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Emphasis of Matter

We draw your attention to following matters:

- a. In view of Covid-19 pandemic outbreak, we draw your attention to the Note 4 of the financial results regarding the Management's assessment of, inter-alia, recoverability/ realisability of Company's assets, based on current indicators of future economic conditions. The Management, apart from considering the internal and external information up to the date of approval of standalone financial statements has also performed sensitivity analysis on the assumptions used. The Management expects to, inter-alia, realise inventories of Rs. 30,725.58 lakhs and projects to be executed (by joint venture companies), having carrying value of Rs. 30,107.96 lakhs, whose commencement have been delayed; and recover trade receivables of Rs. 6,552.18 lakhs (including in respect of what is stated in para "b" below) and contract assets (unbilled debtors) of Rs. 8,580.44 lakhs. The impact of the global health pandemic may be different from the estimated as at the date of approval of standalone financial statements. Considering the continuing uncertainties, the Management will continue to closely monitor any material changes to future economic conditions.

- b. The Company has overdue trade receivable in of sale of a commercial unit. The management has taken necessary steps for recovery of this receivable, including filing of legal case and is hopeful of recovering the same in due course of time. In their opinion, therefore, no provision is considered necessary at this stage.
- c. The Company is a partner in a partnership firm, Kanaka & Associates, in which the Company has total exposure comprising of capital invested, loans given and other receivables aggregating to Rs. 1,397.42 lakhs. Since, there is some dispute with the other partner, the financial statements of the firm are not available and therefore, the Company has not accounted for its share of profit or loss from the said firm for the aforesaid quarter and year, which as explained by the management, would be immaterial. The management is hopeful of recovering/ realising the aforesaid exposure in due course of time, as the Company has received the favourable arbitration award and hence, in their opinion, no provision is considered necessary at this stage.

Our opinion is not modified in respect of above matters.

Management's Responsibility for the Standalone Financial Results

These standalone quarterly and yearly financial results have been prepared on the basis of the standalone annual financial statements. The Company's Board of Directors is responsible for the preparation and presentation of these standalone financial results that give a true and fair view of the net profit and other comprehensive income and other financial information in accordance with applicable accounting standards prescribed under Section 133 of the Act, read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 33 and Regulation 52 of the Listing Regulations.

This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the standalone financial results that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the standalone financial results, the Board of Directors is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless Board of Directors either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

The Board of Directors is also responsible for overseeing the Company's financial reporting process.

Auditor's Responsibilities for the Audit of the Standalone Financial Results

Our objectives are to obtain reasonable assurance about whether the standalone financial results as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these standalone financial results.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the standalone financial results, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The



a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under Section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Company has adequate internal financial controls system in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Board of Directors.
- Conclude on the appropriateness of Board of Director's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the standalone financial results or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the standalone financial results, including the disclosures, and whether the standalone financial results represent the underlying transactions and events in a manner that achieves fair presentation.

Materiality is the magnitude of misstatements in the standalone financial statements that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the standalone financial statement may be influenced. We consider quantitative materiality and qualitative factors in (i) planning the scope of our audit work and in evaluating the results of our work; and (ii) to evaluate the effect of any identified misstatements in the standalone financial statements.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

Other Matter

The Standalone Financial Results include the results for the quarter ended 31st March, 2020 and corresponding quarter ended of the previous year being the balancing figure between audited figures in respect of full financial year and the published unaudited year to date figures up to the third quarter of the current and previous financial year which were subject to limited review by us. Our opinion is not modified in respect of this matter.



Place: Mumbai
Date: 28th July, 2020

For Lodha and Co.
Chartered Accountants
Firm Registration No. 301051E

R. P. Baradiya
Partner
Membership No: 44101
UDIN: 20044101AAABIO9860

CHARTERED ACCOUNTANTS
Independent Auditor's Report

To,
The Board of Directors of SUNTECK REALTY LIMITED

Report on the audit of the Consolidated Financial Results**Opinion**

We have audited the accompanying consolidated financial results of **SUNTECK REALTY LIMITED** ("the Parent Company") and its subsidiaries (the Parent Company and its subsidiaries together referred to as "the Group") and its share of the net profit/ (loss) after tax and total comprehensive income of its joint ventures for the quarter and year ended 31st March, 2020 ("the Statement"), being submitted by the Parent Company pursuant to the requirements of Regulation 33 and Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.

In our opinion and to the best of our information and according to explanations given to us and based on the consideration of reports of the other auditors on separate audited financial statements/ financial results of the subsidiaries and joint ventures, the Statement:

i. include the financial results of the following entities:

Companies audited by us:

- 1) Sunteck Realty Limited (Parent Company)
- 2) Skystar Buildcon Private Limited (Subsidiary)
- 3) Piramal Sunteck Realty Private Limited (Joint venture)

Subsidiaries audited by us jointly with other auditors:

- 1) Starlight Systems (I) LLP
- 2) Satguru Corporate Services Private Limited

Subsidiaries audited by other auditors:

- 1) Satguru Infocorp Services Private Limited
- 2) Sunteck Property Holdings Private Limited
- 3) Sunteck Realty Holdings Private Limited
- 4) Starlight Systems Private Limited
- 5) Sahrish Constructions Private Limited
- 6) Starteck Lifestyle Private Limited
- 7) Advaith Infraprojects Private Limited
- 8) Sunteck Real Estates Private Limited
- 9) Sunteck Infraprojects Private Limited
- 10) Mithra Buildcon LLP
- 11) Clarissa Facility Management LLP
- 12) Magnate Industries LLP
- 13) Sunteck Lifestyle Limited (UAE)
- 14) Sunteck Lifestyle Management JLT (UAE)
- 15) Sunteck Lifestyle International Private Limited (Mauritius)

Joint ventures audited by other auditors:

- 1) Nariman Infrastructure LLP
- 2) Uniworth Realty LLP
- 3) Yukti Infraprojects LLP

Joint venture certified by the management:

- 1) GGICO Sunteck Limited (UAE)



- ii. are presented in accordance with the requirements of Regulation 33 and Regulation 52 of the Listing Regulations, in this regard; and
- iii. give a true and fair view in conformity with the recognition and measurement principles laid down in the applicable accounting standards and other accounting principles generally accepted in India, of the consolidated net profit including other comprehensive income and other financial information for the quarter and year ended 31st March, 2020.

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under Section 143(10) of Companies Act, 2013 (the Act). Our responsibility under those Standards are further described in the *Auditor's Responsibility for the Audit of the Consolidated Financial Results* section of our report. We are independent of the Group in accordance with the Code of Ethics issued by the Institute Of Chartered Accountants Of India (ICAI) together with the ethical requirements that are relevant to our audit of the consolidated financial statements under the provisions of the Act and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics.

We believe that the audit evidence obtained by us and other auditors in terms of their report referred to in "Other matters" paragraph below is sufficient and appropriate to provide a basis for our audit opinion.

Emphasis of Matter

We draw your attention to following matters:

- a) In view of Covid-19 pandemic outbreak, we draw your attention to the Note 4 of the financial results regarding the Management's assessment of, inter-alia, recoverability/ realisability of assets of the Group and its joint ventures, based on current indicators of future economic conditions. The Management, apart from considering the internal and external information up to the date of approval of consolidated financial statements has also performed sensitivity analysis on the assumptions used. The Management expects to, inter-alia, realise inventories of Rs. 272,029.98 lakhs and projects to be executed (by joint venture companies), having carrying value of Rs. 22,781.23 lakhs, whose commencement have been delayed; and recover trade receivables of Rs. 35,866.59 lakhs (including in respect of what is stated in para "b" below) and contract assets (unbilled debtors) of Rs. 25,251.75 lakhs. The impact of the global health pandemic may be different from the estimated as at the date of approval of consolidated financial statements. Considering the continuing uncertainties, the Management will continue to closely monitor any material changes to future economic conditions. Our report is not modified in respect of this matter.
- b) The Group has overdue trade receivable amounting to Rs. 1,203.50 lakhs in respect of sale of a commercial unit. The management has taken necessary steps for recovery of this receivable, including filing of legal case and is hopeful of recovering the same in due course of time. In their opinion, therefore, no provision is considered necessary at this stage.
- c) The Parent Company is a partner in a partnership firm, Kanaka & Associates, a joint venture, in which the Group has total exposure comprising of capital invested, loans given and other receivables aggregating to Rs 1,397.42 lakhs. Since, there is some dispute with the other partner, the financial statements of the firm are not available and therefore, the same has not been consolidated for the aforesaid quarter and year, which as explained by the management, would be immaterial. The management is hopeful of recovering/ realising the aforesaid exposure in due course of time, as the Parent Company has received the favorable arbitration award, and hence, in their opinion, no provision is considered necessary at this stage.

Our opinion on the Statement is not modified in respect of the above matters.



Management's Responsibility for the Consolidated Financial Results

The Statement has been prepared on the basis of the consolidated annual financial statements. The Parent Company's Board of Directors is responsible for the preparation of these consolidated financial results that give a true and fair view of the net profit and other comprehensive income and other financial information of the Group including its joint ventures in accordance with the applicable accounting standards prescribed under Section 133 of the Act, read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 33 and Regulation 52 of the Listing Regulations.

The respective Board of Directors of the entities included in the Group and its joint ventures are responsible for maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Group and its joint ventures and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the consolidated financial results that give a true and fair view and are free from material misstatement, whether due to fraud or error, which has been used for the purpose of preparation of the consolidated financial results by the Directors of the Parent Company, as aforesaid.

In preparing the consolidated financial results, the Board of Directors of the entities included in the Group and of its joint ventures are responsible for assessing the respective entity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Board of Directors either intends to liquidate the Group or to cease operations, or has no realistic alternative but to do so.

The respective Board of Directors of the entities included in the Group and of its joint ventures are responsible for overseeing the financial reporting process of the Group and of its joint ventures.

Auditor's Responsibilities for the Audit of the Consolidated Financial Results

Our objectives are to obtain reasonable assurance about whether the consolidated financial results as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial results.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the consolidated financial results, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under Section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls system in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Board of Directors.



- Conclude on the appropriateness of the respective Board of Directors use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the ability of the Group and its joint ventures to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial results or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group and its joint ventures to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial results, including the disclosures, and whether the consolidated financial results represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial results/ information of the entities within the Group and its joint ventures to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the audit of financial statements of such entities included in consolidated financial statements of which we are independent Auditors. For the other entities, included in the consolidated financial statements, which have been audited by other auditors, such other auditors remain responsible for the direction, supervision and performance of the audits carried out by them. We remain solely responsible for our audit opinion.

Materiality is the magnitude of misstatements in the consolidated financial statements that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the consolidated financial statement may be influenced. We consider quantitative materiality and qualitative factors in (i) planning the scope of our audit work and in evaluating the results of our work; and (ii) to evaluate the effect of any identified misstatements in the consolidated financial statements.

We communicate with those charged with governance of the Parent Company and such other entities included in the consolidated financial results of which we are the Independent auditors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

We also performed procedures in accordance with circular issued by the Securities Exchange Board of India (SEBI) under regulation 33(8) of the Listing Regulations, to the extent applicable.

Other Matters:

a) The accompanying Statement includes:

1) the audited financial results and other financial information, in respect of:

- fifteen subsidiaries, whose financial results reflect total assets of Rs. 80,966.39 lakhs as at 31st March, 2020, total revenues of Rs. 1,623.27 lakhs and Rs. 3,601.02 lakhs, net profit/ (loss) after tax of Rs. (230.55) lakhs and Rs. 1,225.89 lakhs and total comprehensive income/ (loss) of Rs. (11,564.01) lakhs and Rs. (12,593.60) lakhs for the quarter and year ended 31st March, 2020, respectively, as considered in the Statement, which have been audited by their respective independent auditors.



- three joint ventures, whose financial results reflects the Group's share of net loss after tax of Rs. (0.21) lakhs and Rs. (0.21) lakhs and total comprehensive loss of Rs. (0.21) lakhs and Rs. (0.21) lakhs for the quarter and year ended 31st March, 2020, respectively, as considered in the Statement, which have been audited by their respective independent auditors.

The independent auditors' reports on the financial statements of these entities have been furnished to us and our opinion on the Statement, in so far as it relates to the amounts and disclosures included in respect of these subsidiaries and joint ventures, is based solely on the report of such auditors and the procedures performed by us are as stated in paragraph above.

- 2) the unaudited financial results and other unaudited financial information in respect of a foreign joint venture, whose financial results reflects the Group's share of net loss after tax of Rs. (12.96) lakhs and Rs. (50.49) lakhs and total comprehensive loss of Rs. (12.96) lakhs and Rs. (50.49) lakhs for the quarter and year ended 31st March, 2020, respectively, as considered in the Statement. This unaudited financial results and unaudited financial information have been approved and furnished to us by the Management and our opinion on the Statement, in so far as it relates to the amounts and disclosures included in respect of the said joint venture, is based solely on such unaudited financial results and unaudited financial information. In our opinion and according to the information and explanations given to us by the Management, these financial results and financial information are not material to the Group.

Our opinion on the Statement is not modified in respect of above matters with respect to our reliance on the work done and the reports of the other auditors and the financial results/ financial information certified by the Management.

- b) The Statement includes the results for the quarter ended 31st March, 2020 and corresponding quarter ended of the previous year being the balancing figure between audited figures in respect of full financial year and the published unaudited year to date figures up to the third quarter of the current and previous financial year which were subject to limited review by us. Our opinion is not modified in respect of this matter.

For Lodha and Co.
Chartered Accountants
Firm Registration No. 301051E



R. P. Baradiya

R. P. Baradiya
Partner

Membership No: 44101
UDIN: 20044101AAABIP5055

Place: Mumbai
Date: 28th July, 2020