

Date: 19<sup>th</sup> January, 2024

**SRL/SE/59/23-24**

**National Stock Exchange of India Ltd**  
Exchange Plaza, Plot no. C/1, G Block,  
Bandra-Kurla Complex, Bandra (East),  
Mumbai- 400 051  
**Symbol: SUNTECK**

**BSE Limited**  
Phiroze Jeejeebhoy Tower,  
Dalal Street,  
Mumbai – 400 001  
**Scrip Code: 512179**

**Sub: Outcome of Board Meeting**

Dear Sir/ Madam,

This is to inform you that the Board of Directors at their meeting held today i.e. 19<sup>th</sup> January, 2024 inter alia transacted the following business:

Approved the Unaudited Standalone and Consolidated Financial Results for the quarter and nine months ended 31<sup>st</sup> December, 2023.

Pursuant to Regulation 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations 2015 (SEBI LODR), we enclose herewith the copy of Unaudited Financial Results (Standalone and Consolidated) for the quarter and nine months ended 31<sup>st</sup> December, 2023 along with Limited Review Report thereon.

The meeting of the Board of Directors commenced at 5.00 P.M. and concluded at 6:00 P.M.

This is for your information and records.

Thanking You.

**For Sunteck Realty Limited**

**Rachana Hingarajia**  
**Company Secretary**  
**Encl: a/a**

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**Walker ChandioK & Co LLP**

16th Floor, Tower III,  
One International Center,  
S B Marg, Prabhadevi (W),  
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Maharashtra, India

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**Independent Auditor's Review Report on Consolidated Unaudited Quarterly Financial Results and Year to Date Results of the Company pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended)**

**To the Board of Directors of Sunteck Realty Limited**

1. We have reviewed the accompanying statement of consolidated unaudited financial results ('the Statement') of **Sunteck Realty Limited** ('the Holding Company') and its subsidiaries (the Holding Company and its subsidiaries together referred to as 'the Group'), and its joint ventures (refer Annexure 1 for the list of subsidiaries and joint ventures included in the Statement) for the quarter ended **31 December 2023** and the consolidated year to date results for the period 1 April 2023 to 31 December 2023, being submitted by the Holding Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) ('Listing Regulations').
2. This Statement, which is the responsibility of the Holding Company's Management and approved by the Holding Company's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, Interim Financial Reporting ('Ind AS 34'), prescribed under section 133 of the Companies Act, 2013 ('the Act'), and other accounting principles generally accepted in India and is in compliance with the presentation and disclosure requirements of Regulation 33 of the Listing Regulations. Our responsibility is to express a conclusion on the Statement based on our review.
3. We conducted our review of the Statement 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. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with the Standards on Auditing specified under section 143(10) of the Act, and consequently, does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

We also performed procedures in accordance with the SEBI Circular CIR/CFD/CMD1/44/2019 dated 29 March 2019 issued by the SEBI under Regulation 33 (8) of the Listing Regulation, to the extent applicable.



**Independent Auditor's Review Report on Consolidated Unaudited Quarterly Financial Results and Year to Date Results of the Company pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended)**

4. Based on our review conducted and procedures performed as stated in paragraph 3 above and upon consideration of the review reports of the other auditors referred to in paragraph 6 below, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in Ind AS 34, prescribed under section 133 of the Act, and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in accordance with the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended), including the manner in which it is to be disclosed, or that it contains any material misstatement.

**Emphasis of Matters**

5. We draw attention to:

- (i) Note 2 to the accompanying Statement which describes the uncertainties relating to recoverability of ₹ 1,402.73 lakhs as at 31 December 2023, from a partnership firm ('firm'), included in other non-current financial assets, in which the Holding Company was associated as a partner till 6 October 2020. On account of certain disputes with the other partner of the firm, the Holding Company had initiated arbitration proceedings against the other partner which was decided in favour of the Holding Company on 4 May 2018, but has been challenged by the other partner before the Hon'ble Bombay High Court. Further, as described in the said note, the financial statements of the firm are not available with the Holding Company and therefore, the Holding Company's share of profit/(loss) for the period from 2015 till 6 October 2020 has not been accounted by the Management for preparation of the Statement, however the Management is of the view that the impact of such share of profit/(loss) would not be material to the accompanying Statement since there were no operations in the firm during the aforesaid period. Basis the favourable arbitration award and the legal opinion obtained, Management believes that the aforesaid balances are fully recoverable and hence, no provision for impairment is required to be recognised in respect of such balances as at 31 December 2023.
- (ii) Note 3 to the accompanying Statement, regarding the Group's non-current investments and non-current loans amounting to ₹ 15,358.60 lakhs and ₹ 4,388.24 lakhs respectively, as at 31 December 2023 recoverable from GGICO Sunteck Limited (GGICO), a joint venture (JV) company. The Holding Company acquired 50% share in GGICO, through its wholly owned step-down subsidiary, Sunteck Lifestyle Limited (SLL), for development of real-estate project in Dubai, the execution of which has been delayed on account of certain disputes with the other JV partner. SLL initiated arbitration against the other JV partner before London Court of International Arbitration (LCIA) for which a partial award has been passed by LCIA in favour of SLL, as further explained in the Management note. Further, the other JV partner has also initiated the arbitration proceedings before LCIA against the Holding Company and SLL, which is currently pending before LCIA. Further, as described in the aforementioned note, the Holding Company accounted for its share of profits / (losses) in the JV based on the unaudited/ unreviewed financial statements certified by the Management. Management believes that the impact of any further adjustment arising from such unaudited/ unreviewed financial information is not expected to be material to the accompanying Statement. Based on the legal opinion and other factors as described in the aforesaid note, the Management is of the view that the aforesaid non-current investments and other non-current loans as at 31 December 2023 are fully recoverable and the claims raised by the joint venture partner are not tenable.



**Independent Auditor's Review Report on Consolidated Unaudited Quarterly Financial Results and Year to Date Results of the Company pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended)**

- (iii) Note 4 to the accompanying Statement which describes that the Group has non-current investment in Piramal Sunteck Realty Private Limited ('PSRPL'), a joint venture of the Group, amounting to ₹ 2,771.50 lakhs. The joint venture's non-current financial assets as at 31 December 2023 includes ₹ 1,715.46 lakhs (the Group's share ₹ 857.73 lakhs) pertaining to additional lease premium paid by PSRPL to the City and Industrial Development Corporation ('CIDCO') on account of delay in completion of a project beyond the control of PSRPL as explained in the said note. Further, during the previous year, the joint venture filed a writ petition before the Bombay High Court challenging the levy of additional lease premium by CIDCO, which is pending for hearing as on date. Basis a legal opinion obtained on the matter, Management believes that the aforesaid balance is fully recoverable and hence, no provision for impairment is required to be recognised in respect of such balances as at 31 December 2023.

Our conclusion is not modified in respect of the above matters.

6. We did not review the interim financial information/ results of twenty three (23) subsidiaries included in the Statement, whose interim financial information/ results (before eliminating intra-group transactions) reflects total revenues of ₹ 1,937.54 lakhs and ₹ 3,969.20 lakhs, total net profit after tax of ₹ 705.73 lakhs and ₹ 1,634.32 lakhs and total comprehensive income of ₹ 1,841.37 lakhs and ₹ 13,076.63 lakhs (total comprehensive income of ₹ 687.88 lakhs and ₹ 1,864.14 lakhs after eliminating inter-company transactions), for the quarter and year to date period ended on 31 December 2023, respectively, as considered in the Statement. The Statement also includes the Group's share of net loss after tax of ₹ (0.00)\* lakhs and ₹ (0.07) lakhs and total comprehensive loss of ₹ (0.05) lakhs and ₹ (0.07) lakhs, for the quarter and year to date period ended on 31 December 2023, respectively, as considered in the Statement, in respect of two (2) joint ventures, whose interim financial information/ results have not been reviewed by us. These interim financial information/ results have been reviewed by other auditors whose review reports have been furnished to us by the Management, and our conclusion 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 review reports of such other auditors and the procedures performed by us as stated in paragraph 3 above.

Our conclusion is not modified in respect of these matters with respect to our reliance on the work done by and the reports of the other auditors.

\* Amount less than ₹ 500.



**Sunteck Realty Limited**

**Independent Auditor's Review Report on Consolidated Unaudited Quarterly Financial Results and Year to Date Results of the Company pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended)**

7. The Statement also includes the Group's share of net profit after tax of Nil and Nil and total comprehensive income of Nil and Nil for the quarter and year to date period ended on 31 December 2023 respectively, in respect of one (1) joint venture, based on its interim financial information, which have not been reviewed by its auditors, and have been furnished to us by the Holding Company's Management. Our conclusion on the Statement, in so far as it relates to the amounts and disclosures included in respect of aforesaid joint venture, is based solely on such unaudited/unreviewed interim financial information. According to the information and explanations given to us by the Management, this interim financial information is not material to the Group.

Our conclusion is not modified in respect of this matter with respect to our reliance on the financial information certified by the Board of Directors of the Holding Company.

**For Walker Chandiook & Co LLP**

Chartered Accountants

Firm Registration No: 001076N/N500013



**Rakesh R. Agarwal**

Partner

Membership No. 109632

**UDIN: 24109632BKFBFZ7071**

**Place:** Mumbai

**Date:** 19 January 2024

## Sunteck Realty Limited

### Independent Auditor's Review Report on Consolidated Unaudited Quarterly Financial Results and Year to Date Results of the Company pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended)

#### Annexure 1

#### List of entities in the Statement

<b>Subsidiary Companies (including Limited Liability Partnership)</b>	
Skystar Buildcon Private Limited	Starlight Systems Private Limited
Starlight Systems (I) Private Limited (earlier known as Starlight Systems (I) LLP)	Sahrish Constructions Private Limited
Satguru Corporate Services Private Limited	Starteck Lifestyle Private Limited
Satguru Infocorp Services Private Limited	Advaith Infraprojects Private Limited
Sunteck Property Holdings Private Limited	Sunteck Real Estates Private Limited
Sunteck Realty Holdings Private Limited	Sunteck Infraprojects Private Limited
Clarissa Facility Management LLP	Mithra Buildcon LLP
Sunteck Lifestyle Limited (UAE)	Magnate Industries Private Limited (earlier known as Magnate Industries (I) LLP)
Sunteck Lifestyle International Private Limited (Mauritius)	Sunteck Lifestyle Management DMCC
Shivay Brokers Private Limited	Sunteck Lifespace Private Limited
Industele Property Private Limited	Rammit Corporate Solutions Private Limited
Sunteck Infracon Private Limited	Sunteck Realtors Private Limited (w.e.f. 26 April 2022)
Russel Multiventures Private Limited (w.e.f. 30 August 2022)	

<b>Joint Ventures (including Limited Liability Partnership)</b>	
Piramal Sunteck Realty Private Limited	Uniworth Realty LLP
Nariman Infrastructure LLP	GGICO Sunteck Limited (UAE) (Refer note 3)



**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

A. STATEMENT OF CONSOLIDATED UNAUDITED FINANCIAL RESULTS FOR THE QUARTER AND YEAR TO DATE PERIOD ENDED 31 DECEMBER 2023							
₹ In lakhs except earnings per share data							
Sr. No.	Particulars	Quarter ended			Year to date period ended		Year ended
		31 December 2023	30 September 2023	31 December 2022	31 December 2023	31 December 2022	31 March 2023
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
1	<b>Income</b>						
	(a) Revenue from operations	4,244.84	2,493.56	8,932.56	13,795.74	31,357.23	36,244.72
	(b) Other income (Refer note 7)	1,853.78	1,128.62	813.80	4,751.87	2,039.82	2,842.59
	<b>Total Income</b>	<b>6,098.62</b>	<b>3,622.18</b>	<b>9,746.36</b>	<b>18,547.61</b>	<b>33,397.05</b>	<b>39,087.31</b>
2	<b>Expenses</b>						
	(a) Cost of construction and development	16,172.47	6,067.71	8,170.91	29,591.27	79,017.21	1,47,328.44
	(b) Changes in inventories of work-in-progress and finished properties	(16,453.40)	(6,513.09)	(4,789.07)	(27,278.59)	(67,186.85)	(1,34,568.17)
	(c) Employee benefits expense	2,302.19	2,286.62	1,718.29	6,730.98	5,198.17	6,899.23
	(d) Finance costs	1,709.07	1,578.33	1,960.19	5,019.86	5,702.72	8,589.55
	(e) Depreciation and amortisation expenses	241.77	223.10	221.89	642.72	669.17	922.69
	(f) Other expenses	3,705.95	2,066.10	2,028.52	8,378.51	7,001.06	10,167.59
	<b>Total expenses</b>	<b>7,678.05</b>	<b>5,708.77</b>	<b>9,310.73</b>	<b>23,084.75</b>	<b>30,401.48</b>	<b>39,339.33</b>
3	<b>Profit/ (loss) before tax and share of profit/ (loss) of joint ventures (1-2)</b>	<b>(1,579.43)</b>	<b>(2,086.59)</b>	<b>435.63</b>	<b>(4,537.14)</b>	<b>2,995.57</b>	<b>(252.02)</b>
4	Share of profit/ (loss) of joint ventures (net)	55.23	56.18	187.10	38.72	870.21	700.37
5	<b>Profit / (loss) before tax (3+4)</b>	<b>(1,524.20)</b>	<b>(2,030.41)</b>	<b>622.73</b>	<b>(4,498.42)</b>	<b>3,865.78</b>	<b>448.35</b>
6	<b>Tax expense / (credit)</b>						
	(a) Current income tax	122.64	32.89	125.29	395.89	985.02	817.88
	(b) Deferred income tax	(673.96)	(669.02)	290.47	(1,853.59)	(53.97)	(510.42)
		<b>(551.32)</b>	<b>(636.13)</b>	<b>415.76</b>	<b>(1,457.70)</b>	<b>931.05</b>	<b>307.46</b>
7	<b>Profit / (loss) for the period/ year (5-6)</b>	<b>(972.88)</b>	<b>(1,394.28)</b>	<b>206.97</b>	<b>(3,040.72)</b>	<b>2,934.73</b>	<b>140.89</b>
8	<b>Other comprehensive Income/ (loss)</b>						
	(a) Items not to be reclassified subsequently to profit or loss						
	- Gain/ (loss) on fair value of defined benefit plans as per actuarial valuation	0.91	0.91	(8.37)	2.73	(25.10)	3.65
	- Gain/ (loss) on fair value of equity instruments	485.24	252.66	(0.19)	631.84	0.68	(170.14)
	- Income tax relating to above items	(71.67)	(54.06)	1.90	(113.58)	6.55	25.18
	- Share of profit/ (loss) of joint ventures (net)	-	(0.15)	(0.14)	(0.28)	(0.43)	(0.09)
	(b) Items to be reclassified subsequently to profit or loss						
	- Translation exchange gain/ (loss) relating to foreign operations	(15.66)	272.91	285.43	230.56	1,886.43	1,732.50
	<b>Other comprehensive income/ (loss) for the period/ year, net of tax</b>	<b>398.82</b>	<b>472.27</b>	<b>278.63</b>	<b>751.27</b>	<b>1,868.13</b>	<b>1,591.10</b>
9	<b>Total comprehensive income/ (loss) for the period/ year, net of tax (7 + 8)</b>	<b>(574.06)</b>	<b>(922.01)</b>	<b>485.60</b>	<b>(2,289.45)</b>	<b>4,802.86</b>	<b>1,731.99</b>
	<b>Net profit/ (loss) attributable to</b>						
	Owner's of the parent	(972.88)	(1,394.28)	206.97	(3,040.72)	2,934.73	140.89
	Non- controlling interest	-	-	-	-	-	-
	<b>Other comprehensive income/ (loss) for the period/ year attributable to</b>						
	Owner's of the parent	398.82	472.27	278.63	751.27	1,868.13	1,591.10
	Non- controlling interest	-	-	-	-	-	-
	<b>Total comprehensive income/ (loss) for the period/ year attributable to</b>						
	Owner's of the parent	(574.06)	(922.01)	485.60	(2,289.45)	4,802.86	1,731.99
	Non- controlling interest	-	-	-	-	-	-
10	Paid up equity share capital (Face value of ₹ 1 each) (Refer notes 5 and 6)	1,464.85	1,404.79	1,404.50	1,464.85	1,404.64	1,404.79
11	Other equity (excluding revaluation reserves)						2,77,380.77
12	<b>Earnings/ (loss) per share (Face value of ₹ 1 each)*</b>						
	(a) Basic EPS (in ₹)	(0.69)	(0.99)	0.15	(2.16)	2.09	0.10
	(b) Diluted EPS (in ₹)	(0.69)	(0.99)	0.15	(2.16)	2.09	0.10
	* (Quarterly and nine months figures are not annualised)						
	See accompanying notes to the consolidated unaudited financial results						



*Sam Pit*

**Notes to the consolidated unaudited financial results for the quarter and year to date period ended 31 December 2023**

- 1 Sunteck Realty Limited ("the Company" or "the Holding Company") and its subsidiaries together referred to as 'the Group' in the following notes. The consolidated unaudited financial results ('financial results') of the group and its joint venture have been prepared in accordance with the recognition and measurement principles of applicable Indian Accounting Standards ('Ind AS') notified under the Companies (Indian Accounting Standards) Rules, 2015 (as amended), as prescribed under Section 133 of the Companies Act 2013 (the 'Act'). The above results were reviewed by Audit Committee and approved by Board of Directors at their respective meetings held on 19 January 2024.
- 2 In case of the Holding Company, other non-current financial assets as at 31 December 2023 include ₹ 1,402.73 lakhs, representing amount receivable from Kanaka and Associates, a partnership firm ('Firm') in which the Holding Company was associated as a partner till 6 October 2020, which is presently under dispute with respect to alleged illegal sale of the firm's assets by the other partner. The Holding Company had received arbitration award dated 4 May 2018 in its favour in respect of this matter which has been further challenged by the other partner in the Hon'ble Bombay High Court, which has neither been admitted as yet nor any stay granted against the award. Basis the status of the case, favourable arbitration award and legal opinion, Management is confident of recovering the aforesaid dues and therefore, no provision has been considered necessary at this stage. Further, considering the dispute, the Holding Company has not accounted for its share of profits or losses for the period from 2015 till 6 October 2020, as the financial statements from the partnership firm are not available. Since there were no operations in the partnership firm since 2015, Management does not expect the impact of such share of profits or losses, not accounted, to be material.
- 3 Non-current investments in joint ventures and non-current loans as at 31 December 2023 include ₹ 15,358.60 lakhs and ₹ 4,388.24 lakhs respectively, representing amount receivable from GGICO Sunteck Limited (GGICO), a joint venture company, acquired through wholly owned subsidiary, Sunteck Lifestyle Limited (SLL), which is in the business of development of real-estate project in Dubai. Development of the project undertaken by joint venture has been delayed on account of certain disputes with the other joint venture partner. SLL has obtained favourable order from the court of Dubai International Finance Centre against the claim made by other joint venture partner for termination of joint venture. Further, SLL has initiated arbitration before the London Court of International Arbitration (LCIA) against the other partner alleging that the other partner has not obtained necessary regulatory and statutory approvals for commencing the construction activity as specified in the Joint Venture Agreement (JVA). The other JV partner has also initiated the arbitration before LCIA against SLL and the Holding Company alleging non-compliance of certain conditions of the JVA and seeking termination of the joint venture. During the previous year, partial award was given by LCIA (in arbitration initiated by SLL) confirming that SLL was not in breach of any joint venture condition, the termination of the joint venture is held to be invalid and also awarded reimbursement of certain payment made by SLL. The other party has filed a necessary application in the Singapore Court to partially set aside the award in respect of monetary compensation awarded. During the previous year, basis the submission made by both the parties, the Arbitration Tribunal granted stay in arbitration proceedings till 31 July 2023 pending before the LCIA, which is presently status quo, to enable both the parties to mutually resolve the pending dispute. The parties have signed a Memorandum of Understanding to amicably settle the ongoing disputes and agreed to enter into a Joint Development Agreement for development of the project. Basis legal opinion, Management is of the view that such claims are not tenable against the Holding Company and SLL. Further, considering the dispute, the Holding Company has accounted for its share of profits or losses in GGICO based on the unaudited/ unreviewed financial results certified by the management. Management believes that the impact of any further adjustment arising from such unaudited/ unreviewed financial information is not expected to be material to the financial results. Further, based on estimated future business results once the project resumes and considering the contractual tenability, present status of negotiation / discussion / arbitration / litigations, Management believes that the realisable amount of investment in joint venture is higher than the carrying value of the non-current investments and non-current loans due to which these are considered as good and recoverable as at 31 December 2023.
- 4 Non-current investments as at 31 December 2023 includes ₹ 2,771.50 lakhs representing amount receivable from Piramal Sunteck Realty Private Limited, a joint venture of the Group, which is in the business of real-estate development. Non-current financial assets of such joint venture includes other receivables aggregating ₹ 1,715.46 lakhs (the Group's share ₹ 857.73 lakhs) paid to City and Industrial Development Corporation ("CIDCO") on account of additional lease premium paid under protest for extension of time in respect of development of a project due to various delays in obtaining required approvals from the respective authorities and wrong interpretation by authority on applicability of specific rule on the project, though the same was not applicable to the project which has been subsequently clarified by the Government of Maharashtra. Further, during the previous year, the joint venture company filed a writ petition before the Hon'ble Bombay High Court challenging the levy of the additional lease premium by CIDCO, which is pending for hearing as on date. Basis a legal opinion obtained on the matter, Management strongly believes that such receivable is fully recoverable and accordingly, these amounts have been considered as good and recoverable.
- 5 On 13 December 2023, Starlight Systems Private Limited and Satguru Infocorp Services Private Limited, wholly owned subsidiaries of the Holding Company, have sold entire holding of 3,000,000 equity shares each, held by them in the Holding Company. Resultant gain on sale of these equity shares (net of tax) aggregating ₹ 28,140.91 lakhs has been recognized under other equity in the consolidated unaudited financial results.
- 6 During the current quarter, the Holding Company has issued 6,399 equity shares of face value of ₹ 1 each at a premium of ₹ 224 per equity share pursuant to exercise of Employee Stock Option Schemes (ESOS) by the holders.
- 7 During the current quarter ended and year to date period ended 31 December 2023, one of the wholly owned subsidiary of the Group has received interest income of ₹ 750.00 lakhs and ₹ 1,500.00 lakhs, respectively, as part of one time settlement of the matter which is included in the "Other Income" in the consolidated unaudited financial results.
- 8 The Group's primary business segment is reflected based on principal business activities carried on by the Group. As per Ind AS 108, the Group operates in one reportable business segment i.e. construction and development of real estate projects.

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



**Kamal Khetan**  
Chairman and Managing Director  
(DIN: 00017527)



Date: 19 January 2024  
Place: Mumbai



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**Walker ChandioK & Co LLP**

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Mumbai - 400 013  
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## **Independent Auditor's Review Report on Standalone Unaudited Quarterly Financial Results and Year to Date Results of the Company pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended)**

### **To the Board of Directors of Sunteck Realty Limited**

1. We have reviewed the accompanying statement of standalone unaudited financial results ('the Statement') of **Sunteck Realty Limited** ('the Company') for the quarter ended **31 December 2023** and the year-to-date results for the period 1 April 2023 to 31 December 2023, being submitted by the Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) ('Listing Regulations').
2. The Statement, which is the responsibility of the Company's Management and approved by the Company's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, Interim Financial Reporting ('Ind AS 34'), prescribed under section 133 of the Companies Act, 2013 ('the Act'), and other accounting principles generally accepted in India and is in compliance with the presentation and disclosure requirements of Regulation 33 of the Listing Regulations. Our responsibility is to express a conclusion on the Statement based on our review.
3. We conducted our review of the Statement 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. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with the Standards on Auditing specified under section 143(10) of the Act, and consequently, does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.
4. 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 the recognition and measurement principles laid down in Ind AS 34, prescribed under section 133 of the Act, and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in accordance with the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended), including the manner in which it is to be disclosed, or that it contains any material misstatement.



**Independent Auditor's Review Report on Standalone Unaudited Quarterly Financial Results and Year to Date Results of the Company pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended)**

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**Emphasis of Matters**

5. We draw attention to:

- (i) Note 2 to the accompanying Statement, which describes the uncertainties relating to recoverability of ₹ 1,402.73 lakhs as at 31 December 2023, from a partnership firm ('firm'), included in other non-current financial assets, in which the Company was associated as a partner till 6 October 2020. On account of certain disputes with the other partner of the firm, the Company had initiated arbitration proceedings against the other partner which was decided in favour of the Company on 4 May 2018 but has been challenged by the other partner before the Hon'ble Bombay High Court. Further, as described in the said note, the financial statements of the firm are not available with the Company and therefore, the Company's share of profit/(loss) for the period from 2015 till 6 October 2020 has not been accounted by the Management for preparation of the accompanying Statement, however the Management is of the view that the impact of such share of profit/(loss) would not be material to the accompanying Statement since there were no operations in the firm during the aforesaid period. Basis the favourable arbitration award and the legal opinion obtained, Management believes that the aforesaid balances are fully recoverable and hence, no provision for impairment is required to be recognised in respect of such balances as at 31 December 2023.
- (ii) Note 3 to the accompanying Statement, regarding the Company's non-current investments as at 31 December 2023 include investments of ₹ 26,131.98 lakhs in Sunteck Lifestyle International Private Limited (SLIPL), a subsidiary. SLIPL, had further acquired 50% share in joint venture (JV) company, GGICO Sunteck Limited (GGICO), through its wholly owned subsidiary, Sunteck Lifestyle Limited (SLL), for development of real-estate project in Dubai. Further, the Company's other non-current financial assets include receivables from SLL aggregating ₹ 590.82 lakhs. SLL has been incurring losses and its net-worth has been partially eroded due to the delay in development of the project by GGICO on account of certain disputes with the other JV partner. SLL has initiated arbitration against the other JV partner before London Court of International Arbitration (LCIA) for which a partial award has been passed by LCIA in favour of SLL, as further explained in the Management note. Further, the other JV partner has also initiated the arbitration proceedings before LCIA against the Company and SLL, which is currently pending before LCIA. Based on the legal opinion and other factors as described in the aforesaid note, Management is of the view that the aforesaid non-current investments and other non-current financial assets as at 31 December 2023 are fully recoverable and the claims raised by the JV partner are not tenable.

Our conclusion is not modified in respect of the above matters.



**Sunteck Realty Limited**

**Independent Auditor's Review Report on Standalone Unaudited Quarterly Financial Results and Year to Date Results of the Company pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended)**

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6. The Statement includes the Company's share of the net loss after tax of ₹ 68.24 lakhs and ₹ 37.26 lakhs and total comprehensive loss of ₹ 68.81 lakhs and ₹ 37.45 lakhs for the quarter and year-to-date period ended 31 December 2023, respectively, in respect of four (4) limited liability partnership (LLP) firms, whose interim financial information have not been reviewed by us. This interim financial information have been reviewed by the other auditor whose reports have been furnished to us by the Management, and our conclusion in so far as it relates to the amounts and disclosures included in respect of such LLP's are based solely on the review reports of such other auditor.

Our conclusion is not modified in respect of the above matter with respect to our reliance on the work done by and the reports of other auditor.

**For Walker Chandiook & Co LLP**

Chartered Accountants

Firm Registration No: 001076N/N500013



**Rakesh R. Agarwal**

Partner

Membership No. 109632

**UDIN: 24109632BKFBFY4366**

**Place:** Mumbai

**Date:** 19 January 2024

**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

<b>A. STATEMENT OF STANDALONE UNAUDITED FINANCIAL RESULTS FOR THE QUARTER AND YEAR TO DATE PERIOD ENDED 31 DECEMBER 2023</b>							
<b>₹ in lakhs except earnings per share data</b>							
Sr. No.	Particulars	Quarter ended			Year to date period ended		
		31 December 2023	30 September 2023	31 December 2022	31 December 2023	31 December 2022	31 March 2023
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
1	<b>Income</b>						
	(a) Revenue from operations	712.53	1,131.00	4,775.55	6,081.34	11,158.02	
	(b) Other income	722.18	918.51	1,292.39	2,374.83	1,906.54	
	<b>Total income</b>	<b>1,434.71</b>	<b>2,049.51</b>	<b>6,067.94</b>	<b>8,456.17</b>	<b>13,064.56</b>	
2	<b>Expenses</b>						
	(a) Cost of construction and development	3,028.07	4,402.01	4,589.85	12,650.86	12,959.49	
	(b) Changes in inventories of work-in-progress and finished properties	(4,018.31)	(4,448.13)	(2,437.40)	(11,273.80)	(9,077.17)	
	(c) Employee benefits expense	1,010.10	1,120.22	838.71	3,245.12	2,633.29	
	(d) Finance costs	1,373.11	1,038.53	1,183.51	3,473.48	3,659.05	
	(e) Depreciation and amortisation expenses	69.90	67.33	104.57	200.42	314.68	
	(f) Other expenses	1,575.93	811.38	788.19	3,508.39	2,961.14	
	<b>Total expenses</b>	<b>3,038.80</b>	<b>2,991.34</b>	<b>5,067.43</b>	<b>11,804.47</b>	<b>13,450.48</b>	
3	<b>Profit/ (loss) before tax (1-2)</b>	<b>(1,604.09)</b>	<b>(941.83)</b>	<b>1,000.51</b>	<b>(3,348.30)</b>	<b>(385.92)</b>	
4	<b>Tax expense/ (credit)</b>						
	(a) Current tax	-	-	-	-	3.49	
	(b) Deferred tax	(614.47)	(434.70)	299.36	(1,423.27)	(150.20)	
		<b>(614.47)</b>	<b>(434.70)</b>	<b>299.36</b>	<b>(1,423.27)</b>	<b>(563.02)</b>	
5	<b>Profit/ (loss) for the period/ year (3-4)</b>	<b>(989.62)</b>	<b>(507.13)</b>	<b>701.15</b>	<b>(1,925.03)</b>	<b>(235.72)</b>	
6	<b>Other comprehensive income/ (loss)</b>						
	(a) Items not to be reclassified subsequently to profit or loss						
	- Gain/ (loss) on fair value of defined benefit plans as per actuarial valuation	(0.32)	(0.31)	(2.62)	(0.95)	(7.86)	
	- Gain/ (loss) on fair value of equity instruments	483.35	251.74	(0.04)	627.80	(0.06)	
	- Income tax relating to above items	(71.16)	(53.70)	0.76	(112.27)	2.29	
	(b) Items to be reclassified subsequently to profit or loss	-	-	-	-	-	
	<b>Other comprehensive income/ (loss) for the period/ year, net of tax</b>	<b>411.87</b>	<b>197.73</b>	<b>(1.90)</b>	<b>514.58</b>	<b>(5.63)</b>	
7	<b>Total comprehensive income/ (loss) for the period/ year, net of tax (5 + 6)</b>	<b>(577.75)</b>	<b>(309.40)</b>	<b>699.25</b>	<b>(1,410.45)</b>	<b>(241.35)</b>	
8	<b>Paid up equity share capital (Face value of ₹ 1 each) (Refer note 4)</b>	<b>1,464.85</b>	<b>1,464.79</b>	<b>1,464.64</b>	<b>1,464.85</b>	<b>1,464.64</b>	
9	<b>Other equity (excluding revaluation reserves)</b>					<b>1,89,307.24</b>	
10	<b>Earnings/ (loss) per share (Face value of ₹ 1 each)*</b>						
	(a) Basic EPS (in ₹)	(0.68)	(0.35)	0.48	(1.31)	(0.16)	
	(b) Diluted EPS (in ₹)	(0.68)	(0.35)	0.48	(1.31)	(0.16)	
	*(Quarterly and nine months figures are not annualised) See accompanying notes to the standalone unaudited financial results						



*Kamath*

**Notes to the standalone unaudited financial results for the quarter and year to date period ended 31 December 2023**

- 1 The standalone unaudited financial results ('financial results') of Sunteck Realty Limited ('SRL' or 'the Company') have been prepared in accordance with the recognition and measurement principles of applicable Indian Accounting Standards ('Ind AS') notified under the Companies (Indian Accounting Standards) Rules, 2015 (as amended), as prescribed under Section 133 of the Companies Act 2013 (the 'Act'). The standalone unaudited financial results were reviewed and recommended by the Audit Committee and were thereafter approved by the Board of Directors at their respective meetings held on 19 January 2024.
- 2 Other non-current financial assets as at 31 December 2023 include ₹ 1,402.73 lakhs, representing amount receivable from Kanaka and Associates, a partnership firm ('Firm') in which the Company was associated as a partner till 6 October 2020, which is presently under dispute with respect to alleged illegal sale of the firm's assets by the other partner. The Company had received arbitration award dated 4 May 2018 in its favour in respect of this matter which has been further challenged by the other partner in the Hon'ble Bombay High Court, which has neither been admitted as yet nor any stay granted against the award. Basis the status of the case, favourable arbitration award and legal opinion, Management is confident of recovering the aforesaid dues and therefore, no provision has been considered necessary at this stage. Further, considering the dispute, the Company has not accounted for its share of profits or losses for the period from 2015 till 6 October 2020, as the financial statements from the partnership firm are not available. Since there were no operations in the partnership firm since 2015, Management does not expect the impact of such share of profits or losses, not accounted, to be material.
- 3 Non-current investments as at 31 December 2023 include ₹ 26,131.98 lakhs representing investment in its wholly owned subsidiary, Sunteck Lifestyle International Private Limited (SLIPL), which had further acquired 50% share in joint venture company, GGICO Sunteck Limited (GGICO), through its wholly owned subsidiary, Sunteck Lifestyle Limited (SLL), for development of real-estate project in Dubai. Further, the Company's other non-current financial assets include receivable from SLL amounting to ₹ 590.82 lakhs. SLL has incurred losses during initial years and net-worth has been partially eroded. Development of the project undertaken by GGICO has been delayed on account of certain disputes with the other joint venture partner. SLL has obtained favourable order from the court of Dubai International Finance Centre against the claim made by other joint venture partner for termination of joint venture. Further, SLL has initiated arbitration before London Court of International Arbitration (LCIA) against the other partner, alleging that other partner has not obtained necessary regulatory and statutory approvals for commencing the construction activity as specified in the Joint Venture Agreement (JVA). The other JV partner has also initiated arbitration before LCIA against SLL and the Company alleging non-compliance of certain conditions of the JVA and seeking termination of the joint venture. During the previous year, partial award was given by LCIA (in arbitration initiated by SLL) confirming that SLL was not in breach of any joint venture condition, the termination of the joint venture is held to be invalid and also awarded reimbursement of certain payments made by SLL. The other party has filed a necessary application in the Singapore Court to partially set aside the award in respect of monetary compensation awarded. During the previous year, basis the submission made by both the parties, the Arbitration Tribunal granted stay in arbitration proceedings till 31 July 2023 pending before the LCIA, which is presently status quo, to enable both the parties to mutually resolve the pending dispute. The parties have signed a Memorandum of Understanding to amicably settle the ongoing disputes and agreed to enter into a Joint Development Agreement for the development of the project. Basis legal opinion, Management is of the view that such claims are not tenable against the Company and SLL. Further, based on estimated future business results once the project resumes and considering the contractual tenability, present status of negotiation / discussion / arbitration / litigations, Management believes that the realisable amount of investment in subsidiaries is higher than the carrying value of the non-current investments and other non-current financial assets due to which these are considered as good and recoverable as at 31 December 2023.
- 4 During the current quarter, the Company has issued 6,399 equity shares of face value of ₹ 1 each at a premium of ₹ 224 per equity share pursuant to exercise of Employee Stock Option Schemes (ESOS) by the holders.
- 5 The Company's primary business segment is reflected based on principal business activities carried on by the Company. As per Ind AS 108, the Company operates in one reportable business segment i.e. construction and development of real estate projects.

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



**Kamal Khetan**  
Chairman and Managing Director  
(DIN: 00017527)



Date: 19 January 2024  
Place: Mumbai