

Date: 31<sup>st</sup> January, 2023

**SRL/SE/70/22-23**

**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. 31<sup>st</sup> January, 2023 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, 2022.

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 and nine months ended 31<sup>st</sup> December, 2022 along with Limited Review Report thereon.

The meeting of the Board of Directors commenced at 3.30 p.m. and concluded at 5.15 p.m.

This is for your information and records.

Thanking You.

**For Sunteck Realty Limited**

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



---

**Walker Chandiook & Co LLP**

11th Floor, Tower II,  
One International Center,  
S B Marg, Prabhadevi (W),  
Mumbai - 400013  
Maharashtra, India

T +91 22 6626 2699

F +91 22 6626 2601

## **Independent Auditor's Review Report on Consolidated Unaudited Quarterly Financial Results and Year to Date Results of the Holding 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 unaudited consolidated 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 joint ventures (refer Annexure 1 for the list of subsidiaries and joint ventures included in the Statement) for the quarter ended **31 December 2022** and the consolidated year to date financial results for the period 1 April 2022 to 31 December 2022, 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.

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 Listing Regulations 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 2022, from a partnership firm ('firm'), included in the 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 Honorable 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 are no operations in the partnership firm during the aforesaid period. Basis the favourable arbitration award and the legal opinion obtained, the 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 2022.
- ii. Note 3 to the accompanying Statement regarding the Group's non-current investments and non-current loans amounting to ₹ 15,298.18 lakhs and ₹ 4,371.61 lakhs respectively, as at 31 December 2022 recoverable from GGICO Sunteck Limited (GGICO), a joint venture (JV) company. The Holding Company has 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. Development of the project by GGICO has been delayed on account of certain disputes with the other JV partner and SLL has initiated arbitration against the other partner which is currently pending before London Court of International Arbitration (LCIA). Further, the other JV partner has also initiated the arbitration proceedings before LCIA against the Holding Company and SLL, which has been admitted by LCIA. In the arbitration initiated by SLL, partial award has been given by the Tribunal, LCIA, as further explained in the management note. Further, as described in the said note, the Holding Company has accounted for its share of profits / (losses) in GGICO based on the unaudited financial statements prepared by the management. The management believes that such profit/loss accounted from such JV is not expected to be materially different from the reviewed financial results, if available. 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 2022 are fully recoverable and the claims raised by the joint venture partner are not tenable.

**Sunteck Realty Limited**

**Independent Auditor's Review Report on Consolidated Unaudited Quarterly Financial Results and Year to Date Results of the Holding 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 ₹ 3,077.49 lakhs. The joint venture's non-current financial assets as at 31 December 2022 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. Basis a legal opinion obtained on the matter, the 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 2022.

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 ₹ 1,052.73 lakhs and ₹ 6,274.59 lakhs, total net profit/ (loss) after tax of ₹ (81.97) lakhs and ₹ 1,065.00 lakhs and total comprehensive loss of ₹ 5,105.29 lakhs and ₹ 3,408.32 lakhs (total comprehensive income of ₹ 202.61 lakhs and ₹ 2,948.68 lakhs after eliminating inter-company transactions), for the quarter and year to date period ended on 31 December 2022, respectively, as considered in the Statement. The Statement also includes the Group's share of net loss after tax of ₹ 0.02 lakhs and ₹ 0.09 lakhs and total comprehensive loss of ₹ 0.02 lakhs and ₹ 0.09 lakhs, for the quarter and year to date period ended on 31 December 2022, 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 report 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 this matters with respect to our reliance on the work done by and the reports of the other auditors.

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 2022 respectively, in respect of one (1) joint venture, based on their interim financial information, which has 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 this 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 Chandio & Co LLP**

Chartered Accountants

Firm Registration No:001076N/N500013

RAKESH  
RAMAWATAR  
AGARWAL

Digitally signed by RAKESH  
RAMAWATAR AGARWAL  
Date: 2023.01.31 17:04:39  
+05'30'

**Rakesh R. Agarwal**

Partner

Membership No:109632

**UDIN:23109632BGXDYN9783**

Place: Mumbai

Date: 31 January 2023

Page 3 of 4

**Sunteck Realty Limited****Independent Auditor's Review Report on Consolidated Unaudited Quarterly Financial Results and Year to Date Results of the Holding Company pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended)****Annexure 1****List of subsidiaries and joint ventures included in the Statement**

<b>Subsidiary</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 LLP
Sunteck Lifestyle International Private Limited (Mauritius)	Sunteck Lifestyle Management DMCC (UAE)
Shivay Brokers Private Limited	Sunteck Lifespace Private Limited (w.e.f. 2 November 2021)
Industele Property Private Limited (w.e.f. 1 November 2021)	Rammit Corporate Solutions Private Limited (w.e.f. 18 February 2022)
Sunteck Infracon Private Limited (w.e.f. 30 March 2022)	Sunteck Realtors Private Limited (w.e.f. 26 April 2022)
Rusel Multiventures Private Limited (w.e.f. 30 August 2022)	
<b>Joint ventures</b>	
Piramal Sunteck Realty Private Limited	Uniworth Realty LLP
Nariman Infrastructure LLP	GGICO Sunteck Limited (UAE)



**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 UNAUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER AND YEAR TO DATE PERIOD ENDED 31 DECEMBER 2022</b>							
₹ in lakhs except earnings per share data							
Sr. No.	Particulars	Quarter ended			Year to date period ended		Year ended
		31 December 2022	30 September 2022	31 December 2021	31 December 2022	31 December 2021	31 March 2022
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
1	<b>Income</b>						
	(a) Revenue from operations	8,932.56	8,074.58	12,811.44	31,357.23	35,784.97	51,307.56
	(b) Other income	813.80	704.87	665.79	2,039.82	1,574.71	2,094.72
	<b>Total income</b>	<b>9,746.36</b>	<b>8,779.45</b>	<b>13,477.23</b>	<b>33,397.05</b>	<b>37,359.68</b>	<b>53,402.28</b>
2	<b>Expenses</b>						
	(a) Cost of construction and development	8,170.91	7,843.05	22,855.72	79,017.21	63,349.22	86,184.86
	(b) Changes in inventories of work-in-progress and finished properties	(4,789.07)	(4,647.45)	(17,353.94)	(67,186.85)	(48,033.40)	(60,455.02)
	(c) Employee benefits expense	1,718.29	1,837.16	1,385.80	5,198.17	4,007.10	5,275.99
	(d) Finance costs	1,960.19	1,760.39	1,979.49	5,702.72	5,582.81	7,761.00
	(e) Depreciation and amortisation expense	221.89	233.45	185.98	669.17	479.70	728.68
	(f) Other expenses	2,028.52	2,038.88	2,762.38	7,001.06	7,518.84	10,768.96
	<b>Total expenses</b>	<b>9,310.73</b>	<b>9,065.48</b>	<b>11,815.43</b>	<b>30,401.48</b>	<b>32,904.27</b>	<b>50,264.47</b>
3	<b>Profit/ (loss) before tax and share of profit of joint ventures (1-2)</b>	<b>435.63</b>	<b>(286.03)</b>	<b>1,661.80</b>	<b>2,995.57</b>	<b>4,455.41</b>	<b>3,137.81</b>
4	Share of profit/ (loss) of joint ventures (net)	187.10	415.65	(130.80)	870.21	(427.82)	117.26
5	<b>Profit before tax (3+4)</b>	<b>622.73</b>	<b>129.62</b>	<b>1,531.00</b>	<b>3,865.78</b>	<b>4,027.59</b>	<b>3,255.07</b>
6	<b>Tax expense / (credit)</b>						
	(a) Current income tax	125.29	156.78	234.18	985.02	800.66	285.82
	(b) Deferred income tax	290.47	(260.52)	185.54	(53.97)	287.03	460.35
		<b>415.76</b>	<b>(103.74)</b>	<b>419.72</b>	<b>931.05</b>	<b>1,087.69</b>	<b>746.17</b>
7	<b>Profit for the period/ year (5-6)</b>	<b>206.97</b>	<b>233.36</b>	<b>1,111.28</b>	<b>2,934.73</b>	<b>2,939.90</b>	<b>2,508.90</b>
8	<b>Other comprehensive income/(loss)</b>						
	(a) Items not to be reclassified subsequently to profit or loss						
	- Loss on fair value of defined benefit plans as per actuarial valuation	(8.37)	(8.36)	(9.73)	(25.10)	(29.19)	(33.46)
	- Gain/(loss) on fair value of equity instruments	(0.19)	(1.60)	(0.11)	0.68	0.41	99.50
	- Income tax relating to above items	1.90	2.56	2.85	6.55	8.46	(13.65)
	- Share of loss of Joint Ventures	(0.14)	(0.15)	(0.07)	(0.43)	(0.22)	(0.57)
	(b) Items to be reclassified subsequently to profit or loss						
	- Translation exchange gain relating to foreign operations	285.43	759.37	56.38	1,886.43	295.77	594.61
	<b>Other comprehensive income/ (loss) for the period/ year, net of tax</b>	<b>278.63</b>	<b>751.82</b>	<b>49.32</b>	<b>1,868.13</b>	<b>275.23</b>	<b>646.43</b>
9	<b>Total comprehensive income/ (loss) for the period/ year, net of tax (7 + 8)</b>	<b>485.60</b>	<b>985.18</b>	<b>1,160.60</b>	<b>4,802.86</b>	<b>3,215.13</b>	<b>3,155.33</b>
	<b>Net profit/(loss) attributable to</b>						
	Owner's of the parent	206.97	233.36	1,111.28	2,934.73	2,939.90	2,508.90
	Non- controlling interest	-	-	-	-	-	-
	<b>Other comprehensive income/ (loss) for the period/ year attributable to</b>						
	Owner's of the parent	278.63	751.82	49.32	1,868.13	275.23	646.43
	Non- controlling interest	-	-	-	-	-	-
	<b>Total comprehensive income/ (loss) for the period/ year attributable to</b>						
	Owner's of the parent	485.60	985.18	1,160.60	4,802.86	3,215.13	3,155.33
	Non- controlling interest	-	-	-	-	-	-
10	Paid up equity share capital (Face value of ₹ 1 each)	1,404.64	1,404.50	1,404.32	1,404.64	1,404.32	1,404.50
11	Other equity (excluding revaluation reserves)						2,77,635.88
12	<b>Earnings / (loss) per share (Face value of ₹ 1 each)*</b>						
	(a) Basic EPS (in ₹)	0.15	0.17	0.79	2.09	2.09	1.79
	(b) Diluted EPS (in ₹)	0.15	0.17	0.79	2.09	2.09	1.79
	* (Quarterly and nine months figures are not annualised)						
	See accompanying notes to the unaudited consolidated financial results						



*Kamal Chhetri*



Notes to the unaudited consolidated financial results for the quarter and year to date period ended 31 December 2022

- 1 Sunteck Realty Limited ("the Company" or "the Holding Company"), its subsidiaries and its joint ventures are together referred to as 'the Group' in the following notes. The unaudited consolidated financial results ('financial results') 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 31 January 2023.
- 2 In case of the Holding Company, other non-current financial assets as at 31 December 2022 include ₹ 1,402.73 lakhs, representing amount receivable from 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 2022 include ₹ 15,298.18 lakhs and ₹ 4,371.61 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 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 current quarter, basis the submission made by both the parties, the Arbitration Tribunal has granted six months stay in arbitration proceedings pending before the LCIA, commencing from 1 November 2022 to enable both the parties to mutually resolve the pending issues related to the dispute. Basis legal opinion, the 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 prepared by the management and believes that such accounted profit/loss is not expected to be materially different from the reviewed financial results, if available. 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 2022.
- 4 Non-current investments as at 31 December 2022 includes ₹ 3,077.49 lakhs representing amount receivable from 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 later by the Government of Maharashtra. Basis a legal opinion obtained on the matter, the Management strongly believes that such receivable is fully recoverable and accordingly, these amounts have been considered as good and recoverable.
- 5 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.
- 6 During the current quarter, the Holding Company has issued 12,929 equity shares of face value of ₹ 1 each at a premium of ₹ 224 per equity share and 924 equity shares of face value of ₹ 1 each at a premium of ₹ 324 per equity share pursuant to exercise of Employee Stock Option Schemes (ESOS) by the holders.
- 7 During the current quarter, the Holding Company has received dividend income from one of its joint venture company aggregating ₹ 951.00 lakhs which has been adjusted against the carrying amount of investment in the financial results.
- 8 Previous period's/ year figures have been regrouped/ rearranged, wherever considered necessary.

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



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



Date: 31 January 2023  
Place: Mumbai

---

**Walker Chandiook & Co LLP**

11th Floor, Tower II,  
One International Center,  
S B Marg, Prabhadevi (W),  
Mumbai - 400013  
Maharashtra, India

T +91 22 6626 2699

F +91 22 6626 2601

## **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 2022** and the year to date financial results for the period 1 April 2022 to 31 December 2022, 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.



**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)**

---

**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 2022, 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 H'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 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 are no operations in the partnership firm during the aforesaid period. Basis the favourable arbitration award and the legal opinion obtained, the 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 2022.
- (ii) Note 3 to the accompanying Statement, regarding the Company's non-current investments as at 31 December 2022 include investments of ₹ 26,115.29 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 ₹ 588.57 lakhs. SLL has incurred losses and net-worth has been partially eroded. Development of the project by GGICO has been delayed on account of certain disputes with the other JV partner and SLL has initiated arbitration against the other partner which is currently pending before London Court of International Arbitration (LCIA). Further, the other JV partner has also initiated the arbitration proceedings before LCIA against the Company and SLL, which has been admitted by LCIA. In the arbitration initiated by SLL, partial award has been given by the Tribunal, LCIA, as further explained in the management note. 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 financial assets as at 31 December 2022 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.

**For Walker Chandiook & Co LLP**  
Chartered Accountants  
Firm Registration No:001076N/N500013

**RAKESH**  
**RAMAWATAR**  
**AGARWAL**

Digitally signed by  
RAKESH RAMAWATAR  
AGARWAL  
Date: 2023.01.31 17:03:47  
+05'30'

**Rakesh R. Agarwal**  
Partner  
Membership No:109632

**UDIN:23109632BGXDYO2467**

Place: Mumbai  
Date: 31 January 2023

Page 2 of 2

**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 UNAUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER AND YEAR TO DATE PERIOD ENDED 31 DECEMBER 2022</b>							
₹ in lakhs except earnings per share data							
Sr. No.	Particulars	Quarter ended			Year to date period ended		Year ended
		31 December 2022	30 September 2022	31 December 2021	31 December 2022	31 December 2021	31 March 2022
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
1	<b>Income</b>						
	(a) Revenue from operations	4,775.55	2,296.92	6,860.95	11,158.02	16,374.20	21,854.11
	(b) Other income (Refer note 4)	1,292.39	406.88	324.37	1,906.54	942.10	1,239.60
	<b>Total income</b>	<b>6,067.94</b>	<b>2,703.80</b>	<b>7,185.32</b>	<b>13,064.56</b>	<b>17,316.30</b>	<b>23,093.71</b>
2	<b>Expenses</b>						
	(a) Cost of construction and development	4,589.85	3,925.27	7,040.91	12,959.49	17,253.82	27,407.77
	(b) Changes in inventories of work-in-progress and finished properties	(2,437.40)	(3,098.71)	(3,826.27)	(9,077.17)	(10,020.10)	(18,287.36)
	(c) Employee benefits expense	838.71	969.55	538.68	2,633.29	1,718.97	2,021.32
	(d) Finance costs	1,183.51	1,184.67	1,235.54	3,659.05	3,311.63	4,571.78
	(e) Depreciation and amortisation expense	104.57	104.18	91.44	314.68	263.69	371.44
	(f) Other expenses	788.19	1,069.70	1,890.65	2,961.14	3,951.27	5,564.42
	<b>Total expenses</b>	<b>5,067.43</b>	<b>4,154.66</b>	<b>6,970.95</b>	<b>13,450.48</b>	<b>16,479.28</b>	<b>21,649.37</b>
3	<b>Profit/ (loss) before tax (1-2)</b>	<b>1,000.51</b>	<b>(1,450.86)</b>	<b>214.37</b>	<b>(385.92)</b>	<b>837.02</b>	<b>1,444.34</b>
4	<b>Tax expense/ (credit)</b>						
	(a) Current tax	-	-	59.52	-	124.21	222.48
	(b) Deferred tax	299.36	(449.41)	(27.34)	(150.20)	(64.27)	(67.89)
		<b>299.36</b>	<b>(449.41)</b>	<b>32.18</b>	<b>(150.20)</b>	<b>59.94</b>	<b>154.59</b>
5	<b>Profit/ (loss) for the period/ year (3-4)</b>	<b>701.15</b>	<b>(1,001.45)</b>	<b>182.19</b>	<b>(235.72)</b>	<b>777.08</b>	<b>1,289.75</b>
6	<b>Other comprehensive income/ (loss)</b>						
	(a) Items not to be reclassified subsequently to profit or loss						
	- Loss on fair value of defined benefit plans as per actuarial valuation	(2.62)	(2.62)	(5.09)	(7.86)	(15.28)	(10.47)
	- Gain/(loss) on fair value of equity instruments	(0.04)	(0.03)	0.07	(0.06)	0.19	99.37
	- Income tax relating to above items	0.76	0.77	1.48	2.29	4.44	(20.08)
	(b) Items to be reclassified subsequently to profit or loss	-	-	-	-	-	-
	<b>Other comprehensive income/ (loss) for the period/ year, net of tax</b>	<b>(1.90)</b>	<b>(1.88)</b>	<b>(3.54)</b>	<b>(5.63)</b>	<b>(10.65)</b>	<b>68.82</b>
7	<b>Total comprehensive income/ (loss) for the period/ year, net of tax (5 + 6)</b>	<b>699.25</b>	<b>(1,003.33)</b>	<b>178.65</b>	<b>(241.35)</b>	<b>766.43</b>	<b>1,358.57</b>
8	Paid up equity share capital (Face value of ₹ 1 each)	1,464.64	1,464.50	1,464.32	1,464.64	1,464.32	1,464.50
9	Other equity (excluding revaluation reserves)						1,92,724.87
10	<b>Earnings per share (Face value of ₹ 1 each)*</b>						
	(a) Basic EPS (in ₹)	0.48	(0.68)	0.12	(0.16)	0.53	0.88
	(b) Diluted EPS (in ₹)	0.48	(0.68)	0.12	(0.16)	0.53	0.88
	*(Quarterly and nine months figures are not annualised) See accompanying notes to the unaudited standalone financial results						

*Rama Chetani*





## Notes to the unaudited standalone financial results for the quarter and year to date period ended 31 December 2022

- 1 The unaudited standalone 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 unaudited standalone 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 31 January 2023.
- 2 Other non-current financial assets as at 31 December 2022 include ₹ 1,402.73 lakhs, representing amount receivable from 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 2022 include ₹ 26,115.29 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 ₹ 588.57 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 current quarter, basis the submission made by both the parties, the Arbitration Tribunal has granted six months stay in arbitration proceedings pending before the LCIA, commencing from 1 November 2022 to enable both the parties to mutually resolve the pending issues related to the dispute. Basis legal opinion, the 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 2022.
- 4 During the current quarter, the Company has received dividend income from one of its joint venture company aggregating ₹ 951.00 lakhs included in 'Other Income' in the financial results.
- 5 During the current quarter, the Company has issued 12,929 equity shares of face value of ₹ 1 each at a premium of ₹ 224 per equity share and 924 equity shares of face value of ₹ 1 each at a premium of ₹ 324 per equity share pursuant to exercise of Employee Stock Option Schemes (ESOS) by the holders.
- 6 The Board of Directors of the Company and its wholly owned subsidiary, Starlight Systems (I) Private Limited (the "Transferor Company"), have approved the arrangement for amalgamation of the Transferor Company on a going concern basis with the Company (the "Transferee Company") in their respective meetings held on 10 November 2022. The Company is in process of filing necessary applications with the National Company Law Tribunal (NCLT) for approval of the aforesaid scheme.
- 7 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.
- 8 Previous period's/ year figures have been regrouped/ rearranged, wherever considered necessary.

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



Kamal Khetan  
Chairman and Managing Director  
(DIN: 00017527)



Date: 31 January 2023  
Place: Mumbai