

Date: 24<sup>th</sup> November, 2022

**SRL/SE/60/22-23**

**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: Disclosure of Related Party Transactions pursuant to Regulation 23(9) of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (“Listing Regulations”)**

Dear Sir/ Madam,

In terms of Regulation 23(9) of the Listing Regulations, please find enclosed disclosure of related party transactions for half year ended September 30, 2022.

Kindly take the same on record.

Thanking You.

**For Sunteck Realty Limited**

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

**Sunteck Realty Limited**  
**Disclosure of related party transactions for the half year ended 30 September 2022**

										Additional disclosure of related party transactions - applicable only in case the related party transaction relates to loans, inter-corporate deposits, advances or investments made or given by the listed entity/subsidiary. These details need to be disclosed only once, during the reporting period when such transaction was undertaken.								
(₹ in lakhs)																		
S. N.	Details of the party (listed entity /subsidiary) entering into the transaction		Details of the counterparty			Type of related party transaction	Value of the related party transaction as approved by the audit committee (F.Y 2022-23)	Value of transaction during the reporting period (for the half year 2022-23)	In case monies are due to either party as a result of the transaction		In case any financial indebtedness is incurred to make or give loans, inter-corporate deposits, advances or investments			Details of the loans, inter-corporate deposits, advances or investments				
	Name	PAN	Name	PAN	Relationship of the counterparty with the listed entity or its subsidiary				Opening balance as on 1 April 2022	Closing balance as on 30 September 2022	Nature of indebtedness (loan/ issuance of debt/ any other etc.)	Cost (see Note 7)	Tenure	Nature (loan/ advance/ inter corporate deposit/ investment)	Interest Rate (%)	Tenure	Secured/ unsecured	Purpose for which the funds will be utilised by the ultimate recipient of funds (end-usage)
1	Sunteck Realty Limited		Advaith Infraprojects Private Limited		Subsidiaries	Investment in equity instruments	-	-	81.01	81.01								
	Sunteck Realty Limited		Sahrish Construction Private Limited				-	-	1.00	1.00								
	Sunteck Realty Limited		Satguru Infocorp Services Private Limited				-	-	1,043.84	1,043.84								
	Sunteck Realty Limited		Starlight Systems Private Limited				-	-	3,993.66	3,993.66								
	Sunteck Realty Limited		Stardeck Lifestyles Private Limited				-	-	1.00	1.00								
	Sunteck Realty Limited		Sunteck Infraprojects Private Limited				-	-	1.00	1.00								
	Sunteck Realty Limited		Sunteck Property Holding Private Limited				-	-	1.00	1.00								
	Sunteck Realty Limited		Sunteck Real Estates Private Limited				-	-	1.00	1.00								
	Sunteck Realty Limited		Sunteck Realty Holdings Private Limited				-	-	1.00	1.00								
	Sunteck Realty Limited		Sunteck Lifespace Private Limited				-	-	1.00	1.00								
	Sunteck Realty Limited		Sunteck Infracon Private Limited				1.00	1.00	-	1.00								
	Sunteck Realty Limited		Sunteck Realtors Private Limited				1.00	1.00	-	1.00								
	Sunteck Realty Limited		Starlight Systems (I) Private Limited				0.98	0.98	-	0.98								
	Sunteck Property Holding Private Limited		Starlight Systems (I) Private Limited		Fellow subsidiaries		-	0.01	-	0.01								
	Sunteck Realty Holdings Private Limited		Starlight Systems (I) Private Limited				-	0.01	-	0.01								
	Advaith Infraprojects Private Limited		Satguru Corporate Services Private Limited		Subsidiaries		-	-	1.00	1.00								
	Advaith Infraprojects Private Limited		Skystar Buildcon Private Limited				-	-	1.00	1.00								
	Mithra Buildcon LLP		Industele Property Private Limited				-	-	1.00	1.00								
	Industele Property Private Limited		Rammit Corporate Solutions Private Limited				-	-	214.39	214.39								
	Satguru Corporate Services Private Limited		Shivay Brokers Private Limited				-	-	1.00	1.00								
	Clarissa Facility Management LLP		Rusel Multiventures Private Limited				-	1.00	-	1.00								
	Sunteck Lifestyle International Private Limited-(Mauritius)		Sunteck Lifestyle Limited-(UAE)				-	121.22	25,724.20	25,845.42								
	Sunteck Lifestyle International Private Limited-(Mauritius)		Sunteck Lifestyle Management DMCC- (UAE)				-	-	16.80	16.80								
	Sunteck Realty Limited		Sunteck Lifestyle International Private Limited-(Mauritius)				-	-	25,129.56	25,129.56								
	Sunteck Realty Limited		Sunteck Lifestyle Limited-(UAE)				-	-	0.17	0.17								
	Satguru Infocorp Services Private Limited		Sunteck Realty Limited		Holding Company		-	(525.00)	13,068.00	12,543.00								
	Starlight Systems Private Limited		Sunteck Realty Limited				-	(525.00)	13,068.00	12,543.00								
	Sunteck Realty Limited		Piramal Sunteck Realty Private Limited		Joint Venture		682.90	682.90	4,240.31	4,923.21								
	Sunteck Lifestyle Limited-(UAE)		GGICO Sunteck Limited-(UAE)				-	1,176.65	13,911.37	15,088.02								
	Sunteck Realty Limited		SW Capital Private Limited		Other Related Party		-	-	88.89	88.89								



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	Name	PAN	Name	PAN	Relationship of the counterparty with the listed entity or its subsidiary				Opening balance as on 1 April 2022	Closing balance as on 30 September 2022	Nature of indebtedness (loan/ issuance of debt/ any other etc.)	Cost (see Note 7)	Tenure	Nature (loan/ advance/ inter corporate deposit/ investment)	Interest Rate (%)	Tenure	Secured/ unsecured	Purpose for which the funds will be utilised by the ultimate recipient of funds (end-usage)
7	Sunteck Realty Limited		Advaith Infraprojects Private Limited		Subsidiaries	Loans and advances given	0.03	0.03	1.03	1.05						Interest free unsecured Loan Repayable on Demand for General business corporate purpose		
	Sunteck Realty Limited		Sahrish Constructions Private Limited			Loans and advances given	687.91	687.91	7,258.65	7,809.46								
	Sunteck Realty Limited		Sahrish Constructions Private Limited			Loans and advances repaid	137.10	137.10										
	Sunteck Realty Limited		Sunteck Infraprojects Private Limited			Loans and advances given	0.03	0.03	2,133.22	2,133.25								
	Sunteck Realty Limited		Sunteck Infraprojects Private Limited			Loans and advances repaid	-	-	-	-								
	Sunteck Realty Limited		Sunteck Realty Holdings Private Limited			Loans and advances given	2,725.42	2,725.42	3,796.68	4,818.38								
	Sunteck Realty Limited		Sunteck Realty Holdings Private Limited			Loans and advances repaid	1,703.62	1,703.62										
	Sunteck Realty Limited		Sunteck Property Holding Private Limited			Loans and advances given	288.38	288.38	0.95	289.32								
	Sunteck Realty Limited		Sunteck Real Estates Private Limited			Loans and advances given	7,520.47	7,520.47	4,988.77	8,497.14								
	Sunteck Realty Limited		Sunteck Real Estates Private Limited			Loans and advances repaid	4,012.10	4,012.10										
	Sunteck Realty Limited		Stardeck Lifestyles Private Limited			Loans and advances given	676.03	676.03	23.97	700.00								
	Sunteck Realty Limited		Satguru Infocorp Services Private Limited			Loans and advances given	37.07	37.07	13.96	10.52								
	Sunteck Realty Limited		Satguru Infocorp Services Private Limited			Loans and advances repaid	40.50	40.50										
	Sunteck Realty Limited		Starlight Systems Private Limited			Loans and advances given	22.83	22.83	1.74	0.16								
	Sunteck Realty Limited		Starlight Systems Private Limited			Loans and advances repaid	24.40	24.40										
	Sunteck Realty Limited		Starlight Systems (I) Private Limited			Loans and advances given	67,411.92	67,411.92	-	1,007.55								
	Sunteck Realty Limited		Starlight Systems (I) Private Limited			Loans and advances repaid	4,399.37	4,399.37										
	Sunteck Realty Limited		Starlight Systems (I) Private Limited			Loan converted into Optionally Convertible Debentures	62,005.00	62,005.00										
	Sunteck Property Holding Private Limited		Starlight Systems (I) Private Limited		Fellow Subsidiary	Loans and advances given	-	155.43	-	0.43								
	Sunteck Property Holding Private Limited		Starlight Systems (I) Private Limited			Loan converted into Optionally Convertible Debentures	-	155.00										

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	Sunteck Realty Holdings Private Limited		Starlight Systems (I) Private Limited		Fellow Subsidiary	Loans and advances given	-	155.89	-	0.89									
	Sunteck Realty Holdings Private Limited		Starlight Systems (I) Private Limited			Loan converted into Optionally Convertible Debentures	-	155.00											
	Sunteck Realty Limited		Sunteck Infracon Private Limited		Subsidiaries	Loans and advances given	0.05	0.05	-	0.05									
	Sunteck Realty Limited		Sunteck Infracon Private Limited			Loans and advances repaid	-	-	-	-									
	Sunteck Realty Limited		Sunteck Lifespace Private Limited			Loans and advances given	3,236.33	3,236.33		3,236.33									
	Sunteck Realty Limited		Sunteck Lifespace Private Limited			Loans and advances repaid	-	-	-	-									
	Sunteck Realty Limited		Sunteck Realtors Private Limited			Loans and advances given	0.03	0.03		0.03									
	Sunteck Realty Limited		Sunteck Realtors Private Limited			Loans and advances repaid	-	-	-	-									
	Sunteck Realty Limited		Satguru Corporate Services Private Limited			Loans and advances given	2,957.42	2,957.42	383.50	502.73									
	Sunteck Realty Limited		Satguru Corporate Services Private Limited			Loans and advances repaid	2,838.19	2,838.19											
	Sunteck Realty Limited		Skystar Buildcon Private Limited			Loans and advances given	11,462.00	11,462.00	15,863.82	20,208.81									
	Sunteck Realty Limited		Skystar Buildcon Private Limited			Loans and advances repaid	7,117.01	7,117.01											
	Sunteck Realty Holdings Private Limited		Sunteck Property Holding Private Limited			Fellow subsidiary	Loans and advances given	-	-	1,000.00	1,000.00								
	Sunteck Real Estate Private Limited		Magnate Industries LLP		Fellow subsidiary	Loans and advances given	-	2,500.00		2,500.00									
	Advaith Infraprojects Private Limited		Satguru Corporate Services Private Limited		Subsidiary	Loans and advances given	-	-	0.75	0.75									
	Satguru Corporate Services Private Limited		Shivay Brokers Private Limited		Subsidiary	Loans and advances given	-	0.20	117.75	117.90									
	Mithra Buildcon LLP		Industele Property Private Limited		Subsidiary	Loans and advances given	-	0.05	4.20	9.71									
	Starlight Systems (I) Private Limited		Clarissa Facility Management LLP		Fellow Subsidiaries	Loans and advances given	-	12.82	850.54	675.00									
	Starlight Systems (I) Private Limited		Clarissa Facility Management LLP			Loans and advances repaid	-	188.37											
	Sunteck Lifestyle Limited-(UAE)		Sunteck Lifestyle Management DMCC- (UAE)		Subsidiaries	Loans and advances given	-	-	1,183.69	1,183.69									
	Sunteck Lifestyle International Private Limited-(Mauritius)		Sunteck Lifestyle Limited-(UAE)			Loans and advances given	-	-	64.98	64.98									
	Sunteck Lifestyle International Private Limited-(Mauritius)		Sunteck Lifestyle Management DMCC- (UAE)			Loans and advances given	-	-	17.61	17.61									
	Sunteck Lifestyle Limited-(UAE)		GGICO Sunteck Limited-(UAE)		Joint Venture	Loans and advances given	-	323.97	3,989.77	4,313.74									

Interest free unsecured Loan Repayable on Demand for General business corporate purpose

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	Name	PAN	Name	PAN	Relationship of the counterparty with the listed entity or its subsidiary				Opening balance as on 1 April 2022	Closing balance as on 30 September 2022	Nature of indebtedness (loan/ issuance of debt/ any other etc.)	Cost (see Note 7)	Tenure	Nature (loan/ advance/ inter corporate deposit/ investment)	Interest Rate (%)	Tenure	Secured/ unsecured	Purpose for which the funds will be utilised by the ultimate recipient of funds (end-usage)
	Sunteck Realty Limited		Piramal Sunteck Realty Private Limited		Joint Venture	Loans and advances given	315.95	315.95	1,219.93	0.41				Interest @12% unsecured Loan Repayable on Demand for General business corporate purpose				
	Sunteck Realty Limited		Piramal Sunteck Realty Private Limited			Loans and advances repaid	1,535.48	1,535.48										
	Sunteck Realty Limited		Stardeck Finance Limited		Entities under common control	Loans and advances given	4,550.00	4,550.00		3,275.00				Interest @9.5% unsecured Loan Repayable on Demand for General business corporate purpose				
	Sunteck Realty Limited		Stardeck Finance Limited			Loans and advances repaid	1,275.00	1,275.00										
	Piramal Sunteck Realty Private Limited		Starlight Systems (I) Private Limited		Other related party	Loans and advances given	-	1,506.00	-	1,506.00				Interest @8.65% unsecured Loan Repayable on Demand for General business corporate purpose				
8	Sunteck Realty Limited		Clarissa Facility Management LLP		Subsidiaries	Other receivable	0.06	0.06	3.10	3.16								
	Sunteck Realty Limited		Starlight Systems (I) Private Limited				(6.41)	(6.41)	110.11	103.70								
	Sunteck Realty Limited		Sunteck Lifestyle Limited- UAE				62.90	62.90	775.09	837.99								
	Sunteck Realty Limited		Satguru Corporate Services Private Limited				6.97	6.97	45.17	52.14								
	Sunteck Realty Limited		Skystar Buildcon Private Limited				0.30	0.30	6.24	6.54								
	Satguru Corporate Services Private Limited		Starlight Systems (I) Private Limited		Fellow Subsidiary		-	4.82	36.39	41.21								
9	Sunteck Lifestyle Limited-UAE		GGICO Sunteck Limited- UAE		Joint Venture	Other payable	-	-	102.77	111.12								
10	Skystar Buildcon Private Limited		Rusel Multiventures Private Limited		Fellow Subsidiary	Trade payable	-	-	-	51.43								
	Clarissa Facility Management LLP		Sunteck Realty Limited		Holding Company		-	-	(0.08)	0.22								
11	Sunteck Realty Limited		Skystar Buildcon Private Limited		Subsidiaries	Transfer-in (materials)	1.22	1.22	-	-								
	Sunteck Realty Limited		Sahrish Constructions Private Limited				0.17	0.17	-	-								
	Sunteck Realty Limited		Sunteck Realty Holdings Private Limited				0.10	0.10	-	-								
	Sahrish Constructions Private Limited		Sunteck Realty Holdings Private Limited		Fellow Subsidiary		-	0.04	-	-								
	Sunteck Realty Limited		Starlight Systems (I) Private Limited		Subsidiaries		0.90	0.90	-	-								
	Skystar Buildcon Private Limited		Sunteck Realty Holdings Private Limited		Fellow Subsidiary		-	0.13	-	-								
	Satguru Corporate Services Private Limited		Sunteck Realty Holdings Private Limited		Fellow Subsidiary		-	0.18	-	-								
	Sunteck Real Estates Private Limited		Sunteck Realty Limited		Holding Company		-	0.01	-	-								
	Sahrish Constructions Private Limited		Piramal Sunteck Realty Private Limited		Joint Venture of Holding Company		-	0.19	-	-								
	Sunteck Realty Limited		Piramal Sunteck Realty Private Limited		Joint Venture		0.11	0.11	-	-								



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18	Sunteck Realty Limited		Clarissa Facility Management LLP		Subsidiaries	ESOS	-	0.06	-	-								
	Sunteck Realty Limited		Starlight Systems (I) Private Limited				-	(1.60)	-	-								
	Sunteck Realty Limited		Satguru Corporate Services Private Limited				-	2.15	-	-								
	Sunteck Realty Limited		Skystar Buildcon Private Limited				-	0.30	-	-								
19	Sunteck Realty Limited		Clarissa Facility Management LLP		Subsidiary	Maintenance expenses	56.34	56.34	-	-								
	Starlight Systems (I) Private Limited		Clarissa Facility Management LLP		Fellow Subsidiary		-	2.37	-	-								
20	Sunteck Realty Limited		Krupa Family Private Trust		Other Related Party	Sales of residential units	7.03	7.03	-	-								
	Sunteck Realty Limited		Pathway Buildcon LLP				5.11	5.11	-	-								
	Sunteck Realty Limited		Shraddha Trust				2.58	2.58	-	-								
	Sunteck Realty Limited		Matrabhav Trust				10.03	10.03	-	-								
	Sunteck Realty Limited		Mr. Vipul Vallabh Hingaraja		KMP and their Relatives		1.50	1.50	-	-								
	Sunteck Realty Limited		Sangeeta Manoj Agrawal				1.49	1.49	-	-								
21	Sunteck Realty Limited		Stardeck Finance Limited		Other related Party	Office Rent	2.10	2.10	-	-								
	Sunteck Realty Limited		SW Capital Private Limited				1.53	1.53	-	-								
22	Sunteck Realty Limited		Sandhya Malhotra		Key Managerial Personnel	Director sitting fees	-	1.30	-	-								
	Sunteck Realty Limited		Chaitanya Dalal				-	1.70	-	-								
	Sunteck Realty Limited		Mukesh Jain				-	1.70	-	-								
	Sunteck Realty Limited		Vaddarse Prabhakar Shetty				-	1.00	-	-								
23	Sunteck Realty Limited		Kamal Khetan		Key Managerial Personnel	Remuneration and Reimbursement expense	-	112.50	-	-								
	Sunteck Realty Limited		Atul Poopal				-	51.04	-	-								
	Sunteck Realty Limited		Rachana Hingarajia				-	26.80	-	-								
	Sunteck Realty Limited		Manoj Agarwal				-	39.02	-	-								
	Sunteck Realty Limited		Prashant Chaubey				-	6.18	-	-								

# 0.00 represents amount Less than ₹ 500