Sunteck Realty Ltd.

Sunteck

SRL/SE/60/21-22

Date: 10th February, 2022

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

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

Sub: Outcome of Board Meeting

Sir/Ma'am,

This is to inform you that the Board of Directors at their meeting held today i.e. 10th February, 2022 inter alia transacted the following business:

1. Approved the Unaudited Standalone and Consolidated Financial Results for the quarter and nine months ended 31st December, 2021.

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 31st December, 2021 along with Limited Review Report thereon.

The meeting of the Board of Directors commenced at 4.30 pm and concluded at 6.45 pm.

This is for your information and records.

For Sunteck Realty Limited

Sunteck Realty Limited Mumbai

Rachana Hingarajia
Company Secretary
Encl: a/a

SUNTECK REALTY LIMITED

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

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

A. STATEMENT OF UNAUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER AND NINE MONTHS ENDED 31 DECEMBER 2021

₹ in lakhs except earnings per share data

Sr. No.	Particulars	Quarter ended			Nine months ended		Year ended
		31 December 2021	30 September 2021	31 December 2020	31 December 2021	31 December 2020	31 March 2021
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
				Restated (Refer note 5)		Restated (Refer note 5)	
1	Income						
	(a) Revenue from operations	12,809.98	13,631.56	21,739.99	35,715.29	41,940.28	61,386.48
	(b) Other income	334.64	609.90	400.88	1,282.41	1,754.59	1,697.75
	Total income	**13,144.62**	**14,241.46**	**22,140.87**	**36,997.70**	**43,694.87**	**63,084.23**
2	Expenses						
	(a) Cost of construction and development	22,859.82	31,791.34	4,332.60	63,353.32	10,418.70	23,965.94
	(b) Changes in inventories of work-in-progress and finished properties	(17,358.04)	(26,133.78)	9,463.31	(48,037.50)	14,808.67	12,540.29
	(c) Employee benefits expense	1,382.94	1,300.87	1,021.75	4,007.37	2,711.03	3,821.86
	(d) Finance costs	1,959.67	1,799.67	2,283.60	5,531.18	6,709.80	8,463.60
	(e) Depreciation and amortisation expense	185.98	161.17	121.76	479.70	376.75	520.35
	(f) Other expenses	2,452.45	3,023.26	1,826.29	7,208.22	4,253.82	7,366.43
	Total expenses	**11,482.82**	**11,942.53**	**19,049.31**	**32,542.29**	**39,278.77**	**56,678.47**
3	**Profit before tax and share of profit /(loss) of joint ventures (1-2)**	**1,661.80**	**2,298.93**	**3,091.56**	**4,455.41**	**4,416.10**	**6,405.76**
4	Share of profit /(loss) of joint ventures (net)	(130.87)	(161.08)	114.08	(428.04)	(17.14)	34.26
5	**Profit before exceptional item and tax (3+4)**	**1,530.93**	**2,137.85**	3,205.64	**4,027.37**	4,398.96	**6,440.02**
6	Exceptional item-expense (Refer note 7)	-	-	-	-	-	603.50
7	**Profit before tax (5-6)**	**1,530.93**	**2,137.85**	3,205.64	**4,027.37**	**4,398.96**	**5,836.52**
8	**Tax expense/(credit)**						
	(a) Current income tax	234.18	457.43	315.55	800.66	1,147.52	1,026.89
	(b) Deferred income tax	185.54	154.83	560.49	287.03	98.25	615.56
		419.72	612.26	876.04	1,087.69	1,245.77	1,642.45
9	**Profit for the period/ year (7-8)**	**1,111.21**	**1,525.59**	**2,329.60**	**2,939.68**	3,153.19	4,194.07
10	**Other comprehensive income/(loss)**						
	(a) Items not to be reclassified subsequently to profit or loss						
	- Gain/(loss) on fair value of defined benefit plans as per actuarial valuation	(9.73)	(9.73)	7.08	(29.19)	11.80	16.13
	- Gain/(loss) on fair value of equity instruments	(0.11)	(0.31)	0.41	0.41	0.74	10.94
	- Income tax relating to above items	2.85	2.87	(2.19)	8.46	(3.96)	(7.53)
	(b) Items to be reclassified subsequently to profit or loss						
	- Translation exchange gain / (loss) relating to foreign operations	56.38	6.54	(139.65)	295.77	(503.07)	(478.97)
	Other comprehensive income/(loss) for the period/ year, net of tax	49.39	(0.63)	(134.35)	275.45	(494.49)	(459.43)
11	**Total comprehensive income for the period/ year, net of tax (9 + 10)**	**1,160.60**	**1,524.96**	**2,195.25**	**3,215.13**	**2,658.70**	**3,734.64**
	Net profit/(loss) attributable to						
	Owner's of the parent	1,111.21	1,525.59	2,329.60	2,939.68	3,153.19	4,194.07
	Non- controlling interest	-	-	-	-	-	-
	Other comprehensive income/(loss) for the period/ year attributable to						
	Owner's of the parent	49.39	(0.63)	(134.35)	275.45	(494.49)	(459.43)
	Non- controlling interest	-	-	-	-	-	-
	Total comprehensive income/(loss) for the period/ year attributable to						
	Owner's of the parent	1,160.60	1,524.96	2,195.25	3,215.13	2,658.70	3,734.64
	Non- controlling interest	-	-	-	-	-	-
12	Paid up equity share capital (Face value of ₹ 1 each)	1,404.32	1,403.94	1,403.72	1,404.32	1,403.72	1,403.94
13	Other equity (excluding revaluation reserves)						275,821.15
14	Earnings / (loss) per share (not annualised) (Face value of ₹ 1 each)						
	(a) Basic EPS (in ₹)	0.79	1.09	1.66	2.09	2.25	2.98
	(b) Diluted EPS (in ₹)	0.79	1.09	1.66	2.09	2.25	2.98
	See accompanying notes to the unaudited consolidated financial results						

Kamal Khetan

Sunteck Realty Mum

Notes to the unaudited consolidated financial results for the quarter and nine months ended 31 December 2021

1 Sunteck Realty Limited ("the Company" or "the Holding Company") and its subsidiaries are together referred to as 'the Group' in the following notes. The unaudited consolidated financial results ('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 10 February 2022.

2 In case of Holding Company, other non-current financial assets as at 31 December 2021 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, which was considered as a joint venture of the Holding Company. 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 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 2021 include ₹ 13,691.83 lakhs and ₹ 3,929.33 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). During the previous year, 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 current quarter, partial award has been 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. Both the parties have filed necessary application before LCIA for further deliberation on certain matters. Basis legal opinion, the management is of the view that such claims are not tenable against the 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. 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 2021

4 The outbreak of COVID-19 pandemic has disrupted regular business operations of the Group due to the lock down restrictions and other emergency measures imposed by the Government from time to time. Although the business operations have recommenced post relaxation of lockdowns, the Group remains watchful of the potential impact of the pandemic on resuming normal business operations on a continuous basis. The Group has also adopted measures to curb the spread of infection in order to protect the health of its employees and ensures business continuity with minimal disruption. Management has taken into account the possible impacts of known events, upto the date of the approval of these unaudited consolidated financial results, arising from COVID-19 pandemic on its operations and the carrying value of the assets and liabilities as at 31 December 2021. However, there exists significant estimation uncertainty in relation to the future impact of COVID-19 pandemic on the Group and, accordingly, the actual impact in the future may be different from those presently estimated. The Group will continue to monitor any material change to the future economic conditions and consequential impact on the unaudited consolidated financial results.

5 During the year ended 31 March 2021, the Group had changed the method of revenue recognition from percentage of completion method to completed contract method in respect of certain real-estate projects pursuant to re-assessment of certain criteria to recognise revenue over the period of time towards satisfaction of performance obligation, reassessing the contracts for accounting under principal versus agent consideration and accounting for joint development arrangements as specified in Ind-AS 115 – 'Revenue from Contract with Customers'. Management believes that considering the contractual terms, in respect of certain projects, an enforceable rights to payment does not arise until the development of the project is completed and therefore it would be more accurate on a comparative basis to recognise the revenue on transferring of control of property promised to the customers on completion of the projects. Further, pursuant to a clarification issued by International Accounting Standards Board ('IASB') in relation to borrowing costs on real-estate projects where revenue is recognised on percentage of completion basis, the Group had excluded such borrowing costs relating to the post-launch period from its estimates of the balance cost to completion, and the same are now recognised as finance cost in the Statement of Profit and Loss. Further the Group and its joint ventures evaluated various matters under litigation in accordance with Ind-AS- 37, Provisions, Contingent Liabilities and Contingent Assets and accounted the liabilities or made disclosure with respect to contingent liability, as the case may be. Pursuant to the impact of aforesaid changes, the Group and its Joint venture had restated the financial results for the comparative periods, in accordance with the requirements of Ind-AS 8 - 'Accounting Policies, Changes in Accounting Estimates and Errors'. The impacts of aforesaid restatements are as follows:

Sunteck Realty Limited Mumbai

Impact on unaudited consolidated statement of Profit and Loss

₹ in lakhs except earnings per share data

Particulars	For the quarter ended 31 December 2020	For the nine months ended 31 December 2020
Revenue from operations	1,275.25	1,863.97
Cost of construction and development	1,121.23	2,049.49
Other expenses	-	(4.77)
Profit / (loss) before tax and share of profit /(loss) of joint ventures	154.02	(180.75)
Profit / (loss) before tax	154.02	(180.75)
Tax expense - deferred tax	39.19	(43.71)
Profit / (loss) for the period	114.83	(137.04)
Total comprehensive income / (loss) for the period, net of tax	114.83	(137.04)
Basic earnings / (loss) per share	0.08	(0.10)
Diluted earnings / (loss) per share	0.08	(0.10)

6 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.

7 Exceptional item for the year ended 31 March 2021 represents balance written off in respect of trade receivables amounting to ₹ 603.50 lakhs as considered no longer recoverable.

8 The Holding Company through its wholly owned subsidiary Mithra Buildcon LLP has acquired 100% stake in Industele Property Private Limited on 1 November 2021 at an aggregate consideration of ₹ 5,851.00 lakhs for which provisional accounting in respect of which purchase price allocation has been done during the current quarter. The Board of Directors of Industele Property Private Limited, a wholly owned subsidiary, passed a resolution approving the merger of two companies owning certain properties in accordance with Section 230 to 232 of the Act which is awaiting final approval from National Company Law Tribunal.

9 During the current quarter, the Holding Company has issued 33,574 equity shares of face value of ₹ 1 each at a premium of ₹ 224 per equity share and 3,692 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.

10 Previous period's figures have been regrouped / rearranged, wherever considered necessary in addition to restatement impacts as stated in note 5 above.

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

KamalKhetan

Kamal Khetan

Chairman and Managing Director

(DIN: 00017527)

Date: 10 February 2022

Place: Mumbai

SUNTECK REALTY LIMITED

Regd. Office: 5th Floor, Sunteck Centre, 37- 40 Subhash Road, Vile Parle (East), Mumbai 400057 CIN:L32100MH1981PLC025346
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A. STATEMENT OF UNAUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER AND NINE MONTHS ENDED 31 DECEMBER 2021

₹ in lakhs except earnings per share data

Sr. No.	Particulars	Quarter Ended			Nine months ended		Year ended
		31 December 2021	30 September 2021	31 December 2020	31 December 2021	31 December 2020	31 March 2021
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
				Restated (Refer note 5)		Restated (Refer note 5)	
1	Income						
	(a) Revenue from operations	6,828.96	4,876.14	11,691.08	16,353.38	24,631.38	31,390.09
	(b) Other income (Refer note 8)	14.83	384.89	237.22	640.19	2,507.71	2,529.08
	Total income	**6,843.79**	**5,261.03**	**11,928.30**	**16,993.57**	**27,139.09**	**33,919.17**
2	**Expenses**						
	(a) Cost of construction and development	7,040.91	6,441.24	2,713.58	17,253.82	5,173.96	9,533.30
	(b) Changes in inventories of work-in-progress and finished properties	(3,826.27)	(4,611.03)	4,330.17	(10,020.10)	10,027.58	9,231.37
	(c) Employee benefits expense	538.68	574.17	457.42	1,718.97	1,295.71	1,772.08
	(d) Finance costs	1,235.54	1,073.53	1,451.29	3,311.63	3,965.62	4,866.63
	(e) Depreciation and amortisation expense	91.44	93.27	73.08	263.69	230.18	313.93
	(f) Other expenses	1,549.12	1,183.61	579.08	3,628.54	1,603.07	3,130.40
	Total expenses	6,629.42	4,754.79	9,604.62	16,156.55	22,296.12	28,847.71
3	**Profit before exceptional item and tax (1-2)**	**214.37**	**506.24**	**2,323.68**	**837.02**	**4,842.97**	**5,071.46**
4	Exceptional item-expense (Refer note 7)	-	-	-	-	-	603.50
5	**Profit before tax (3-4)**	**214.37**	**506.24**	**2,323.68**	**837.02**	**4,842.97**	**4,467.96**
6	**Tax expense/(credit)**						
	(a) Current tax	59.52	64.69	288.11	124.21	812.64	697.09
	(b) Deferred tax	(27.34)	(23.44)	339.77	(64.27)	(94.56)	(13.31)
		32.18	41.25	627.88	59.94	718.08	683.78
7	**Profit for the period/ year (5-6)**	182.19	464.99	1,695.80	777.08	4,124.89	3,784.18
8	**Other comprehensive income/(loss)**						
	(a) Items not to be reclassified subsequently to profit or loss						
	- Gain/(loss) on fair value of defined benefit plans as per actuarial valuation	(5.09)	(5.10)	3.12	(15.28)	(0.24)	3.97
	- Gain/(loss) on fair value of equity instruments	0.07	(0.08)	(0.08)	0.19	0.12	12.34
	- Income tax relating to above items	1.48	1.50	(0.91)	4.44	0.06	(4.02)
	(b) Items to be reclassified subsequently to profit or loss	-	-	-	-	-	-
	Other comprehensive income/(loss) for the period/ year, net of tax	**(3.54)**	**(3.68)**	**2.13**	**(10.65)**	**(0.06)**	**12.29**
9	**Total comprehensive income for the period/ year, net of tax (7 + 8)**	**178.65**	**461.31**	**1,697.93**	**766.43**	**4,124.83**	**3,796.47**
10	Paid up equity share capital (Face value of ₹ 1 each)	1,464.32	1,463.94	1,463.72	1,464.32	1,463.72	1,463.94
11	Other equity (excluding revaluation reserves)						192,751.91
12	Earnings per share (not annualised) (Face value of ₹ 1 each)						
	(a) Basic EPS (in ₹)	0.12	0.32	1.16	0.53	2.82	2.59
	(b) Diluted EPS (in ₹)	0.12	0.32	1.16	0.53	2.82	2.59
	See accompanying notes to the unaudited standalone financial results						

Kamal Khetan

Sunteck Realty Limited Mumbai

Notes to the unaudited standalone financial results for the quarter and nine months ended 31 December 2021

1 The unaudited standalone 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 10 February 2022.

2 Other non-current financial assets as at 31 December 2021 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 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 are 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 2021 include ₹ 25,976.02 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 ₹ 763.31 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). During the previous year, 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 current quarter, partial award has been 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. Both the parties has filed necessary application before LCIA for further deliberation on the certain matters. 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 2021.

4 The outbreak of COVID-19 pandemic has disrupted regular business operations of the Company due to the lock down restrictions and other emergency measures imposed by the Government from time to time. Although the business operations have recommenced post relaxation of lockdowns, the Company remains watchful of the potential impact of the pandemic on resuming normal business operations on a continuous basis. The Company has also adopted measures to curb the spread of infection in order to protect the health of its employees and ensures business continuity with minimal disruption. Management has taken into account the possible impacts of known events, upto the date of the approval of these unaudited standalone financial results, arising from COVID-19 pandemic on its operations and the carrying value of the assets and liabilities as at 31 December 2021. However, there exists significant estimation uncertainty in relation to the future impact of COVID-19 pandemic on the Company and, accordingly, the actual impact in the future may be different from those presently estimated. The Company will continue to monitor any material change to the future economic conditions and consequential impact on the unaudited standalone financial results.

5 During the year ended 31 March 2021, the Company had re-assessed the contract for accounting under principal versus agent consideration and accounting for joint development arrangements as specified in Ind-AS 115 – 'Revenue from Contract with Customers'. Further, the Company re-evaluated various matters under litigation in accordance with Ind-AS- 37, Provisions, Contingent Liabilities and Contingent Assets and accounted the liabilities.Pursuant to the impact of aforesaid changes, the Company has restated the financial results for the comparative period, in accordance with the requirements of Ind-AS 8 - 'Accounting Policies, Changes in Accounting Estimates and Errors'. The impacts of aforesaid restatements are as follows:

Impact on unaudited standalone statement of profit and loss — ₹ in lakhs except earnings per share data

Particulars	For the quarter ended 31 December 2020	For the nine months ended 31 December 2020
Revenue from operations	235.16	720.34
Cost of construction and development	224.10	675.34
Profit before tax	11.06	45.00
Deferred tax	3.22	13.11
Profit for the period	7.84	31.89
Total comprehensive profit for the period	7.84	31.89
Basic and diluted earnings per share	0.01	0.02

6 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.

7 Exceptional item for the year ended 31 March 2021 represents balance written off in respect of trade receivables amounting to ₹ 603.50 lakhs as considered no longer recoverable.

8 During the nine months ended 31 December 2020 and year ended 31 March 2021, the Company had received dividend income from one of its subsidiary company aggregating ₹ 1,456.00 lakhs included in 'Other Income' in the financials results.

9 During the current quarter, the Company has issued 33,574 equity shares of face value of ₹ 1 each at a premium of ₹ 224 per equity share and 3,692 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.

10 Previous period's/ year figures have been regrouped/ rearranged, wherever considered necessary in addition to restatement impacts as stated in note 5 above.

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

Sunteck Realty Limited Mumbai

Kamal Khetan
Chairman and Managing Director
(DIN: 00017527)

Date: 10 February 2022
Place: Mumbai

Walker Chandiok & Co LLP

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One International Center,
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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 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 2021** and the consolidated year to date results for the period 1 April 2021 to 31 December 2021, 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), including relevant circulars issued by the SEBI from time to time.

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 SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended), including relevant circulars issued by the SEBI from time to time. 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 SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended), 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 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.

5. We draw attention to:

   i. Note 2 to the accompanying Statement which describes the uncertainties relating to recoverability of the Holding Company's other non-current financial assets aggregating ₹ 1,402.73 lakhs as at 31 December 2021 from a partnership firm ('firm'), 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 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 2021.

   ii. Note 3 to the accompanying Statement, regarding the Group's non-current investments and non-current loans aggregating ₹ 13,691.83 lakhs and ₹ 3,929.33 lakhs respectively, as at 31 December 2021 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, during the previous year, 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 available with the management. The management believes that the profit accounted from such JV is not expected to be material. 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 2021 are fully recoverable and the claims raised by the joint venture partner are not tenable.

   iii. Note 4 to the accompanying Statement, which describes the uncertainties relating to the outbreak COVID-19 pandemic and management evaluation of its impact on the Group's operations and on the accompanying Statement of the Group as at 31 December 2021, the extent of which is significantly dependent on future developments.

   iv. Note 5 to the accompanying Statement, regarding the restatement of comparative financial information of the Group and its joint ventures, in accordance with the principles of Ind AS 8, Accounting Policies, Changes in Accounting Estimates and Errors on account of various adjustments, reclassifications and corrections of errors, which are further described in the aforesaid note.

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

6. We did not review the interim financial information/ financial results of nineteen (19) subsidiaries included in the Statement, whose financial information (before eliminating intra-group transactions) reflects total revenues of ₹ 554.52 lakhs and ₹ 2,795.47 lakhs, total net loss after tax of ₹ 150.46 lakhs and ₹ 133.31 lakhs, total comprehensive income of ₹ 414.52 lakhs and ₹ 12,882.43 lakhs (total comprehensive income/(loss) ₹ (95.48) lakhs and ₹ 159.43 lakhs after eliminating inter-company transactions) for the quarter and nine months period ended on 31 December 2021, respectively, as considered in the Statement. The Statement also includes the Group's share of net loss after tax of ₹ 0.05 lakhs and ₹ 0.20 lakhs and total comprehensive loss of ₹ 0.05 lakhs and ₹ 0.20 lakhs for the quarter and nine months period ended on 31 December 2021, respectively, as considered in the Statement, in respect of two (2) joint ventures, whose interim financial information/ financial results have not been reviewed by us. These interim financial information/ financial 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 report 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 matter 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 nine-months period ended on 31 December 2021 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, these 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 Chandiok & Co LLP**
Chartered Accountants
Firm Registration No:001076N/N500013

RAKESH RAMAWATAR AGARWAL
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Date: 2022.02.10 18:34:26 +05'30'

Rakesh R. Agarwal
Partner
Membership No:109632

UDIN:22109632ABCQEC6756

Place: Mumbai
Date: 10 February 2022

Annexure 1

List of entities included in the Statement

Subsidiary Companies	
Skystar Buildcon Private Limited	Starlight Systems Private Limited
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
Shivay Brokers Private Limited (w.e.f. 19 November 2020)	Sunteck Lifespace Private Limited (w.e.f. 2 November 2021)
Industele Property Private Limited (w.e.f. 1 November 2021)	

Joint Ventures	
Piramal Sunteck Realty Private Limited	Uniworth Realty LLP
Nariman Infrastructure LLP	GGICO Sunteck Limited (UAE)

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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 2021** and the year to date results for the period 1 April 2021 to 31 December 2021, being submitted by the Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended), including relevant circulars issued by the SEBI from time to time.

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 SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended), including relevant circulars issued by the SEBI from time to time. 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.

Emphasis of Matters

5. We draw attention to:

(i) Note 2 to the accompanying Statement regarding uncertainties relating to recoverability of other non-current financial assets as at 31 December 2021 include ₹ 1,402.73 lakhs, from a partnership firm ('firm'), 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 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 2021.

(ii) Note 3 to the accompanying Statement, regarding the Company's non-current investments as at 31 December 2021 include investments of ₹ 25,976.02 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 ₹ 763.31 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, during the previous year, 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 2021 are fully recoverable and the claims raised by the JV partner are not tenable.

(iii) Note 4 to the accompanying Statement, which describes the uncertainties relating to the outbreak COVID-19 pandemic and management evaluation of its impact on the Company's operations and on the accompanying Statement of the Company as at 31 December 2021, the extent of which is significantly dependent on future developments.

(iv) Note 5 to the accompanying Statement, regarding the restatement of comparative financial information of the Company, in accordance with the principles of Ind AS 8, Accounting Policies, Changes in Accounting Estimates and Errors on account of various adjustments, reclassifications and corrections of errors, which are further described in the aforesaid note.

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

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

RAKESH RAMAWATAR AGARWAL
Digitally signed by RAKESH RAMAWATAR AGARWAL
Date: 2022.02.10 18:33:38 +05'30'

Rakesh R. Agarwal
Partner
Membership No:109632

UDIN:22109632ABCQDI2211

Place: Mumbai
Date: 10 February 2022