

SRL/SE/11/19-20

Date: 2<sup>nd</sup> May, 2019

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

**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

## **Sub: Outcome of Board Meeting**

**Sir,**

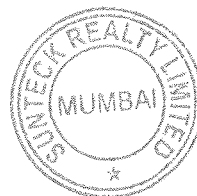
This is to inform you that the Board of Directors at their meeting held today i.e. May 2, 2019 approved:

1. Audited Standalone and Consolidated Financial Results for the quarter and year ended March 31, 2019.

Pursuant to Regulation 33 and 52 of SEBI (Listing Obligations and Disclosure Requirements) Regulations 2015, we enclose herewith the copy of Audited Financial Results (Standalone and Consolidated) for the quarter and year ended March 31, 2019 along with Auditor's Report thereon and Press Release.

2. Subject to the approval of members, recommended final dividend of 150% i.e. Rs. 1.50/- per equity share of face value Re. 1/- per share for the year ended March 31, 2019.
3. Subject to the approval of members, enabling Resolution/s for raising of funds not more than Rs. 2000 Crores (Rupees Two Thousand Crores) in one or more tranches either by way of QIP, FPO, ADR, GDR, rights issue, debt issue, preferential issue, FCCB etc. or any other method for issue of fund in the following manner:
  - a. Non-Convertible Debt of not more than Rs. 1500 Crores (Rupees One Thousand Five Hundred Crores only) by way of private placement in one or more tranches;
  - b. By way of equity shares and /or any other securities convertible into equity shares of not more than Rs. 500 Crores/- (Rupees Five Hundred Crores only) in one or more tranches; Since this is only an enabling resolution, no specific issue details can be mentioned.

We hereby declare that M/s. Lodha & Co., Chartered Accountants (Firm Registration No. 301051E), Statutory Auditors of the Company have issued Audit Reports with unmodified (i.e. unqualified) opinion on the Standalone and Consolidated Annual Audited Financial Statements for the year ended March 31, 2019.



Email add: [cosec@sunteckindia.com](mailto:cosec@sunteckindia.com)


CIN: L32100MH1981PLC025346

The Certificates of the Debenture Trustees as required under Regulation 52(5) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations 2015 will be sent shortly.

The meeting of the Board of Directors commenced at 5:30 pm and concluded at 6:45 pm

This is for your information and records.

Thanking You,  
For Sunteck Realty Limited

  
Rachana Hingarajia  
Company Secretary  
Encl: a/a



## Sunteck Realty Limited announces 4Q FY2019 results

- ↑ Pre-sales grows by 105% yoy during FY2019
- ↑ Pre-sales grows by 55% yoy during 4Q FY2019
- ↑ Collections grows by 25% yoy during FY2019
- ↑ Collections grows by 34% yoy during 4Q FY2019

**Mumbai, May 2, 2019:** Sunteck Realty Limited, Mumbai's premium real estate developer announced its financial results today for the quarter ended March 31, 2019.

### Operational Highlights:

Operational Data	4QFY19	3QFY19	Change qoq	4QFY18	Change yoy	FY19	FY18	Change
Pre-sales (new bookings)	2,890	3,106	(7%)	1,860	55%	12,023	5,876	105%
Collections	2,065	1,529	35%	1,542	34%	6,609	5,308	25%

*All figures are in Rs. Million*

### Financial Highlights

P&L (consolidated)	4QFY19	3QFY19	Change qoq	4QFY18	Change yoy	FY19	FY18	Change
Revenue from Operations	2,697	1,947	38%	2,067	30%	8,568	8,883	(4%)
EBITDA	888	852	4%	1,074	(17%)	3,780	3,722	2%
Operating Margin	33%	44%		52%		44%	42%	
Net Profit	634	490	29%	616	3%	2,411	2,240	8%
Net Profit Margin	24%	25%		30%		28%	25%	

*All figures are in Rs. Million*

**Commenting on the 4Q FY2019 performance, Mr. Kamal Khetan, Chairman and Managing Director, Sunteck Realty Ltd. said:** “Aggressive sales strategy and strong brand recall has led to success across our various sub-brands and pricing spectrum, enabling us to double our pre-sales from FY18 to INR 1,202 crores in FY19. In addition, we have been focused on augmenting our construction execution across board, which has further complemented our sales momentum.

This has reiterated our confidence that ongoing reforms in India’s real estate sector are setting the stage for sustainable growth of organized developers such as Sunteck Realty.

With our proven balance sheet strength and prudent cash flow management, we are well positioned to scaling up our business while maintaining attractive RoEs.”

### **About Sunteck Realty**

**Sunteck Realty Limited (SRL)** is one of the fastest growing Mumbai-based luxury real estate development company. SRL focuses on a city centric development portfolio of about 30 million square feet spread across 25 projects. Sunteck Realty has differentiated its projects under five brands:

- 1) **‘Signature’**: Uber luxury residences
- 2) **‘Signia’**: Ultra luxury residences
- 3) **‘Sunteck City’**: Premium luxury residences
- 4) **‘Sunteck World’**: Aspirational luxury residences
- 5) **‘Sunteck’**: Commercial & Retail developments

The Company has been a trendsetter in creating iconic destinations - The flagship project Signature Island at Bandra Kurla Complex (BKC) is home to some of the head honchos of leading global conglomerates. Sunteck City in Oshiwara District Centre (ODC), Goregaon is a well-planned 23 acres mixed-use development and Sunteck Westworld at Naigaon is the largest township of MMR’s western Suburbs spread across 150 acres.

**Disclaimer**

*Certain statements in this document may be forward-looking statements. Such forward-looking statements are subject to certain risks and uncertainties like regulatory changes, local political or economic developments, technological risks, and many other factors that could cause our actual results to differ materially from those contemplated by the relevant forward looking statements. Sunteck Realty Limited will not be in any way responsible for any action taken based on such statements and undertakes no obligation to publicly update these forward-looking statements to reflect subsequent events or circumstances.*

**For further details, please contact:**

<b>Investor Relations</b> Prashant Chaubey/Raunaq Rathi : +91 22 4287 7800 Sunteck Realty Limited Email: ir@sunteckindia.com	<b>Corporate Communications</b> Mukti Saxena : +91 22 4287 7856 Sunteck Realty Limited Email: corporaterelations@sunteckindia.com
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**Independent Auditor's Report on Quarterly and Year end Standalone Financial Results of Sunteck Realty Limited Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015**

To,  
Board of Directors of **SUNTECK REALTY LIMITED**

1. We have audited the standalone financial results of **SUNTECK REALTY LIMITED** ('the Company') for the quarter and year ended 31<sup>st</sup> March, 2019, being submitted by the Company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.
2. These quarterly standalone financial results as well as the year end financial results have been prepared on the basis of the standalone Ind AS financial statements, which are the responsibility of the Company's management. Our responsibility is to express an opinion on these standalone financial results based on our audit of such standalone financial statements, which have been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standards (Ind AS) prescribed under Section 133 of the Companies Act, 2013 read with relevant rules issued thereunder; or by the Institute of Chartered Accountants of India, as applicable and other accounting principles generally accepted in India.
3. We conducted our audit in accordance with the auditing standards generally accepted in India. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial results are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts disclosed in financial results. An audit also includes assessing the accounting principles used and significant estimates made by management. We believe that our audit provides a reasonable basis for our opinion.

**4. Emphasis of Matter:**

Without qualifying our opinion, we draw your attention to following matters:

- a) The Company has overdue trade receivables amounting to Rs. 1,203.50 lakhs from a customer against sale of a commercial unit. The management has taken necessary steps for recovery of this receivable, including filing of legal case and are hopeful of recovering the same in due course of time. In their opinion, therefore, no provision is considered necessary at this stage.
- b) The Company is a partner in a partnership firm, Kanaka & Associates, in which the Company has total exposure comprising of capital invested, loans given and other receivables aggregating to Rs. 1,179.55 lakhs. Since, there is some dispute with the other partner, the financial statements of the firm are not available and therefore, the Company has not accounted for its share of profit or loss for the quarter and the year from the said firm, which as explained by the management, would be immaterial. The management is hopeful of recovering/ realising the aforesaid exposure in due course of time, as the Company has received the favourable arbitration award and appointed a receiver by virtue of the said order and hence, in their opinion, no provision is considered necessary at this stage.



5. In our opinion and to the best of our information and according to the explanations given to us, these quarterly standalone financial results as well as the year end results:
- (i) are presented in accordance with the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 in this regard; and
- (ii) give a true and fair view of the net profit including other comprehensive income and other financial information for the quarter and year ended 31st March, 2019.
6. The Statement includes the results for the quarter ended 31st March, 2019 and 31st March, 2018, being the balancing figure between audited figures in respect of full financial year and the published year to date figures up to the third quarter of the respective financial years which were subjected to limited review by us.

**For LODHA & CO.**  
Chartered Accountants  
Firm Registration No: 301051E



**R. P. Baradiya**  
Partner  
Membership No. 44101

Place: Mumbai  
Date: 2<sup>nd</sup> May, 2019



**Independent Auditor's Report on Quarterly and Year end Consolidated Financial Results of Sunteck Realty Limited Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015**

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

1. We have audited the statement of Consolidated Financial Results of **Sunteck Realty Limited** ("the Parent Company") and its subsidiaries and joint ventures (collectively referred to as the "Group") for the quarter and year ended 31<sup>st</sup> March, 2019, being submitted by the Parent Company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.
2. These quarterly consolidated financial results as well as the year end consolidated financial results have been prepared on the basis of the Consolidated Ind AS financial statements, which are the responsibility of Parent Company's management. Our responsibility is to express an opinion on these consolidated financial results based on our audit of such consolidated financial statements, which have been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standards (Ind AS) prescribed under Section 133 of the Companies Act, 2013 read with relevant rules issued thereunder; or by the Institute of Chartered Accountants of India, as applicable and other accounting principles generally accepted in India.
3. We conducted our audit in accordance with the auditing standards generally accepted in India. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial results are free from material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts disclosed in financial results. An audit also includes assessing the accounting principles used and significant estimates made by management. We believe that our audit provides a reasonable basis for our opinion.

**4. Emphasis of Matters**

Without qualifying our opinion, we draw your attention to following matters:

- a) The Group has overdue trade receivables amounting to Rs. 1,203.50 lakhs from a customer against sale of a commercial unit. The management has taken necessary steps for recovery of this receivable, including filing of legal case. Therefore, the management is hopeful of recovering the said dues in due course of time and hence, in their opinion, no provision is considered necessary at this stage.
- b) The Parent Company is a joint-venture partner in a partnership firm, Kanaka & Associates, in which the Parent Company has total exposure comprising of capital invested, loans given and other receivables aggregating to Rs. 1,179.55 lakhs. Since, there is some dispute with the other partner and that the financial statements of the firm are not available, the same has not been consolidated. As explained by the management, profit or loss for the quarter and for the year of the partnership firm would be immaterial. Also, the management is hopeful of recovering its dues in due course of time, as the Parent Company has received the favourable arbitration award and appointed a receiver by virtue of the said order and hence, in their opinion no provision is considered necessary at this stage.





**Independent Auditor's Report on Quarterly and Year end Consolidated Financial Results of Sunteck Realty Limited Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015**

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

1. We have audited the statement of Consolidated Financial Results of **Sunteck Realty Limited** ("the Parent Company") and its subsidiaries and joint ventures (collectively referred to as the "Group") for the quarter and year ended 31<sup>st</sup> March, 2019, being submitted by the Parent Company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.
2. These quarterly consolidated financial results as well as the year end consolidated financial results have been prepared on the basis of the Consolidated Ind AS financial statements, which are the responsibility of Parent Company's management. Our responsibility is to express an opinion on these consolidated financial results based on our audit of such consolidated financial statements, which have been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standards (Ind AS) prescribed under Section 133 of the Companies Act, 2013 read with relevant rules issued thereunder; or by the Institute of Chartered Accountants of India, as applicable and other accounting principles generally accepted in India.
3. We conducted our audit in accordance with the auditing standards generally accepted in India. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial results are free from material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts disclosed in financial results. An audit also includes assessing the accounting principles used and significant estimates made by management. We believe that our audit provides a reasonable basis for our opinion.

**4. Emphasis of Matters**

Without qualifying our opinion, we draw your attention to following matters:

- a) The Group has overdue trade receivables amounting to Rs. 1,203.50 lakhs from a customer against sale of a commercial unit. The management has taken necessary steps for recovery of this receivable, including filing of legal case. Therefore, the management is hopeful of recovering the said dues in due course of time and hence, in their opinion, no provision is considered necessary at this stage.
- b) The Parent Company is a joint-venture partner in a partnership firm, Kanaka & Associates, in which the Parent Company has total exposure comprising of capital invested, loans given and other receivables aggregating to Rs. 1,179.55 lakhs. Since, there is some dispute with the other partner and that the financial statements of the firm are not available, the same has not been consolidated. As explained by the management, profit or loss for the quarter and for the year of the partnership firm would be immaterial. Also, the management is hopeful of recovering its dues in due course of time, as the Parent Company has received the favourable arbitration award and appointed a receiver by virtue of the said order and hence, in their opinion no provision is considered necessary at this stage.



- 9) Sunteck Fashions & Lifestyles Private Limited
- 10) Starteck Lifestyle Private Limited
- 11) Advait Infraprojects Private Limited
- 12) Satguru Corporate Services Private Limited
- 13) Sunteck Real Estates Private Limited
- 14) Sunteck Infraprojects Private Limited
- 15) Starlight Systems (I) LLP
- 16) Mithra Buildcon LLP
- 17) Clarissa Facility Management LLP
- 18) Sunteck Lifestyles International Private Limited (Mauritius)
- 19) Sunteck Lifestyle Limited (UAE)
- 20) Sunteck Lifestyle Management JLT (UAE)

**Joint ventures audited by other auditors:**

- 1) Nariman Infrastructure LLP
- 2) Uniworth Realty LLP

**Joint venture certified by the management:**

- 1) GGICO Sunteck Limited (UAE)

(ii) are presented in accordance with the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 in this regards; and

(iii) gives a true and fair view of the consolidated net profit including other comprehensive income and other financial information for the quarter and year ended 31<sup>st</sup> March, 2019.

7. The Statement includes the results for the quarter ended 31<sup>st</sup> March, 2019 and 31<sup>st</sup> March, 2018, being the balancing figure between audited figures in respect of full financial year and the published year to date figures up to the third quarter of the respective financial years which were subjected to limited review by us.

**For LODHA & CO.**

Chartered Accountants

Firm Registration No: 301051E



**R. P. Baradiya**

Partner

Membership No. 44101

Place: Mumbai

Date: 2<sup>nd</sup> May, 2019



SUNTECK REALTY LIMITED

Regd. Office: 5th Floor, Sunteck Centre, 37-40 Subhash Road, Vile Parle (East), Mumbai 400057 CIN:L32100MH198\*\*LC025346 website:www.sunteckindia.com, Email:csoc@sunteckindia.com

Audited Financial Results for the quarter and year ended 31st March, 2019

(Rs. In Lakhs)

Sr. No.	Particulars	CONSOLIDATED					STANDALONE				
		Quarter Ended			Year Ended		Quarter Ended			Year Ended	
		31-03-2019 (Refer Note 5)	31-Dec-2018	31-03-2018 (Refer Note 5)	31-Mar-2019	31-Mar-2018	31-03-2019 (Refer Note 5)	31-Dec-2018	31-03-2018 (Refer Note 5)	31-Mar-2019	31-Mar-2018
		Audited	Unaudited	Audited	Audited	Audited	Audited	Unaudited	Audited	Audited	Audited
1	<b>Income</b>										
	Revenue from operations	26,970.13	19,509.05	20,668.13	85,679.21	88,828.63	5,495.59	6,194.07	6,667.51	23,793.45	17,572.67
	Other income	1,098.13	657.19	499.26	3,432.55	908.97	1,229.34	2,355.03	629.68	6,107.98	2,249.14
	<b>Total income</b>	<b>28,068.26</b>	<b>20,166.24</b>	<b>21,167.39</b>	<b>89,111.76</b>	<b>89,737.60</b>	<b>6,724.93</b>	<b>8,549.10</b>	<b>7,297.19</b>	<b>29,901.43</b>	<b>19,821.81</b>
2	<b>Expenses</b>										
	Operating costs	15,979.77	9,264.88	8,843.69	42,138.57	48,984.52	2,383.43	1,380.92	1,513.83	4,997.13	3,634.39
	Employee benefits expense	267.41	266.49	327.30	1,231.95	976.63	141.04	216.71	269.10	824.12	763.70
	Finance costs	923.40	1,093.79	984.72	4,082.95	4,205.62	705.91	871.32	311.93	3,441.66	1,430.80
	Depreciation and amortisation expense	62.68	70.22	43.76	218.64	168.49	50.52	57.14	22.68	166.48	92.16
	Other expenses	1,839.78	1,454.16	758.64	4,509.29	1,650.61	621.90	1,208.04	406.97	1,763.23	903.04
	<b>Total expenses</b>	<b>19,073.04</b>	<b>12,149.54</b>	<b>10,958.11</b>	<b>52,181.40</b>	<b>55,985.87</b>	<b>3,902.80</b>	<b>3,734.13</b>	<b>2,524.51</b>	<b>11,192.62</b>	<b>6,824.09</b>
3	<b>Profit for the period before tax and share of profit / (loss) of Associates / Joint Ventures (1-2)</b>	<b>8,995.22</b>	<b>8,016.70</b>	<b>10,209.28</b>	<b>36,930.36</b>	<b>33,751.73</b>	<b>2,822.13</b>	<b>4,814.97</b>	<b>4,772.68</b>	<b>18,708.81</b>	<b>12,997.72</b>
4	Share of profit / (loss) of Associates / Joint Ventures	287.92	(229.91)	(54.70)	25.05	(568.16)	-	-	-	-	-
5	<b>Profit for the period before tax (3+4)</b>	<b>9,283.14</b>	<b>7,786.79</b>	<b>10,154.58</b>	<b>36,955.41</b>	<b>33,183.57</b>	<b>2,822.13</b>	<b>4,814.97</b>	<b>4,772.68</b>	<b>18,708.81</b>	<b>12,997.72</b>
6	<b>Tax expense :</b>										
	(1) Current tax	2,640.02	3,070.69	3,397.95	12,740.18	10,025.07	202.21	(161.68)	232.54	202.21	232.54
	(2) Deferred tax	300.31	(183.98)	597.30	102.75	759.86	201.65	(161.73)	456.71	51.65	405.96
7	<b>Profit for the period (5-6)</b>	<b>6,342.81</b>	<b>4,900.08</b>	<b>6,159.33</b>	<b>24,112.48</b>	<b>22,398.64</b>	<b>2,418.27</b>	<b>5,138.38</b>	<b>4,083.43</b>	<b>18,454.95</b>	<b>12,359.22</b>
8	<b>Other comprehensive income</b>										
	(i) <b>Items that will not be reclassified to profit or loss</b>										
	(a) Remeasurements of defined benefit plans	(5.31)	1.23	8.87	(44.54)	16.58	(1.43)	8.04	9.49	(6.55)	14.02
	(b) Equity Instruments through other comprehensive income	(5.23)	0.19	5.19	(7.03)	6.26	(5.15)	0.02	4.16	(5.24)	4.15
	(c) Income tax relating to above items	2.58	0.17	(2.29)	16.86	(5.24)	1.45	(2.34)	(2.33)	2.94	(3.90)
	(ii) <b>Items that will be reclassified to profit or loss</b>										
	(a) Exchange Gain/ (Loss) in translating the financial statements of foreign operations	(164.97)	225.65	(315.74)	(57.97)	(83.47)	-	-	-	-	-
	<b>Total other comprehensive income</b>	<b>(172.93)</b>	<b>227.24</b>	<b>(303.97)</b>	<b>(92.68)</b>	<b>(65.87)</b>	<b>(5.13)</b>	<b>5.72</b>	<b>11.32</b>	<b>(8.85)</b>	<b>14.27</b>
9	<b>Total comprehensive income for the period (7+8)</b>	<b>6,169.88</b>	<b>5,127.32</b>	<b>5,855.36</b>	<b>24,019.80</b>	<b>22,332.77</b>	<b>2,413.14</b>	<b>5,144.10</b>	<b>4,094.75</b>	<b>18,446.10</b>	<b>12,373.49</b>
10	<b>Profit for the period attributable to:</b>										
	Equity holders of the parent	6,451.81	4,387.78	5,901.03	22,754.60	21,417.84	2,418.27	5,138.38	4,083.43	18,454.95	12,359.22
	Non - controlling interest	(109.00)	512.30	258.30	1,357.88	980.80	-	-	-	-	-
11	<b>Total comprehensive income for the period attributable to :</b>										
	Equity holders of the parent	6,277.70	4,615.53	5,597.02	22,662.80	21,351.67	2,413.14	5,144.10	4,094.75	18,446.10	12,373.49
	Non - controlling interest	(107.82)	511.79	258.34	1,357.00	981.10	-	-	-	-	-
12	<b>Paid-up equity share capital (Face value Re. 1)</b>	<b>1,403.37</b>	<b>1,403.37</b>	<b>1,403.15</b>	<b>1,403.37</b>	<b>1,403.15</b>	<b>1,463.37</b>	<b>1,463.37</b>	<b>1,463.15</b>	<b>1,463.37</b>	<b>1,463.15</b>
13	<b>Other equity</b>				<b>281,969.40</b>	<b>261,631.70</b>				<b>175,281.06</b>	<b>158,800.47</b>
14	<b>Earning per share (EPS) (Face value of Re. 1 each) refer note 2 below</b>										
	a) Basic EPS (not annualised)	4.60	3.13	4.21	16.22	16.74	1.65	3.51	2.79	12.61	9.23
	b) Diluted EPS (not annualised)	4.59	3.12	4.20	16.20	16.72	1.65	3.51	2.79	12.60	9.22

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

	As at and Year Ended	
	31-Mar-2019	31-Mar-2018
a. Net Worth (Rs. in lakhs)#	176,744.43	160,263.62
b. Debt Equity Ratio (DER) (Times)	0.16	0.17
c. Debt Service Coverage Ratio (DSCR) (Times)*	5.16	7.98
d. Interest Service Coverage Ratio (ISCR) (Times)**	6.74	11.07
e. Asset Cover (based on market value of assets) available for 11.75% Secured Redeemable Non Convertible Debentures (Times)	2.98	1.90
f. Debenture Redemption Reserve (Rs. in lakhs)	500.00	750.00
g. The Company's long term debt instruments (Long Term NCD's) were assigned a rating of 'IND AA-' by India Ratings & Research Private Limited and 'CARE AA-' by Credit Analysis & Research Limited, indicating stable outlook.		
h. The previous due date for the payment of interest and redemption of NCD was 13th January, 2019 and the same was paid.		
i. The next due date for the payment of interest: 13th January, 2020. The next due date for redemption of NCD : 13th January, 2020.		
j. The secured listed Non-Convertible Debentures of the Company aggregating to Rs. 2,000 lakhs as on 31st March, 2019 are secured by way of charge on certain immovable assets and certain rent receivables of the company.		

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

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

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

**Notes**

- The above audited results (Standalone and Consolidated) for the quarter and year ended 31st March, 2019 have been reviewed by the Audit Committee and approved by the Board of Directors at their meeting held on 2nd May, 2019. The financial results for the quarter and year ended 31st March, 2019 have been audited by the Statutory Auditors of the Company who have expressed an unmodified opinion.
- While calculating the Earnings per share for Consolidated Results, 6,000,000 Equity Shares have been excluded as they are held by wholly owned subsidiary companies.
- The Group is engaged in only one segment viz. "Real Estate/Real Estate Development and Related Activities" and as such, there are no separate reportable segment as per Ind AS -108 "Operating Segments".
- The Board of Directors have recommended a final dividend of Rs. 1.50 per equity share of the face value of Re. 1 each for the financial year ended 31st March, 2019 subject to the approval of shareholders at the ensuing Annual General Meeting.
- The figures for the quarter ended 31st March, 2019 and 2018 are the balancing figures between the audited figures in respect of the full financial years and the published year to date figures upto the third quarter.
- Figures pertaining to previous quarters/ periods have been regrouped/reclassified wherever found necessary to conform to current period's classification.

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



*Kamal Khetan*

Kamal Khetan (DIN:00017527)  
Chairman & Managing Director

Date : 2nd May, 2019

Place: Mumbai

**SUNTECK REALTY LIMITED**

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

**Statement of Assets and Liabilities as at 31st March, 2019**

(Rs. in lakhs)

Sr. No.	Particulars	CONSOLIDATED		STANDALONE	
		As at 31st March, 2019	As at 31st March, 2018	As at 31st March, 2019	As at 31st March, 2018
		Audited	Audited	Audited	Audited
<b>A.</b>	<b>ASSETS</b>				
<b>1</b>	<b>Non-Current Assets</b>				
	(a) Property, Plant and Equipment	1,504.47	1,271.91	1,312.79	1,048.94
	(b) Investment Property	2,543.47	2,580.91	2,073.23	2,103.19
	(c) Goodwill	3,184.01	3,184.01	-	-
	(d) Other Intangible Assets	14.86	11.11	1.75	1.36
	(e) Investments Accounted for using the Equity Method	22,899.57	21,646.36	-	-
	(f) Financial Assets				
	(i) Investments in Subsidiaries and Joint ventures	-	-	62,470.54	51,997.01
	(ii) Other Investments	2,871.22	89.72	2,865.29	81.86
	(iii) Loans	-	-	26.05	46.09
	(iv) Other Financial Assets	1,991.14	512.15	1,777.44	174.36
	(g) Current Tax Assets (Net)	804.01	522.30	711.60	259.37
	(h) Deferred Tax Assets (Net)	1,600.28	1,637.46	-	-
	(i) Other Non-Current Assets	2.56	34.31	2.56	34.31
<b>2</b>	<b>Current Assets</b>				
	(a) Inventories	263,205.62	264,274.57	25,894.20	21,837.41
	(b) Financial Assets				
	(i) Investments	292.96	292.96	81,701.12	62,291.15
	(ii) Trade Receivables	31,346.55	29,063.02	14,313.40	5,515.36
	(iii) Cash and Cash Equivalents	9,110.53	4,905.92	1,482.19	1,444.83
	(iv) Bank Balances other than (iii) above	5,681.13	6,082.99	2,507.20	1,514.03
	(v) Loans	6,098.63	16,258.84	26,526.96	40,008.03
	(vi) Other Financial Assets	35,178.31	9,388.41	12,142.43	8,162.48
	(c) Other Current Assets	3,952.47	3,876.39	1,728.97	1,014.86
	<b>Total Assets</b>	<b>392,281.79</b>	<b>365,633.34</b>	<b>237,537.72</b>	<b>197,534.64</b>
<b>B</b>	<b>EQUITY AND LIABILITIES</b>				
<b>1</b>	<b>Equity</b>				
	(a) Equity Share Capital	1,403.37	1,403.15	1,463.37	1,463.15
	(b) Other Equity	281,969.40	261,631.70	175,281.06	158,800.47
	(c) Non - Controlling Interest	9,102.70	7,745.48	-	-
<b>2</b>	<b>LIABILITIES</b>				
	<b>Non-Current Liabilities</b>				
	(a) Financial Liabilities				
	(i) Borrowings	12,536.50	5,133.20	12,536.50	5,133.20
	(ii) Other Financial Liabilities	239.14	139.43	197.20	103.50
	(b) Provisions	238.13	77.99	52.75	49.83
	(c) Deferred Tax Liabilities (Net)	120.90	72.20	120.90	72.20
	(d) Other Non-Current Liabilities	22.90	-	18.69	-
	<b>Current Liabilities</b>				
	(a) Financial Liabilities				
	(i) Borrowings	34,696.98	46,675.55	15,003.84	22,691.30
	(ii) Trade Payables				
	- total outstanding dues of micro enterprises and small enterprises	181.81	202.42	56.30	77.05
	- total outstanding dues of creditors other than micro enterprises and small enterprises	14,850.75	10,622.23	4,687.79	1,146.19
	(iii) Other Financial Liabilities	16,530.20	6,057.22	16,530.20	5,553.80
	(b) Other Current Liabilities	18,370.95	23,596.03	11,478.08	1,086.97
	(c) Provisions	117.43	1,371.37	111.04	1,356.98
	(d) Current Tax Liabilities (Net)	1,900.63	905.37	-	-
	<b>Total Equity and Liabilities</b>	<b>392,281.79</b>	<b>365,633.34</b>	<b>237,537.72</b>	<b>197,534.64</b>

Date: 2nd May, 2019

Place: Mumbai



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

*Kamal Khetan*

Kamal Khetan (DIN: 00017527)

Chairman & Managing Director