

SR. NO.	PARTICULARS	CONSOLIDATED										(Rs. In Lacs)	
		Quarter Ended		Half Year Ended		Year Ended		Quarter Ended		Half Year Ended			
		30-Sep-2015	30-Jun-2015	30-Sep-2014	30-Sep-2015	30-Sep-2014	31-Mar-2015	30-Sep-2015	30-Jun-2015	30-Sep-2014	30-Sep-2015		30-Sep-2014
1	Income from operations	1,096.09	2,359.46	7,951.90	3,455.55	9,799.91	30,284.57	768.82	1,124.73	417.72	1,893.55	501.41	2,355.24
	(a) Net sales/income from operations	-	-	-	-	-	-	436.28	10.29	1,903.22	436.57	2,242.26	6,946.43
	(b) Other operating income	1,096.09	2,359.46	7,951.90	3,455.55	9,799.91	30,284.57	1,195.10	1,135.02	2,330.94	2,330.12	2,743.67	9,301.67
2	Expenses												
	(a) Operating expenses	359.86	1,292.58	3,184.81	1,652.43	4,742.31	14,473.35	1,531.92	482.31	42.88	656.23	(83.91)	392.04
	(b) Employee benefits expense	163.02	132.76	130.91	295.79	249.43	547.98	113.86	117.34	109.74	231.21	220.72	500.57
	(c) Depreciation and amortisation expense	49.40	48.84	58.26	98.23	105.43	196.94	16.40	16.22	17.28	32.62	34.68	67.52
	(d) Other expenses	212.20	173.16	939.25	385.36	1,140.60	1,873.34	143.16	76.86	368.64	220.01	491.76	714.55
	Total expenses	784.48	1,647.34	4,303.23	2,431.83	6,237.77	17,091.61	427.34	692.73	538.54	1,120.07	663.25	1,674.68
3	Profit / (Loss) from operations before other income, finance costs and exceptional items (1-2)	311.61	712.12	3,648.67	1,023.72	3,562.14	13,192.96	767.76	442.29	1,782.40	1,210.05	2,080.42	7,626.99
4	Other income	715.55	101.15	316.75	816.71	1,151.25	1,402.48	505.07	330.72	352.57	835.79	558.46	892.53
5	Profit / (Loss) from ordinary activities before finance costs and exceptional items (3+4)	1,027.16	813.27	3,965.42	1,840.43	4,713.39	14,595.44	1,272.83	773.01	2,134.97	2,045.84	2,638.88	8,519.52
6	Finance costs	274.65	443.56	676.52	718.21	973.65	1,738.43	58.62	37.49	433.24	96.11	81.26	833.73
7	Profit / (Loss) from ordinary activities after finance costs but before exceptional items (5-6)	752.51	369.71	3,288.90	1,122.22	3,739.74	12,856.99	1,214.21	735.52	1,701.73	1,949.73	1,856.32	7,685.79
8	Exceptional items	-	-	-	-	-	-	-	-	-	-	-	-
9	Profit / (Loss) from ordinary activities before tax (7-8)	752.51	369.71	3,288.90	1,122.22	3,739.74	12,856.99	1,214.21	735.52	1,701.73	1,949.73	1,856.32	7,685.79
10	Tax expense	562.79	285.49	1,308.68	848.28	1,588.39	4,698.08	205.61	255.78	0.18	461.38	1.29	2,144.88
11	Net Profit / (Loss) from ordinary activities after tax (9-10)	189.72	84.22	1,980.22	273.94	2,151.35	8,158.91	1,008.60	479.74	1,701.55	1,488.35	1,825.03	7,470.91
12	Extraordinary items	-	-	-	-	-	-	-	-	-	-	-	-
13	Net Profit / (Loss) for the period / year (11-12)	189.72	84.22	1,980.22	273.94	2,151.35	8,158.91	1,008.60	479.74	1,701.55	1,488.35	1,825.03	7,470.91
14	Share of profit / (loss) of associates	-	-	-	-	-	-	-	-	-	-	-	-
15	Minority interest	62.91	1.83	488.02	64.74	574.96	1,323.14	-	-	-	-	-	-
16	Net Profit / (Loss) after taxes, minority interest and share of profit / (loss) of associates (13+14+15)	126.81	82.39	1,492.20	209.20	1,576.39	6,815.77	1,008.60	479.74	1,701.55	1,488.35	1,825.03	7,470.91
17	Paid-up equity share capital (Face value Rs. 2 each)	1,199.32	1,199.32	1,199.32	1,199.32	1,199.32	1,199.32	1,259.32	1,259.32	1,259.32	1,259.32	1,259.32	1,259.32
18	Reserve excluding revaluation reserves as per balance sheet of previous accounting year	-	-	-	-	-	-	-	-	-	-	-	-
19	Basic and diluted earnings per share (of Rs. 2 each) (not annualised):	0.21	0.14	2.49	0.35	2.63	11.37	1.60	0.76	2.70	2.36	2.90	11.86


PART II (INFORMATION FOR THE QUARTER ENDED 30TH SEPTEMBER, 2015)

A PARTICULARS OF SHAREHOLDING												
1 Public Shareholding :												
	- Number of Shares	16,695,142	16,695,142	16,695,142	16,695,142	16,695,142	16,695,142	16,695,142	16,695,142	16,695,142	16,695,142	16,695,142
	- Percentage of Shareholding	26.51	26.51	26.51	26.51	26.51	26.51	26.51	26.51	26.51	26.51	26.51
2 Promoters and Promoters Group Shareholding												
a) Pledged/ Encumbered												
	- Number of Shares	-	-	-	-	-	-	-	-	-	-	-
	- Percentage of Shares (as a % of the total shareholding of promoter and promoter group)	-	-	-	-	-	-	-	-	-	-	-
	- Percentage of Shares (as a % of the total share capital of the company)	-	-	-	-	-	-	-	-	-	-	-
b) Non-pledged												
	- Number of Shares	46,271,065	46,271,065	46,271,065	46,271,065	46,271,065	46,271,065	46,271,065	46,271,065	46,271,065	46,271,065	46,271,065
	- Percentage of Shares (as a % of the total shareholding of promoter and promoter group)	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
	- Percentage of Shares (as a % of the total share capital of the company)	73.49	73.49	73.49	73.49	73.49	73.49	73.49	73.49	73.49	73.49	73.49
B INVESTOR COMPLAINTS FOR THE QUARTER ENDED 30TH SEPTEMBER, 2015												
	Pending at the beginning of the quarter	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil
	Received during the quarter	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil
	Disposed of during the quarter	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil
	Remaining unresolved at the end of the quarter	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil

Notes:

- The above unaudited results for the quarter ended 30th September, 2015 have been reviewed by the Audit Committee and approved by the Board of Directors at their meetings held on 09th November, 2015.
- The Statutory Auditors have carried out a Limited Review of the above financial results.
- As the Company is primarily engaged in only one business segment viz. "Real Estate/Real Estate Development and related activities" and substantial activities are carried out in India, there are no separate reportable segments as per Accounting Standard -17 "Segment Reporting".
- As per the Company's Accounting Policies, the Company continues to consistently follow Project Completion Method for revenue recognition as prescribed in Accounting Standards specified under Section 133 of the Companies Act, 2013, read with Rule 7 of the Companies (Accounts) Rules, 2014.
- While calculating the EPS for Consolidated Results for all the reported periods, only 59,966,207 number of Equity Shares were considered, as 3,000,000 number of Equity Shares are held by subsidiary companies.
- Figures pertaining to previous periods/year have been regrouped/reclassified wherever found necessary to conform to current period's year's presentation.

For and on behalf of Board of Directors


 Kamal Khatri
 Chairman & Managing Director
 (DIN: 00017527)

Place: Mumbai

Date: 9th November, 2015

SUNTECK REALTY LIMITED


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

Statement of Assets and Liabilities as at 30th September 2015

(Rs. in Laacs)

Sr. No.	Particulars	Consolidated		Standalone	
		As at 30/09/2015	As at 31/03/2015	As at 30/09/2015	As at 31/03/2015
		Unaudited	Audited	Unaudited	Audited
A	EQUITY AND LIABILITIES				
1	Shareholders' Fund				
	(a) Share Capital	1,199.32	1,199.32	1,259.32	1,259.32
	(b) Reserves and Surplus	146,061.52	145,828.88	58,274.83	56,752.49
	Sub-total- Shareholders'fund	147,260.84	147,028.20	59,534.15	58,011.81
2	Minority Interest	6,349.68	6,284.93	-	-
3	Non-current liabilities				
	(a) Long - term borrowings	2.62	6.56	-	-
	(b) Deferred tax liabilities (net)	69.39	63.58	68.74	63.13
	(c) Other long-term liabilities	292.17	298.50	166.90	166.90
	(d) Long-term provisions	57.85	47.27	30.33	26.15
	Sub-total- Non- current liabilities	422.03	415.91	265.97	256.18
4	Current liabilities				
	(a) Short- term borrowings	118,065.78	107,048.40	13,269.97	11,908.32
	(b) Trade payables	32,989.98	13,936.50	852.33	740.63
	(c) Other current liabilities	154,259.37	145,414.47	5,608.69	7,507.61
	(d) Short-term provisions	801.55	1,912.74	306.47	285.53
	Sub-total- current liabilities	306,116.68	268,312.11	20,037.46	20,442.09
	TOTAL -EQUITY AND LIABILITIES	460,149.23	422,041.15	79,837.58	78,710.08
B	ASSETS				
1	Non-current assets				
	(a) Fixed assets	1,331.64	1,320.95	771.05	798.73
	(b) Goodwill on consolidation	6,069.01	5,979.33	-	-
	(c) Non - current investments	2,719.74	2,719.74	43,328.04	38,876.04
	(d) Deferred tax assets (net)	57.63	46.52	-	-
	(e) Long-term loans and advances	2,606.61	1,119.06	32.81	4,588.58
	(f) Other non-current assets	270.57	253.41	-	-
	Sub-total- Non- current assets	13,055.20	11,439.01	44,131.90	44,263.35
2	Current Assets				
	(a) Current Investments	292.83	275.91	6,745.32	12,379.54
	(b) Inventories	396,374.93	345,955.71	18,982.74	17,621.72
	(c) Trade receivables	23,733.31	20,976.55	3,583.03	1,625.45
	(d) Cash and Bank equivalents	4,415.91	10,678.19	224.09	179.25
	(e) Short-term loans and advances	20,133.37	28,726.93	3,530.99	672.21
	(f) Other current assets	2,143.68	3,988.85	2,639.51	1,968.56
	Sub-total- current assets	447,094.03	410,602.14	35,705.68	34,446.73
	TOTAL -ASSETS	460,149.23	422,041.15	79,837.58	78,710.08

For and on behalf of Board of Directors



Kamal Rhetan(DIN:00017527)
Chairman & Managing Director

Date: 9th November, 2015

Place: Mumbai

LIMITED REVIEW REPORT

To,
The Board of Directors
Sunteck Realty Limited


We have reviewed the accompanying statement of unaudited standalone financial results of **Sunteck Realty Limited** for the quarter ended on **30th September, 2015** except for the disclosures regarding 'Public Shareholding' and 'Promoter and Promoter Group Shareholding' which have been traced from disclosures made by the management and have not been audited or reviewed by us. This statement is the responsibility of the Company's Management and has been approved by the Board of Directors. Our responsibility is to issue a report on these financial statements based on our review.

We conducted our review in accordance with the Standards on Review Engagement (SRE) 2410, "Review of Interim Financial Information performed by the Independent Auditor of the Entity" issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the financial statements are free of material misstatements. A review is limited primarily to inquiries of Company personnel and analytical procedures applied to financial data and thus provide less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.

The Company continues to apply 'project completion method' on transactions and activities of real estate development which it had applied over the years consistently. The Institute of Chartered Accountants of India has issued "Guidance note on Accounting for Real Estate Transactions (Revised 2012)" which is applicable to projects which have commenced on or after April 1, 2012 and also to projects which have already commenced but where revenue is being recognized for the first time on or after April 1, 2012 to follow 'percentage completion method'. The impact of the aforesaid guidance note on the financial results for the quarter has not been quantified by the Company. (Also refer note no. 4 in the attached financial results).

Based on our review, conducted as above, nothing has come to our attention that causes us to believe that the accompanying statement of unaudited financial results prepared in accordance with Accounting Standards specified under Section 133 of the Companies Act, 2013, read with Rule 7 of the Companies (Accounts) Rules, 2014 and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of clause 41 of the Listing Agreement including the manner in which it is to be disclosed, or that it contains any material misstatement.

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


A. M. Hariharan
Partner
Membership No. 38323

Place : Mumbai
Date : 9th November, 2015



LIMITED REVIEW REPORT

To,
The Board of Directors
Sunteck Realty Limited

We have reviewed the accompanying statement of unaudited consolidated financial results of **Sunteck Realty Limited** for the quarter ended on **30th September, 2015** except for the disclosures regarding 'Public Shareholding' and 'Promoter and Promoter Group Shareholding' which have been traced from disclosures made by the management and have not been reviewed by us. This statement is the responsibility of the Company's Management and has been approved by the Board of Directors. Our responsibility is to issue a report on these financial statements based on our review.

We conducted our review in accordance with the Standards on Review Engagement (SRE) 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the financial statements are free of material misstatements. A review is limited primarily to inquiries of Company personnel and analytical procedures applied to financial data and thus provide less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.

We have not reviewed the unaudited financial results of the seventeen subsidiaries, six joint ventures and an associate included in the consolidated financial results, whose financial statements reflect total assets of Rs. 454,462.56 lacs as on 30th September, 2015 and total revenue of Rs. 1179.28 lacs for the quarter ended on that date. These unaudited financial results and other financial information have been reviewed by other auditors whose reports have been furnished to us by the company and our opinion, in so far as it relates to amounts included in respect of said subsidiaries, joint ventures and an associate are based solely on the review carried out by such other auditors.

The Company continues to apply 'project completion method' on transactions and activities of real estate development which it had applied over the years consistently. The Institute of Chartered Accountants of India has issued "Guidance note on Accounting for Real Estate Transactions (Revised 2012)" which is applicable to projects which have commenced on or after April 1, 2012 and also to projects which have already commenced but where revenue is being recognized for the first time on or after April 1, 2012 to follow 'percentage completion method'. The impact of the aforesaid guidance note on the consolidated financial results for the quarter has not been quantified by the Group (Also refer note no. 4 in the attached financial results).



Based on our review, conducted as above, nothing has come to our attention that causes us to believe that the accompanying statement of unaudited consolidated financial results prepared in accordance with Accounting Standards specified under Section 133 of the Companies Act, 2013, read with Rule 7 of the Companies (Accounts) Rules, 2014 and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of clause 41 of the Listing Agreement including the manner in which it is to be disclosed, or that it contains any material misstatement.

For LODHA & COMPANY
Chartered Accountants
Firm Registration No.301051E



A. M. Hariharan
Partner
Membership No. 38323

Place: Mumbai
Date: 9th November, 2015

