

LIMITED REVIEW REPORT

To
The Board of Directors
Sunteck Realty Limited

1. We have reviewed the accompanying statement of unaudited standalone financial results of **Sunteck Realty Limited** for the quarter ended on 31st December, 2014 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 to issue a report on these financial statements based on our review.
2. 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 from 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.
3. 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'. There would not be any impact of the aforesaid guidance note on the financial results for the quarter considering the criteria prescribed for recognition of revenue. (Also refer note no.4 in the attached financial results).
4. 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 notified under the Companies Act, 1956 (which continue to be applicable in respect of Section 133 of the Companies Act, 2013 in terms of General Circular 15/2013 dated 13th September, 2013 of the Ministry of Corporate Affairs) and other recognized accounting practices and policies, 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

R. P. Baradiya
R. P. Baradiya
Partner

Membership No. 44101

Firm Registration No.301051E

Place: Mumbai
Date: 12th February, 2015

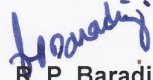


LIMITED REVIEW REPORT

To
The Board of Directors
Sunteck Realty Limited

1. We have reviewed the accompanying statement of unaudited consolidated financial results of **Sunteck Realty Limited** for the quarter ended on 31st December, 2014 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 to issue a report on these financial statements based on our review.
2. 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 from 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.
3. We did not review the unaudited financial results of the seventeen subsidiaries, five joint ventures and an associate whose financial statements reflect total assets of Rs. 385,693.29 lacs as on 31st December, 2014 and total revenue of Rs. 6,179.63 lacs for the quarter ended on that date. These unaudited financial results 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.
4. 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).
5. 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 notified under the Companies Act, 1956 (which continue to be applicable in respect of Section 133 of the Companies Act, 2013 in terms of General Circular 15/2013 dated 13th September, 2013 of the Ministry of Corporate Affairs) and other recognized accounting practices and policies, 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


R. P. Baradiya
Partner

Membership No. 44101

Firm Registration No.301051E

Place: Mumbai
Date: 12th February, 2015



SUNTECK REALTY LIMITED

Regd. Office: 5th Floor, Sunteck Centre, 37- 40 Subhash Road, Vile Parle (East), Mumbai 400057
Unaudited Financial Results for the Quarter Ended 31st December, 2014

(Rs. In Lacs)

SR. NO.	PARTICULARS	CONSOLIDATED						STANDALONE												
		Quarter Ended		Nine Months Ended		Year Ended	Quarter Ended		Nine Months Ended		Year Ended									
		31-Dec-2014	30-Sep-2014	31-Dec-2013	31-Dec-2014	31-Dec-2013	31-Mar-2014	31-Dec-2014	30-Sep-2014	31-Dec-2013	31-Dec-2014	31-Dec-2013	31-Mar-2014							
	Income from operations																			
1	(a) Net sales/income from operations	6,456.15	7,951.90	1,565.07	16,256.06	3,487.42	92,555.59	487.77	417.72	1,652.94	989.18	3,494.85	3,865.66							
	(b) Other operating income	-	-	-	-	-	-	1,712.81	1,903.22	-	3,955.07	74.33	12,417.98							
	Total income from operations (net)	6,456.15	7,951.90	1,565.07	16,256.06	3,487.42	92,555.59	2,200.58	2,320.94	1,652.94	4,944.25	3,569.18	16,283.64							
2	Expenses																			
	(a) Operating expenses	2,488.82	3,184.81	500.57	7,231.14	1,071.13	61,459.68	81.84	42.88	413.22	(2.07)	826.44	826.44							
	(b) Employee benefits expense	122.03	120.91	124.29	371.47	392.08	698.66	111.16	109.74	111.16	331.88	354.35	649.13							
	(c) Depreciation and amortisation expense	51.54	58.26	35.89	156.97	105.92	140.68	16.82	17.28	10.25	51.50	29.92	40.31							
	(d) Other expenses	528.35	939.25	242.20	1,668.95	612.41	2,547.42	84.21	368.64	99.98	575.98	295.91	436.68							
	Total expenses	3,190.74	4,303.23	902.95	9,428.53	2,181.54	64,846.44	294.03	538.54	634.61	957.29	1,506.62	1,952.56							
3	Profit / (Loss) from operations before other income, finance costs and exceptional items (1-2)	3,265.41	3,648.67	662.12	6,827.53	1,305.88	27,709.15	1,906.55	1,782.40	1,018.33	3,986.96	2,062.56	14,331.08							
4	Other income	150.22	316.75	211.31	1,301.47	897.00	1,269.90	150.67	352.56	75.77	709.13	656.45	863.51							
5	Profit / (Loss) from ordinary activities before finance costs and exceptional items (3+4)	3,415.63	3,965.42	873.43	8,129.00	2,202.88	28,979.05	2,057.22	2,134.96	1,094.10	4,696.09	2,719.01	15,194.59							
6	Finance costs	681.32	676.52	323.22	1,654.97	830.01	1,700.46	341.97	433.24	324.42	1,154.53	829.03	961.04							
7	Profit / (Loss) from ordinary activities after finance costs but before exceptional items (5-6)	2,734.31	3,288.90	550.21	6,474.03	1,372.87	27,278.59	1,715.25	1,701.72	769.68	3,541.56	1,889.98	14,233.55							
8	Exceptional items	-	-	-	-	-	-	-	-	-	-	-	-							
9	Profit / (Loss) from ordinary activities before tax (7-8)	2,734.31	3,288.90	550.21	6,474.03	1,372.87	27,278.59	1,715.25	1,701.72	769.68	3,541.56	1,889.98	14,233.55							
10	Tax expense	1,128.07	1,308.68	297.46	2,716.46	629.50	9,001.65	3.23	0.18	257.92	4.53	500.15	499.71							
11	Net Profit / (Loss) from ordinary activities after tax (9-10)	1,606.24	1,980.22	252.75	3,757.57	743.37	18,276.94	1,712.02	1,701.54	511.76	3,537.03	1,389.83	13,733.84							
12	Extraordinary items	-	-	-	-	-	-	-	-	-	-	-	-							
13	Net Profit / (Loss) for the period / year (11-12)	1,606.24	1,980.22	252.75	3,757.57	743.37	18,276.94	1,712.02	1,701.54	511.76	3,537.03	1,389.83	13,733.84							
14	Share of profit / (loss) of associates	-	-	-	-	-	-	-	-	-	-	-	-							
15	Minority interest	341.19	488.02	(0.07)	916.15	13.45	3,180.32	-	-	-	-	-	-							
16	Net Profit / (Loss) after taxes, minority interest and share of profit / (loss) of associates (13+14-15)	1,265.05	1,492.20	252.82	2,841.42	729.92	15,096.62	1,712.02	1,701.54	511.76	3,537.03	1,389.83	13,733.84							
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):	2.11	2.49	0.42	4.74	1.22	25.18	2.72	2.70	0.81	5.62	2.21	21.81							

