

SRL/SE/19/16-17

Date: 21st September, 2016

To
Corporate Relation Department
BSE Limited
P. J. Tower, Dalal Street,
Mumbai – 400 001
Scrip Code: 512179

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

To
Metropolitan Stock Exchange of India Limited
(Formerly known as MCX Stock Exchange Limited)
Vigbyor Towers, 4th Floor,
Plot No.C 62, G Block,
Opp.Trident Hotel, BKC,
Bandra (East),
Mumbai – 400 098
Scrip Code: 512179

Sub: Disclosure under Regulation 30(6) of SEBI (Listing Obligations and Disclosures Requirements) Regulations, 2015

Dear Sir,

Pursuant to the above mentioned regulations, we wish to inform you that the Company had held an Analysts and Investors meet on 20th September, 2016 at Mumbai.

A copy of the investor presentation at the aforesaid meeting is attached hereto, and is also placed on the Company's website.

The same are for your record purpose and request you to acknowledge the same

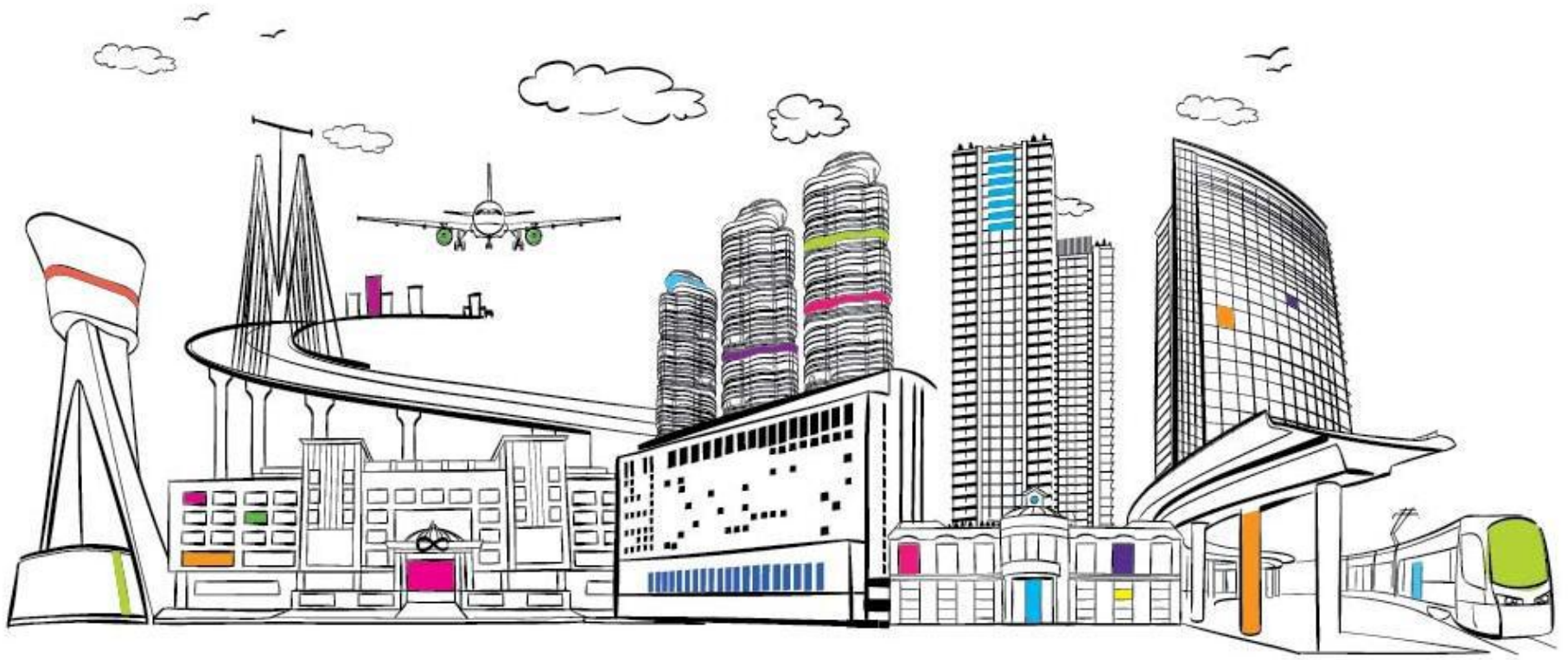
Thanking You,

For Sunteck Realty Limited




Rachana Hingarajia
Company Secretary
Encl:a/a

Email add: cosec@sunteckindia.com



Sunteck Realty Limited

September 20th, 2016

Q1FY17 Results Update
Corporate Presentation

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An Insight

1Q17 Results Update

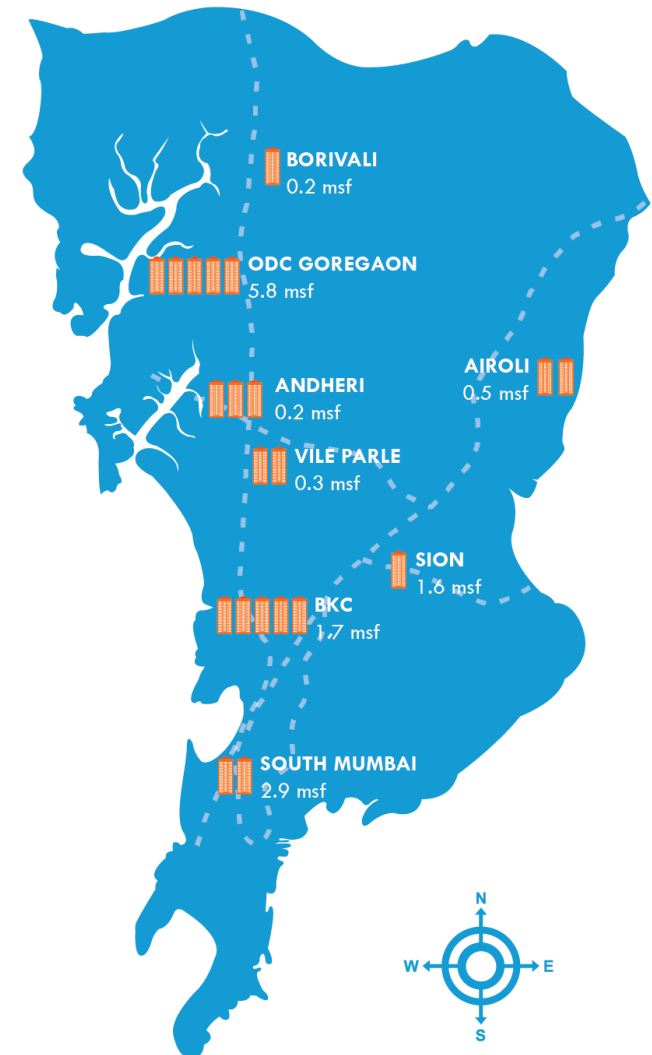
Goregaon (W) – Location Update

Upcoming Sales Launches

Construction Updates

- Mumbai focused developer which has built trust and strong brand in less than a decade
- City-centric land acquisitions at low costs and focus on clear titles
- Demonstrated focus on acquiring projects with attractive IRRs
- Premium Positioning in every micro-market and product
- Adaptability to provide Luxury which is affordable at a large scale
- Project Portfolio – 23 msf spread across 25 projects sufficient for next 5-7 years

OUR PRESENCE



1QFY17 Results Update

Key Developments:




- The revenue recognition has been done by **adopting percentage completion** method as prescribed by the Institute of Chartered Accountants of India under Ind-AS.
- Sunteck City at Goregaon (W) recorded more than **242%YoY jump in pre-sales** to Rs. 202 crores in 1HFY17 (YTD) from Rs. 59 crores in 1HFY16.
- **Collections** from Customers YTD showed sturdy growth of 67%.
- Launch of **new towers** in Sunteck City project located at Goregaon (W), Mumbai.
- **Full Occupation Certificate** received for Signia Isles,BKC and the project is now habitable.

Revenue recognition done by **adopting percentage completion** method as prescribed by ICAI under Ind-AS. Conditions required to be met on reporting date:

- **Required critical approvals** for commencement of project are obtained,
- At least **40% of estimated construction** and development costs (excluding land cost) has been incurred,
- At least **25% of the saleable project area** is secured by legally enforceable contract; and
- At least **20% of the revenue as per 'Agreement to sell'** are realized in respect of each of these agreements.




Strong growth in Sales, EBITDA and PAT

P&L

Particulars (consolidated)	UOM	Q1 FY17	Q1 FY16*	% change yoy
Income from Operations	Rs cr.	525	53	 889%
EBITDA	Rs cr.	115	18	 528%
Net Profit**	Rs cr.	60	14	 329%

* re-stated as per IndAS. ** includes other comprehensive income

Operational Performance

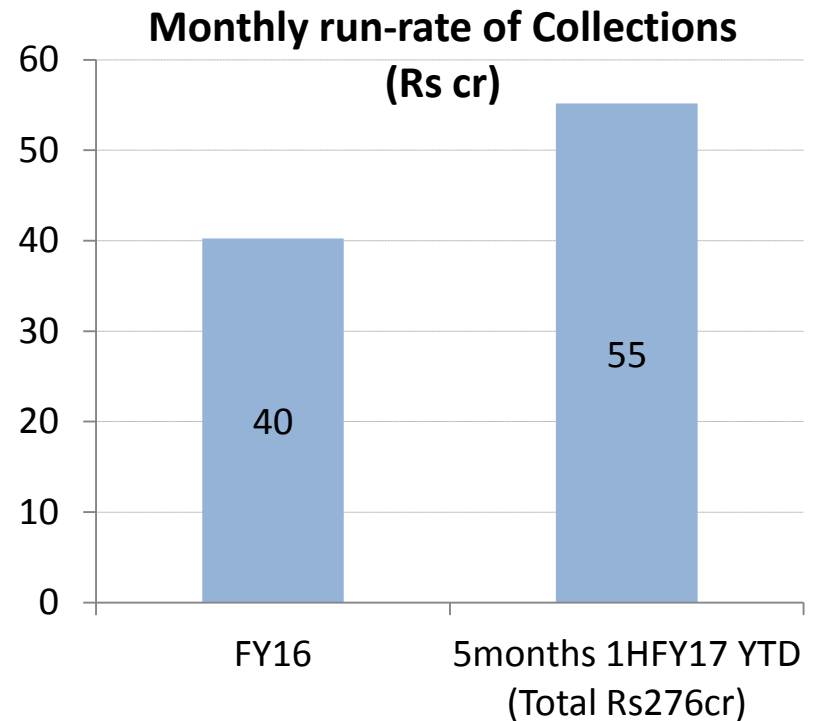
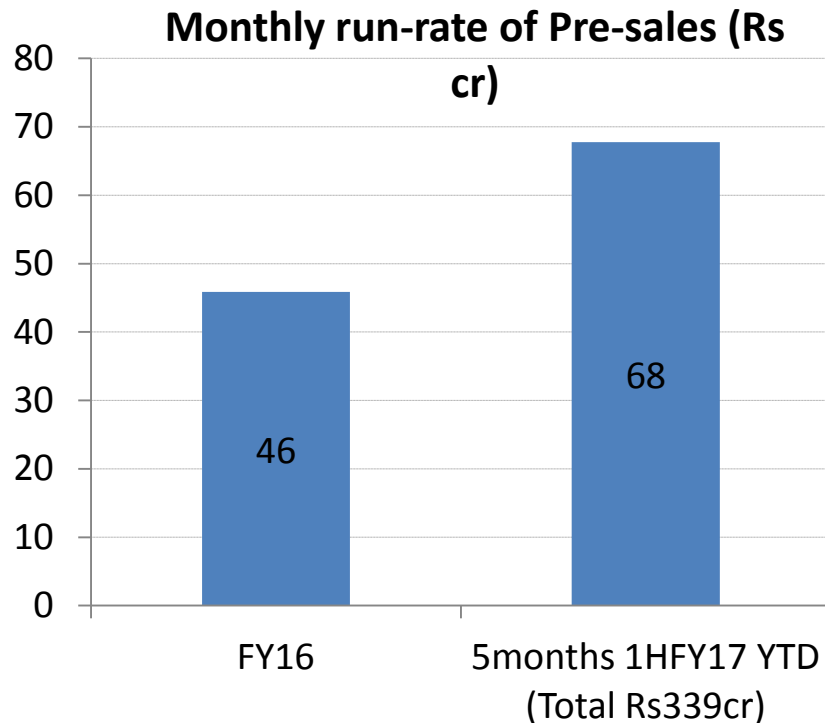
Particulars	UOM	H1 FY17 YTD	H1 FY16	% change yoy
Pre-sales (new bookings)	Rs cr.	339	232	 46%
Collections	Rs cr.	276	165	 67%
Cost Incurred	Rs cr.	132	116	 14%

Sunteck City at Goregaon W registered a Pre-sales of Rs. 202 crores > than 3x on a YoY basis

1H FY17 YTD Operational Performance (5 Months)

S.No.	Project Name	Location	Sales (Rs cr)	Advances Received (Rs cr)	Cost Incurred (Rs cr)
1	Signature Island	BKC, Mumbai	53	94	2
2	Signia Isles	BKC, Mumbai	84	88	12
3	Signia Pearl	BKC, Mumbai	0	16	19
4	Sunteck City, Ave. 1 & Ave. 2	Goregaon-W, Mumbai	202	44	52
5	Others	-	0	34	47
Total			339	276	132

The sales and collections run-rate of first 5 months FY17 implies strong growth for full year



- Premium positioning of the brand '*Sunteck*' across projects, since the company intends to fill the gap of luxury products in every micro market of Mumbai.

Signature

Ultra luxury residences aimed at high-net worth individuals

SunteckCity

Large formats and mixed use developments

Signia

Premium & mid-level residences in select suburban micro markets

Sunteck

Commercial developments

Goregaon (W) – Location Update

Then

Now



Oshiwara Flyover



Ram Mandir Road



Oshiwara Station



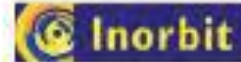
CORPORATE HUBS



SCHOOLS



MALLS



MEDICAL FACILITY



HOTELS



Significant progress made in construction of two Towers (structure work ongoing for third tower)



Excavation and Shore Piling under progress at the site



Indicative Artistic Impression



Excavation Work and Shore Piling Under Progress

Master Plan moving towards approval



Upcoming Sales Launches

With only terrace slab remaining – focus to be on ramping up sales from 3QFY17 onwards



Indicative Artistic Impression



Terrace slab only remaining

Sales Launch in 3QFY17



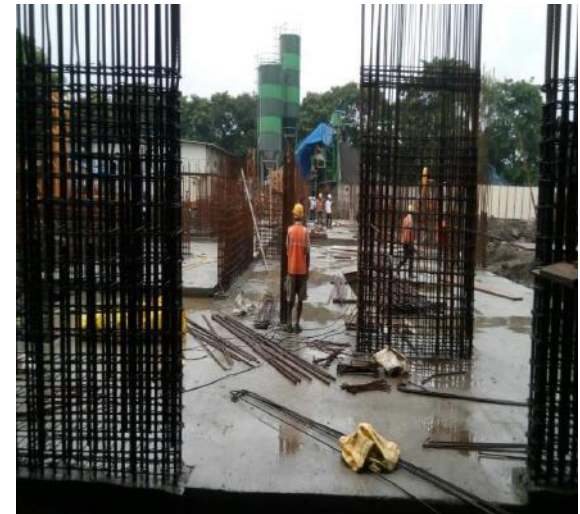
Indicative Artistic Impression



As of 4Q16: Excavation & Shore Piling WIP



Actual view from site



As of 1Q17: Foundation & Plinth WIP

Premium Boutique Office Spaces at BKC to be launched in 3QFY17



Construction Updates

COMPLETED PROJECTS

UNDER CONSTRUCTION PROJECTS

UPCOMING PROJECTS



LIFT LOBBY

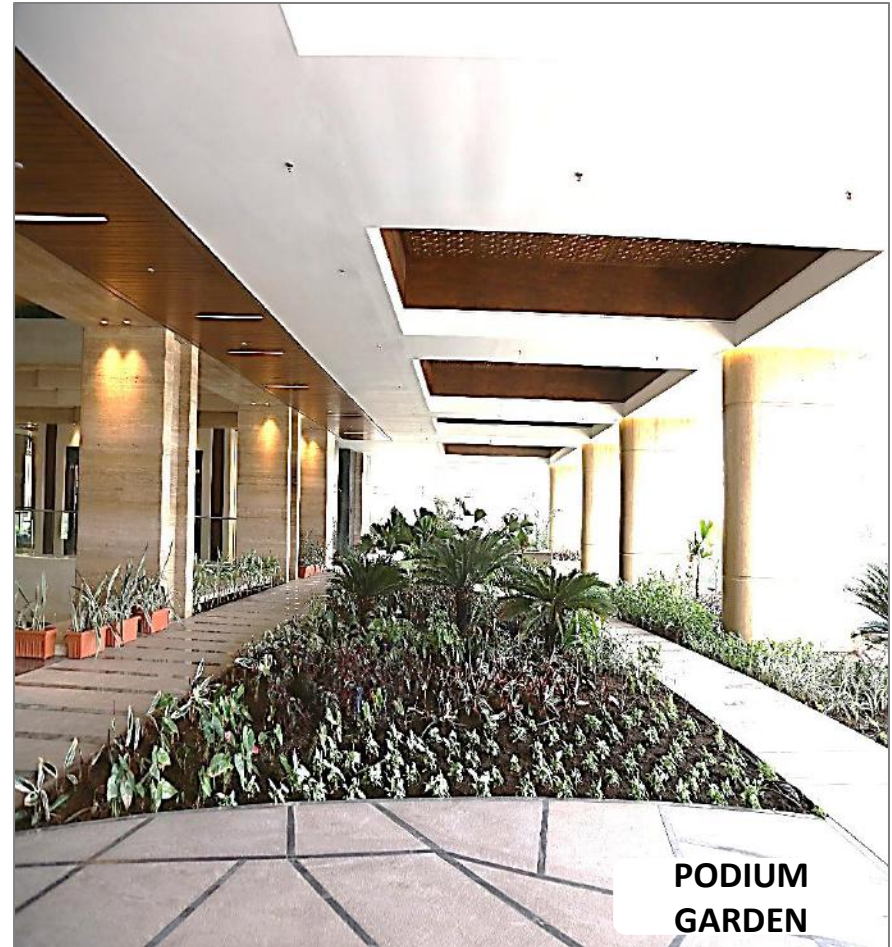


DRIVE WAY LOBBY

COMPLETED PROJECTS

UNDER CONSTRUCTION PROJECTS

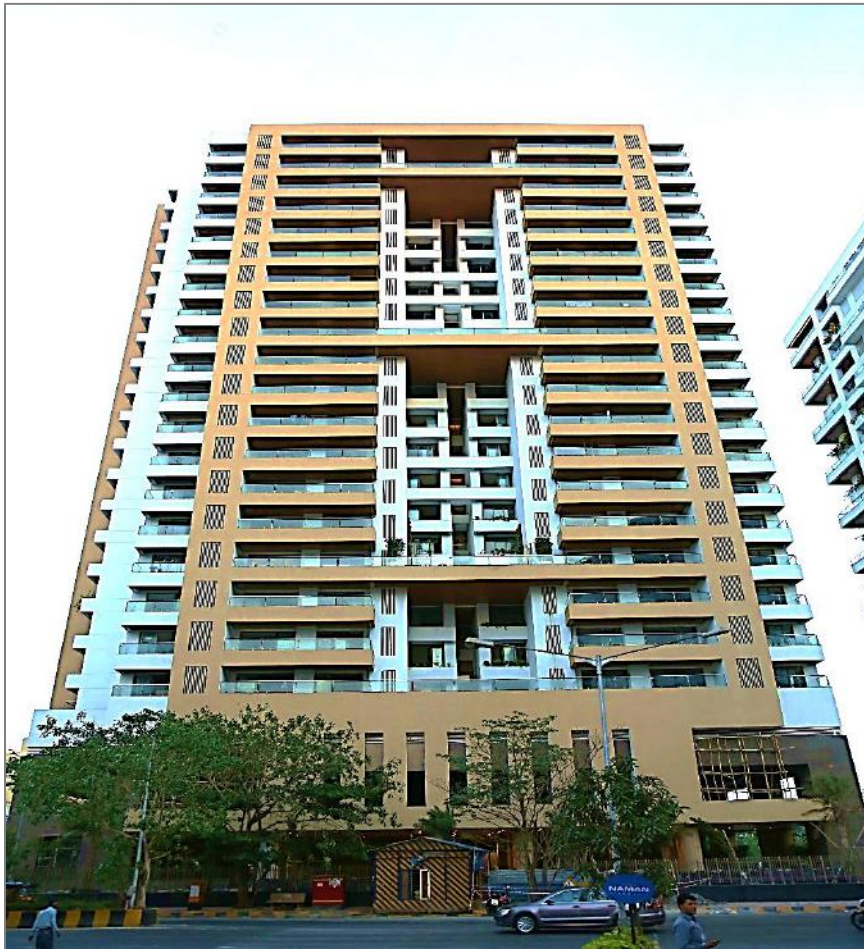
UPCOMING PROJECTS



COMPLETED PROJECTS

UNDER CONSTRUCTION PROJECTS

UPCOMING PROJECTS



**Show Flat -
Living Room**



**Show Flat -
Bedroom**

COMPLETED PROJECTS



UNDER CONSTRUCTION PROJECTS



AMENITY AREA

UPCOMING PROJECTS



SWIMMING POOL

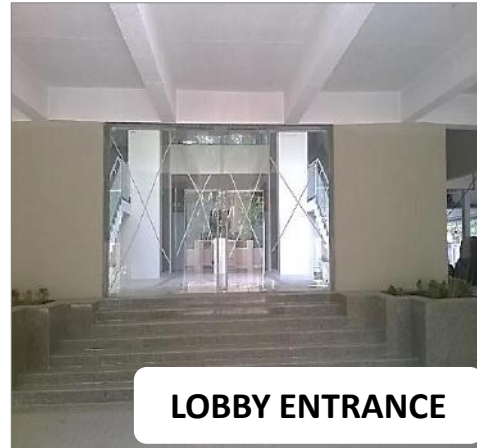


AMPITHEATRE

COMPLETED PROJECTS

UNDER CONSTRUCTION PROJECTS

UPCOMING PROJECTS



LOBBY ENTRANCE



DRIVEWAY

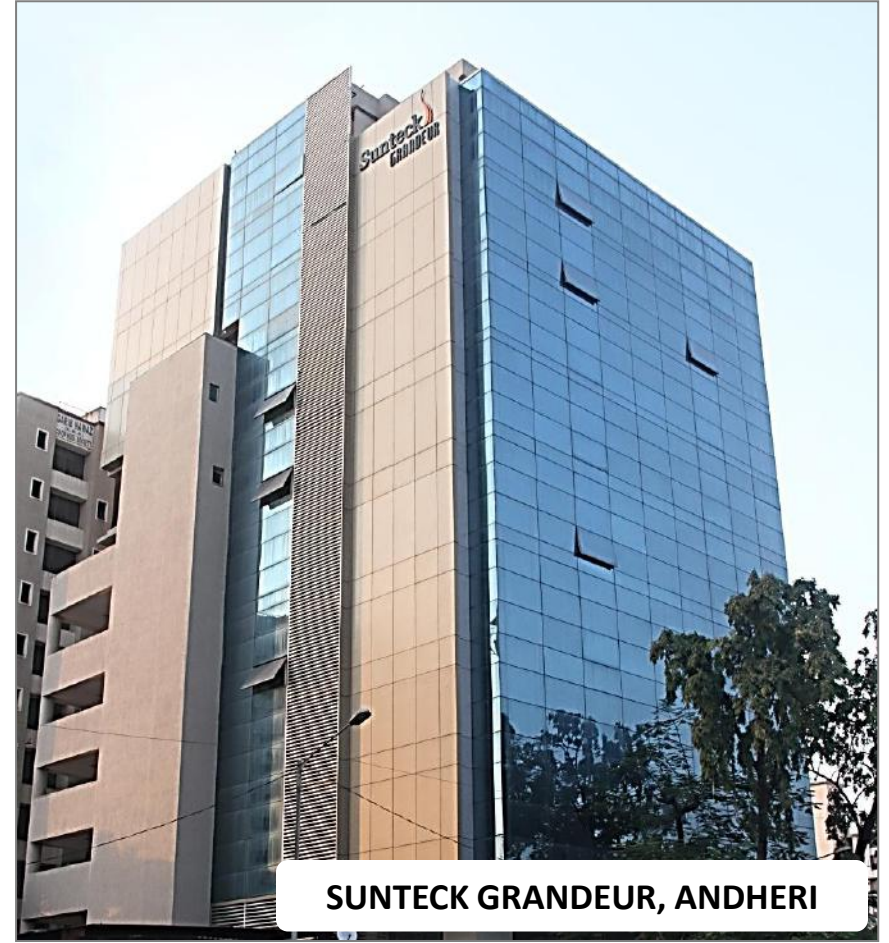


SWIMMING POOL

COMPLETED PROJECTS

UNDER CONSTRUCTION PROJECTS

UPCOMING PROJECTS



COMPLETED PROJECTS

UNDER CONSTRUCTION
PROJECTS

UPCOMING PROJECTS



COMPLETED PROJECTS

UNDER CONSTRUCTION
PROJECTS

UPCOMING PROJECTS



Final stage of RCC work-in-progress Finishing WIP

COMPLETED PROJECTS

UNDER CONSTRUCTION
PROJECTS

UPCOMING PROJECTS



COMPLETED PROJECTS

UNDER CONSTRUCTION
PROJECTS*

UPCOMING PROJECTS



Indicative Artistic Impression



Excavation Work and Shore Piling Under Progress

COMPLETED PROJECTS

UNDER CONSTRUCTION
PROJECTS

UPCOMING PROJECTS

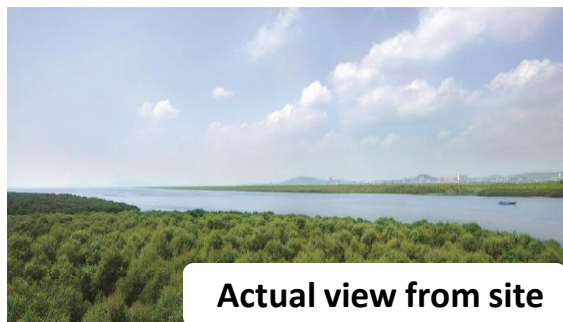


Indicative Artistic Impression



Terrace slab only remaining

COMPLETED PROJECTS



UNDER CONSTRUCTION PROJECTS



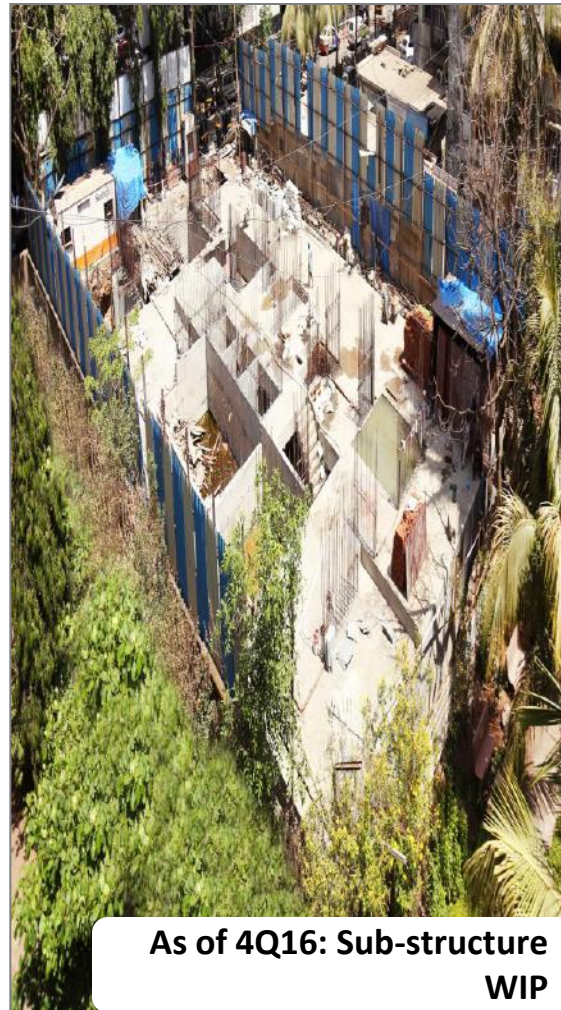
UPCOMING PROJECTS



COMPLETED PROJECTS

UNDER CONSTRUCTION PROJECTS

UPCOMING PROJECTS



COMPLETED PROJECTS

UNDER CONSTRUCTION
PROJECTS

UPCOMING PROJECTS



Indicative Artistic Impression



Demolition of structure completed

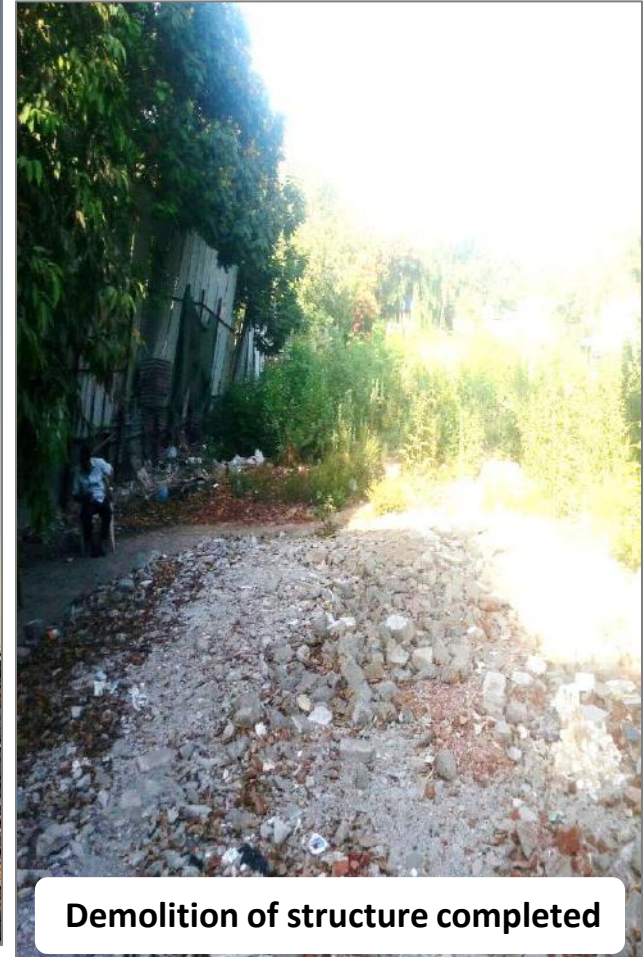
COMPLETED PROJECTS

UNDER CONSTRUCTION
PROJECTS

UPCOMING PROJECTS



Indicative Artistic Impression



Demolition of structure completed

Thank You!

Corporate Office

5th Floor, Sunteck Centre,
37-40 Subhash Road,
Vile Parle (East), Mumbai – 400057
Tel: +91-22-42877800
Email: ir@sunteckindia.com

Investor Relations:

Sumesh Mishra | President & COO – BD & Strgy. | Email: sumesh.mishra@sunteckindia.com

Prashant Chaubey | DVP – Finance & IR | Email: prashant.chaubey@sunteckindia.com

Mohit Soni | GM – Finance & IR | Email: mohit.soni@sunteckindia.com