

SRL/SE/70/17-18

Date: 14th November, 2017

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: Publication of Unaudited Financial Results for quarter and Half year ended on 30th September, 2017.

Sir,

This is with reference to Regulation 47(1)(b) of SEBI (Listing obligations and Disclosures Requirements) Regulations, 2015, enclosing herewith copies of the following newspapers dated 14th November, 2017 in which the Unaudited Financial Results of the Company for the quarter and half-year ended on 30th September, 2017 have been published:

1. The Economic Times (English)
2. Navshakti (Marathi)

This is for your information and records.

Thanking You,
For Sunteck Realty Limited


Rachana Hingarajia
Company Secretary
Encl: a/a



SUNTECK REALTY LTD

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

Unaudited Financial Results for the quarter and half year ended 30th September, 2017 (₹ In Lakhs)

Sr. No.	Particulars	CONSOLIDATED					STANDALONE						
		Quarter Ended		Half Year Ended		Year Ended	Quarter Ended		Half Year Ended		Year Ended		
		30-Sep-17	30-Jun-17	30-Sep-16	30-Sep-17	30-Sep-16	31-Mar-17	30-Sep-17	30-Jun-17	30-Sep-16	30-Sep-17	30-Sep-16	31-Mar-17
		Unaudited	Unaudited	Unaudited	Unaudited	Audited	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited	
1	Income												
	Revenue from Operations	34,673.39	13,337.44	20,606.71	48,010.83	73,059.34	95,219.65	458.78	5,619.02	3,988.38	6,077.80	10,847.72	19,724.14
	Other Income	433.94	207.61	561.66	641.55	941.91	816.38	2,024.73	1,021.76	2,031.74	3,046.49	4,041.75	1,843.72
	Total Income	35,107.33	13,545.05	21,168.37	48,652.38	74,001.25	96,036.03	2,483.51	6,640.78	6,020.12	9,124.29	14,889.47	21,567.86
2	Expenses												
	Operating Costs	24,508.57	5,711.62	6,740.63	30,220.19	46,874.62	56,557.85	461.20	1,488.89	403.92	1,950.09	626.45	2,105.31
	Employee benefits expense	190.08	232.98	407.92	423.06	774.65	1,286.58	143.70	154.80	193.60	298.50	404.92	704.99
	Finance costs	1,220.31	1,028.01	1,427.60	2,248.32	2,595.33	4,552.41	399.07	356.70	353.69	755.77	746.95	1,371.85
	Depreciation and amortisation expense	34.44	36.45	64.58	70.89	114.24	227.01	15.75	17.69	30.86	33.44	47.56	93.69
	Other expenses	49.30	319.24	819.50	368.54	1,268.66	2,568.14	54.04	238.58	326.32	292.62	523.50	1,336.76
	Total Expenses	26,002.70	7,328.30	9,460.23	33,331.00	51,627.50	65,191.99	1,073.76	2,256.66	1,308.39	3,330.42	2,349.38	5,612.60
3	Profit for the period before tax and share of profit / (loss) of Associates / Joint Ventures (1-2)	9,104.63	6,216.75	11,708.14	15,321.38	22,373.75	30,844.04	1,409.75	4,384.12	4,711.73	5,793.87	12,540.09	15,955.26
4	Share of profit / (loss) of Associates / Joint Ventures	(424.18)	(18.81)	(182.69)	(442.99)	(551.24)	(509.76)	-	-	-	-	-	-
5	Profit for the period before tax (3+4)	8,680.45	6,197.94	11,525.45	14,878.39	21,822.51	30,334.28	1,409.75	4,384.12	4,711.73	5,793.87	12,540.09	15,955.26
6	Tax expense :												
	(1) Current tax	1,799.21	2,308.48	1,920.25	4,107.69	5,722.48	8,639.06	-	-	-	-	-	36.17
	(2) Deferred tax	455.69	(76.20)	(438.73)	379.49	(392.17)	81.20	86.70	205.71	127.36	292.41	780.04	83.63
7	Profit for the period	6,425.55	3,965.66	10,043.93	10,391.21	16,492.20	21,614.02	1,323.05	4,178.41	4,584.37	5,501.46	11,760.05	15,835.46
8	Other Comprehensive Income												
(i)	Items that will not be reclassified to profit or loss												
	(a) Remeasurements of defined benefit plans	2.08	0.52	(10.21)	2.60	(10.21)	9.37	1.38	1.36	(5.12)	2.74	(5.12)	(3.50)
	(b) Equity Instruments through Other Comprehensive Income	0.42	0.55	-	0.97	-	12.54	0.02	(0.02)	-	0.00	-	10.87
	(c) Income tax relating to above items	(0.70)	(0.17)	-	(0.87)	-	-	(0.48)	(0.47)	-	(0.95)	-	-
(ii)	Items that will be reclassified to profit or loss												
	(a) Exchange difference in translating the financial statements of foreign operations	(242.29)	20.45	(112.08)	(221.84)	(91.93)	384.47	-	-	-	-	-	-
	Total Other Comprehensive Income	(240.49)	21.35	(122.29)	(219.14)	(102.14)	406.38	0.92	0.87	(5.12)	1.79	(5.12)	7.37
9	Total Comprehensive Income for the period (7+8)	6,185.06	3,987.01	9,921.64	10,172.07	16,390.06	22,020.40	1,323.97	4,179.28	4,579.25	5,503.25	11,754.93	15,842.83
10	Profit for the period attributable to:												
	Equity holders of the parent	6,452.52	3,497.82	9,727.83	9,950.34	15,740.03	20,395.72	1,323.05	4,178.41	4,584.37	5,501.46	11,760.05	15,835.46
	Non - Controlling Interest	(26.97)	467.84	316.10	440.87	752.17	1,218.30	-	-	-	-	-	-
11	Total Comprehensive Income for the period attributable to:												
	Equity holders of the parent	6,212.05	3,518.90	9,606.45	9,730.95	15,638.80	20,802.10	1,323.97	4,179.28	4,579.25	5,503.25	11,754.93	15,842.83
	Non - Controlling Interest	(26.99)	468.11	315.19	441.12	751.26	1,218.30	-	-	-	-	-	-
12	Paid-up equity share capital (Face value Re.1)	1,199.85	1,199.85	1,199.32	1,199.85	1,199.32	1,199.32	1,259.85	1,259.85	1,259.32	1,259.85	1,259.32	1,259.32
13	Other Equity												84,426.58
14	Earning per share (EPS) (Face value of Re. 1 each) - Refer note 3 & 4 below												
	a) Basic EPS (not annualised)	5.38	2.92	8.11	8.29	13.12	17.01	1.05	3.32	3.64	4.37	9.34	12.57
	b) Diluted EPS (not annualised)	5.37	2.91	8.11	8.29	13.12	17.01	1.05	3.31	3.64	4.36	9.34	12.57

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

Sr. No.	Particulars	As at and Half Year Ended		As at and Year Ended	
		30-Sep-2017	30-Sep-2016	31-Mar-2017	31-Mar-2016
a.	Net Worth (in lakhs)#	89,064.78	80,872.38	85,685.90	85,685.90
b.	Debt Equity Ratio (DER) (Times)	0.46	0.30	0.26	0.26
c.	Debt Service Coverage Ratio (DSCR) (Times)*	8.67	10.59	13.40	13.40
d.	Interest Service Coverage Ratio (ISCR) (Times)**	8.67	10.59	13.40	13.40
e.	Asset Cover (based on market value of assets) available for 11.75% Secured Redeemable Non Convertible Debentures (Times)	4.11	1.58	2.45	2.45
f.	Debt Redemption Reserve (in lakhs)	875.00	1,375.00	875.00	875.00
g.	The Company's debt instruments were assigned a rating of 'IND A+' by India Ratings & Research Private Limited and 'CARE A+' 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, 2017 and the same has been paid.				
i.	The next due date for the payment of interest: 13th January, 2018. The next due date for redemption of NCD Series B: 13th January, 2018.				
j.	The secured listed Non-Convertible Debentures of the Company aggregating to Rs. 3,500 lakhs as on September 30, 2017 are secured by way of charge on the immovable assets and 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:

1) The above unaudited results (Standalone and Consolidated) for the quarter and half year ended 30th September, 2017 have been reviewed by the Audit Committee and approved by the Board of Directors at their meeting held on 13th November, 2017. The said unaudited financial results for the quarter and half year ended 30th September, 2017 have been subjected to Limited Review by the Statutory Auditors. 2) During the half year ended 30th September, 2017, the paid-up equity capital has gone up by Rs. 0.53 lakh due to allotment of 26,528 equity shares of Rs. 2/- each pursuant to exercise of stock options by eligible employees under Employee Stock Option Scheme, 2013. 3) Pursuant to the approval of the Shareholders vide resolution dated 12th July, 2017 passed through Postal Ballot, the Equity Shares of Face value Rs. 2/- were Sub-Divided into 2 Equity Shares of Re. 1/- each w.e.f. 26th July, 2017. Accordingly, EPS for all the reported periods has been calculated after considering the said sub-division of shares. 4) While calculating the Earnings per share for Consolidated Results, 6,000,000 Equity Shares have been excluded as they are held by wholly owned subsidiaries. 5) The Company has issued and allotted 15,527,950 Equity Shares of Re. 1 each to Qualified Institutional Buyers on 31st October, 2017 at an issue price of Rs. 322 per Equity Share (including a premium of Rs. 321 per Equity Share), amounting to Rs. 50,000.00 lakhs. Pursuant to the allotment of Equity Shares in the Qualified Institutional Placement, the paid-up Equity Share Capital of the Company increased by Rs. 155.28 lakhs and Securities Premium Account increased by Rs. 49,844.72 lakhs. 6) The Company 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". 7) Figures pertaining to previous quarter/ period have been regrouped/reclassified wherever found necessary to conform to current period's classification.



Statement of Assets and Liabilities as at 30th September, 2017 (₹ In Lakhs)

Sr. No.	Particulars	CONSOLIDATED		STANDALONE	
		As at 30 Sept 2017	As at 31 March 2017	As at 30 Sept 2017	As at 31 March 2017
		Unaudited	Audited	Unaudited	Audited
A.	ASSETS				
1	Non-Current Assets				
	(a) Property, Plant and Equipment	1,326.62	1,390.76	1,078.30	1,108.82
	(b) Investment Property	2,616.26	2,618.34	2,131.06	2,133.15
	(c) Goodwill	3,184.01	3,184.01	-	-
	(d) Other Intangible assets	14.81	18.61	2.71	4.16
	(e) Investments Accounted for using the Equity Method	16,562.55	17,005.54	-	-
	(f) Financial Assets				
	(i) Investments	84.43	9,730.98	34,195.60	42,113.46
	(ii) Other financial assets	57.12	60.86	4.01	4.01
	(iii) Current tax assets (Net)	522.82	637.26	315.25	289.20
	(g) Deferred tax assets (net)	1,952.57	2,335.15	44.31	337.55
	(h) Other non-current assets	7.83	9.99	7.83	9.99
2	Current assets				
	(a) Investments Accounted for using the Equity Method	5,147.22	5,139.47	-	-
	(b) Inventories	267,064.47	280,172.48	18,252.87	17,395.69
	(c) Financial Assets				
	(i) Investments	4,296.46	292.96	26,481.43	14,763.63
	(ii) Trade receivables	19,110.31	16,092.83	4,700.31	3,402.05
	(iii) Cash and cash equivalents	1,978.00	5,954.65	329.10	2,890.58
	(iv) Bank balances other than (iii) above	5,342.46	3,906.24	523.32	101.94
	(v) Loans	14,373.62	8,145.39	37,699.04	24,956.80
	(vi) Others Financial assets	7,141.71	6,568.00	6,989.38	1,528.30
	(d) Other current assets	4,148.26	4,441.70	1,361.85	1,059.45
	Total Assets	354,931.53	367,705.22	134,116.37	112,098.78
B.	EQUITY AND LIABILITIES				
1	Equity				
	(a) Equity share capital	1,199.85	1,199.32	1,259.85	1,259.32
	(b) Other Equity	186,030.93	178,334.89	87,804.92	84,426.58
	(c) Non - Controlling Interest	7,205.51	7,057.40	-	-
2	LIABILITIES				
	Non-current liabilities				
	(a) Financial Liabilities				
	(i) Borrowings	1,992.27	2,960.91	1,992.27	2,960.91
	(ii) Other financial liabilities	164.61	162.16	99.42	93.68
	(b) Provisions	95.22	82.68	50.15	52.06
	(c) Other non-current liabilities	-	-	-	-
3	Current liabilities				
	(a) Financial Liabilities				
	(i) Borrowings	103,281.03	91,434.49	39,196.75	19,136.87
	(ii) Trade payables	11,606.24	13,807.08	2,094.07	1,249.95
	(iii) Other financial liabilities	1,388.33	2,077.31	1,018.62	997.12
	(b) Other current liabilities	38,616.31	65,899.33	571.83	1,886.67
	(c) Provisions	32.25	39.06	28.49	35.62
	(d) Current tax liabilities (Net)	3,318.98	4,650.59	-	-
	Total Equity and Liabilities	354,931.53	367,705.22	134,116.37	112,098.78

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

Date: 13th November, 2017
Place: Mumbai

Kamal Khetan (DIN: 00017572)
Chairman & Managing Director



SUNTECK REALTY LTD

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



Unaudited Financial Results for the quarter and half year ended 30th September, 2017 (₹ In Lakhs)

Sr. No.	Particulars	CONSOLIDATED						STANDALONE					
		Quarter Ended		Half Year Ended		Year Ended	Quarter Ended		Half Year Ended		Year Ended		
		30-Sep-17	30-Jun-17	30-Sep-16	30-Sep-17	30-Sep-16	31-Mar-17	30-Sep-17	30-Jun-17	30-Sep-16	30-Sep-17	30-Sep-16	31-Mar-17
Unaudited		Unaudited		Unaudited	Unaudited		Unaudited		Unaudited		Audited		
1	Income												
	Revenue from Operations	34,673.39	13,337.44	20,606.71	48,010.83	73,059.34	95,219.65	458.78	5,619.02	3,988.38	6,077.80	10,847.72	19,724.14
	Other Income	433.94	207.61	561.66	641.55	941.91	816.38	2,024.73	1,021.76	2,031.74	3,046.49	4,041.75	1,843.72
	Total Income	35,107.33	13,545.05	21,168.37	48,652.38	74,001.25	96,036.03	2,483.51	6,640.78	6,020.12	9,124.29	14,889.47	21,567.86
2	Expenses												
	Operating Costs	24,508.57	5,711.62	6,740.63	30,220.19	46,874.62	56,557.85	461.20	1,488.89	403.92	1,950.09	626.45	2,105.31
	Employee benefits expense	190.08	232.98	407.92	423.06	774.65	1,286.58	143.70	154.80	193.60	298.50	404.92	704.99
	Finance costs	1,220.31	1,028.01	1,427.60	2,248.32	2,595.33	4,552.41	399.07	356.70	353.69	755.77	746.95	1,371.85
	Depreciation and amortisation expense	34.44	36.45	64.58	70.89	114.24	227.01	15.75	17.69	30.86	33.44	47.56	93.69
	Other expenses	49.30	319.24	819.50	368.54	1,268.66	2,568.14	54.04	238.58	326.32	292.62	523.50	1,336.76
	Total Expenses	26,002.70	7,328.30	9,460.23	33,331.00	51,627.50	65,191.99	1,073.76	2,256.66	1,308.39	3,330.42	2,349.38	5,612.60
3	Profit for the period before tax and share of profit / (loss) of Associates / Joint Ventures (1-2)	9,104.63	6,216.75	11,708.14	15,321.38	22,373.75	30,844.04	1,409.75	4,384.12	4,711.73	5,793.87	12,540.09	15,955.26
4	Share of profit / (loss) of Associates / Joint Ventures	(424.18)	(18.81)	(182.69)	(442.99)	(551.24)	(509.76)	-	-	-	-	-	-
5	Profit for the period before tax (3+4)	8,680.45	6,197.94	11,525.45	14,878.39	21,822.51	30,334.28	1,409.75	4,384.12	4,711.73	5,793.87	12,540.09	15,955.26
6	Tax expense :												
	(1) Current tax	1,799.21	2,308.48	1,920.25	4,107.69	5,722.48	8,639.06	-	-	-	-	-	36.17
	(2) Deferred tax	455.69	(76.20)	(438.73)	379.49	(392.17)	81.20	86.70	205.71	127.36	292.41	780.04	83.63
7	Profit for the period	6,425.55	3,965.66	10,043.93	10,391.21	16,492.20	21,614.02	1,323.05	4,178.41	4,584.37	5,501.46	11,760.05	15,835.46
8	Other Comprehensive Income												
(i)	Items that will not be reclassified to profit or loss												
	(a) Remeasurements of defined benefit plans	2.08	0.52	(10.21)	2.60	(10.21)	9.37	1.38	1.36	(5.12)	2.74	(5.12)	(3.50)
	(b) Equity Instruments through Other Comprehensive Income	0.42	0.55	-	0.97	-	12.54	0.02	(0.02)	-	0.00	(5.12)	10.87
	(c) Income tax relating to above items	(0.70)	(0.17)	-	(0.87)	-	-	(0.48)	(0.47)	-	(0.95)	-	-
(ii)	Items that will be reclassified to profit or loss												
	(a) Exchange difference in translating the financial statements of foreign operations	(242.29)	20.45	(112.08)	(221.84)	(91.93)	384.47	-	-	-	-	-	-
	Total Other Comprehensive Income	(240.49)	21.35	(122.29)	(219.14)	(102.14)	406.38	0.92	0.87	(5.12)	1.79	(5.12)	7.37
9	Total Comprehensive Income for the period (7+8)	6,185.06	3,987.01	9,921.64	10,172.07	16,390.06	22,020.40	1,323.97	4,179.28	4,579.25	5,503.25	11,754.93	15,842.83
10	Profit for the period attributable to:												
	Equity holders of the parent	6,452.52	3,497.82	9,727.83	9,950.34	15,740.03	20,395.72	1,323.05	4,178.41	4,584.37	5,501.46	11,760.05	15,835.46
	Non - Controlling Interest	(26.97)	467.84	316.10	440.87	752.17	1,218.30	-	-	-	-	-	-
11	Total Comprehensive Income for the period attributable to:												
	Equity holders of the parent	6,212.05	3,518.90	9,606.45	9,730.95	15,638.80	20,802.10	1,323.97	4,179.28	4,579.25	5,503.25	11,754.93	15,842.83
	Non - Controlling Interest	(26.99)	468.11	315.19	441.12	751.26	1,218.30	-	-	-	-	-	-
12	Paid-up equity share capital (Face value Re.1)	1,199.85	1,199.85	1,199.32	1,199.85	1,199.32	1,199.32	1,259.85	1,259.85	1,259.32	1,259.85	1,259.32	1,259.32
13	Other Equity												
14	Earning per share (EPS) (Face value of Re. 1 each) - Refer note 3 & 4 below												
	a) Basic EPS (not annualised)	5.38	2.92	8.11	8.29	13.12	17.01	1.05	3.32	3.64	4.37	9.34	12.57
	b) Diluted EPS (not annualised)	5.37	2.91	8.11	8.29	13.12	17.01	1.05	3.31	3.64	4.36	9.34	12.57



Statement of Assets and Liabilities as at 30th September, 2017 (₹ In Lakhs)

Sr. No.	Particulars	CONSOLIDATED		STANDALONE	
		As at 30 Sept 2017	As at 31 March 2017	As at 30 Sept 2017	As at 31 March 2017
		Unaudited	Audited	Unaudited	Audited
A.	ASSETS				
1	Non-Current Assets				
	(a) Property, Plant and Equipment	1,326.62	1,390.76	1,078.30	1,108.82
	(b) Investment Property	2,616.26	2,618.34	2,131.06	2,133.15
	(c) Goodwill	3,184.01	3,184.01	-	-
	(d) Other Intangible assets	14.81	18.61	2.71	4.16
	(e) Investments Accounted for using the Equity Method	16,562.55	17,005.54	-	-
	(f) Financial Assets				
	(i) Investments	84.43	9,730.98	34,195.60	42,113.46
	(ii) Other financial assets	57.12	60.86	4.01	4.01
	(iii) Current tax assets (Net)	522.82	637.26	315.25	289.20
	(g) Deferred tax assets (net)	1,952.57	2,335.15	44.31	337.55
	(h) Other non-current assets	7.83	9.99	7.83	9.99
2	Current assets				
	(a) Investments Accounted for using the Equity Method	5,147.22	5,139.47	-	-
	(b) Inventories	267,064.47	280,172.48	18,252.87	17,395.69
	(c) Financial Assets				
	(i) Investments	4,296.46	292.96	26,481.43	14,763.63
	(ii) Trade receivables	19,110.31	16,092.83	4,700.31	3,402.05
	(iii) Cash and cash equivalents	1,978.00	5,954.65	329.10	2,890.58
	(iv) Bank balances other than (iii) above	5,342.46	3,906.24	523.32	101.94
	(v) Loans	14,373.62	8,145.39	37,699.04	24,956.80
	(vi) Others Financial assets	7,141.71	6,568.00	6,989.38	1,528.30
	(d) Other current assets	4,148.26	4,441.70	1,361.85	1,059.45
	Total Assets	354,931.53	367,705.22	134,116.37	112,098.78
B.	EQUITY AND LIABILITIES				
1	Equity				
	(a) Equity share capital	1,199.85	1,199.32	1,259.85	1,259.32
	(b) Other Equity	186,030.93	178,334.89	87,804.92	84,426.58
	(c) Non - Controlling Interest	7,205.51	7,057.40	-	-
2	LIABILITIES				
	Non-current liabilities				
	(a) Financial Liabilities				
	(i) Borrowings	1,992.27	2,960.91	1,992.27	2,960.91
	(ii) Other financial liabilities	164.61	162.16	99.42	93.68
	(b) Provisions	95.22	82.68	50.15	52.06
	(c) Other non-current liabilities	-	-	-	-
3	Current liabilities				
	(a) Financial Liabilities				
	(i) Borrowings	103,281.03	91,434.49	39,196.75	19,136.87
	(ii) Trade payables	11,606.24	13,807.08	2,094.07	1,249.95
	(iii) Other financial liabilities	1,388.33	2,077.31	1,018.62	997.12
	(b) Other current liabilities	38,616.31	65,899.33	571.83	1,886.67
	(c) Provisions	32.25	39.06	28.49	35.62
	(d) Current tax liabilities (Net)	3,318.98	4,650.59	-	-
	Total Equity and Liabilities	354,931.53	367,705.22	134,116.37	112,098.78

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

Date: 13th November, 2017
Place: Mumbai

Kamal Khetan (DIN: 00017527)
Chairman & Managing Director

Additional Disclosure as per Regulation 52(4) of SEBI (Listing Obligations and disclosure requirements) Regulations, 2015:		As at and Half Year Ended		As at and Year Ended
		30-Sep-2017	30-Sep-2016	31-Mar-2017
a.	Net Worth (in lakhs)#	89,064.78	80,872.38	85,685.90
b.	Debt Equity Ratio (DER) (Times)	0.46	0.30	0.26
c.	Debt Service Coverage Ratio (DSCR) (Times)*	8.67	10.59	13.40
d.	Interest Service Coverage Ratio (ISCR) (Times)**	8.67	10.59	13.40
e.	Asset Cover (based on market value of assets) available for 11.75% Secured Redeemable Non Convertible Debentures (Times)	4.11	1.58	2.45
f.	Debt Redemption Reserve (In lakhs)	875.00	1,375.00	875.00
g.	The Company's debt instruments were assigned a rating of 'IND A+' by India Ratings & Research Private Limited and 'CARE A+' 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, 2017 and the same has been paid.			
i.	The next due date for the payment of interest: 13th January, 2018. The next due date for redemption of NCD Series B: 13th January, 2018.			
j.	The secured listed Non-Convertible Debentures of the Company aggregating to Rs. 3,500 lakhs as on September 30, 2017 are secured by way of charge on the immovable assets and 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:
1) The above unaudited results (Standalone and Consolidated) for the quarter and half year ended 30th September, 2017 have been reviewed by the Audit Committee and approved by the Board of Directors at their meeting held on 13th November, 2017. The said unaudited financial results for the quarter and half year ended 30th September, 2017 have been subjected to Limited Review by the Statutory Auditors. 2) During the half year ended 30th September, 2017, the paid-up equity capital has gone up by Rs. 0.53 lakh due to allotment of 26,528 equity shares of Rs. 2/- each pursuant to exercise of stock options by eligible employees under Employee Stock Option Scheme, 2013. 3) Pursuant to the approval of the Shareholders vide resolution dated 12th July, 2017 passed through Postal Ballot, the Equity Shares of Face value Rs. 2/- were Sub-Divided into 2 Equity Shares of Re. 1/- each w.e.f. 26th July, 2017. Accordingly, EPS for all the reported periods has been calculated after considering the said sub-division of shares. 4) While calculating the Earnings per share for Consolidated Results, 6,000,000 Equity Shares have been excluded as they are held by wholly owned subsidiaries. 5) The Company has issued and allotted 15,527,950 Equity Shares of Re. 1 each to Qualified Institutional Buyers on 31st October, 2017 at an issue price of Rs. 322 per Equity Share (including a premium of Rs. 321 per Equity Share), amounting to Rs. 50,000.00 lakhs. Pursuant to the allotment of Equity Shares in the Qualified Institutional Placement, the paid-up Equity Share Capital of the Company increased by Rs. 155.28 lakhs and Securities Premium Account increased by Rs. 49,844.72 lakhs. 6) The Company 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". 7) Figures pertaining to previous quarter/ period have been regrouped/reclassified wherever found necessary to conform to current period's classification.