

SRL/SE/4/18-19

Date: 23rd May, 2018

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 23, 2018 approved:

1. Audited Standalone and Consolidated Financial Results for the quarter and year ended March 31, 2018.

Pursuant to Regulation 33 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, 2018 along with Auditor's Report thereon.

2. Subject to the approval of members, recommended final dividend of 150% i.e. Rs. 1.5/- per share on 14,63,15,027 Equity Shares of face value Re. 1/- per share.
3. Subject to the approval of members in the ensuing Annual General Meeting, enabling Resolution/s under section 42, 62 and any other applicable provisions of Companies Act, 2013 for raising of funds upto Rs. 2000 Crores (Rupees Two Thousand Crores) 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 upto an aggregate amount of 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 for an aggregate amount not exceeding Rs. 500 Crores/- (Rupees Five Hundred Crores only) in one or more tranches; The specific issue details are not crystallized currently since the above resolution is enabling.
4. Re-appointment of Mr. Kamal Khetan (DIN: 00017527) as Managing Director of the Company for a term of 5 years with effect from 30th May, 2018 and revision in his remuneration thereof. The re-appointment and revision in remuneration shall be considered for members' approval in general meeting.

Email add: cosec@sunteckindia.com



CIN: L32100MH1981PLC025346

5. Revision in remuneration of Mr. Atul Poopal (DIN: 07295878), Executive Director of the Company. The revision in Remuneration shall be considered for members' approval in general meeting.
6. Revision in remuneration of Ms. Rachana Hingarajia, Company Secretary also a Woman Director of the Company. The revision in Remuneration shall be considered for members' approval in general meeting.

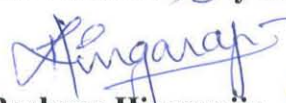
We hereby declare that M/s. Lodha & Co., Chartered Accountants (Firm Registration No. 301051E), Statutory Auditors of the Company have issued Audit Reports with unmodified (i.e. unqualified) opinion on the Standalone and Consolidated Annual Audited Financial Statements for the year ended March 31, 2018.

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 3.30 p.m. and concluded at 5.30 p.m.

This is for your information and records.

Thanking You,
For Sunteck Realty Limited


Rachana Hingarajia
Company Secretary
Encl: a/a



Sunteck Realty Limited announces Q4 and full year FY2018 results.

- ↑ EBITDA grows by 48%yoy to Rs107cr during Q4FY2018
- ↑ PAT grows by 65%yoy to Rs56cr during Q4FY2018
- ↑ PAT margins increase to 27% (+252bps yoy) during Q4FY2018

Mumbai, May 23, 2018: Sunteck Realty Limited, Mumbai’s premium real estate developer catering to the premium and ultra-premium segment today announced its financial results for the quarter and full year ended March 31, 2018.

Financial Highlights:

P&L (consolidated) - Rs million	Q4 FY2018	Q4 FY2017	% change yoy	Q3 FY2018	% change qoq
Revenue from Operations	2,067	1,379	50%	2,015	3%
EBITDA	1,074	725	48%	891	21%
Operating Margin	52.0%	52.5%	-	44.2%	-
Profit after tax	560	339	65%	602	-7%
Net Profit Margin	27.1%	24.5%	-	29.9%	-

Operational Highlights:

Operational Data - Rs million	Q4 FY2018	Q4 FY2017	% change yoy	Q3 FY2018	% change qoq
Pre-sales (new bookings)	1,860	1,754	6%	1,040	79%
Collections	1,542	1,119	38%	1,006	53%

Commenting on the Q4 & full year FY2018 performance, Mr. Kamal Khetan, Chairman and Managing Director, Sunteck Realty Ltd. said: “The year gone by has been an eventful one for us. The highly successful capital raise put us in an enviable position to take the company to the next level of growth. The strengthened balance sheet helped us improve our long term credit rating from A+ to AA-. We forayed into the aspirational homes segment with the acquisition of 100acres in the western suburbs of MMR under the JDA model. This allows us to be present in the entire spectrum of real estate industry from super luxury for ultra-HNIs to aspirational homes under the affordable segment. At our projects Sunteck City Avenue 1 and Avenue 2 in Oshiwara District Centre (ODC), Goregaon (W) – regular sales activations have been receiving an encouraging response and helped us achieve good sales. The strong traction at our flagship BKC projects continue to register robust price growth, margin improvement and increased inquiry levels.

The year gone by has witnessed many positive changes taking shape in India's real estate sector. Reform measures like implementation of RERA and clarity on GST are structural changes which are providing long term growth and consolidation opportunities for organized developers like us. Additionally, our balance sheet strength gives us an edge to look at project acquisitions across the pricing spectrum, including distressed opportunities. We are excited about the times ahead and aim to benefit from the upcoming opportunity in India's real estate sector thereby scaling up our business while maintaining attractive RoEs."

About Sunteck Realty

Sunteck Realty Limited (SRL) is the fastest growing Mumbai-based real estate development company, catering to the Uber premium, premium, ultra-luxury and luxury residential segment. The company has delivered residential and commercial developments totaling Rs5,900cr.

SRL focuses on a city-centric development portfolio of about 30 million square feet spread across 25 projects.

Sunteck Realty has four brand portfolio:

- 1) **'Signature'**: Uber luxury residences aimed at ultra HNIs
- 2) **'Signia'**: Super Premium residences in select suburban micro markets
- 3) **'Sunteck City'**: Large formats and mixed use developments
- 4) **'Sunteck'**: Commercial developments

The company is listed on BSE & NSE and is backed by respected strategic partners like Ajay Piramal and noted pension funds, FIIs and Private Equity. Sunteck today enjoys one of the strongest balance sheets with almost negligible debt levels and visible cash flows. Sunteck Realty Ltd is assigned with credit rating of AA- with stable outlook by CARE ratings.

Sunteck's flagship projects at Bandra-Kurla Complex (BKC) comprises of three residential projects: **Signature Island, Signia Isles and Signia Pearl**, which are home to some of the renowned heads of leading global conglomerates. Another key project of Sunteck is a 23 acre township known as **Sunteck city**, a mixed-used development at Oshiwara District Centre (ODC) in Goregaon (W). Sunteck also has projects in Borivali, Andheri, Airoli (Navi Mumbai), Sion amongst other locations in Mumbai. The company has recently acquired 100 acres land under asset light joint development model in the Mumbai region for affordable housing.

The company has won many awards and recognitions, including the "Integrated Township of the Year" by ET Now Real Estate Awards 2018. "Ultra-Luxury Lifestyle Project of the Year" for Signature Island, BKC and "Innovative Marketing Campaign of the Year" for 'Offer of De Century' (ODC) at Realty Plus Excellence Awards 2017. The company also bagged four APREA (Asia Pacific Real Estate Association Limited) – Best Practices Awards for Listed Real Estate Companies.

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:

<p>Investor Relations Prashant Chaubey: +91 22 4287 7807 Mohit Soni: +91 22 4915 7927 Sunteck Realty Limited Email: ir@sunteckindia.com</p>	<p>Corporate communications Naresh Kundnani: +91 22 4287 7851 Sunteck Realty Limited Email: corporaterelations@sunteckindia.com</p>
<p>Adfactors PR Arpit Shah Tel: +91 22 6757 4444 Email: arpit.shah@adfactorspr.com</p>	

Independent Auditor's Report on Quarterly and Year ended 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**

We have audited the standalone financial results of **SUNTECK REALTY LIMITED** ('the Company') for the quarter and year ended 31st March, 2018, being submitted by the Company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

These quarterly standalone financial results as well as the year ended 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.

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.

Emphasis of Matter:

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

- a) The Company has overdue trade receivable 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. 949.23 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 hence, in their opinion, no provision is considered necessary at this stage.



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 ended 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, 2018

The Statement includes the results for the quarter ended 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 current financial year which were subject to limited review by us.

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

R. P. Baradiya
Partner
Membership No. 44101

Place: Mumbai
Date: 23rd May, 2018



Independent Auditor's Report on Quarterly and Year ended 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 31st March, 2018, 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 ended 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 receivable 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. 949.23 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 hence, in their opinion no provision is considered necessary at this stage.

5. Other Matters

We have not audited the financial results of:

- a) (i) twenty subsidiaries included in the consolidated financial results, whose financial statements reflect total assets of Rs. 3,28,934.98 lakhs as on 31st March, 2018 and total revenue of Rs. 17,927.39 lakhs and of Rs. 83,916.12 lakhs for the quarter and the year ended on that date, respectively.
- (ii) two joint ventures included in the consolidated financial results, whose financial statements reflect net profit of Nil and Nil for the quarter and the year ended 31st March, 2018, respectively.

These financial results and other financial information have been audited by other auditors whose reports have been furnished to us by the Parent Company and our opinion, in so far as it relates to amounts included in respect of said subsidiaries and joint ventures are based solely on the reports of the other auditors.

- b) We have not audited the financial results of a foreign joint venture company included in the consolidated financial results, whose financial statements reflect net loss of Rs. 21.56 lakhs and Rs. 86.72 lakhs for the quarter and the year ended 31st March, 2018, respectively, out of which the Group's share is Rs. 10.78 lakhs and Rs. 43.36 lakhs, respectively. These financial statements have been certified by the Parent Company's management and furnished to us, and our opinion, in so far as it relates to the amount included in respect of the said joint venture company is solely based on these management certified financial statements provided to us.

Our conclusion is not modified in respect of the above matters.

6. In our opinion and to the best of our information and according to the explanations given to us these consolidated quarterly financial results as well as the consolidated year ended results:

- (i) include the quarterly financial results and year ended results of the following entities:

Companies audited by us:

- 1) Sunteck Realty Limited (Parent Company)
- 2) Piramal Sunteck Realty Private Limited (Joint venture)

Subsidiaries audited by other auditors:

- 1) Amenity Software Private Limited
- 2) Magenta Computer Software Private Limited
- 3) Satguru Infocorp Services Private Limited
- 4) Skystar Buildcon Private Limited
- 5) Sunteck Property Holdings Private Limited



- 6) Sunteck Realty Holdings Private Limited
- 7) Starlight Systems Private Limited
- 8) Sahrish Constructions Private Limited
- 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 for the quarter and year ended 31st March, 2018 and other financial information.

7. The Statement includes the results for the quarter ended 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 current financial year which were subject to limited review by us.

**For LODHA & CO.
Chartered Accountants
Firm Registration No: 30105 1E**

R. P. Baradiya

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

**Place: Mumbai
Date: 23rd May, 2018**



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

Audited Financial Results for the Quarter and Year Ended 31st March, 2018

(Rs. In Lakhs)

Sr. No.	Particulars	CONSOLIDATED					STANDALONE				
		Quarter Ended			Year Ended		Quarter Ended			Year Ended	
		31-Mar-2018	31-Dec-2017	31-Mar-2017	31-Mar-2018	31-Mar-2017	31-Mar-2018	31-Dec-2017	31-Mar-2017	31-Mar-2018	31-Mar-2017
		Audited	Unaudited	Audited	Audited	Audited	Audited	Unaudited	Audited	Audited	Audited
1	Income										
	Revenue from Operations	20,668.13	20,149.67	13,791.69	88,828.63	95,219.65	6,667.51	4,827.36	6,240.78	17,572.67	19,724.14
	Other Income	499.26	341.03	(757.64)	925.13	816.38	629.68	(860.84)	(4,245.54)	2,262.03	1,843.72
	Total Income	21,167.39	20,490.70	13,034.05	89,753.76	96,036.03	7,297.19	3,966.52	1,995.24	19,834.70	21,567.86
2	Expenses										
	Operating Costs	8,843.69	9,920.64	5,245.75	48,984.52	56,557.85	1,513.83	170.46	1,028.70	3,634.39	2,105.31
	Employee benefits expense	327.30	226.28	224.13	976.63	1,286.58	269.10	196.10	164.62	763.70	704.99
	Finance costs	984.72	972.58	1,536.32	4,205.62	4,552.41	311.93	363.10	274.73	1,430.80	1,371.85
	Depreciation and amortisation expense	43.76	53.84	55.30	168.49	227.01	22.68	36.04	22.76	92.16	93.69
	Other expenses	758.64	1,096.30	1,076.24	1,666.77	2,568.15	406.97	769.64	672.13	915.93	1,336.76
	Total Expenses	10,958.11	12,269.64	8,137.74	56,002.03	65,192.00	2,524.51	1,535.34	2,162.94	6,836.98	5,612.60
3	Profit for the period before tax and share of profit / (loss) of Associates / Joint Ventures (1-2)	10,209.28	8,221.06	4,896.31	33,751.73	30,844.03	4,772.68	2,431.18	(167.70)	12,997.72	15,955.26
4	Share of profit / (loss) of Associates / Joint Ventures	(54.70)	(70.48)	279.03	(568.16)	(509.76)	-	-	-	-	-
5	Profit for the period before tax (3+4)	10,154.58	8,150.58	5,175.34	33,183.57	30,334.27	4,772.68	2,431.18	(167.70)	12,997.72	15,955.26
6	Tax expense :										
	(1) Current tax	3,397.95	2,519.43	1,711.81	10,025.07	8,639.06	232.54	-	36.17	232.54	36.17
	(2) Deferred tax	597.30	(216.93)	566.24	759.86	81.20	456.71	(343.16)	(1,164.31)	405.96	83.63
7	Profit for the period (5-6)	6,159.33	5,848.08	2,897.29	22,398.64	21,614.01	4,083.43	2,774.34	960.44	12,359.22	15,835.46
8	Other Comprehensive Income										
	(i) Items that will not be reclassified to profit or loss										
	(a) Remeasurements of defined benefit plans	8.87	5.11	9.37	16.58	9.37	9.49	1.79	(3.50)	14.02	(3.50)
	(b) Equity Instruments through Other Comprehensive Income	5.19	0.10	12.54	6.26	12.54	4.16	(0.01)	18.55	4.15	10.87
	(c) Income tax relating to above items	(2.29)	(2.07)	-	(5.24)	-	(2.33)	(0.62)	-	(3.90)	-
	(ii) Items that will be reclassified to profit or loss										
	(a) Exchange Gain/ (Loss) in translating the financial statements of foreign operations	(315.74)	454.10	770.08	(83.47)	384.47	-	-	-	-	-
	Total Other Comprehensive Income	(303.97)	457.24	791.99	(65.87)	406.38	11.32	1.16	15.05	14.27	7.37
9	Total Comprehensive Income for the period (7+8)	5,855.36	6,305.32	3,689.28	22,332.77	22,020.39	4,094.75	2,775.50	975.49	12,373.49	15,842.83
10	Profit for the period attributable to:										
	Equity holders of the parent	5,901.03	5,566.44	2,595.05	21,417.84	20,396.94	4,083.43	2,774.34	960.44	12,359.22	15,835.46
	Non - Controlling Interest	258.30	281.64	302.25	980.80	1,217.07	-	-	-	-	-
11	Total Comprehensive Income for the period attributable to :										
	Equity holders of the parent	5,597.02	6,023.69	3,385.79	21,351.67	20,802.09	4,094.75	2,775.50	975.49	12,373.49	15,842.83
	Non - Controlling Interest	258.34	281.63	303.48	981.10	1,218.30	-	-	-	-	-
12	Paid-up equity share capital (Face value Rs. 10 each)	1,403.15	1,403.15	1,199.32	1,403.15	1,199.32	1,463.15	1,463.15	1,259.32	1,463.15	1,259.32
13	Other Equity				2,61,631.70	1,78,334.89				1,58,800.47	84,426.58
14	Earning per share (EPS) (Face value of Rs. 1 each)										
	Refer note 2 & 3 below										
	a) Basic EPS (not annualised)	4.21	4.23	2.16	16.74	17.01	2.79	2.01	0.76	9.23	12.57
	b) Diluted EPS (not annualised)	4.20	4.22	2.16	16.72	17.01	2.79	2.01	0.76	9.22	12.57



Additional Disclosure as per Regulation 52(4) of SEBI (Listing Obligations and disclosure requirements) Regulations, 2015:		As at and Year Ended	As at and Year Ended
		31-Mar-2018	31-Mar-2017
a.	Net Worth (in lakhs)#	1,60,263.62	85,685.90
b.	Debt Equity Ratio (DER) (Times)	0.17	0.26
c.	Debt Service Coverage Ratio (DSCR) (Times)*	7.98	13.40
d.	Interest Service Coverage Ratio (ISCR) (Times)**	11.07	13.40
e.	Asset Cover (based on market value of assets) available for 11.75% Secured Redeemable Non Convertible Debentures (Times)	1.90	2.45
f.	Debenture Redemption Reserve (in lakhs)	750.00	875.00
g.	The Company's debt instruments were assigned a rating of 'IND A+' 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, 2018 and the same has been paid.		
i.	The next due date for the payment of interest: 13th January, 2019. The next due date for redemption of NCD Series C: 13th January, 2019. 500 11.75% Secured Redeemable Non-Convertible Debentures Series B of Rs. 1 lakhs each, were redeemed on January 12, 2018.		
j.	The secured listed Non-Convertible Debentures of the Company aggregating to Rs. 3,000 lakhs as on March 31, 2018 are secured by way of charge on the immovable assets and rent receivables of the company.		
k.	The credit rating from CARE Ratings Limited for long term bank facilities and non convertible debentures of the Company has been upgrade from CARE A+ to CARE AA-.		
	#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 audited results (Standalone and Consolidated) have been reviewed by the Audit Committee and approved by the Board of Directors at their meeting held on 23rd May, 2018. The report of the Statutory Auditors is unmodified.		
2	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.		
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	The Board of Directors have recommended a final dividend of Rs. 1.50/- per equity share of the face value of Rs. 1 each for the financial year ended 31st March, 2018, subject to the approval of the shareholders at the ensuing Annual General Meeting.		
5	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".		
6	Figures pertaining to previous quarter/ period have been regrouped/reclassified wherever found necessary to conform to current period's classification.		
7	The figures of last quarter and corresponding quarter of the previous year are the balancing figures between audited figures for the full financial year and unaudited published year to date figures upto the third quarter of the respective financial year.		
Date: 23rd May, 2018			
Place: Mumbai			
		<p>For and on behalf of Board of Directors of Sunteck Realty Limited</p> <p></p> <p>Kamal Khetan (DIN:00017527) Chairman & Managing Director</p>	

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, 2018

(Rs. in lakhs)

Sr. No.	Particulars	CONSOLIDATED		STANDALONE	
		As at 31st March, 2018	As at 31st March, 2017	As at 31st March, 2018	As at 31st March, 2017
		Audited	Audited	Audited	Audited
A.	ASSETS				
1	Non-Current Assets				
	(a) Property, Plant and Equipment	1,271.91	1,390.76	1,048.94	1,108.82
	(b) Investment Property	2,580.91	2,618.34	2,103.19	2,133.15
	(c) Goodwill	3,184.01	3,184.01	-	-
	(d) Other Intangible Assets	11.11	18.61	1.36	4.16
	(e) Investments Accounted for using the Equity Method	16,491.20	17,035.74	-	-
	(f) Financial Assets				
	(i) Investments				
	- Investments in Subsidiaries and Joint ventures	-	-	51,997.01	42,090.65
	- Other Investments	89.72	9,730.98	81.86	77.71
	(ii) Loans	-	-	46.09	-
	(iii) Other Financial Assets	512.15	3,949.35	174.36	71.20
	(g) Current Tax Assets (Net)	522.30	637.26	259.37	289.20
	(h) Deferred Tax Assets (Net)	1,637.46	2,335.15	-	337.55
	(i) Other Non-Current Assets	34.31	9.99	34.31	9.99
2	Current Assets				
	(a) Investments Accounted for using the Equity Method	5,155.17	5,139.47	-	-
	(b) Inventories	2,69,274.57	2,80,172.49	26,837.41	17,395.69
	(c) Financial Assets				
	(i) Investments				
	- Investments in Subsidiaries and Joint ventures	-	-	61,998.19	14,470.67
	- Other Investments	292.96	292.96	292.96	292.96
	(ii) Trade Receivables	29,063.02	16,199.44	5,515.36	3,452.05
	(iii) Cash and Cash Equivalents	4,908.22	5,954.65	1,444.83	2,890.58
	(iv) Bank Balances other than (iii) above	6,080.69	17.75	1,514.03	34.75
	(v) Loans	16,258.84	8,060.50	40,008.03	25,113.69
	(vi) Other Financial Assets	4,388.40	7,120.26	3,162.48	1,768.33
	(c) Other Current Assets	3,876.39	3,994.12	1,014.86	557.64
	Total Assets	3,65,633.34	3,67,861.83	1,97,534.64	1,12,098.79
B.	EQUITY AND LIABILITIES				
1	Equity				
	(a) Equity Share Capital	1,403.15	1,199.32	1,463.15	1,259.32
	(b) Other Equity	2,61,631.70	1,78,334.89	1,58,800.47	84,426.58
	(c) Non - Controlling Interest	7,745.48	7,057.40	-	-
2	LIABILITIES				
	Non-Current Liabilities				
	(a) Financial Liabilities				
	(i) Borrowings	5,133.20	2,960.91	5,133.20	2,960.91
	(ii) Other Financial Liabilities	139.43	161.16	103.50	93.68
	(b) Provisions	77.99	82.68	49.83	52.06
	(c) Deferred tax liabilities (Net)	72.20	-	72.20	-
	(d) Other Non-Current Liabilities	-	-	-	-
	Current Liabilities				
	(a) Financial Liabilities				
	(i) Borrowings	46,675.55	91,413.47	22,691.30	19,115.86
	(ii) Trade Payables	10,824.65	13,807.08	1,223.24	1,249.95
	(iii) Other Financial Liabilities	6,057.22	2,099.33	5,553.80	1,018.14
	(b) Other Current Liabilities	23,596.03	66,055.94	1,086.97	1,886.67
	(c) Provisions	1,371.37	39.06	1,356.98	35.62
	(d) Current Tax Liabilities (Net)	905.37	4,650.59	-	-
	Total Equity and Liabilities	3,65,633.34	3,67,861.83	1,97,534.64	1,12,098.79



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

Kamal Khetan

Kamal Khetan (DIN: 00017527)

Chairman & Managing Director

Date: 23rd May, 2018

Place: Mumbai