

SRL/SE/22/18-19

Date: 14<sup>th</sup> August, 2018

**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**

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 14<sup>th</sup> August, 2018 in which the Unaudited Financial Results of the Company for the quarter ended on 30<sup>th</sup> June, 2018 have been published:

1. Financial Express ( English )
2. Navshakti (Marathi)

Kindly take the same on your records.

**For Sunteck Realty Limited**

**Rachana Hingarajia**  
Company Secretary  
Encl: a/a





## Godrej's Smita, BCCL's Indu

PRESS TRUST OF INDIA  
Mumbai, August 13

GODREJ GROUP'S SMITA Crishna, HCL's Roshni Nadar and Bennett Coleman's Indu Jain are among the top 10 wealthiest women in India, a report says.

According to the Kotak Wealth and Hurun report, the threshold of networth for the top 10 was ₹8,000 crore.

Crishna, a third generation heir of Godrej empire, leads the list with an estimated wealth of ₹37,570 crore.

On the board of Godrej Industries, she owns 1/5th of the Godrej Group alongside her brothers and in 2014, she purchased the bungalow belonging to the late atomic physicist, Dr Homi Bhabha, for ₹371 crore.

She is followed by HCL chief executive officer and executive director Nadar, also the daughter of the company's founder Shiv Nadar, with the report estimating her wealth to be ₹30,200 crore.

Times Group chairperson Jain is the third woman on the list with her wealth estimated to be ₹26,240 crore.

She is the chairperson of Bennett Coleman & Co, one of the largest media groups in the country which owns brands including *The Times of India*, *The Economic Times* and *Femina*, among others. Besides, she also heads its charitable arm, the Times Foundation, as well as the literary not-for-profit institution, Bharatiya Jnanpith.

Biocon founder and managing director Kiran Mazumdar shaw with an estimated wealth of ₹24,790 crore is fourth on the list. She is also on the board of Infosys.

Kiran Nadar, wife of Shiv Nadar, is a trustee of the Shiv Nadar Foundation and an art collector and she is ranked fifth, with an estimated wealth of ₹20,120 crore.

She is followed by Leena Gandhi Tewari with ₹10,730 crore, Sangita Jindal with ₹10,450 crore and Jayshree Ullal with ₹9,490 crore.

Anu Aga and Shradha Agarwal were ranked ninth and tenth with estimated wealth of ₹8,550 crore and ₹8,200 crore, respectively. The report that lists the 100 richest women in India, estimated their average wealth to

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# Sunteck

## SUNTECK REALTY LIMITED

Reg. Office : 5th Floor, Sunteck Centre, Subhash Road, Vile Parle (E), Mumbai - 400057  
CIN: L32100MH1981PLC025346 | Email: cosec@sunteckindia.com | Tel: +91 22 4287 7800  
www.sunteckindia.com

PAT  
(Q1 FY19)  
₹59 Cr.  
₹35 Cr.

PRE - SALES  
(Q1 FY19)  
₹182 Cr.  
₹128 Cr.

COLLECTIONS  
(Q1 FY19)  
₹161 Cr.  
₹131 Cr.

### Unaudited Financial Results for the Quarter Ended 30th June, 2018

(Rs. in Lakhs)

| Sr. No | Particulars   | CONSOLIDATED               |                          |                            |                          | STANDALONE                 |                          |                            |                          |
|--------|---|----------------------------|--------------------------|----------------------------|--------------------------|----------------------------|--------------------------|----------------------------|--------------------------|
|        |   | Quarter Ended              |                          | Year Ended                 |                          | Quarter Ended              |                          | Year Ended                 |                          |
|        |   | 30-Jun-2018<br>(Unaudited) | 31-Mar-2018<br>(Audited) | 30-Jun-2017<br>(Unaudited) | 31-Mar-2018<br>(Audited) | 30-Jun-2017<br>(Unaudited) | 31-Mar-2018<br>(Audited) | 30-Jun-2017<br>(Unaudited) | 31-Mar-2018<br>(Audited) |
| 1      | <b>Income</b>   |                            |                          |                            |                          |                            |                          |                            |                          |
|        | Revenue from Operations   | 21,107.75                  | 20,668.13                | 13,337.44                  | 88,828.63                | 6,932.81                   | 6,667.51                 | 5,619.02                   | 17,572.67                |
|        | Other Income  | 1,388.85                   | 499.26                   | 207.61                     | 925.13                   | 1,447.77                   | 629.68                   | 1,021.76                   | 2,262.03                 |
|        | <b>Total Income</b>   | <b>22,496.60</b>           | <b>21,167.39</b>         | <b>13,545.05</b>           | <b>89,753.76</b>         | <b>8,380.58</b>            | <b>7,297.19</b>          | <b>6,640.78</b>            | <b>19,834.70</b>         |
| 2      | <b>Expenses</b>   |                            |                          |                            |                          |                            |                          |                            |                          |
|        | Operating Costs   | 8,345.69                   | 8,843.69                 | 5,668.48                   | 48,984.52                | 614.43                     | 1,513.83                 | 1,488.89                   | 3,634.39                 |
|        | Employee benefits expense   | 294.79                     | 327.30                   | 232.98                     | 976.63                   | 242.11                     | 269.10                   | 154.80                     | 763.70                   |
|        | Finance costs   | 1,030.52                   | 984.72                   | 1,028.01                   | 4,205.62                 | 900.90                     | 311.93                   | 356.70                     | 1,430.80                 |
|        | Depreciation and amortisation expense   | 36.59                      | 43.76                    | 36.45                      | 168.49                   | 23.11                      | 22.68                    | 17.69                      | 92.16                    |
|        | Other expenses  | 1,311.26                   | 758.64                   | 362.38                     | 1,666.77                 | 244.17                     | 406.97                   | 238.58                     | 915.93                   |
|        | <b>Total Expenses</b>   | <b>11,018.85</b>           | <b>10,958.11</b>         | <b>7,328.30</b>            | <b>56,002.03</b>         | <b>2,024.72</b>            | <b>2,524.51</b>          | <b>2,256.66</b>            | <b>6,836.98</b>          |
| 3      | <b>Profit for the period before tax and share of profit / (loss) of Associates / Joint Ventures (1-2)</b> | <b>11,477.75</b>           | <b>10,209.28</b>         | <b>6,216.75</b>            | <b>33,751.73</b>         | <b>6,355.86</b>            | <b>4,772.68</b>          | <b>4,384.12</b>            | <b>12,997.72</b>         |
| 4      | <b>Share of profit / (loss) of Associates / Joint Ventures</b>  | <b>(107.03)</b>            | <b>(54.70)</b>           | <b>(18.81)</b>             | <b>(568.16)</b>          |                            |                          |                            |                          |
| 5      | <b>Profit for the period before tax (3+4)</b>   | <b>11,370.72</b>           | <b>10,154.58</b>         | <b>6,197.94</b>            | <b>33,183.57</b>         | <b>6,355.86</b>            | <b>4,772.68</b>          | <b>4,384.12</b>            | <b>12,997.72</b>         |
| 6      | <b>Tax expense :</b>  |                            |                          |                            |                          |                            |                          |                            |                          |
|        | (1) Current tax   | 3,979.88                   | 3,397.95                 | 2,308.48                   | 10,025.07                | 140.76                     | 232.54                   | -                          | 232.54                   |
|        | (2) Deferred tax  | (12.25)                    | 597.30                   | (75.11)                    | 759.86                   | 10.92                      | 456.71                   | 206.21                     | 405.96                   |
| 7      | <b>Profit for the period (5-6)</b>  | <b>7,403.09</b>            | <b>6,159.33</b>          | <b>3,964.57</b>            | <b>22,398.64</b>         | <b>6,204.18</b>            | <b>4,083.43</b>          | <b>4,177.91</b>            | <b>12,359.22</b>         |
| 8      | <b>Other Comprehensive Income</b>   |                            |                          |                            |                          |                            |                          |                            |                          |
|        | (i) Items that will not be reclassified to profit or loss   |                            |                          |                            |                          |                            |                          |                            |                          |
|        | (a) Remeasurements of defined benefit plans   | 0.95                       | 8.87                     | 0.52                       | 16.58                    | 1.12                       | 9.49                     | 1.36                       | 14.02                    |
|        | (b) Equity Instruments through Other Comprehensive Income   | (1.47)                     | 5.19                     | 0.55                       | 6.26                     | (0.04)                     | 4.16                     | (0.02)                     | 4.15                     |
|        | (c) Income tax relating to above items  | (0.14)                     | (2.29)                   | 0.92                       | (5.24)                   | (0.33)                     | (2.33)                   | 0.03                       | (3.90)                   |
|        | (ii) Items that will be reclassified to profit or loss  |                            |                          |                            |                          |                            |                          |                            |                          |
|        | (a) Exchange Gain/ (Loss) in translating the financial statements of foreign operations                   | (930.09)                   | (315.74)                 | 20.45                      | (83.47)                  | -                          | -                        | -                          | -                        |
|        | <b>Total Other Comprehensive Income</b>   | <b>(930.75)</b>            | <b>(303.97)</b>          | <b>22.44</b>               | <b>(65.87)</b>           | <b>0.75</b>                | <b>11.32</b>             | <b>1.37</b>                | <b>14.27</b>             |
| 9      | <b>Total Comprehensive Income for the period (7+8)</b>  | <b>6,472.34</b>            | <b>5,855.36</b>          | <b>3,987.01</b>            | <b>22,332.77</b>         | <b>6,204.93</b>            | <b>4,094.75</b>          | <b>4,179.28</b>            | <b>12,373.49</b>         |
| 10     | <b>Profit for the period attributable to:</b>   |                            |                          |                            |                          |                            |                          |                            |                          |
|        | Equity holders of the parent  | 6,825.00                   | 5,901.03                 | 3,496.73                   | 21,417.84                | 6,204.18                   | 4,083.43                 | 4,177.91                   | 12,359.22                |
|        | Non - Controlling Interest  | 578.09                     | 258.30                   | 467.84                     | 980.80                   | -                          | -                        | -                          | -                        |
| 11     | <b>Total Comprehensive Income for the period attributable to :</b>  |                            |                          |                            |                          |                            |                          |                            |                          |
|        | Equity holders of the parent  | 5,894.14                   | 5,597.02                 | 3,518.90                   | 21,351.67                | 6,204.93                   | 4,094.75                 | 4,179.28                   | 12,373.49                |
|        | Non - Controlling Interest  | 578.20                     | 258.34                   | 468.11                     | 981.10                   | -                          | -                        | -                          | -                        |
| 12     | <b>Paid-up equity share capital (Face value Re.1)</b>   | <b>1,403.15</b>            | <b>1,403.15</b>          | <b>1,199.74</b>            | <b>1,403.15</b>          | <b>1,463.15</b>            | <b>1,463.15</b>          | <b>1,259.74</b>            | <b>1,463.15</b>          |
| 13     | <b>Other Equity</b>   |                            |                          |                            | <b>261,631.70</b>        |                            |                          |                            | <b>158,800.47</b>        |
| 14     | <b>Earning per share (EPS) (Face value of Re. 1 each) - Refer note 2 below</b>                            |                            |                          |                            |                          |                            |                          |                            |                          |
|        | (a) Basic EPS (not annualised)  | 4.86                       | 4.21                     | 2.91                       | 16.74                    | 4.24                       | 2.79                     | 3.32                       | 9.23                     |
|        | (b) Diluted EPS (not annualised)  | 4.86                       | 4.20                     | 2.91                       | 16.72                    | 4.24                       | 2.79                     | 3.31                       | 9.22                     |

## Notes:

- The above unaudited results (Standalone and Consolidated) for the quarter ended 30th June, 2018 have been reviewed by the Audit Committee and approved by the Board of Directors at their meeting held on 13th August, 2018. The unaudited financial result for the quarter ended on 30th June, 2018 have been subjected to Limited Review by the Statutory Auditors.
- While calculating the Earnings per share for Consolidated Results, 6,000,000 Equity Shares have been excluded as they are held by wholly owned subsidiary companies.
- 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".
- "IND AS 115 Revenue from contract with customer", has been notified by Ministry of Corporate Affairs (MCA) on March 28, 2018 is effective from accounting period beginning on or after April 1, 2018, which replace existing revenue recognition requirement. In accordance with the new standard, and on the basis of the Company's contracts with customers and based on expert legal opinion, its performance obligations are satisfied over time. Its application didn't have significant impact on recognition and measurement of revenue and related items in the financial results including the retained earnings as at 1st April, 2018.
- Figures pertaining to previous quarter/ period have been regrouped/reclassified wherever found necessary to conform to current period's classification.
- The figures of last quarter ended March 31, 2018 are the balancing figures between audited figures in respect of full financial year and unaudited published year to date figures upto the third quarter of the respective financial year.

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

Kamal Khetan (DIN:00017527)  
Chairman & Managing Director

Date: 13th August, 2018  
Place: Mumbai



## SUNTECK REALTY LIMITED

Reg. Office : 5th Floor, Sunteck Centre, Subhash Road, Vile Parle (E), Mumbai - 400057  
 CIN: L32100MH1981PLC025346 | Email: cosec@sunteckindia.com | Tel: +91 22 4287 7800  
 www.sunteckindia.com

PAT  
(Q1 FY19)  
₹59 Cr.  
vs  
₹35 Cr.

PRE-SALES  
(Q1 FY19)  
₹182 Cr.  
vs  
₹128 Cr.

COLLECTIONS  
(Q1 FY19)  
₹161 Cr.  
vs  
₹131 Cr.

## Unaudited Financial Results for the Quarter Ended 30th June, 2018

(Rs. in Lakhs)

| Sr. No    | Particulars   | CONSOLIDATED               |                          |                            |                          | STANDALONE                 |                          |                            |                          |
|-----------|---|----------------------------|--------------------------|----------------------------|--------------------------|----------------------------|--------------------------|----------------------------|--------------------------|
|           |   | Quarter Ended              |                          | Year Ended                 |                          | Quarter Ended              |                          | Year Ended                 |                          |
|           |   | 30-Jun-2018<br>(Unaudited) | 31-Mar-2018<br>(Audited) | 30-Jun-2017<br>(Unaudited) | 31-Mar-2018<br>(Audited) | 30-Jun-2017<br>(Unaudited) | 31-Mar-2018<br>(Audited) | 30-Jun-2017<br>(Unaudited) | 31-Mar-2018<br>(Audited) |
| <b>1</b>  | <b>Income</b>   |                            |                          |                            |                          |                            |                          |                            |                          |
|           | Revenue from Operations   | 21,107.75                  | 20,668.13                | 13,337.44                  | 88,828.63                | 6,932.81                   | 6,667.51                 | 5,619.02                   | 17,572.67                |
|           | Other Income  | 1,388.85                   | 499.26                   | 207.61                     | 925.13                   | 1,447.77                   | 629.68                   | 1,021.76                   | 2,262.03                 |
|           | <b>Total Income</b>   | <b>22,496.60</b>           | <b>21,167.39</b>         | <b>13,545.05</b>           | <b>89,753.76</b>         | <b>8,380.58</b>            | <b>7,297.19</b>          | <b>6,640.78</b>            | <b>19,834.70</b>         |
| <b>2</b>  | <b>Expenses</b>   |                            |                          |                            |                          |                            |                          |                            |                          |
|           | Operating Costs   | 8,345.69                   | 8,843.69                 | 5,668.48                   | 48,984.52                | 614.43                     | 1,513.83                 | 1,488.89                   | 3,634.39                 |
|           | Employee benefits expense   | 294.79                     | 327.30                   | 232.98                     | 976.63                   | 242.11                     | 269.10                   | 154.80                     | 763.70                   |
|           | Finance costs   | 1,030.52                   | 984.72                   | 1,028.01                   | 4,205.62                 | 900.90                     | 311.93                   | 356.70                     | 1,430.80                 |
|           | Depreciation and amortisation expense   | 36.59                      | 43.76                    | 36.45                      | 168.49                   | 23.11                      | 22.68                    | 17.69                      | 92.16                    |
|           | Other expenses  | 1,311.26                   | 758.64                   | 362.38                     | 1,866.77                 | 244.17                     | 406.97                   | 238.58                     | 915.93                   |
|           | <b>Total Expenses</b>   | <b>11,018.85</b>           | <b>10,958.11</b>         | <b>7,328.30</b>            | <b>56,002.03</b>         | <b>2,024.72</b>            | <b>2,524.51</b>          | <b>2,256.66</b>            | <b>6,836.98</b>          |
| <b>3</b>  | <b>Profit for the period before tax and share of profit / (loss) of Associates / Joint Ventures (1-2)</b> | <b>11,477.75</b>           | <b>10,209.28</b>         | <b>6,216.75</b>            | <b>33,751.73</b>         | <b>6,355.86</b>            | <b>4,772.68</b>          | <b>4,384.12</b>            | <b>12,997.72</b>         |
| <b>4</b>  | <b>Share of profit / (loss) of Associates / Joint Ventures</b>  | <b>(107.03)</b>            | <b>(54.70)</b>           | <b>(18.81)</b>             | <b>(568.16)</b>          | -                          | -                        | -                          | -                        |
| <b>5</b>  | <b>Profit for the period before tax (3+4)</b>   | <b>11,370.72</b>           | <b>10,154.58</b>         | <b>6,197.94</b>            | <b>33,183.57</b>         | <b>6,355.86</b>            | <b>4,772.68</b>          | <b>4,384.12</b>            | <b>12,997.72</b>         |
| <b>6</b>  | <b>Tax expense :</b>  |                            |                          |                            |                          |                            |                          |                            |                          |
|           | (1) Current tax   | 3,979.88                   | 3,397.95                 | 2,308.48                   | 10,025.07                | 140.76                     | 232.54                   | -                          | 232.54                   |
|           | (2) Deferred tax  | (12.25)                    | 597.30                   | (75.11)                    | 759.86                   | 10.92                      | 456.71                   | 206.21                     | 405.96                   |
| <b>7</b>  | <b>Profit for the period (5-6)</b>  | <b>7,403.09</b>            | <b>6,159.33</b>          | <b>3,964.57</b>            | <b>22,398.64</b>         | <b>6,204.18</b>            | <b>4,083.43</b>          | <b>4,177.91</b>            | <b>12,359.22</b>         |
| <b>8</b>  | <b>Other Comprehensive Income</b>   |                            |                          |                            |                          |                            |                          |                            |                          |
| (i)       | Items that will not be reclassified to profit or loss   |                            |                          |                            |                          |                            |                          |                            |                          |
|           | (a) Remeasurements of defined benefit plans   | 0.95                       | 8.87                     | 0.52                       | 16.58                    | 1.12                       | 9.49                     | 1.36                       | 14.02                    |
|           | (b) Equity Instruments through Other Comprehensive Income   | (1.47)                     | 5.19                     | 0.55                       | 6.26                     | (0.04)                     | 4.16                     | (0.02)                     | 4.15                     |
|           | (c) Income tax relating to above items  | (0.14)                     | (2.29)                   | 0.92                       | (5.24)                   | (0.33)                     | (2.33)                   | 0.03                       | (3.90)                   |
| (ii)      | Items that will be reclassified to profit or loss   |                            |                          |                            |                          |                            |                          |                            |                          |
|           | (a) Exchange Gain/ (Loss) in translating the financial statements of foreign operations                   | (930.09)                   | (315.74)                 | 20.45                      | (83.47)                  | -                          | -                        | -                          | -                        |
|           | <b>Total Other Comprehensive Income</b>   | <b>(930.75)</b>            | <b>(303.97)</b>          | <b>22.44</b>               | <b>(65.87)</b>           | <b>0.75</b>                | <b>11.32</b>             | <b>1.37</b>                | <b>14.27</b>             |
| <b>9</b>  | <b>Total Comprehensive Income for the period (7+8)</b>  | <b>-6,472.34</b>           | <b>5,855.36</b>          | <b>3,987.01</b>            | <b>22,332.77</b>         | <b>6,204.93</b>            | <b>4,094.75</b>          | <b>4,179.28</b>            | <b>12,373.49</b>         |
| <b>10</b> | <b>Profit for the period attributable to:</b>   |                            |                          |                            |                          |                            |                          |                            |                          |
|           | Equity holders of the parent  | 6,825.00                   | 5,901.03                 | 3,496.73                   | 21,417.84                | 6,204.18                   | 4,083.43                 | 4,177.91                   | 12,359.22                |
|           | Non - Controlling Interest  | 578.09                     | 258.30                   | 467.84                     | 980.80                   | -                          | -                        | -                          | -                        |
| <b>11</b> | <b>Total Comprehensive Income for the period attributable to :</b>  |                            |                          |                            |                          |                            |                          |                            |                          |
|           | Equity holders of the parent  | 5,894.14                   | 5,597.02                 | 3,516.90                   | 21,351.67                | 6,204.93                   | 4,094.75                 | 4,179.28                   | 12,373.49                |
|           | Non - Controlling Interest  | 578.20                     | 258.34                   | 468.11                     | 981.10                   | -                          | -                        | -                          | -                        |
| <b>12</b> | <b>Paid-up equity share capital (Face value Re.1)</b>   | <b>1,403.15</b>            | <b>1,403.15</b>          | <b>1,199.74</b>            | <b>1,403.15</b>          | <b>1,463.15</b>            | <b>1,463.15</b>          | <b>1,259.74</b>            | <b>1,463.15</b>          |
| <b>13</b> | <b>Other Equity</b>   |                            |                          |                            | <b>261,631.70</b>        |                            |                          |                            | <b>168,800.47</b>        |
| <b>14</b> | <b>Earning per share (EPS) (Face value of Re. 1 each) - Refer note 2 below</b>                            |                            |                          |                            |                          |                            |                          |                            |                          |
|           | (a) Basic EPS (not annualised)  | 4.86                       | 4.21                     | 2.91                       | 16.74                    | 4.24                       | 2.79                     | 3.32                       | 9.23                     |
|           | (b) Diluted EPS (not annualised)  | 4.86                       | 4.20                     | 2.91                       | 16.72                    | 4.24                       | 2.79                     | 3.31                       | 9.22                     |

## Notes:

- The above unaudited results (Standalone and Consolidated) for the quarter ended 30th June, 2018 have been reviewed by the Audit Committee and approved by the Board of Directors at their meeting held on 13th August, 2018. The unaudited financial result for the quarter ended on 30th June, 2018 have been subjected to Limited Review by the Statutory Auditors.
- While calculating the Earnings per share for Consolidated Results, 6,000,000 Equity Shares have been excluded as they are held by wholly owned subsidiary companies.
- 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 -106 "Operating Segments".
- "IND AS 115 Revenue from contract with customer", has been notified by Ministry of Corporate Affairs (MCA) on March 28, 2018 is effective from accounting period beginning on or after April 1, 2018, which replace existing revenue recognition requirement. In accordance with the new standard, and on the basis of the Company's contracts with customers and based on expert legal opinion, its performance obligations are satisfied over time. Its application didn't have significant impact on recognition and measurement of revenue and related items in the financial results including the retained earnings as at 1st April, 2018.\*
- Figures pertaining to previous quarter/ period have been regrouped/reclassified wherever found necessary to conform to current period's classification.
- The figures of last quarter ended March 31, 2018 are the balancing figures between audited figures in respect of full financial year and unaudited published year to date figures upto the third quarter of the respective financial year.

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

Date: 13th August, 2018  
Place: Mumbai

Kamal Khetan (DIN:00017527)  
Chairman & Managing Director