Sunteck

SUNTECK REALTY LIMITED

NOTICE OF THE ANNUAL GENERAL MEETING

Notice is hereby given that the 31st Annual General Meeting of the members of Sunteck Realty Limited will be held at:

Venue : MIG Club, M.I.G Colony, Bandra (East), Mumbai 400051

Day and Date : Monday, 22nd September, 2014

Time : 5.30 p.m.

AGENDA

ORDINARY BUSINESS:

1. To receive, consider and adopt the Audited Balance Sheet as at 31st March 2014 and the Profit and Loss Account for the year ended on that date together with the Schedules thereon, the Cash Flow Statement, along with the Reports of the Directors and Auditors thereon.

2. To declare Dividend on Equity Share Capital for the year ended 31st March, 2014

3. To appoint a Director in place of Mr. Jignesh Sanghavi (DIN: 02232988), who retires by rotation and being eligible offers himself for re-appointment.

4. To appoint M/S. Lodha & Co., Chartered Accountants, the retiring Statutory Auditors of the Company, as Statutory Auditors, who shall hold office from the conclusion of this Annual General Meeting until the conclusion of next Annual General Meeting of the Company and to authorize the Board of Directors to fix their remuneration.

To consider and if thought fit, to pass with or without modification, the following resolution as an **ORDINARY RESOLUTION**:

"RESOLVED THAT pursuant to the provisions of Section 139 and other applicable provisions, if any, of the Companies Act, 2013 read with the Companies (Audit and Auditors) Rules, 2014 (including any statutory modification(s) or re-enactment thereof, for the time being in force), M/S Lodha & Co., Chartered Accountants, Mumbai (Registration No.: 301051E) be and are hereby appointed as the Statutory Auditors of the Company, to hold office from the conclusion of this Annual General Meeting until the conclusion of the next Annual General Meeting at such remuneration as may be fixed by the Board of Directors.

SPECIAL BUSINESS:

5. To consider and if thought fit, to pass with or without modification, the following resolution as an **ORDINARY RESOLUTION**:

"RESOLVED THAT pursuant to the provisions of Sections 149, 152 read with Schedule IV and the Companies (Appointment and Qualification of Directors) Rules, 2014 and all other applicable provisions, if any, of the Companies Act, 2013 ("Act") as amended from time to time and Clause 49 of the Listing Agreement, including any modification or amendment thereof, Mr. Mahadevan Kalahasthi (DIN: 01246519), who has submitted a declaration that he meets the criteria for independence as provided in Section 149(6) of the Act and who is eligible for appointment, be and is hereby appointed as Independent Director of the Company to hold office for a term of 2 (two) consecutive years from the

conclusion of this Annual General Meeting till the conclusion of the Annual General Meeting to be held in the calendar year 2016, not liable to retire by rotation.**"**

6. To consider and if thought fit, to pass with or without modification, the following resolution as an **ORDINARY RESOLUTION**:

"RESOLVED THAT pursuant to the provisions of Sections 149, 152 read with Schedule IV and the Companies (Appointment and Qualification of Directors) Rules, 2014 and all other applicable provisions, if any, of the Companies Act, 2013 ("Act") as amended from time to time and Clause 49 of the Listing Agreement, including any modification or amendment thereof, Mr. Kishore Vussonji (DIN: 00444408) who has submitted a declaration that he meets the criteria for independence as provided in Section 149(6) of the Act and who is eligible for appointment, be and is hereby appointed as Independent Director of the Company to hold office for a term of 2 (two) consecutive years from the conclusion of this Annual General Meeting till the conclusion of the Annual General Meeting to be held in the calendar year 2016, not liable to retire by rotation.**"**

7. To consider and if thought fit, to pass with or without modification, the following resolution as an **ORDINARY RESOLUTION**:

"RESOLVED THAT pursuant to the provisions of Sections 149, 152 read with Schedule IV and the Companies (Appointment and Qualification of Directors) Rules, 2014 and all other applicable provisions, if any, of the Companies Act, 2013 ("Act") as amended from time to time and Clause 49 of the Listing Agreement, including any modification or amendment thereof, Mr. Ramakant Nayak (DIN: 00129854) who has submitted a declaration that he meets the criteria for independence as provided in Section 149(6) of the Act and who is eligible for appointment, be and is hereby appointed as Independent Director of the Company to hold office for a term of 2 (two) consecutive years from the conclusion of this Annual General Meeting till the conclusion of the Annual General Meeting to be held in the calendar year 2016, not liable to retire by rotation.**"**

8. To consider and if thought fit, to pass with or without modification, the following resolution as an **ORDINARY RESOLUTION**:

"RESOLVED THAT pursuant to the provisions of Sections 149, 152 read with Schedule IV and the Companies (Appointment and Qualification of Directors) Rules, 2014 and all other applicable provisions, if any, of the Companies Act, 2013 ("Act") as amended from time to time and Clause 49 of the Listing Agreement, including any modification or amendment thereof, Mr. Sanjay Dutt (DIN: 05251670) who has submitted a declaration that he meets the criteria for independence as provided in Section 149(6) of the Act and who is eligible for appointment, be and is hereby appointed as Independent Director of the Company to hold office for a term of 2 (two) consecutive years from the conclusion of this Annual General Meeting till the conclusion of the Annual General Meeting to be held in the calendar year 2016, not liable to retire by rotation.**"**

9. To consider and if thought fit, to pass with or without modification, the following resolution as an **SPECIAL RESOLUTION:**

"**RESOLVED THAT** pursuant to the provisions of Section 196, 197 and 203 read with schedule V and all other applicable provisions, if any, of the Companies Act 2013 ("the Act") and the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014 (including any statutory modification(s) or re-enactment thereof, for the time being in force) and in terms of the recommendation of the Remuneration Committee and as approved by the Board of Directors,

Mr. Kamal Khetan, Managing Director of the Company be paid a remuneration of Rupees 1,00,00,000/- (Rupees One Crore only) p.a. or 2% of the Net profits of the Company whichever is higher with effect from 1st April, 2014;

RESOLVED FURTHER THAT all other terms and conditions of appointment of Mr. Kamal Khetan as approved earlier by the Members at the time of his re - appointment, shall remain unchanged.

RESOLVED FURTHER THAT in the event of absence or inadequacy of profits in any financial year, the remuneration shall be governed by Section II of Part II of Schedule V of the Act or any statutory modification thereof and the same shall be treated as the minimum remuneration payable to the Managing Director.

RESOLVED FURTHER THAT the Board of Directors of the Company be and is hereby authorised to do all necessary acts, deeds and things, which may be usual, expedient or proper to give effect to the above resolution."

10. To consider and if thought fit, to pass with or without modification, the following resolution as a ORDINARY RESOLUTION:

"**RESOLVED THAT** pursuant to the provisions of Section 196, 197 and 203 read with schedule V and all other applicable provisions, if any, of the Companies Act 2013 ("the Act") and the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014 (including any statutory modification(s) or re-enactment thereof, for the time being in force) and in terms of the recommendation of the Remuneration Committee and as approved by the Board of Directors, Mr. Jignesh Sanghavi, Executive Director of the Company be paid a remuneration of Rs. 60,00,000/- (Rupees Sixty Lakhs only) per annum or 0.5 % of the Net profits of the Company whichever is higher with effect from 1st April, 2014;

RESOLVED FURTHER THAT Mr. Jignesh Sanghavi shall be subject to retire by rotation;

RESOLVED FURTHER THAT all other terms and conditions of appointment of Mr. Jignesh Sanghavi as approved earlier by the Members at their meeting held on 27th September 2013, shall remain unchanged;

RESOLVED FURTHER THAT in the event of absence or inadequacy of profits in any financial year, the remuneration shall be governed by Section II of Part II of Schedule V of the Companies Act, 2013 or any statutory modification thereof and the same shall be treated as the minimum remuneration payable to the Executive Director.

RESOLVED FURTHER THAT the Board of Directors of the Company be and is hereby authorised to do all necessary acts, deeds and things, which may be usual, expedient or proper to give effect to the above resolution."

By Order of the Board of Directors
FOR SUNTECK REALTY LIMITED

Mumbai: 14th August, 2014

Sd/-
Company Secretary

NOTES:

1. **A MEMBER ENTITLED TO ATTEND AND VOTE AT THE MEETING IS ENTITLED TO APPOINT A PROXY TO ATTEND AND TO VOTE INSTEAD OF HIMSELF/HERSELF AND THE PROXY NEED NOT BE A MEMBER OF THE COMPANY. THE INSTRUMENT APPOINTING A PROXY, IN ORDER TO BE EFFECTIVE, BE DEPOSITED AT THE REGISTERED OFFICE OF THE COMPANY NOT LESS THAN 48 HOURS BEFORE THE COMMENCEMENT OF THE MEETING.**

2. Corporate members intending to send their authorized representatives to attend the meeting pursuant to Section 113 of the Companies Act, 2013 are requested to send to the Company a certified copy of the Board resolution authorizing their representatives to attend and vote on their behalf at the meeting.
3. The Explanatory Statement pursuant to Section 102 of the Companies Act, 2013 is annexed hereto.
4. The Register of Members and Share Transfer Books will remain closed from 20th September, 2014 to 22nd September, 2014 (both days inclusive).
5. The information required to be provided under the Listing Agreement entered into by the Company with the Stock Exchange regarding the Directors who are proposed to be reappointed is given in the annexure to the Notice.
6. Members whose shareholding(s) are in electronic mode are requested to inform any changes relating to address, bank mandate and Electronic Clearing Services (ECS) details to their respective Depository Participants and in case of physical shares, to the Company's Registrar & Share Transfer Agent **LINK INTIME INDIA PRIVATE LIMITED,** C-13, Pannalal Silk Mills Compound, L.B.S. Marg, Bhandup (W), Mumbai 400078 together with a valid proof of address.
7. Members are requested to quote their Registered Folio Number or their Client ID number with DP ID on all correspondence with the Company as the case may be.
8. Members/Proxy holders are requested to bring their copies of the Annual Report to the Annual General Meeting
9. Members are requested to bring the Attendance Slip sent herewith duly filled for attending the Meeting.
10. Members are requested to send their queries to the Company, if any, on accounts and operations of the Company at least seven days before the meeting so that the same could be suitably answered at the meeting.
11. In line with measures of Green Initiative taken by the Ministry of Corporate Affairs (vide circular nos. 17/2011 and 18/2011 dated April 21 and April 29, 2011respectively) and Companies Act, 2013 also provides for sending for sending notice of the meeting and other shareholder correspondences through electronic mode. Members holding shares in physical mode are requested to register their e-mail ID's with Link Intime India Private Limited and Members holding shares in demat mode are requested to register their e-mail ID's with their respective Depository Participants (DPs).

Instructions for E-Voting

In compliance with the provisions of Section 108 of the Companies Act, 2013 read with the Companies (Management and Administration) Rules, 2014, the Company is pleased to offer e-voting facility as an alternate to physical voting to all the Members of the Company. For this purpose, the Company has entered into an agreement with National Securities Depository Limited (NSDL) for facilitating e-voting to enable the Members to cast their votes electronically. E-voting is optional for the Members.

The instructions to Members for e-voting are as under:

(a) In case of Members receiving an e-mail from NSDL:

(i) Open the PDF file attached to the e-mail, using your Client ID/Folio No. as password. The PDF file contains your User ID and Password for e-voting. Please note that the Password provided in PDF is an 'Initial Password'.

(ii) Launch internet browser by typing the following URL: https://www.evoting.nsdl.com/

(iii) Click on Shareholder – Login

(iv) Insert User ID and Initial Password as noted in step (i) above and click 'Login'

(v) Password change menu will appear. Change the Password with a new Password of your choice. Please keep a note of the new Password. It is strongly recommended not to share your Password with any person and take utmost care to keep it confidential.

(vi) Home page of e-voting will open. Click on e-voting – Active Voting cycles.

(vii) Select EVEN of Sunteck Realty Limited.

(viii) Now you are ready for e-voting as Çast Vote page opens.

(ix) Cast your vote by selecting appropriate option and click on 'Submit'. Click on Confirm when prompted.

(x) Upon confirmation, the message 'Vote cast successfully' will be displayed.
(xi) Once you have voted on the resolution, you will not be allowed to modify your vote.
(xii) Institutional shareholders (i.e. other than individuals, HUF, NRI etc.) are required to send scanned copy (PDF/JPG Format) of the relevant Board Resolution/ Authority letter etc. together with attested specimen signature of the duly authorized signatory(ies) who are authorized to vote, to the Scrutinizer through e-mail nvr54@ymail.com or cosec@sunteckindia.com with a copy marked to evoting@nsdl.co.in.

(b) In case of Members receiving physical copy of the Notice of Annual General Meeting (AGM) and Attendance Slip

(i) Initial Password is provided, as follows, at the bottom of the Attendance Slip.

EVEN (E Voting Event Number)	USER ID	PASSWORD/PIN

(ii) Please follow all steps from Sr. No. (ii) to Sr. No. (xi) above, to cast vote.
(iii) In case of any queries, please refer to the Frequently Asked Questions (FAQs) for members and the e-voting user manual for members available in the 'Downloads' section of http://www.evoting.nsdl.com. You can also contact NSDL via email at evoting@nsdl.co.in

General Instructions:

(i) If you are already registered with NSDL for e-voting then you can use your existing User ID and Password for casting vote.
(ii) The voting rights of Members shall be in proportion to their share of the paid-up equity share capital of the Company as on Friday, 15th August, 2014.
(iii) In terms of Clause 35B of the Listing Agreement entered into with the stock exchange, the Company has provided an option to their Members who do not have access to the e-voting facility, to cast their votes by way of a ballot. The ballot form is enclosed with this Notice.
(iv) The facility of e-voting shall commence from Monday, 15th September, 2014 and shall remain open upto 6.30 p.m. on Wednesday, 17th September, 2014. Members will not be able to cast their votes after 6.30 p.m. on Wednesday, 17th September, 2014.
(v) Institutional Members (i.e. other than individuals, HUF, NRI etc.) are required to send scanned copy (PDF/JPG Format) of the relevant Board Resolution/ Authority letter etc. together with attested specimen signature of the duly authorized signatory(ies) who are authorized to vote, to the Scrutinizer through e-mail nvr54@ymail.com or cosec@sunteckindia.com with a copy marked to evoting@nsdl.co.in.
(vi) Member(s) can opt for only one mode of voting i.e. either physically voting at the Annual General Meeting, voting through ballot or e-voting. In case a member has cast multiple votes, then voting done by e-voting will be treated as valid.
(vii) Mr. Veeraraghavan N., Practicing Company Secretary, Mumbai has been appointed as the Scrutinizer to scrutinize the e-voting process (including the ballot form received from the Member(s) who do not have access to the e-voting process) in a fair and transparent manner.
(viii) The Scrutinizer shall, within a period of not exceeding three working days from the conclusion of the e-voting period, unlock the votes in the presence of atleast two witnesses, not in the employment of the Company and make a Scrutinizer's report of the votes cast in favour of, or against, if any, forthwith to the Chairman of the Company.
(ix) Members who do not have access to e-voting facility may send duly completed Ballot Form (enclosed with the Notice of AGM) so as to reach the Scrutinizer appointed by the Board of Directors of the Company, Mr. Veeraraghavan N., Practicing Company Secretary not later than 6.30 p.m. on Wednesday, 17th September, 2014. Ballot Form received thereafter will be treated as invalid.
(x) The results declared along with the Scrutinizer's report shall be placed on the Company's website www.sunteckindia.com within two working days of passing of the resolutions at the AGM of the Company and communicated to BSE Limited and National Stock Exchange of India Limited, where the shares of the Company are listed.

Explanatory Statement Pursuant to section 102 of the Companies Act, 2013, in respect of Special Business set out in Notice:

Item Nos. 5 to 8

The Companies Act, 2013 ("the Act") provides for appointment of Independent Directors for a term upto 5 consecutive years. Further the Securities and Exchange Board of India (SEBI) has amended Clause 49 of the Listing Agreement interalia stipulating the conditions for the appointment of Independent Directors by a listed Company.

The following Directors are Independent Directors viz. Mr. Mahadevan Kalahasthi, Mr. Kishore Vussonji, Mr. Ramakant Nayak and Mr. Sanjay Dutt on the Board of the Company. It is proposed to appoint each of them as Independent Directors under Section 149 of the Act and Clause 49 of the Listing Agreement to hold office for a term of 2 (two) consecutive years from the conclusion of this Annual General Meeting till the conclusion of the Annual General Meeting to be held in the calendar year 2016, not liable to retire by rotation.

The above mentioned Directors are not disqualified from being appointed as Directors in terms of Section 164 of the Act and have given their consent to act as Directors. The Company has received declarations from each of them that they meet the criteria of independence as prescribed under subsection (6) of Section 149 of the Act and Clause 49 of the Listing Agreement.

In the opinion of the Board, Mr. Mahadevan Kalahasthi, Mr. Kishore Vussonji, Mr. Ramakant Nayak and Mr. Sanjay Dutt fulfill the conditions for their appointment as Independent Directors as specified in the Act, the Rules made there under and the Listing Agreement. All of them are independent of the management.

Considering their vast experience, their presence on the Board will be of immense value to the Company.

A copy of their draft letters of appointment as Independent Directors setting out the terms and conditions are available for inspection by the Members at the registered office of the Company on all working days (except Saturdays, Sundays and Public Holidays) between 10:00 am to 12:00 pm up to the date of the AGM.

None of the Directors, Key Managerial Personnel and their relatives thereof other than Mr. Mahadevan Kalahasthi, Mr. Kishore Vussonji, Mr. Ramakant Nayak and Mr. Sanjay Dutt and their relatives are concerned or interested in the respective resolutions for their appointment.

The resolutions as set out in Item nos. 5 to 8 of this Notice are accordingly recommended for the approval by the members as Ordinary Resolution.

Item No. 09

At the Annual General Meeting held on 27th September, 2013, the members of the Company had approved the increase in the remuneration of the Managing Director for FY 13-14. Pursuant to the recommendation received from remuneration committee held on 14th August, 2014, it is proposed to continue with the same limits for making payment of remuneration to Managing Director w.e.f. 1st April, 2014 as approved in the AGM held on 27th September, 2013. Further, there are no changes in the perquisites or other allowances payable to him.

The aggregate of the remuneration as aforesaid shall be within the maximum limit as laid down under provisions of Section 197, 203 and other applicable provisions, if any, of the Companies Act 2013 ("the Act") read with Schedule V of the Companies Act, 2013 (including any statutory modification(s) or re-enactment thereof, with liberty to the Board of Directors to alter and vary the terms and conditions as may be agreed to between the Board of Directors and the Managing Director.

None of the other Directors, Key Managerial Personnel and their relatives Mr. Kamal Khetan are interested in this resolution.

This explanation together with relevant resolution may be treated as an Abstract of terms and memorandum of interest pursuant to the provisions of Section 302 of the Companies Act 1956.

The resolutions as set out in Item nos. 9 of this Notice are accordingly recommended for the approval by the members as Special Resolution.

Item No 10

At the Annual General Meeting held on 27th September, 2013, the members of the Company had approved the increase in the remuneration of the Executive Director for FY 13-14. Pursuant to the recommendation received from remuneration committee held on 14th August, 2014, it is proposed to continue with the same limits for making payment of remuneration to Executive Director w.e.f. 1st April, 2014 as approved in the AGM held on 27th September, 2013. Further, there are no changes in the perquisites or other allowances payable to him.

The aggregate of the remuneration as aforesaid shall be within the maximum limit as laid down under provisions of Section 197, 203 and other applicable provisions, if any, of the Companies Act 2013 ("the Act") read with Schedule V of the Companies Act, 2013 (including any statutory modification(s) or re-enactment thereof, with liberty to the Board of Directors to alter and vary the terms and conditions as may be agreed to between the Board of Directors and the Managing Director.

None of the other Directors, Key Managerial Personnel and their relatives except Mr. Jignesh Sanghavi are interested in this resolution.

This explanation together with relevant resolution may be treated as an Abstract of terms and Memorandum of Interest pursuant to the provisions of Section 302 of the Companies Act 1956.

The resolutions as set out in Item nos. 10 of this Notice are accordingly recommended for the approval by the members as Ordinary Resolution.

By Order of the Board of Directors
FOR SUNTECK REALTY LIMITED

Mumbai: 30th May 2014

Sd/-
Company Secretary

Registered Office:
5th Floor, Sunteck Centre,
37-40 Subhash Road, Vile Parle (East),
Vile Parle (East), Mumbai 400057

Details of Directors seeking appointment/re-appointment at the Annual General Meeting

(In pursuance of Clause 49 of the Listing Agreement)

Name of Director	Mr. Jignesh Sanghavi	Mr. Mahadevan Kalahasthi	Mr. Kishore Vussonji
Age	45 Years	55 years	66 years
Qualifications	B.E., MBA, MCM	B. Com., F.C.A.	Advocate & Solicitor
Date of Appointment	27.09.2010	19.12.2008	19.12.2008
Expertise	22 Years of experience in the field of Real Estate and Infrastructure	30 yrs. of experience in the field of Chartered Accountancy.	36 yrs. of experience as Advocate and Solicitor
*Directorship in other Public Limited Companies as on March 31, 2014	Nil	SW Investments Limited Indian Gymkhana (Matunga) Limited	Goldcrest Finance (India) Limited Comfund Consulting Limited Krishna Ventures Limited Weizmann Forex Limited Karma Energy Limited
Chairman/ Member of the Audit Committee as on March 31, 2014	Nil	Chairman of Audit Committee-Sunteck Realty Limited Chairman of Audit Committee- SW Investments Limited	Member of Audit Committee-Sunteck Realty Limited
Chairman/ Member of the Shareholders'/ Investors/ Grievance Committee as on March 31, 2014	Nil	Chairman of Shareholders'/ Investors Grievance Committee- Sunteck Realty Limited Member of Shareholders'/ Investors Grievance Committee- SW Investments Limited	Member of Investors Grievance Committee- Sunteck Realty Limited
No. of Shares held in the Company as on March 31, 2014	Nil	Nil	Nil

* Note: Excludes Directorship in Private Limited Companies, Foreign Companies and Government Bodies.

Details of Directors seeking appointment/re-appointment at the Annual General Meeting

(In pursuance of Clause 49 of the Listing Agreement)

Name of Director	**Mr. Ramakant Nayak**	**Mr. Sanjay Dutt**
Age	67 years	48 Years
Qualifications	Degrees in Science and Law	B. Com., Post Graduation in Business Management
Date of Appointment	30.01.2010	30.05.2012
Expertise	More than 40 yrs. of experience in the field of Commercial Banking.	24 years experience as an entrepreneur and services-sector professional in the logistics and Real Estate Industries.
*Directorship in other Public Limited Companies as on March 31, 2014	Nitin Fire Protection Industries Limited Shree Pushkar Chemicals & Fertilizers Limited Poddar Developers Limited Ashapura Intimates Fashion Limited	Nil
Chairman/ Member of the Audit Committee as on March 31, 2014	Member of Audit Committee of (i) Nitin Fire Protection Industries Limited (ii) Poddar Developers Limited (iii) Ashapura Intimates Fashion Limited Chairman of Audit Committee of Shree Pushkar Chemicals & Fertilizers Limited	Nil
Chairman/ Member of the Shareholders'/ Investors/ Grievance Committee as on March 31, 2014	Chairman of Shareholders'/ Investors Grievance Committee Ashapura Intimates Fashion Limited Member of Shareholders'/ Investors Grievance Committee- Pushkar Chemicals & Fertilizers Limited	Nil
No. of Shares held in the Company as on March 31, 2014	Nil	Nil

* Note: Excludes Directorship in Private Limited Companies, Foreign Companies and Government Bodies.

THIS PAGE IS INTENTIONALLY LEFT BLANK

Sunteck

SUNTECK REALTY LIMITED

Registered Office: 5th Floor, Sunteck Centre, 37-40, Subhash Road, Vile Parle (East), Mumbai 400057
Tel No.: 022-26267800, **Fax No:** 022-26267890, **website:** www.sunteckindia.com
CIN: L32100MH1981PLC025346

ATTENDANCE SLIP

Regd. Folio/DP ID & Client ID	
Name and Address of the Shareholder	

1) I hereby record my presence at the THIRTY FIRST ANNUAL GENERAL MEETING of the Company being held on Monday, 22nd September, 2014, at 5.30 p.m. at MIG Club, M.I.G Colony, Bandra (East), Mumbai 400051.

2) Signature of the Shareholder/Proxy Present

3) Shareholder/Proxy holder wishing to attend the meeting must bring the Attendance Slip to the meeting and handover at the entrance duly signed.

4) Shareholder/Proxy holder desiring to attend the meeting may bring his/her copy of the Annual Report for reference at the meeting.

Note: Please fill in this attendance slip and hand it over at ENTRANCE of the MEETING HALL.

ELECTRONIC VOTING PARTICULARS

Electronic Voting Sequence Number (EVSN)	User ID	Password

Note: Please read the instructions printed under the Note no. 11 to the Notice dated 14th August, 2014 of the 31st Annual General Meeting. The Voting period starts from Monday, 15th September, 2014 and ends at 6.30 p.m. on Wednesday, 17th September, 2014. The voting module shall be disabled by NSDL for voting thereafter.

Sunteck

SUNTECK REALTY LIMITED

Registered Office: 5th Floor, Sunteck Centre, 37-40, Subhash Road, Vile Parle (East), Mumbai 400057

Tel No.: 022-26267800, **Fax No:** 022-26267890, **website:** www.sunteckindia.com; **CIN:** L32100MH1981PLC025346

31st ANNUAL GENERAL MEETING

Form No. MGT -11

PROXY FORM

[Pursuant to Section 105(6) of the Companies Act, 2013 and Rule 19(3) of the Companies (Management and Administration) Rules, 2014]

Name of the Member(s): .....

Registered address: .....

E-mail ID: .....

Folio No. / DP ID and Client ID:.....

I/We, being the Member(s) of ..... shares of the above named Company, hereby appoint

1. Name: ..... E-mail ID: .....

Address .....

Signature ....., or failing him/her

2. Name: ..... E-mail ID: .....

Address .....

Signature ....., or failing him/her

3. Name: ..... E-mail ID: .....

Address .....

Signature .....

as my/our proxy to attend and vote (on a poll) for me/us and on my/our behalf at the 31st Annual General Meeting, to be held on Monday, 22nd September, 2014 at 5.30 p.m. at MIG Club, M.I.G Colony, Bandra (East), Mumbai 400051 and at any adjournment thereof in respect of such resolutions and in such manner as are indicated below:

*I/We wish my above proxy(ies) to vote in the manner as indicated in the box below:

Resolution No.	Description	For	Against
1.	Adoption of the Audited Balance Sheet as at 31st March, 2014, the Statement of Profit & Loss for the financial year ended 31st March, 2014,the Report of the Board of Directors' and Auditors' thereon.		
2.	Declaration of Dividend.		
3.	Re-appointment of Mr. Jignesh Sanghavi, Director retiring by rotation.		
4.	Re-appointment of M/s Lodha & Co., Chartered Accountants, Mumbai statutory auditors of the Company.		
5.	Appointment of Mr. Mahadevan Kalahasthi as an Independent Director of the Company.		
6.	Appointment of Mr. Kishore Vussonji as an Independent Director of the Company.		
7.	Appointment of Mr. Ramakant Nayak as an Independent Director of the Company		
8.	Appointment of Mr. Sanjay Dutt as an Independent Director of		
9.	Remuneration of Managing Director		
10.	Remuneration of Executive Director		

Affix a Rs. 1/- Revenue Stamp

Signed this ..... day of ..... 2014.

.....
Signature of shareholder

..... Signature of first proxy holder

..... Signature of second proxy holder

..... Signature of third proxy holder

* Please put a (√) in the appropriate column against the resolutions indicated in the Box. Alternatively, you may mention the number of shares in the appropriate column in respect of which you would like your proxy to vote. If you leave all the columns blank against any or all the resolutions, your proxy will be entitled to vote in the manner as he/she thinks appropriate.

Notes:

1. **This form of proxy in order to be effective should be duly completed and deposited at the Registered Office of the Company, not less than 48 hours before the commencement of the Meeting.**
2. A proxy need not be a Member of the Company.
3. In case the Member appointing proxy is a body corporate, the proxy form should be signed under its seal or be signed by an officer or an attorney duly authorized by it and an authenticated copy of such authorisation should be attached to the proxy form.
4. A person can act as proxy on behalf of such number of Members not exceeding fifty and holding in the aggregate not more than ten percent of the total share capital of the Company carrying voting rights. Further, a Member holding more than ten percent of the total share capital of the Company carrying voting rights, may appoint a single person as proxy and such person shall not act as proxy for any other person or Member.
5. Appointing a proxy does not prevent a Member from attending the meeting in person if he/she so wishes.
6. In case of joint holders, the signature of any one holder will be sufficient, but names of all the joint holders should be stated.

Sunteck

SUNTECK REALTY LIMITED

Registered Office: 5th Floor, Sunteck Centre, 37-40, Subhash Road, Vile Parle (East), Mumbai 400057
Tel No.: 022-26267800, **Fax No:** 022-26267890, **website:** www.sunteckindia.com; **CIN:** L32100MH1981PLC025346

31st ANNUAL GENERAL MEETING
BALLOT FORM

(To be returned to Scrutinizer appointed by the Company)

Name(s) of the Member(s) : .....
Address : .....
.....
Folio No. / DPID No. and Client ID*: .....
Number of Equity Share(s) held : .....

I/We hereby exercise my/our vote in respect of the following resolution(s) to be passed at the Thirty First Annual General Meeting of the Company, to be held on Monday, 22nd September, 2014 at 5.30 p.m. at MIG Club, M.I.G Colony, Bandra (East), Mumbai 400051, in respect of businesses as stated in the Notice dated 14th August, 2014 by conveying my/our assent or dissent to the said resolution(s) by placing the tick (_) mark at the box against the respective matters:

Item No.	Description	No. of equity shares held	I/We assent resolution (FOR)	I/We dissent the to the resolution (AGAINST)
1.	Adoption of the Audited Balance Sheet as at 31st March, 2014, the Statement of Profit & Loss for the financial year ended 31st March, 2014,the Report of the Board of Directors' and Auditors' thereon.			
2.	Declaration of Dividend.			
3.	Re-appointment of Mr. Jignesh Sanghavi, Director retiring by rotation.			
4.	Re-appointment of M/s Lodha & Co., Chartered Accountants, Mumbai statutory auditors of the Company.			
5.	Appointment of Mr. Mahadevan Kalahasthi as an Independent Director of the Company.			
6.	Appointment of Mr. Kishore Vussonji as an Independent Director of the Company.			
7.	Appointment of Mr. Ramakant Nayak as an Independent Director of the Company			
8.	Appointment of Mr. Sanjay Dutt as an Independent Director of			
9.	Remuneration of Managing Director			
10.	Remuneration of Executive Director			

* Applicable for investors holding shares in Electronic Form.

Place :

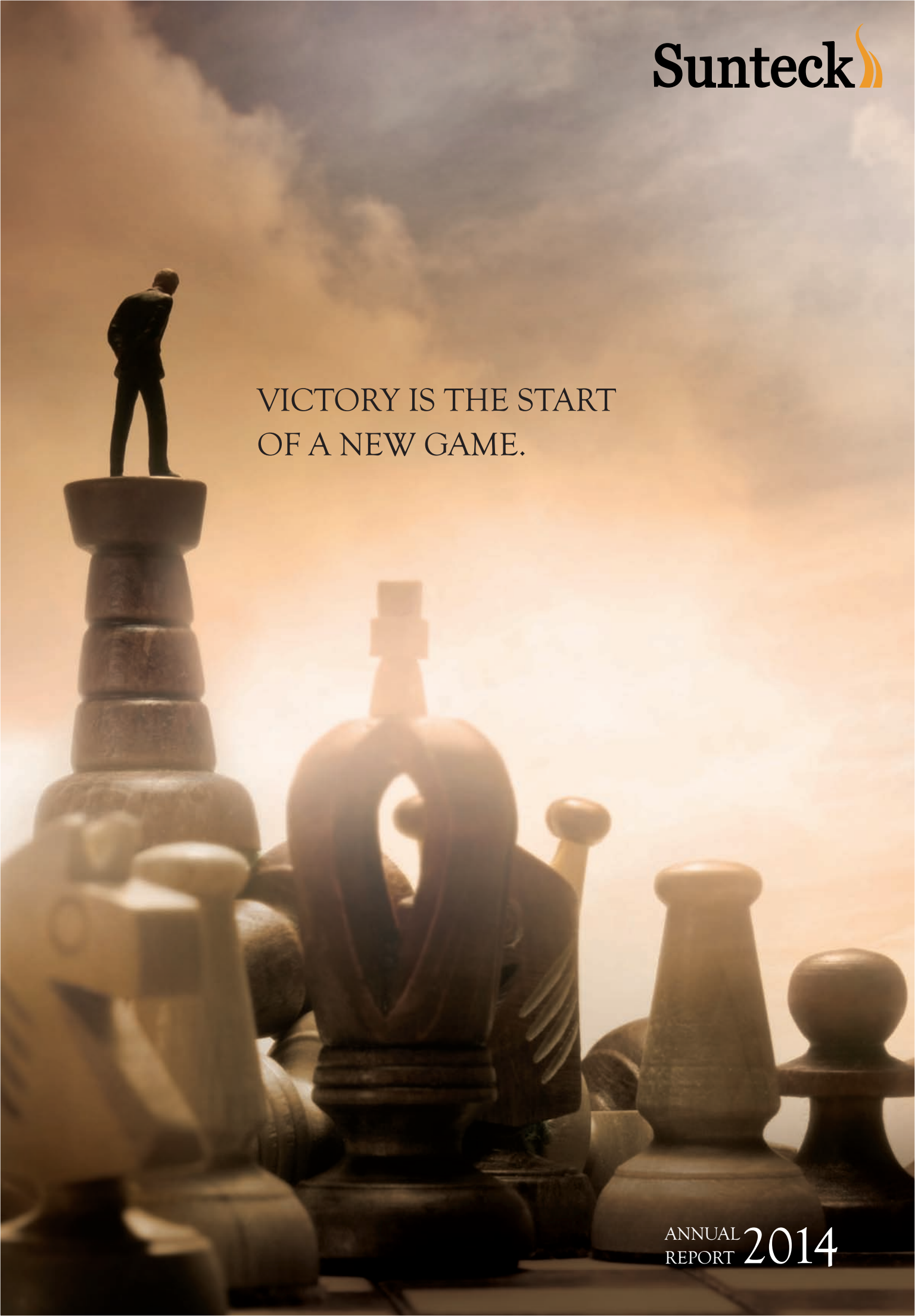
Date :

_____
Signature of the Member/ Beneficial Owner

INSTRUCTIONS

1. A Member desiring to exercise vote by ballot form may complete this ballot form and send it to the Scrutinizer, appointed by the Board of Directors of the Company viz. Mr. Veeraraghvan N., Practicing Company Secretary at Sunteck Realty Limited, 5th Floor, Sunteck Centre, 37-40, Subhash Road, Vile Parle (East), Mumbai - 400 057.
2. In case of shares held by companies, trusts, societies etc., the duly completed ballot form should be accompanied by a certified true copy of Board Resolution/Authority.
3. Unsigned ballot forms will be rejected.
4. A Member need not cast all the votes in the same way.
5. Duly completed ballot form should reach the Scrutinizer not later than 6.30 p.m. on Wednesday, 17th September, 2014.
6. The Scrutinizer's decision on the validity of a ballot form will be final.

Sunteck



VICTORY IS THE START
OF A NEW GAME.

ANNUAL REPORT 2014

INSIGHT & FORESIGHT

Sunteck leverages growth opportunities that are driven by consumption & rapid urbanization. The overall structure and fundamentals of the company allow it to focus on creating shareholder value. Knowledge backed by expertise give Sunteck the insight and foresight to fine-tune operational excellence while its leading position provides the clearest possible perspective on future growth drivers.

With a good blend of industry experts, Sunteck is geared to explore opportunities and is best positioned to deliver high-quality developments in the uber luxury segment.

CORPORATE INFORMATION

BOARD OF DIRECTORS

Mr. Kamal Khetan - Chairman and Managing Director

Mr. Jignesh Sanghavi - Executive Director

Mr. Kishore Vussonji - Independent Director

Mr. Sanjay Dutt - Independent Director

Mr. Mahadevan Kalahasthi - Independent Director

Mr. Ramakant Nayak - Independent Director

Mr. Hari V. Krishna - Nominee Director

Ms. Rachana Hingarajia - Company Secretary

AUDITORS
M/s Lodha & Co. - Chartered Accountants

SOLICITORS AND LEGAL ADVISORS
Kanga & Company

BANKERS
Kotak Mahindra Bank
State Bank of India
HDFC Bank
HDFC
ICICI Bank

ADDRESS OF REGISTRAR OFFICE
5th Floor, Sunteck Centre,
37-40, Subhash Road,
Vile Parle (E)
Mumbai - 400057

REGISTRAR AND TRANSFER AGENTS
Link Intime India Private Limited
C-13 Pannalal Silk Mills Compound,
L.B.S. Marg, Bhandup,
Mumbai - 400078

CONTENTS

The Triumph Theory 05

The Story so far 06

Financial Highlights 07

Chairman's Message 08

Landmark Portfolio 11

Awards & Accolades 18

CSR Initiatives 19

Director's Report 22

Report on Corporate Governance 26

Certificate by CEO and CFO 37

Certificate Pursuant to Clause 49 38

Management Discussion and Analysis 39

Independent Auditors Report 48

Balance Sheet 52

Profit and Loss Statement 53

Cash Flow Statement 54

Notes to Accounts 55

Consolidated Financial Statement 79

Financial Statement of Subsidiaries 106

THE TRIUMPH THEORY

S Solid

The crust of the earth is where our roots lie. Solidly deep, unbelievably strong. Whether it's about creating timeless edifices, re-defining the lexicons of class & luxury, or it's about recognizing the smallest element in our value chain, we at Sunteck take a very holistic view of our ecosystem.

U Understanding

The letter U or 'you'- is the focal point of our organization. At Sunteck it's this 'You' factor that makes us stand apart from the rest. Completely dedicated to set new levels of a customer-centric approach and employee-oriented culture, the results, of course, are multi-fold.

N New Age

At Sunteck, we have never depended on trends, market leanings or never once have we waited for 'change'. For, we are the 'change' we wish to see and be. Using the best of new age technologies, radical and innovative business processes & models, we have changed the very dynamics of the market.

T Transparent

The most primal factor that defines every human exchange. At Sunteck, it's our strongest pillar that holds up the behemoth organization's body and enables a free-flowing exchange of ideas, insights and communication with embedded authenticity and accountability. As a result, whether it's the internal employee, our investors or a business associate, truth and transparency is what prevails.

E Ethical

Emerging as a winner in the market could be a corporate dream and goal. But 'how'? At Sunteck the answer is one simple word- Ethically. For, we understand that our ability, passion and rich human capital will take us to the top easily. But it's our 'character' that shall help us stay there. And when truth and ethics are part of our DNA, there's no other way to go except the right way, and no other thing to do except the right thing.

C Creative

Creation and creativity share one very common DNA. That's 'imagination'. At Sunteck we have broken the boxes of 'cluttered thought'. We have invented new formulae for success and speed. We have refreshed ourselves with a more vibrant eco-system. All this, to enable a culture of cross-pollination and cross- breeding of ideas and radical thinking.

K Knowledge-Driven

Knowledge is power. And is the best investment in the world that gives one the maximum ROI. At Sunteck, it is this belief that led us into building the richest bank of human capital, the most intensive research models and a unique common knowledge-sharing platform where customers/business associates and the company converge on a common ground.

THE STORY SO FAR

Sunteck Realty Limited is known as one of the most premium developer in Indian Real Estate. The company primarily operates in Mumbai and is also developing few landmarks outside Mumbai. The company has recorded exponential growth in the decade on the back of strong partnerships, smart acquisitions, prudent cash flow management and quality execution. The company today has approx. 25 mn. sq. ft. of city centric developments across 24 projects at various stages of development and 4 rented assets. The financial strength of the company is well reflected from its 'Negligible Debt' status and Visible Cash Flows.

Key Highlights

Q1

- Awarded construction contract to Larsen & Toubro for Sunteck City, Avenue 1, Goregaon (W)
- Sunteck City, won the 'Real Estate Marketing Campaign of the Year' award at Realty Plus Excellence Awards 2013

Q2

- Sunteck Realty won 4 Merit Awards in APREA (Asia Pacific Real Estate Association Limited) Best Practices Awards 2013:
  - Emerging Markets: Best Country Submission
  - India (across 9 regions of Asia-Pacific)
  - Emerging Markets: Best 1st Year Entrant
  - Emerging Markets: Property Valuation
  - Emerging Markets: Best Property Development Organization

Q3

- Launch of new phase at Sunteck City being Sunteck City - Avenue 2 at Goregaon (W) comprising of compact luxury living with average unit size of approx 1,080 sq.ft.

Q4

- Board recommends dividend of INR 1 per equity share i.e. 50% of the face value of equity share to non-promoter shareholders
- 'Care A' rating re-affirmed by Care Ratings for Sunteck Realty
- Completed 2 residential projects with a developed area of over 13.12 lacs sq.ft. Consequently, 4 projects have been completed till date totaling to a delivery of about ~15.43 lacs sq.ft.
- Tie-Up with 'The Charcoal Project' led by Sussanne Roshan as Interior Design partner for residential project in Nagpur 'Signia Skys'. The project is 'Ready for Fit Outs'

"This has been an important year for the company as we have recorded substantial sales and profitability due to completion of our flagship residential project i.e. Signature Island at Bandra Kurla Complex and another residential project Signia Oceans at Airoli, Navi Mumbai. With this we have completed 4 projects till date totaling to a delivery of approx 15.43 lacs sq.ft. We are scheduled to deliver another approx 15 lacs sq.ft. in the next 18-24 months. Return on Equity, Cash Flow Management & Opportunistic Acquisitions continue to remain the key principles of growth for the company."

Kamal Khetan
Chairman & Managing Director
Sunteck Realty Ltd

FINANCIAL HIGHLIGHTS

The Story Behind Is Exciting.
The Journey Ahead Is Promising

REVENUES

INR **9,256** mn

EBITDA

INR **2,785** mn

PAT before MI

INR **1,828** mn

NET Debt (secured)

INR **1,825** mn

PROJECT PORTFOLIO

25 mn sq.ft

24 Projects

4 Rented Assets

Sunteck

Kamal Khetan

Chairman & Managing Director

CHAIRMAN'S MESSAGE

Dear Shareholders,

'Life is the fire that burns and the sun that gives light.'

Sun being the source of energy for earth and with its strong gravitational pull is able to control the orbits around it. Your company Sunteck Realty Limited is highly inspired by the aura of the sun. With perseverance and dedication, we have efficiently managed to create structures that are now the pinnacle of supremacy. The guiding principle in all your company's endeavors is to achieve operational excellence and stay true to the promise of delivery. Persistence and zeal to excel has made us one of the most distinguished premium real estate players in the country. We strive with passion to keep performing and to outperform every time. Your company's teamwork is an asset which I take pride to state that no wealth can acquire. The robust management acts as a catalyst in propelling your company's velocity to create and resonate an aura that is distinct yet personal. And thus, each of these values play an integral role in building your company's organization that is backed by rock-solid fundamentals that help in achieving a strong growth trajectory.

The sun is shining bright on India. The formation of a stable government at the centre, has created an optimistic outlook for businesses along with creating confidence amongst various stakeholders. The realty sector too has been a recipient of this overall trickle down benefit and has started gaining traction from regulatory authorities in form of progressive announcements resulting in the overall growth of the sector. This opportune outlook lends reasonable comfort to your company's current development activities and future expansion plans.

Your company has achieved remarkable growth within a short span of 8 years despite the economy exposure to the downturn and has established itself as one of the most admired company in the real estate industry. Today we wish to reinstate your company's achievements over these years. I take this opportunity to highlight the key factors that have played a pivotal role in this stupendous growth.

Smart Acquisitions

Identifying acquisition opportunities much ahead of the curve and being cautiously optimistic during the economic downturn to only grow the company have been the key contributor to your company's growth. Your company's acquisitions of approx 25 mn. sq. ft at a highly competitive price in this period that witnessed 2 cycles of a slowdown has been one of the biggest strengths of your company. The strategic acquisitions of over 20 projects in the last 5 years at a low cost is a testimony to your company's skill set and prowess to grow despite the slowdown.

Long Standing Partners

Your company holds all partners associated in the highest esteem and these consistent and ongoing partnerships over a time horizon of more than 7 years has propelled your company's growth. Your company's long standing business partnerships with large, renowned and trusted conglomerates like Kotak and the Piramal Group is an evidence of your company's high level of integrity and ethical business practices followed.

Cash Flow Management

Prudent cash flow management has been the key mantra towards keeping your company financially stable at all times. A good blend of fund raising by way of Debt & PE partnerships has helped us to ensure optimum financial leverage. Today only 5 of your company's projects from a portfolio of 24 projects & 4 rented assets have construction finance. This indeed speaks volumes of your company's strong financial standing in the industry.

Execution

While observing the growth path, we did not lose focus towards execution and this is

evident from your company's delivery of 4 projects in the recent 4 years totaling to about 15.43 lacs sq. ft. With the slated completion of 2 more projects in the coming quarters we are set to complete approx 20 lacs sq.ft in a time frame of less than 5 years. With a RCC of approx 10 lacs sq.ft nearly completed, your company has well showcased its capabilities on the execution front. Your company's strategy of associating with the best architects, contractors & consultants is with the sole objective to execute projects of international standards.

Sales

Your company's sales strategy is backed by extensive research and well thought out pioneering brand tie-ups that help your company to offer the right product mix in every micro market. Post your company's pioneering tie up with the Walt Disney and Vertu, this year we roped in The Charcoal project as Interior Design Partner for our project Signia Skys in Nagpur. Since inception, the company has achieved cumulative sales of about INR 29,813 mn and received customer advances of approx INR 17,363 mn. The company also generates steady rental income annually from its 4 rented assets which have always remained un-encumbered and have taken care of your company's corporate expenses.

Your company has always observed the Project Completion Method which we believe is one of the most conservative accounting policy. This fiscal witnessed the first ever booking of profits with the completion of our flagship project Signature Island. With the first set of large numbers in the P&L account, the board has recommended a dividend of 50% of the face value of the equity shares to non promoter shareholders. With more projects under various stages of development / at an advanced stage of completion, we are confident of having a progressive dividend policy to create long term value for all the shareholders.

Your company's ethos for operations have won us accolades globally this fiscal from several institutes of repute. We have been recipient of 4 Merit Awards in APREA (Asia Pacific Real Estate Association Limited) Best Practices Awards consecutively in 2012 & 2013 in emerging markets for (a) Best Country submission – India (across 9 regions of Asia Pacific), (b) Best 1st year entrant, (c) Property Valuation and (d) Best Property Development Organization. Additionally, Sunteck City, won the 'Real Estate Marketing Campaign of the Year' award at Realty Plus Excellence Awards 2013.

In order to be committed to the sustainable development of the company's business, the environment and the well-being of shareholders and communities in which it operates, Sunteck's efforts as part of corporate social responsibility this year was a relief program for Uttarakhand, Empowerment through education and health/wellness initiatives for the economically deprived.

Lastly, I would like to thank your company's eminent board members who have been a guiding light. We think a platform has been created to mark the beginning of a new era, to explore new opportunities to grow organically or inorganically and optimizing returns along with continued focus on niche product offering by differentiating luxury in each micro-market through product positioning and brand partnerships. With well-balanced investment approach along with a strong Balance Sheet, prudent capital management and rich human capital, we believe that we are well-positioned for the next phase of growth.

On behalf of the Board and Management, I would like to thank all the shareholders, employees, customers, business partners and associates who have nurtured the organization with their support during testing times over the years. We look forward to embrace new shareholders, associations, partners and others who will enable the company's growth and development in the coming years.

Warm Regards,
Kamal Khetan

LANDMARK

PORTFOLIO

Signature ISLAND

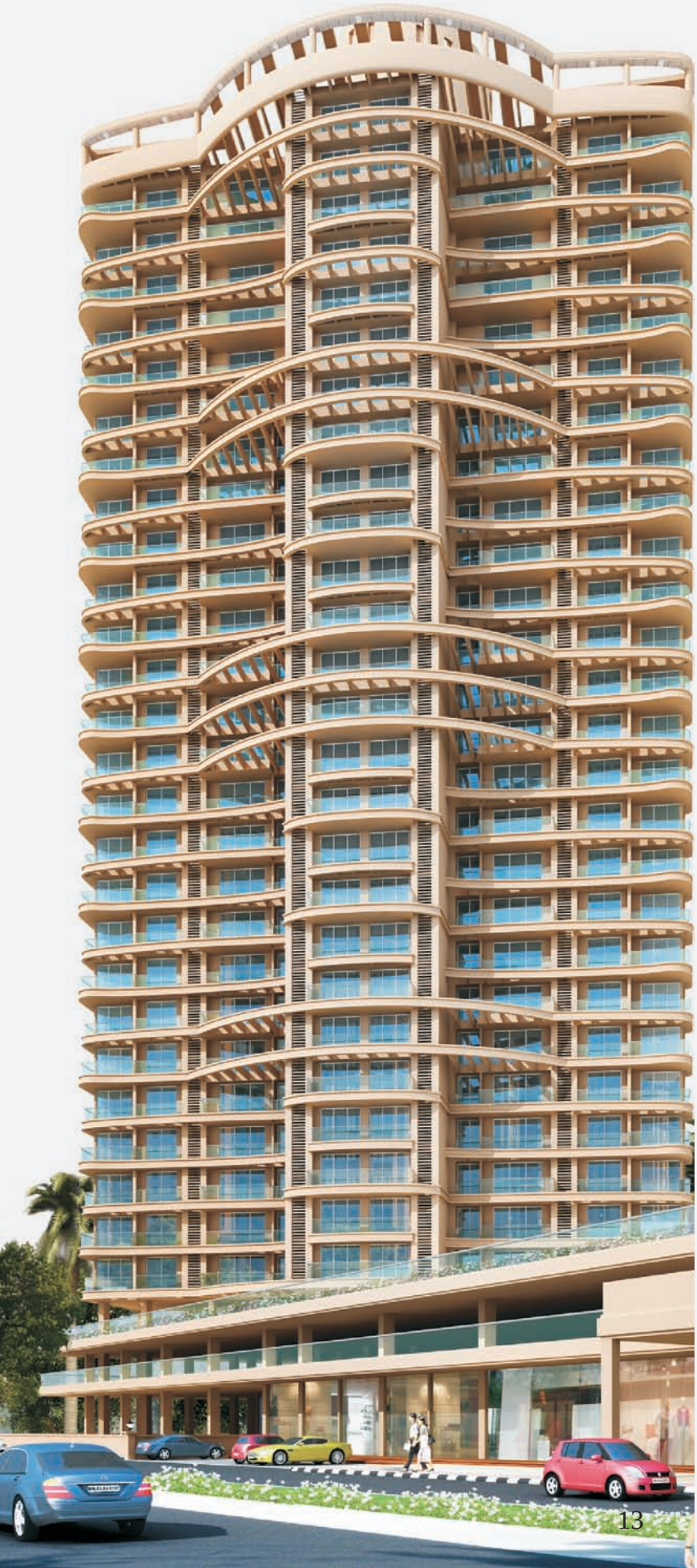
BKC, G BLOCK

OUR MILESTONE STATUS

As the chosen residence of the finest business minds of India, Signature Island chooses comfort over ostentation. The timeless, iconic and distinctive property finds its beauty within its purpose. Redefining the skyline of Bandra Kurla Complex, Signature Island features only Duplex Residences which offer a bespoke design. A masterpiece designed by TPA, Signature Island is the embodiment of a design philosophy that transcends all trends.

With temperature controlled Indoor swimming pool, state-of-the-art gymnasium & health club, business club, exquisite landscaped garden with children's play area, cutting edge security systems and much more, every space you tread into, you'll discover the luxuriously heady feeling that comes with a king-sized lifestyle.

This island of luxury and majesty is now qualified for Fit-outs and has contributed revenue worth INR 8,452 mn with PBT of about INR 2,581 mn, elevating the magnitude of the brand.



Signia Oceans

Airoli, Navi-Mumbai

Signia Oceans – The sky-kissed castle of 28 storeys is a premium landmark project nestled in the financial powerhouse of Navi Mumbai, Airoli.

With exclusive 2, 3 & 4 BHK Water-front residences and top-notch amenities, this project is now Ready For Fit-Outs. The location has a strong connectivity to prominent areas like Vashi, Mulund and Powai. Recognized revenue of this project is around INR 847 mn with PBT of about INR 180 mn and has elevated the lifestyle of all its proud denizens.

Signia Skys

NAGPUR

Turning the trends in Nagpur upside down by crafting Signia Skys, we are providing a lifestyle that was till now confined only to the metro population. This blend of mystic nature and luxury nestled right in the heart of Nagpur and is a true habitat for the connoisseurs. But what makes this Ready For Fit-Outs project grand is that for the first time Celebrity-designer Sussanne Roshan's Interior brand – The Charcoal Project was roped in as 'Interior Design Partner' for these iconic and limited 4 BHK Bespoke residences.

Rendered Living Room Design of 'Signia Skys'

OUR MILESTONE STATUS

Signia Isles

BKC, G BLOCK

A tall, bold, majestic & inimitable structure with 4 & 5 BHK residences reserved for the privileged few.

Signia pearl

BKC, G BLOCK

This rare construction artistry with '4 BHK & VENETIAN SUITES' is designed to give you admiring glances everything you step out.

SunteckCity Avenue-1

GOREGAON (W)

Sunteck City Avenue-1 stays true to its name. Conceptualized as premium city, it is spread across 23 acres in Goregaon (W) and will see the rise of mix-business offerings in the neighborhood in the near future.

Signia High

KANDIVALI (E)

Where the definition for large spaces end...
Our homes begin there.

You're on the verge of making an exciting positive change in your life; you are about to move into abode where life meets new heights at these 'Limited Edition' spacious 3 & 4BHK residences.

Sunteck City Avenue-2

GOREGAON (W)

A smart investment decision or
A great place to live? Now choose both.

Presenting compact luxury living with 2 & 3 BHK residences at Sunteck City Avenue-2 in Goregaon (W). The location is fast gaining popularity with easy access to arterial roads, shopping malls, international schools and sports clubs and is now one of Mumbai's most sought after neighborhoods.

Signia Pride

ANDHERI (E)

Elevate your life in the east where the Sun rises.

Signia Pride a 10 storey development in the heart of Mumbai's western suburbs Andheri (E) adorns 4 & 5 BHK Residences.

COMMERCIAL MILESTONES

Sunteck Centre

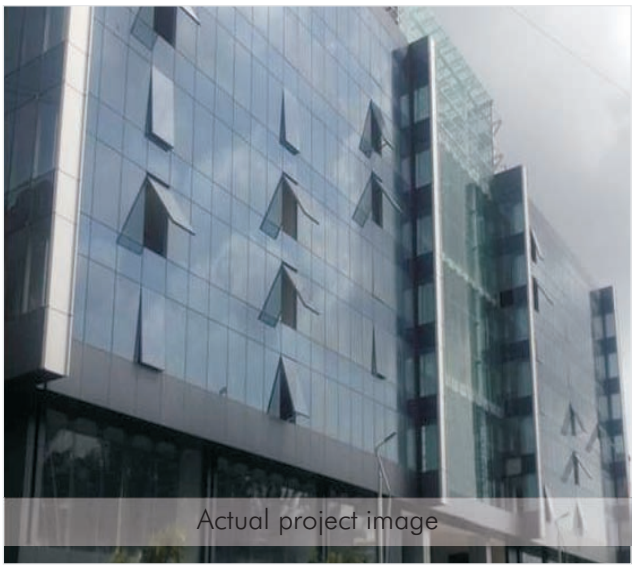
VILE PARLE (E)

The revolutionary work space in every sense is crafted in the heart of Mumbai Suburbs and only limited premises are available on lease basis.

SUNTECK GRANDEUR

ANDHERI (W)

This eminent geometry of glass and metal is now Ready For Possession.



Sunteck Kanaka corporate park

GOA

Goa's most prestigious and premium commercial and retail space located at Patto Plaza is now Ready For Fit-Outs.

AWARDS AND ACCOLADES

CELEBRATING THE HIGHS. AIMING EVEN HIGHER.

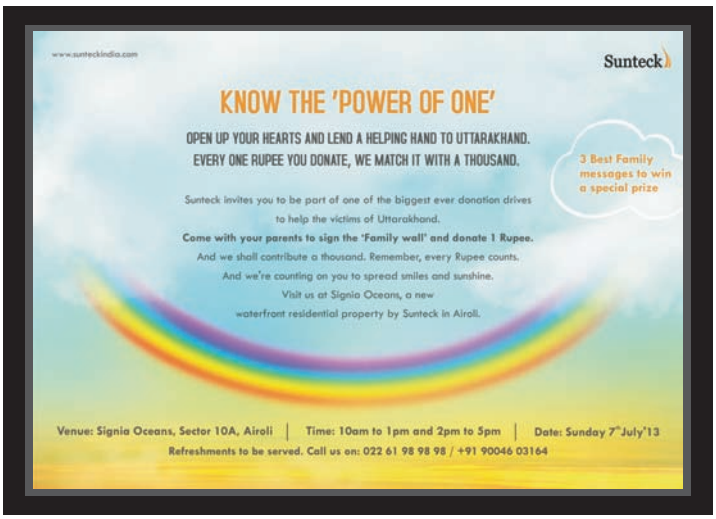
'Asia Pacific Real Estate Association' (APREA) awarded Sunteck Realty the 'Best Country Submission - India', Awards in Emerging Markets Category: 'Best Property Development Organization' | 'Highly Commended Property Valuation' | 'Market Disclosure'.

Sunteck City, won the '**Real Estate Marketing Campaign of the Year**' award at Realty Plus Excellence Awards 2013

CSR INITIATIVES

PAYING BACK IS A NEED.
NOT A DEED.

We firmly believe that society plays a substantial role in our development, and thus, rewarding the society is a duty that shouldn't be compromised on. From empowering the under-privileged with education, providing relief by fund raising for the needy to undertaking initiatives to spread awareness we empathize with every stratum and have a philosophy of paying back more than we receive.

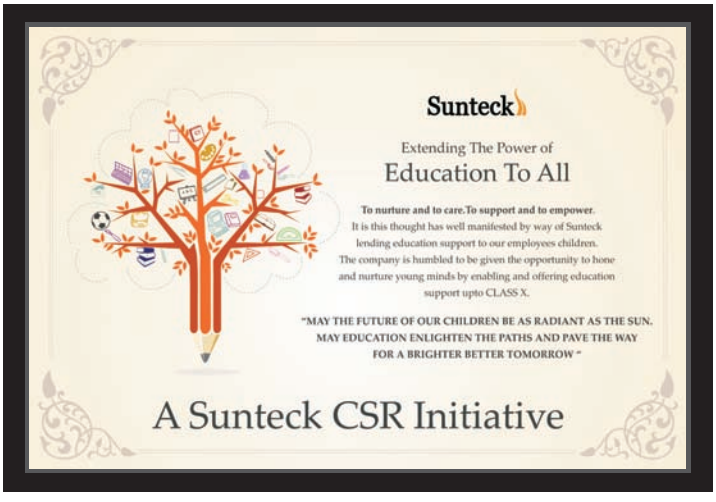


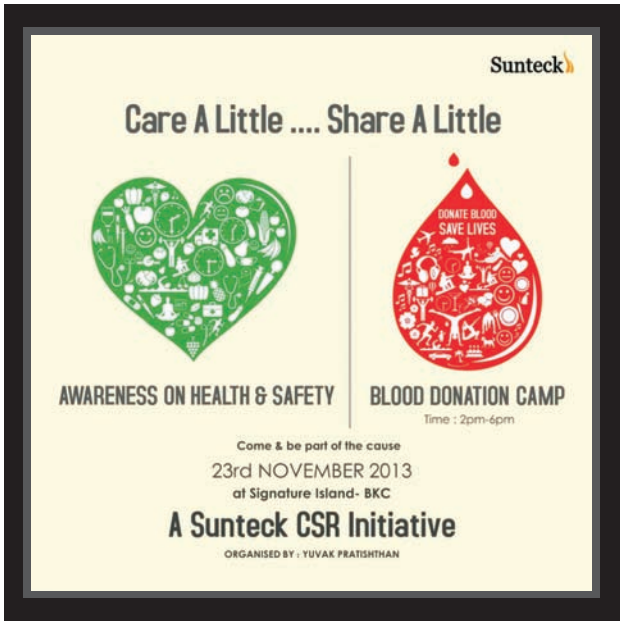
Relief Programme For Uttarakhand Flood Victims At Signia Oceans.

Post Uttarakhand faced the tragic devastation by floods; we acted as helping hands by initiating a relief programme. We invited school children along with their parents to Signia Oceans, and asked them to write a supporting message on the 'Message Wall'. For every message Sunteck contributed and amount to support the flood victims. We wouldn't call this an act of philanthropy; instead we would call this an act of humanity.

Education Support by Sunteck. For Sunteck.

We promote the philosophy of 'Knowledge is Wealth' and also take cognizance of the fact that quality education is an essential building-block for the future of the nation – Children. And thus, we initiated an act wherein we have taken an oath to lend education support to our employee's children till the class 10th. Because the importance of education cannot be replaced by anything else in this universe.





Share A Little – A Blood Donation Drive

Life is priceless, and sometimes we can save a life by just simply donating blood. We understand this sentiment, and thus we initiated a blood donation drive named 'Share A Little'. Through this act of nobility, we invited our employees to donate blood and Save A Life in a way they might never fathom. Because ultimately we believe that saving lives is not just the profession of a doctor. Alongside was also the Health & Safety initiative at the sites to observe the Safety Protocol.

ANNUAL REPORT

2014

Directors' Report

To the Members,

The Directors take the privilege of presenting the 31st Annual Report and Audited Accounts for the year ended 31st March 2014 to the members of the Sunteck Family.

FINANCIAL RESULTS

(Rs. In Lacs)

Particulars	Standalone For the year ended on		Consolidated For the year ended on	
	31.03.2014	31.03.2013	31.03.2014	31.03.2013
Total Income	**17147.16**	3815.32	**93825.50**	**5016.80**
Total Expenditure	**1912.25**	1567.73	**64708.65**	**2478.80**
Depreciation	**40.31**	39.59	**140.68**	**140.78**
Interest	**961.04**	959.20	**1697.57**	**1101.35**
Profit Before Tax	**14233.56**	1248.80	**27278.59**	**1295.86**
Provision for Tax & Deferred Tax	**499.71**	337.12	**9001.65**	**618.94**
Profit After Tax	**13733.85**	688.62	**15096.62**	**402.18**

During the year under review, the total revenue earned is Rs. 17147.16/- Lacs compared to previous year's revenue of Rs. 3815.32/- Lacs on standalone basis. The profit before tax stands at Rs. 14233.56/- Lacs as compared to Rs. 1248.80/- Lacs during the previous year. The consolidated revenue for the current year amounted to Rs. 93825.50/- Lacs against Rs. 5016.80/- Lacs compared to the previous year. The profit before tax on consolidated basis stands at Rs. 27278.59 Lacs as compared to Rs. 1295.86/- Lacs during the previous year.

DIVIDEND

The Board of Directors have recommended Final dividend @ 50% i.e. Rs. 1/- per Equity share of face value of Rs. 2/- each on 166,95,142 Equity Shares held by persons/ entities other than Promoters amounting to Rs. 166,95,142 /- (Rupees One Crore Sixty Six Lacs Ninety Five Thousand One Hundred and Forty Two Only) out of the profits of the Company for the financial year 2013-14 for the approval of shareholders. The promoters of your Company having voluntarily and irrevocably waived their entitlement to receive the said Final Dividend on equity shares, no Final Dividend is declared on 462,71,065 Equity Shares held by the promoter group.

DIRECTORS

Mr. Jignesh Sanghavi, Director of the Company retire by rotation and being eligible seek re-appointment at the ensuing Annual General Meeting, The Board recommend his re-appointment.

FIXED DEPOSITS

Your Company has not accepted any deposits in terms of the provisions of Section 58A of the Companies Act, 1956, read with the Companies (Acceptance of Deposits) Rules, 1975, as amended, during the year under review.

LISTING

The Equity Shares of the Company are listed at the BSE Limited, National Stock Exchange of India Limited.

CORPORATE SOCIAL RESPONSIBILITY (CSR INITIATIVES)

We firmly believe that society plays a substantial role in our development and thus, rewarding the society is a duty that shouldn't be compromised on. From empowering the under-privileged to providing relief to upholding nature's integrity to donation to the needy, we empathize with every stratum and have a philosophy of paying back more than we receive. This year, the CSR initiatives undertaken by your Company include relief program for victims of Uttarakhand , empowerment through education initiative and a health/ wellness initiative. With our employees leading and actively participating in these initiatives, it indeed was overwhelming to see our fellow team members spreading the message to all thereby nurturing a caring, understanding and a responsible ecosystem with the sole intent to support and aid the needy.

Directors' Report

(Contd.)

POSTAL BALLOT FOR OBTAINING APPROVAL OF MEMBERS UNDER SECTION 180(1)(a) AND 180(1)(c)

Pursuant to the notification issued by Ministry of Corporate Affairs on 12th September, 2013, the Company conducted a Postal Ballot during the period under review to seek approval of the Members by way of special resolutions under section 180(1)(c) read with section 180(2) of the Companies Act, 2013, to grant authority to the Board of Directors for increasing the borrowing powers of the Company and under section 180(1)(a) of the Companies Act, 2013 to grant authority to the Board of Directors to create charge/ hypothecate/ mortgage property of the Company, which were duly passed and approved by the members of the Company with requisite majority on 31st March 2014.

SUBSIDIARY COMPANIES ACCOUNTS:

In accordance with the general circular issued by the Ministry of Corporate Affairs, Government of India, the Balance Sheet, Profit and Loss Account and other documents of the subsidiary companies are not being attached with the Balance Sheet of the Company. However, the financial information of the subsidiary companies is disclosed in the Annual Report in compliance with the said circular. The Company will make available the Annual Accounts of the subsidiary companies and the related information to any member of the Company who may be interested in obtaining the same. The annual accounts of the subsidiary companies will also be kept open for inspection at the Registered Office of the Company. The Consolidated Financial Statements presented by the Company include the financial results of its subsidiary companies. Details of major subsidiaries of the Company are covered in Management's Discussion and Analysis Report forming part of the Annual Report.

EMPLOYEES' STOCK OPTION SCHEME

The Compensation committee of the Board inter alia administers and monitors the Employee Stock Option Scheme of the Company in accordance with the Securities and Exchange Board of India (Employee Stock Option Scheme and Employee Stock Purchase Scheme) Guidelines, 1999 ('the SEBI Guidelines').

The applicable disclosures as stipulated under the SEBI Guidelines as on 31st March, 2014 with regard to the Employee Stock Option Scheme are provided in Annexure I to this Report.

The Company has received a certificate from the Auditors of the Company that scheme has been implemented in accordance with the SEBI guidelines and resolution passed by shareholders. The certificate would be placed at the Annual General Meeting for inspection by members.

DIRECTORS' RESPONSIBILITY STATEMENT

Pursuant to the requirements of Section 217(2AA) of the Companies Act, 1956 ("Act") your Directors confirm that:

1. in the preparation of the Annual Accounts for the year 2013-14 the applicable Accounting Standards have been followed along with proper explanation relating to material departures;
2. the Directors have selected such accounting policies and applied them consistently and made judgments and estimates that are reasonable and prudent so as to give a true and fair view of the state of affairs of the Company at the end of the Financial Year under review and of the Profit of the Company for that period;
3. the Directors have taken proper and sufficient care for the maintenance of adequate accounting records in accordance with the provisions of the Act, for safeguarding the assets of the Company and for preventing and detecting fraud and other irregularities;
4. the Directors have prepared the Annual Accounts on a going concern basis.

STATUTORY DISCLOSURES

A) Disclosure of particulars of employees in Directors Report as required under Section 217 (2A) read with Companies (Particulars of Employees) Rules, 1975:

Name and Designation and Qualification	Age	Date of Joining	Experience	Gross Remuneration 31st March 2014 (in Rs)	Previous Employment & Designation
Mr. Kamal Khetan (Managing Director) B.E	46 yrs	27th September, 2013	21 yrs	Rs. 29,699,442/-	Promoter of the Company
Mr. Jignesh Sanghavi (Executive Director)	45 yrs	27th September, 2010	22 yrs	Rs. 7,137,412/-	Director of the Company

Directors' Report

(Contd.)

B) Particulars required to be furnished by the Companies (Disclosure of Particulars in the Report of Board of Directors) Rules, 1988:

i) As the Company is not a manufacturing company the Directors has nothing to report under the provisions of Section 217(1)(e) of the Companies Act, 1956 read with the Companies (Disclosure of Particulars in the Report of Board of Directors) Rules, 1988 .

ii) Foreign Exchange Earnings and Outgo

a) Foreign Exchange Earned:	Rs. NIL
b) Foreign Exchange Outflow:	Rs. 1,916,046/-

CORPORATE GOVERNANCE

Pursuant to Clause 49 of the Listing Agreement entered into with the Stock Exchanges, a Report on Corporate Governance is provided in Annexure 'II' forming part of this Report.

OTHER DISCLOSURE

The disclosures required to be made under the Securities and Exchange Board of India (Employee Stock Option Scheme and Employee Stock Purchase Scheme) Guidelines, 1999, together with a certificate obtained from the Statutory Auditors, confirming compliance is provided in Annexure 'II' forming part of this Report.

COST AUDIT COMPLIANCE REPORT

In compliance with the Companies (Cost Accounting Records) Rules, 2011, the Ministry of Corporate Affairs vide the notification dated 3rd June 2011, the Company being engaged in the business of Construction and development, the Cost Compliance Report will be duly filed within 180 days of the completion of the close of the Financial year ended 31st March, 2014.

TRANSFER TO UNCLAIMED DIVIDEND ACCOUNT

In compliance with the Ministry of Corporate Affairs Notification for Investor Education and Protection Fund (Uploading of information regarding unpaid and unclaimed amounts lying with companies) Rules, 2012, the Company has uploaded the information relating to unpaid and unclaimed dividend lying with the Company on the site of the Ministry of Corporate Affairs as well as the Website of the Company for the financial year ended 31st March, 2014.

MANAGEMENT ANALYSIS AND DISCUSSION REPORT

Management Analysis and Discussion Report is attached as Annexure III and forms a part of this Report.

AUDITORS

M/s Lodha & Co., Chartered Accountants who are Statutory Auditors of the Company hold office up to the forthcoming Annual General Meeting and are recommended for re-appointment to audit the accounts of the Company for the Financial Year 2014-2015. They have offered themselves for reappointment and if appointed, the appointment would be within the limits prescribed under section 141(3)(g) of the Companies Act, 2013.

ACKNOWLEDGEMENT

Your Directors would like to express their sincere appreciation and gratitude for the co-operation and assistance from its shareholders, bankers, regulatory bodies and other business constituents during the year under review.

Your Directors also wish to place on record their deep sense of appreciation for the contribution and commitment made by every member of the Sunteck Family.

On behalf of the Board of Directors

Mumbai
30th May, 2014

Kamal Khetan
Chairman & Managing Director

ANNEXURE- I Directors' Report

Annexure 'I' to the Directors' Report

Disclosure required under the SEBI (Employee Stock Option Scheme and Employee Stock Purchase Scheme) Guidelines, 1999

(a) Options granted: 353851; (b) The pricing formula: Exercise price is determined on the basis of the closing price of the Company's equity shares on the day immediately preceding the date of grant i.e.01/10/2013 (c) Options vested: Nil (d) Options exercised : Nil (e) Total number of shares arising as a result of exercise of Options (Equity shares of 2/- each): Nil (f) Options lapsed: Nil (g) Variation of terms of options: N.A. (h) Money realized by exercise of Options: Nil (i) Total Number of Options in force: 353851 (j) Employee-wise details of Options granted to – (i) Senior Managerial Personnel: Mr. Jignesh Sanghavi - 68966 (ii) Any other employee who receives a grant, in any one year, of Options amounting to 5% or more of Options granted during that year:Nil (iii) Identified employees who were granted Options, during any one year, equal to or exceeding 1% of the issued capital (excluding outstanding warrants and conversions) of the Company at the time of grant: Nil (k) Diluted Earnings Per Share (EPS) pursuant to issue of shares on exercise of option calculated in accordance with Accounting Standard (AS) 20 'Earnings Per Share': Rs. 21.81/- (l) Impact of the difference between the Intrinsic Value of the Options and the Fair Value of the Options on Profits and on EPS: Had the Company adopted the fair value method (based on Black-Scholes pricing method) for pricing and accounting options, Net profit after tax would have been lower by Rs. 97,64,198/- for FY 13-14. Basic EPS – Rs. 21.66/- per share instead of Rs. 21.81/-per share. Diluted EPS – Rs. 21.65/- per share instead of Rs. 21.81 per share (m) Weighted-average exercise price: Rs. 295/- and weighted-average fair values of options: Rs. 117.86/- option whose vesting is effective from 1/10/2014 and Rs. 134.96/- for options whose vesting is effective from 01/10/2015 (n) The Securities and Exchange Board of India ('SEBI') has prescribed two methods to account for stock grants; (i) the intrinsic value method;(ii) the fair value method. The Company adopts the intrinsic value method to account for the stock options it grants to the employees. The Company also calculates the fair value of options at the time of grant, using Black-Scholes pricing model with the following assumptions: (i) risk-free interest rate: 8% (ii) expected life: For option whose vesting is effective from 1/10/2014 is 3.5 years and for options whose vesting is effective from 01/10/2015 is 4.5 years (iii) expected volatility: 41.70% (iv) expected dividends yield: 0.05% (v) the price of the underlying share in market at the time of option grant: Rs. 294/-.

ANNEXURE- II Directors' Report

Report On Corporate Governance

In accordance with the Clause 49 of the Listing Agreement, the report containing the details of the Governance systems and process at Sunteck Realty Limited is as under:

CORPORATE GOVERNANCE PHILOSOPHY

Corporate Governance is a set of principles, processes and system that is committed to values and conduct aimed at enhancing an organization's wealth generating capacity. The Company emphasizes the need for full transparency and accountability in all its transactions, in order to protect the interests of its stakeholders. This is vital to gain and retain investors' trust.

Corporate Governance norms and processes ensure effective engagement with the changing business environment and always seek to ensure that its performance goals are met with integrity. Your Company considers it inherent responsibility to disclose timely and accurate information regarding financials and performance of the Company.

The Board of Directors hereby present the Companies policies and practices on Corporate Governance as mandated under the clause 49 of the Listing Agreement.

BOARD OF DIRECTORS

Composition of the Board

The Company's policy is to maintain the optimum combination of Executive and Non Executive Directors to maintain the independence of the Board and separate its functions of governance and management. As at 31st March, 2014, the Board consists of Seven (7) Directors, out of which Four (4) are Non Executive Independent Directors.

The Board of Directors met four times during the Financial Year i.e. on 30th May 2013, 12th August 2013, 13th November 2013 and 12th February, 2014.

Details of Board Members

The names of Members of the Board of Directors, their attendance at the Company's Board Meetings and last Annual General Meeting, number of Directorships / Committee Memberships in other companies during the year under review is given below:

Name of Directors	Category	No. of Board Meetings attended during the period	Attendance at the last AGM held on 27th September 2013	Number of Directorship in other public limited companies as on 31st March, 2014	No. of Committee positions held in other public limited companies as on 31st March, 2014	
					Chairmanship	Membership
Mr. Kamal Khetan	Executive Promoter	4	Yes	10	Nil	Nil
Mr. Jignesh Sanghavi	Executive Director	4	Yes	8	Nil	Nil
Mr. Hari V Krishna	Nominee Director	2	No	Nil	Nil	Nil
Mr. Sanjay Dutt	Non- Executive Independent	3	No	Nil	Nil	Nil
Mr. Kishore Vussonji	Non- Executive Independent	3	Yes	5	Nil	Nil
Mr. Mahadevan Kalahasthi	Non- Executive Independent	4	Yes	2	1	1
Mr. Ramakant Nayak	Non- Executive Independent	3	Yes	4	2	6

*The Number of Directorships in other public limited companies includes Private Limited Companies which are Subsidiaries of the Public Limited Company.

During the year, the Company has not entered into any material transaction(s) with the Independent Directors of the Company.

During the year, information applicable as mentioned in Annexure 1A to Clause 49 of the Listing Agreement has been placed before the Board for its consideration.

ANNEXURE- II Directors' Report

Report On Corporate Governance (Contd.)

COMMITTEES OF THE BOARD OF DIRECTORS

(A) AUDIT COMMITTEE:

Constitution of Audit Committee and its functions:

The Audit Committee is constituted in line with the provisions of Clause 49 of the Listing Agreement read with Section 177 of the Companies Act, 2013.

The purpose of the Audit Committee is to ensure the objectivity, credibility and correctness of the Company's financial reporting and disclosure processes, internal controls, risk management policies and processes, tax policies, compliance and legal requirements and associated matters.

During the financial year under review, four meetings of the Audit Committee were held i.e. on 30th May 2013, 12th August 2013, 13th November 2013 and 12th February, 2014.

The composition and attendance of the members of the Audit Committee as on 31st March, 2014 is as follows:

Name of the Directors	Category	Position	No. of Meetings	
			Held	Attended
Mr. Mahadevan Kalahasthi	Non-Executive and Independent Director	Chairman	4	4
Mr. Kamal Khetan	Executive and Non Independent Director	Member	4	4
Mr. Sanjay Dutt	Non-Executive and Independent Director	Member	4	3
Mr. Kishore Vussonji	Non Executive and Independent Director	Member	4	4
Mr. Hari V Krishna	Nominee Director	Member	4	2

Role of Audit Committee:

The composition, powers, role and terms of reference of the Committee are in consonance with the requirements mandated under Section 177 of the Companies Act, 2013 and Clause 49 of the Listing Agreement:

1. To oversee the Company's financial reporting process and ensuring that the quarterly/annual financial statements are true, correct and credible.
2. To recommend to the Board appointment, re-appointment, replacement and removal of statutory auditor, fixation of their remuneration and approval for payment for any other services rendered by the statutory auditors.
3. To review financial reports with particular reference to matters included in Directors' Responsibility Statement in terms of Section 217 (2AA) of Companies Act, 1956, changes in accounting policies, practices, reasons for the same.
4. To review the major accounting entries, significant adjustment in financial statements, compliance with listing and other legal requirements, disclosures of related party transactions and qualifications by auditors in the draft audit report.
5. To hold periodical discussion with Statutory Auditors and Internal Auditors of the Company concerning the accounts of the Company, internal control systems, scope of audit and observations of the Statutory/Internal Auditors.
6. To review compliance with internal control system.
7. To make recommendation to the Board on any matter relating to financial management of the Company, including the Audit Report.

ANNEXURE- II Directors' Report

Report On Corporate Governance (Contd.)

(B) SHAREHOLDERS' / INVESTORS' GRIEVANCE COMMITTEE

Constitution of Shareholders' / Investors' Grievance Committee and its functions:

The Shareholders/Investors Grievance Committee of the Company is constituted in accordance with the provisions of Clause 49 of the Listing Agreement.

This Committee is specifically responsible for the redressal of shareholders/ investors grievances related to non-receipt of Annual Report, non-receipt of declared dividend etc. The Committee also oversees the performance of the Registrar and Transfer Agents of the Company relating to investors services and recommend measures for improvement.

Role of Shareholders' / Investors' Grievance Committee:

The role of the Shareholders' / Investors' Grievance Committee, inter alia, includes the following:

1. Investor relations and redressal of shareholders' grievances in general and relating to non- receipt of dividends, interest, non receipt of Annual Report, etc., in particular.

2. Such other matters as may be required from time to time by any statutory, contractual or other regulatory requirements to be attended by such Committee.

   The Committee met four times on i.e. on 30th May 2013, 12th August 2013, 13th November 2013 and 12th February, 2014. The composition and attendance of the members of the Shareholders/Investors Grievance Committee as on 31st March, 2014 is as follows:

Name of the Directors	Category	Position	No. of Meetings	
			Held	Attended
Mr. Mahadevan Kalahasthi	Non-Executive and Independent Director	Chairman	4	4
Mr. Jignesh Sanghavi	Executive Director	Member	4	4
Mr. Sanjay Dutt	Non Executive and Independent Director	Member	4	3
Mr. Kishore Vussonji	Non-Executive and Independent Director	Member	4	4

During the financial year under review, the Company received no complaint from the shareholders and at the close of the financial year, there was no complaint remaining unattended.

Name, Designation and Address of the Compliance Officer:

Ms. Rachana Hingarajia
Company Secretary
Sunteck Realty Limited
5th Floor, Sunteck Centre,
37-40 Subhash Road,
Vile Parle (East),
Mumbai- 400057

ANNEXURE- II Directors' Report

Report On Corporate Governance (Contd.)

(C) REMUNERATION COMMITTEE:

Constitution of Remuneration Committee and its functions:

The Meeting of the Remuneration Committee was held on 30th May, 2013 during the year under review.

The composition and attendance of the members of the Remuneration Committee as on the 31st March 2014 is as follows:

Name of the Directors	Category	Position	No. of Meetings	
			Held	Attended
Mr. Sanjay Dutt	Non-Executive and Independent Director	Chairman	1	1
Mr. Mahadeven Kalahasthi	Non-Executive and Independent Director	Member	1	1
Mr. Hari V Krishna	Nominee Director	Member	1	1
Mr. Kishore Vussonji	Non-Executive and Independent Director	Member	1	1

Role of Remuneration Committee:

The committee will determine the company's policy on specific remuneration packages for Executive Directors and any compensation payment and carry out the role as per the corporate governance regulations framed by the authorities from time to time.
Details of remuneration/commission and fees paid to Executive and Non-executive Directors for the financial year 2013-14:

During the year, Mr. Kamal Khetan, Managing Director was paid remuneration amounting to Rs. 29,699,442 (Rupees Two Crores Ninety Six Lacs Ninety Nine Thousand Four Hundred Forty Two Only), and Mr. Jignesh Sanghavi, Executive Director was paid a remuneration of Rs. 7,137,412(Rupees Seventy One Lacs Thirty Seven Thousands Four Hundred and Twelve Only). Non –Executive Directors were paid sitting fees for attending each meeting of the Board of Directors. The Company has paid Rs 65,000/- as Sitting Fees to Directors during the Financial year 2013-14.

(D) CORPORATE GOVERNANCE COMMITTEE

Constitution of Corporate Governance Committee and its functions:

During the year, the Committee met 4 times on 11th April 2013, 11th July 2013, 14th October 2013 and 13th January 2014.

The Composition and attendance of the members of the Corporate Governance Committee as on the 31st March 2014 is as follows:

Name of the Directors	Category	Position	No. of Meetings	
			Held	Attended
Mr. Kamal Khetan	Executive and Non Independent Director	Chairman	4	4
Mr. Mahadevan Kalahasthi	Non-Executive and Independent Director	Member	4	4
Mr. Hari V Krishna	Nominee Director	Member	4	4

ANNEXURE- II Directors' Report

Report On Corporate Governance (Contd.)

Role of Corporate Governance Committee:

The role of the Corporate Governance Committee, inter alia, includes the following:

1. To observe practices of Corporate Governance at all levels and to suggest remedial measures wherever necessary.
2. To provide correct inputs to the media so as to preserve and protect the Company's image and standing.
3. To disseminate factually correct information to the investors, institutions and public at large.
4. To interact with the existing and prospective FIIs and rating agencies, etc.
5. To recommend nomination of Directors on the Board.

(E) MANAGEMENT COMMITTEE

Constitution of Management Committee and its functions:

The composition and attendance of the members of the Management Committee as on the 31st March 2014 is as follows:

Name of the Directors	Category	Position	No. of Meetings Held	No. of Meetings Attended
Mr. Kamal Khetan	Executive and Non Independent Director	Chairman	16	16
Mr. Jignesh Sanghavi	Executive and Non Independent Director	Member	16	16

Role of Management Committee:

The role of the Management Committee, inter alia, includes the following:

1. To open/close/operate various Bank Accounts like Client Accounts, Settlement Accounts, Own fund Accounts, Fixed Deposit Accounts, and PMS Schemes Accounts etc.
2. To avail 'Corporate Internet Facility' from various Banks/Depository Participants.
3. To open/close/operate Demat and Trading accounts with various Depository Participants.
4. To execute and register Leave & License, Purchase / Sale Agreements, Joint Venture Agreements and other similar agreements.
5. To change authorized signatories for Bank Accounts, Demat Accounts and Trading Accounts etc.
6. To make application/surrender of new Telephone Lines/Lease Lines.
7. To borrow money otherwise than on Debentures from Banks and other Financial Institutions subject to the Limit of Rs. 500 Crores.
8. To invest the funds of the company and to make loans including providing securities / guarantees against any loan given to any organisations subject to the limit of Rs. 500 Crores.
9. To make application and Registration for Trade Marks, Patents and Copyrights etc. and appoint attorneys and advisors for this purpose and also sign and execute powers of attorney /vakalatnama in favour of such attorneys/advisors.
10. To incorporate and authorise such officials of the Company for formation of subsidiaries / joint ventures / associates / wholly owned subsidiaries/ branch offices in India or abroad.
11. To file/defend various litigation/Arbitration matters in various Courts/Forums and appoint attorneys and legal advisors for this purpose and also sign and execute powers of attorney /vakalatnama in favour of such attorneys/advisors.

ANNEXURE- II Directors' Report

Report On Corporate Governance (Contd.)

12. To authorize any person to attend AGM/EOGM of other Companies and give him appropriate instructions in relation to voting at such meetings.
13. To make application to Central/State and other statutory and Regulatory/Government authorities for various matters of the Company as may be required under the respective Regulation/Act as applicable to the Company.
14. To authorize representatives and signatories for Bidding of various Tenders.
15. To authorise for dealing with Stock Exchanges and signing various documents, deeds etc as may be required for Compliance of Listing agreement etc.
16. To appoint nominees on behalf of the Company in special Purpose Vehicle (SPVs) and Partnership Firms, Limited Liability Partnership (LLP) and other Business and non-Business entities.
17. To do all such matters, deeds and things and to sign all papers, agreements and documents as may be necessary in respect of the aforesaid matters.

(F) COMPENSATION COMMITTEE

Constitution of Compensation Committee and its functions:

The Meeting of the Compensation Committee was held on 1st October 2013 during the year under review.

The composition and attendance of the members of the Compensation Committee as on the 31st March 2014 is as follows:

Name of the Directors	Category	Position	No. of Meetings	
			Held	Attended
Mr. Mahadevan Kalahasthi	Non-Executive and Independent Director	Chairman	1	1
Mr. Kamal Khetan	Executive and Non Independent Director	Member	1	1
Mr. Ramakant nayak	Non Executive and Non Independent Director	Member	1	1

Role of Compensation Committee:

The role of the Compensation Committee, inter alia, includes the following:

1. To adopt rules and regulations for implementing the ESOS from time to time
2. To identify the employees eligible to participate under the Scheme
3. To grant Options / Shares to the identified eligible employees and determine the grant date under the ESOP
4. To determine the number of Options / Shares to be granted to each grantee and in aggregate under ESOP
5. To determine the number of Shares of the Company to be covered by each Option Granted
6. To determine the method of exercising the Vested Options, period of Exercise, etc.
7. To determine the Exercise price of the Options / Shares Granted
8. To determine the terms and conditions of any Options / Shares Granted hereunder
9. To determine the terms and conditions under which vested option can lapse in case of termination of employment for misconduct
10. To approve forms for agreements for use under the ESOS
11. To decide all other matters that must be determined in connection with an Option under the Scheme in accordance with SEBI Guidelines
12. To construe and interpret the terms of the Scheme and the Options Granted pursuant to the Scheme
13. To frame suitable policy, procedure and system to comply with the Securities and Exchange Board of India (Insider Trading) Regulations, 1992 and Securities and Exchange Board of India (Prohibition of Fraudulent and Unfair Trade Practices relating to the Securities Market) Regulations, 1995 to be followed by the Participant, and
14. To exercise such other powers as may be delegated by the Board from time to time.

ANNEXURE- II Directors' Report

Report On Corporate Governance (Contd.)

(G) SPECIAL COMMITTEE (CAPITAL RAISING)

Constitution of Special Committee and its functions:

During the year, there was no meeting of the Special Committee.

The composition and attendance of the members of the Special Committee as on the 31st March 2014 is as follows:

Name of the Directors	Category	Position	No. of Meetings Held	No. of Meetings Attended
Mr. Kamal Khetan	Executive and Non Independent Director	Chairman	Nil	Nil
Mr. Hari V. Krishna	Nominee Director	Member	Nil	Nil
Mr. Mahadevan Kalahasthi	Non-Executive and Independent Director	Member	Nil	Nil

Role of Special Committee:

The role of the Special Committee, inter alia, includes the following:

1. To finalise the means of raising the additional capital
2. To decide the quantum of additional capital to be raised within the limits approved by the shareholders
3. To decide the terms and conditions for raising additional capital including the premium, if any
4. To make presentations to prospective investors
5. To decide and appoint bankers, merchant bankers, solicitors and other intermediaries as may be required
6. To approve and adopt Unaudited Balance sheet, Profit & Loss A/c for specific period as may be required
7. To correspond with the concerned authorities
8. To do any other acts as may be necessary for achieving the above mentioned purpose

GENERAL BODY MEETINGS

The Details of the last three Annual General Meetings were held as follows:

Date	Venue	Time	No of Special Resolution
27th September, 2013	MIG Cricket Club, MIG Colony, Bandra (East), Mumbai 400051	6.00 p.m.	2
18th September, 2012	MIG Cricket Club, MIG Colony, Bandra (East), Mumbai 400051	5.30 p.m.	2
28th September 2011	MIG Cricket Club, MIG Colony, Bandra (East), Mumbai 400051	5.30 p.m.	1

SUBSIDIARY COMPANIES

The Company does not have any material unlisted Indian subsidiary whose turnover or networth (paid-up and free reserves) exceeds 20% of the consolidated turnover or networth respectively, of the listed holding Company and its subsidiaries in the immediately preceding accounting year as defined under Clause 49 of the Listing Agreements.

ANNEXURE- II Directors' Report

Report On Corporate Governance (Contd.)

The Company monitors the performance of its subsidiaries, interalia by following means:

- The Minutes of the Board Meetings of the Subsidiary Companies are noted at the Board Meetings of the Company.
- The Investments made by the Subsidiary Companies are reviewed by the Audit Committee from time to time.
- Details of significant transactions and arrangements entered into by Subsidiary Companies are regularly placed at the Board Meetings of the Company.

DISCLOSURES

(A) Basis of Related Party Transaction

All transactions with related parties, wherever applicable including transactions of material nature between the Company and its promoters, Directors, management, their subsidiaries or relatives etc. are disclosed in the Notes to the Accounts forming part of the Annual Report. There were no materially significant related party transactions during the year having conflict with the interests of the Company.

(B) Non Compliances/Strictures/Penalties Imposed

During the last three years, there were no penalties or strictures imposed on the Company by SEBI, Stock Exchange or any statutory authority on any matter related to capital market.

(C) Disclosure of Accounting Treatment

The Company has followed all relevant Accounting Standards while preparing the Financial Statements.

(D) Non mandatory requirements

The Company has reviewed the non mandatory requirements under Clause 49 of the Listing Agreement and these shall be adopted/ complied by the Company on need based.

MEANS OF COMMUNICATION

The quarterly unaudited financial results and the Annual Audited Financial results are normally published in the widely circulating national and local newspapers viz. Free Press Journal and Navshakti.

GENERAL SHAREHOLDER INFORMATION

i. Annual General Meeting : 22nd September, 2014
ii. Financial Calender:

Accounting year	**:April to March**
Financial reporting for the quarter ending June 30, 2014	:On or before 14th August, 2014
Financial reporting for the half year ending September 30, 2014	:On or before 14th November, 2014
Financial reporting for the quarter ending December 31, 2014	:On or before 14th February, 2015
Financial reporting for the year ending March 31, 2015	:On or before 30th May, 2015
Annual General Meeting for the year ended March 31, 2015	:September, 2015

ANNEXURE- II Directors' Report

Report On Corporate Governance (Contd.)

iii. Date of Book Closure:

20th September, 2014 to 22nd September, 2014 both days inclusive.

iv. Dividend Payment Date:

The Board has recommended a dividend @ 50% i.e. Rs. 1.00/- per Equity Share of face value of Rs. 2.00/- each. If declared by the Shareholders in the Annual General Meeting, the same will be paid within 30 days of declaration of Dividend.

v. Listing on Stock Exchanges :

The Company's Equity Shares are listed on the BSE Limited and the National Stock Exchange of India Limited

The Company confirms that it has paid annual listing fees due to the Stock exchanges for the financial year 2014-2015.

vi Stock Code:

Bombay Stock Exchange	:	512179
National Stock Exchange	:	SUNTECK
ISIN Number for NSDL & CDSL:		INE805D01026

vii Market Price Data:

The high/low market price of the Company's shares in each month during the last financial period under review 2013-2014 was:

Particulars	BSE		NSE	
	High	Low	High	Low
April 2013	434.85	377.65	436	355.1
May 2013	435	385	434.9	380.05
June 2013	433	380.05	433	383
July 2013	437	352	400	331
August 2013	375	302	374.7	295
September 2013	377	288.55	327.95	288.85
October 2013	350	279.85	350	260.1
November 2013	390	320	392.8	314
December 2013	349	299	354	298
January 2014	320	251	314.8	253.1
February 2014	275	221.25	275	221.15
March 2014	300	235.9	299.9	238.35

viii Registrar & Share Transfer Agent:

Link Intime India Pvt. Ltd.
C-13, Pannalal Silk Mills Compound,
L.B.S Marg, Bhandup, Mumbai - 400 078
Tel : (22) 25963838,
Fax: (22) 25946969.

ANNEXURE- II Directors' Report

Report On Corporate Governance (Contd.)

ix. Share Transfer System:

The share transfers which are received in physical form are processed by Registrar and Share Transfer Agent viz Link Intime India Pvt. Ltd. and share certificates are dispatched within the time limit prescribed under the Listing Agreement.

x. Distribution of shareholding as of 31st March, 2014

Nominal Value of Shares in Rupees	Shareholders		Shareholding	
	No of Shareholders	Percentage of Total Shareholders	Total No of Shares	Percentage of Total Capital
1-5000	920	91.82	122961	0.20
5001-10000	12	1.19	44980	0.07
10001-20000	12	1.19	90152	0.14
20001-30000	6	0.60	78782	0.13
30001-40000	5	0.50	87126	0.14
40001-50000	4	0.40	92507	0.15
50001-100000	9	0.90	342700	0.54
100001and above	34	3.40	62106999	98.64
Total	**1002**	**100.00**	**62966207**	**100.00**

Shareholding Pattern (category wise) as on 31st March, 2014:

Sr. No	Category	No of Shares Holders	No of Shares Held	Percentage of total Holding
1	Promoter Group	11	46271065	73.48
2	Mutual Funds & Financial Institutions	1	325	0.00
3	FII	20	3515579	5.58
4	Central / State Government	Nil	Nil	Nil
5	Venture Capital funds	Nil	Nil	Nil
6	Clearing Members	86	352186	0.56
7	Trust	1	4907804	7.99
8	NRI (Repat Non Repat)	17	9424	0.01
9	Bodies Corporate	101	6904287	10.97
10	Other Public	765	1005537	1.60
	Total	**1002**	**62966207**	**100.00**

xi Dematerialization of Shares

The Equity shares of the Company are held in Dematerialized form to the extent 98.60 % with National Securities Depository Limited and Central Depository Services (India) Limited.

ANNEXURE- II Directors' Report

Report On Corporate Governance (Contd.)

xii Address for Investors' Correspondence :

(1) **Link Intime India Pvt Ltd.,**
C-13, Pannalal Silk Mills Compound,
L.B.S Marg, Bhandup, Mumbai-400 078
Tel : (22) 25963838
Fax: (22) 25946969
rnt.helpdesk@linkintime.co.in

(2) Others:
Sunteck Realty Limited
5th Floor Sunteck Centre
37-40, Subhash Road,
Vile Parle (East)
Mumbai- 400057
www. sunteckindia.com
cosec@sunteckindia.com

xiii. Code of Conduct:

The Board has formulated a code of conduct for the Board members and senior management of the Company and the same is reflected on the website of the Company.

xiv ADRs and GDRs

There are no outstanding GDRs/ADRs/Warrants or any Convertible Instruments, as at the year end.

xv Plant Location:

The Company does not have any plant.

xvi CEO/CFO Declaration:

Pursuant to clause 49I(D) of the Listing agreement entered into with the Stock Exchange, I hereby declare that all the Board members and Senior management personnel of the Company have affirmed compliances with the Code of Conduct for the Current Year.

For Sunteck Realty Limited

Kamal Khetan
Chairman & Managing Director

Mumbai : 30th May, 2014

Certificate by CEO & CFO

We have reviewed financial statements and the cash flow statement for the year ended 31st March, 2014 and that to the best of our knowledge and belief:

1. These statements do not contain any materially untrue statement or omit any material fact or contains statements that might be misleading.

2. These statements together present a true and fair view of the Company's affairs and are in compliance with existing Accounting Standards, applicable laws and regulations.

There are to the best of our knowledge and belief, no transactions entered into by the Company during the year ended 31st March, 2014 which are fraudulent, illegal or violative of the Company's code of conduct.

We accept responsibility for establishing and maintaining internal controls for financial reporting, we have evaluated the effectiveness of internal control systems of the Company pertaining to financial reporting and we have disclosed to the auditors and the Audit Committee, deficiency in the design or operation of the internal controls, if any, of which we are aware and the steps we have taken or propose to take to rectify these deficiencies, if any.

We have indicated to the Auditors and the Audit Committee:

1. Significant changes in internal control over financial reporting during the year;

2. Significant changes in accounting policies during the year, if any, and that the same have been disclosed in the notes to the financial statements; and

3. Instances of significant fraud of which we have become aware and the involvement therein, if any, of the management or an employee having a significant role in the Company's internal control system over financial reporting.

For Sunteck Realty Limited

Kamal Khetan
Chairman & Managing Director

Mumbai : 30th May, 2014

Auditor's Certificate

To,

The Members of,

Sunteck Realty Limited

We have examined the compliance of the conditions of Corporate Governance by Sunteck Realty Limited ("the Company") for the year ended 31st March, 2014, as stipulated in clause 49 of the Listing Agreement of the said Company with Stock Exchanges in India.

The compliance of conditions of Corporate Governance is the responsibility of the management. Our examination was limited to a review of the procedures and implementation thereof, adopted by the Company for ensuring the compliance of the conditions of Corporate Governance. It is neither an audit nor an expression of opinion on the financial statements of the Company.

In our opinion and to the best of our information and according to the explanations given to us and based on the representations given by the management of the Company, we certify that the Company has complied with the conditions of Corporate Governance as stipulated in the above mentioned Listing Agreement.

We state that such compliance is neither an assurance as to the future viability of the Company nor the efficiency or effectiveness with which the management has conducted the affairs of the Company.

For M/s Lodha & Co
Chartered Accountants
(Firm Regn. No. 301051E)

(A.M. Hariharan)
Partner
Membership No.38323

Place: Mumbai
Date: 30th May, 2014

Management Discussion and Analysis

A. Macro Economic Environment

1. Global

The Global economy grew by ~2.9% in 2013, its lowest since 2009 on account of fears over 'fiscal cliff' in the United States, recession in Europe and rebalancing of China's economy thereby resulting in deterioration in business confidence which was supposed to be lowest since the financial crisis. Fortunately, the prospects for 2014 looks brighter compared to 12 months ago with robust growth forecast in large developed economies. Having said this, the upsides for medium term growth outlook for the global economy are a significant faster increase in public and private investment and acceleration in the economies' reform agenda to accelerate productivity growth.

2. India

Fiscal 2014 was a drag for the Indian economy due to poor macroeconomic conditions. Slowing income growth, sustained weakness in the rupee, spiraling inflation and high borrowing rates combined to make consumers vary of spending. With the formation of a stable government, investor confidence has picked up in expectation that the new government would focus on growth development policies, even though sustained economic recovery is still some time away. Fiscal 2015 will be a year of 'consolidation' and the right decisions with respect to fiscal consolidation and investment will set the stage for faster economic growth in subsequent years. In FY15 GDP of about 5.4% is expected, presenting a positive outlook for the Indian economy against ~4.6% in FY14. However, meaningful reforms will be required to propel India's GDP growth to 8% and beyond on a sustainable basis.

B. INDUSTRY OVERVIEW

1. Indian Real Estate

During the year there has been decline in transactions across the real estate verticals which can be attributed to combination of factors like slackened demand due to political uncertainty, rising inflation, tightening at various levels by regulatory authorities, slower pace of approvals resulting delay in construction leading to higher cost of borrowing and increase in overall project costs. This market sentiment is likely to continue, as headwinds to growth will prevail at least until first half of FY2015. Having said this, an increase in the number of enquiries has been seen across the real estate verticals. However, transaction volumes have not improved that much. With the new Government in place and business confidence gaining a momentum (acquisition to monetization time of new projects expected to reduce thereby improving RoEs), an increase in transactions is anticipated in the coming quarters. Capital values are expected to remain stable in the near term; however, there will be upward pressure in the medium to long term due to increased demand.

Besides, implementation of Land Acquisition bill and Real Estate Regulation & Development Bill will lead to absolute transparency and a robust real estate market. Further, progressive announcement on REITS in Union Budget 2014-15 has opened up an attractive avenue of raising funds which will also give impetus to the sector.

2. Mumbai Overview

Over FY12-14 the city has been affected owing to a number of adverse regulatory developments with amendment in Development Control Regulations (DCR) in early 2012 being one of them. This has lead to projects' cost escalations (especially with the introduction of fungible FSI premium) and slower pace of execution across the projects. Hence, the prices have remained stagnant despite the low demand witnessed during the fiscal. Moreover, the prices for ready to move in units are going to command substantial premium against the under construction property since Mumbai is the only metro city which has a very high replacement demand – customers upgrading their apartment size since the cost of this better lifestyle is not substantial, as the owner would have to incur a marginal cost of the difference between the value of owned old unit and the acquired new unit.

Management Discussion and Analysis (Contd.)

Commercial real estate market has bottomed out in most micro-markets with drop in the vacancy levels resulting in stabilization of rentals in most micro-markets and outright sales in select markets taking place at higher prices. Grade A properties witnessed better absorption and sales. Although going forward certain markets are likely to see new supply due to project completions, rentals will start increasing in most of Mumbai's micro-markets by 2HFY15.

Retail real estate market is expected to remain subdued for few more quarters until the drop in the vacancy levels and improvement in the overall business environment.

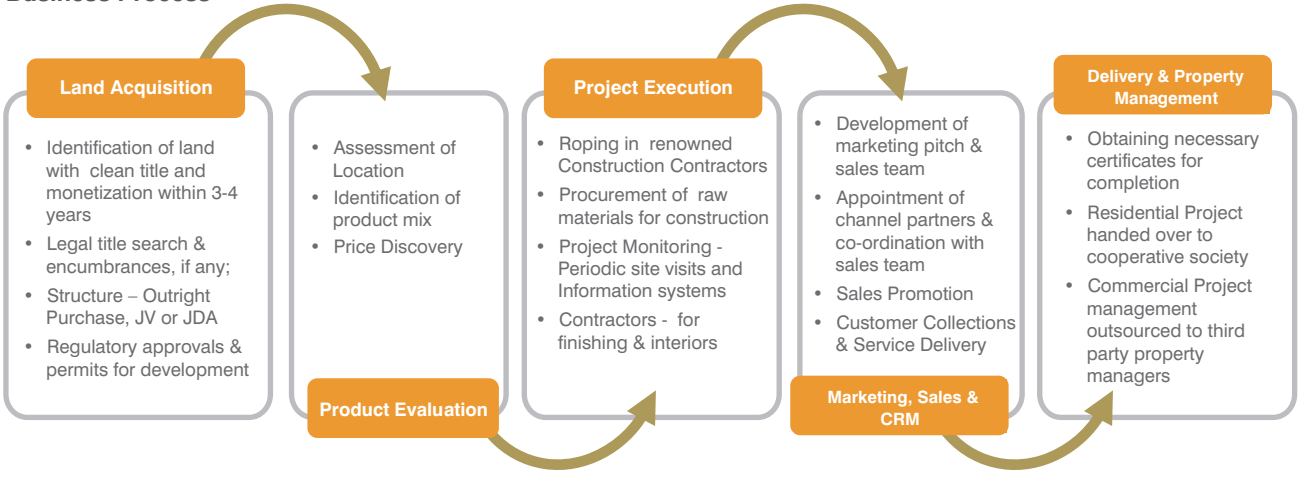
C. Business Overview

Your company is the country's one of the leading real estate development companies with city-centric operations well spread-out across Mumbai region. The company's business focuses on designing, developing and managing high-end and premium residential and commercial properties.

The company has carved a niche for itself in the luxury and ultra luxury segment by differentiating itself in each micro-market through product positioning, brand partnerships and having different reputed channel partners for each product to attract corporate, HNI, and retail customers. Moreover, the company intends to keep servicing the segment 'A' customers in each micro-market to meet their growing needs and complementing their earnings.

To differentiate the company's projects from its peers in the market, your company has developed four brands that well resonate the product offering across the residential and commercial developments. (a) ***'Signature'*** brand - targets ultra luxury residences that are aimed at high-net worth individuals. The property is located in prime city locations and has apartments size of over 7,000 sq.ft. - 11,000 sq. ft. The company's flagship development 'Signature Island' in Bandra-Kurla Complex, Mumbai is marketed under this brand, (b) ***'Signia'*** brand - targets premium and mid-level residences in select micro markets such as Borivali, Airoli, and Navi Mumbai. Apartments under this brand are generally between ~1,200 and ~5,000 sq.ft in size and (c) ***'Sunteck'*** brand - for the commercial developments.(d) ***'Sunteck City'*** brand – for larger formats and mixed used developments.

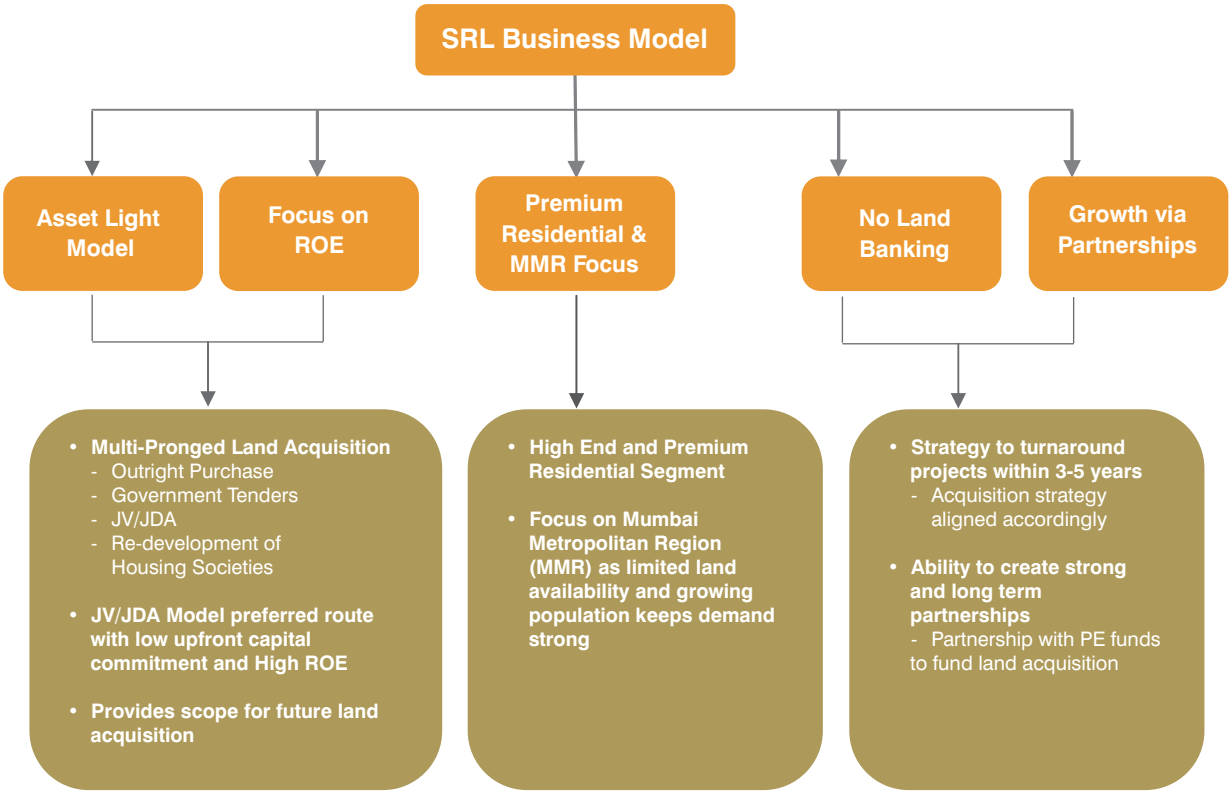
Business Process



Management Discussion and Analysis (Contd.)

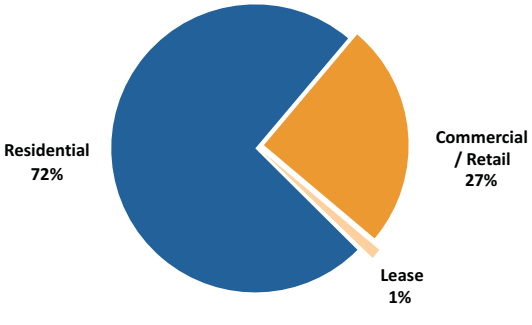
Sustainable Business Model

The company has acquired opportunistic lands periodically through Government Tenders (closed), Joint Development and outright purchase from private corporates which has resulted in getting relatively clean & clear land parcels.

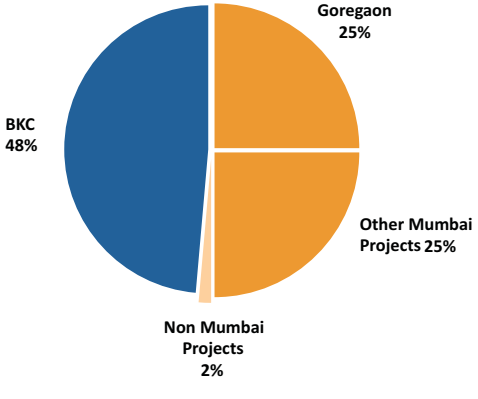


Presently, your company has 24 projects aggregating to development potential of ~25 mn.sq.ft. of which over 73% is in residential segment and the balance in commercial & retail segment. Out of the said saleable area, the company has an economic interest on ~12 mn.sq.ft. of saleable area. Besides, the company also has 4 rented assets in its portfolio with a leasable area of ~0.22 mn.sq.ft. on which the company has an economic interest on 0.14 mn.sq.ft. of the leasable area. These assets are generating steady rental income annually for the group.

Saleable Area Break-Up



Geographical Presence*



In terms of Investments

Management Discussion and Analysis (Contd.)

This scale of development portfolio has been achieved within a short span since your company's foray into real estate development business in 2005. The company believes that the demand for residential property in Mumbai will remain strong against the backdrop of certain factors such as limited land availability, growing economy and rising immigrant population. In addition, the projects in Mumbai are well-located to gain the first mover advantage post the shift in the central business district from south of the city primarily Nariman Point to the secondary business districts like Bandra Kurla Complex. Alongside the company is maintaining a strong focus on the projects in Goregaon, Borivali, Andheri, Airoli, Mulund, Ville Parle and Sion.

Your company's 3 landmark residential projects in BKC and 2 projects in Goregaon (W) (mixed use development) contribute to a large pie of the revenue potential. The company has chosen these locations for development because (a) BKC,has emerged as the new financial hub of the city and is considered most secured & well connected. The locale houses some of the biggest corporates, financial institutions, Bourses, consulates, educational institutions, 7 star Hospitality providers and Multi Specialty Hospitals.(b) Goregaon, identified as next Commercial Business District (CBD) of the city by MMRDA (after BKC) is well located and supported with the best infrastructure. The residential potential of the given location is well justified by several back offices of prominent banks like Citi, JP Moran and also by IT companies that exist there. This together with the thrust on infrastructure projects (the general rule being-the better the infrastructure, the better the property value) ensures easy accessibility to the Western Express highway and the link roads like JVLR, the proposed Goregaon - Mulund Link Road and the MUIP's (Mumbai Urban Infrastructure Project) plan to start a Metro link from Charkop to Colaba.

Your company has also selectively expanded to other geographic regions in India and has acquired few projects located in city-centric locations of cities like Jaipur, Nagpur and Goa. Going forward, the company's focus will be to expand organically and inorganically on a case to case basis with thrust on low cost acquisitions / limited capital commitment and higher ROEs. Additionally, the company will also explore its existing development portfolio to enhance its rental portfolio.

Your company's client base include both Indian and multi-national corporations and high net worth individuals currently residing in India and also NRI's. The company has a separate Customer Relationship Management (CRM) team that provides services to its customers from the date of purchase till the date of delivery.

Key Project Associates

Contractors → LARSEN & TOUBRO; New Consolidated Construction Co. Ltd. (A JASDANWALLA GROUP); MAN INFRACONSTRUCTION LIMITED; PRATIBHA

Architects → MQA McQUILLAN ARCHITECTS; stapl soyuz talib architects; Aedas

Structural Engineers → STERLING ENGINEERING CONSULTANCY SERVICES PRIVATE LIMITED; JW CONSULTANTS LLP

Landscape, Interiors & QS → HBO + EMTB; HBA HIRSCH BEDNER ASSOCIATES; suyindesign; CORA; L&S

The company has strong in-house project management team partnering with best in class architects, structural engineers and contractors that emphasizes on quality, design and construction of its projects. The company endeavors to deliver high-quality products with contemporary and efficient architecture and timely execution. It also believes that this outsourcing model provides scalability required to undertake large developments.

Management Discussion and Analysis (Contd.)

Brand Partnerships

The company's focus is to deliver niche living spaces to discerning customers and create more value for them. It has tied-up with international brands like **(a) Vertu**, a market leader in luxury mobile phones for **'Signature Concierge Services'** for the residents of its flagship project **'Signature Island'** located in the heart of Bandra Kurla Complex in Mumbai, **(b) Disney** India for the residents of **'Sunteck City'** in **Gorgeaon (W)** to bring Disney inspired homes to India and create an exciting atmosphere for families to raise their kids. **(c) Sussanne Roshan's** Company, 'The Charcoal Project' for interiors of residential project **'Signia Skys'** in Nagpur.

SWOT Analysis of our Business

STRENGTHS

- Strong Brand Recognition-Premium segment
- Clean & Clear land acquisition track record with low acquisition cost
- Low Leverage – Negligible Debt
- Credible Partnerships and tie-ups
- High level of corporate governance
- Experienced senior management personnel
- Higher cash flow visibility

WEAKNESS

- Business / inflows heavily skewed on customer collections than bank funding
- Land purchases not financed through bank funding resorting to internal accruals / equity funding

OPPORTUNITIES

- Demand for residential property in Mumbai to remain robust due to growing economy
- Shift in trade from south of city from areas such as Nariman Point to BKC, the new Financial hub
- JV & JDAs with low capital commitment resulting in higher ROEs
- Huge visible cash flows to fuel growth by acquiring land parcels at attractive prices

THREATS

- Regulatory changes resulting delays in approvals; further delay in planned launches / completion
- Rising inflation resulting in input cost (approvals & fungible FSI)
- Strong public funding in rural areas impacting labour cost in urban areas

D. Awards & Accolades

1. Sunteck City, won the '**Real Estate Marketing Campaign of the Year**' award at Realty Plus Excellence Awards 2013
2. Sunteck Realty Ltd. won 4 Merit Awards in APREA (Asia Pacific Real Estate Association Limited) Best Practices Awards consecutively in 2012 & 2013;

   a. **Emerging Markets:** Best Country Submission – India (across 9 regions of Asia-Pacific)
   b. **Emerging Markets:** Best 1st Year Entrant
   c. **Emerging Markets:** Property Valuation
   d. **Emerging Markets:** Best Property Development Organization

E. Consolidated Operational & Financial Performance

Since inception, your company has achieved cumulative sales of ~INR 29,813 mn (as on March 31, 2014) and collected ~INR 17,363 mn as advances from customers against the tied-up sales. Majority of the sales and advances have been achieved / received from 3 BKC Residential projects and Phase I of Sunteck City, Goregaon (W).

During the year, your company achieved new sales of ~INR 4,110 mn compared to ~INR 6,028 mn achieved in the corresponding period of previous fiscal. However, cash flow management with thrust on execution has contributed to the pace of customer receivables which stood at ~INR 4,180 mn against ~INR 3,895 mn in the corresponding period of previous fiscal. Besides, rental income from 4 leased assets (BKC, Andheri & Vile Parle) stood at ~INR 136 mn in FY14 against ~INR 166 mn in FY13. These assets are un-encumbered and rental income takes care of the group's corporate expenses.

Secured Debt (Working Capital Loans) stood at ~INR 2,048 mn in FY14 against INR 1,028 mn in FY13. These loans have been taken on 5 projects out of 29 projects under the company's portfolio. During the year, 'Care A' rating was re-affirmed by Care Ratings for the group.

During the year, your company launched a new phase at Sunteck City being Sunteck City 'Avenue 2', Goregaon (W) comprising of compact luxury living with average unit size of ~1,080 sq.ft. In addition, the company completed 2 residential projects i.e. flagship project 'Signature Island, BKC' and another residential project 'Signia Oceans, Airoli' with a developed area of about 13.12 lac.sq.ft. Consequently, the company has completed 4 projects till date totaling to a delivery of ~15.43 lac.sq.ft.

Accounting Policy

Your company maintains its accounts on accrual basis following the historical cost convention in accordance with Generally Accepted Accounting Principles ("GAAP") and in compliance with the Accounting Standards referred to in Section 211 (3C) and other requirements of the Companies Act, 1956. Insurance and other claims are accounted for as and when admitted by the appropriate authorities.

The company follows 'Project Completion Method (PCM)' of accounting unlike other real estate developers who follow percentage of completion method (POCM) for revenue recognition.

Under project completion method of accounting, allocable expenses incurred during the year are debited to work-in-progress account. The revenue is accounted for as and when the significant risks and rewards of ownership of the units in real estate are passed to the buyer and the projects get completed or substantially completed, to the extent that the economic benefits will flow to the group and revenue can be reliably measured.

During the year, the company recognized revenues from two more projects (as per the above mentioned Accounting Policy) since both the projects got substantially completed;

- Recognized revenues of ~INR 8452 mn from flagship residential project i.e. Signature Island, BKC with PBT of about INR 2581 mn

Management Discussion and Analysis (Contd.)

- Recognized revenues of ~INR 847 mn from another residential project i.e. Signia Oceans, Airoli with PBT of about INR 180 mn

  Besides, during the year revenue of ~INR 245 mn has also been recognized from commercial property i.e. Sunteck Grandeur, Andheri with PBT of about INR 162 mn which got completed in the previous fiscal. Consequently, the cost recognized has been adjusted from finished goods.

Abridged Consolidated Profit & Loss Account

(INR in Mn.)

Particulars	Year Ended	
	March 31, 2014	March 31, 2013
Income from Operations	9,255.56	302.12
Other Income	126.99	199.56
Total Revenue	**9,382.55**	**501.68**
Total Expenditure	6,654.69	372.09
Profit Before Tax	2,727.86	129.59
Tax	900.17	61.89
Profit After Tax	**1,827.69**	**45.39**
Minority Interest	318.03	5.17
Adj Profit After Tax	**1,509.66**	**40.22**
EPS	25.18	0.67

Abridged Consolidated Balance Sheet

(INR in Mn.)

Particulars	Year Ended	
	March 31, 2013	March 31, 2012
EQUITY AND LIABILITES		
Shareholders' Fund	5,477.47	4,003.51
Share Application Money Pending Allotment	894.90	894.90
Minority Interest	321.73	3.70
Non-Current Liabilities	77.46	106.18
Current Liabilities	21,762.88	22,130.60
Total	28,534.43	27,138.89
ASSETS		
Fixed Assets	140.71	145.49
Non Current Assets	1,508.68	1,530.98
Current Assets	26,615.62	25,124.52
Investments	269.42	337.90
Total	28,534.43	27,138.89

Your company broadly defines "liquidity" as its ability to generate sufficient funds from both internal and external sources to meet its obligations and commitments. Your Company has financed capital requirements primarily through cash flows generated from its operations. Working capital requirements were met by internal accruals and short term borrowings from Banks to run the operations efficiently.

Your company is a full time member of Asia Pacific Real Estate Association (APREA), Singapore. Hence, the company endeavors to follow the financial reporting guidelines set out in the APREA Best Practices Handbook.

Management Discussion and Analysis (Contd.)

F. Internal Control Systems & Their Adequacy

Your company has appropriate internal control systems covering the gamut of business processes including acquisitions, sales, operations, financials and regulatory reporting. There are clearly defined roles and responsibilities amongst the team through an institutionalized job description and role profile definition. The human resource and related manuals enable all team members to coherently integrate into the company in quick time. Regular internal audits and checks ensure that responsibilities are executed effectively.

The company has implemented various tools to strengthen its systems like (a) Enterprise Resource Planning (ERP) system namely, 'In4velociity' to enhance MIS reporting, This has also been implemented on our sites in Bandra Kurla Complex , we are in a process to implemement ERP on all our sites going forward (b) 'Sensys' Easy Pay/TDS system for payroll and tax processing, (c) 'Microsoft Project ' for Planning and Monitoring of all projects for timely completion as planned , also various other tools for Project Management & Construction Management have been implemented for documentation, systems and processes, which would mean all documents, communication and business processes can be managed in a consistent way.

Your Company has also developed an internal expertise to coordinate and monitor Project Development Processes for various stages such Initiation, Planning, Design, Procurement / Contracts,Construction and finally Close out.

Your company's statutory auditors are Lodha & Co. which is ranked amongst the top 5 auditors in India. Besides, during the year your company had also appointed Mahajan & Aibara (one of the leading Indian internal audit organization) to conduct Risk Based Audits so as to provide assurance on controls, compliance, effectiveness and strengthen the necessary functions of operations.

Your company has also employed one of the Big 4 consultants i.e. Pricewaterhouse Coopers (PWC) to ensure a sound system of risk oversight, by identifying key risk areas and take informative decisions towards risks mitigation through suggestions and implementation on the processes (various MIS reporting, ERP and others), organisational development, documentation and Internal Audit Systems.

The Audit Committee of the Board of Directors reviews the effectiveness of internal control and provides suggestions periodically

G. Human Resource

As we scale up our presence in the niche premium residential segment in the real estate market, one of the key drivers of our growth has been the Human Capital of your company. At Sunteck, hiring key talent and ensuring that such talents are inclusive to our growth story has been a driving factor for the human resource team. We have always believed in optimizing our in-house potential and have made concerted efforts to ensure that employees are provided a platform to exhibit their skills and are simultaneously rewarded for their contribution, dedication and passion.

At Sunteck, the business process function is driven by departments like Sales & Marketing, Corporate Finance & Investor Relations, Accounts, HR & Administration, Customer Relation Department (CRM), IT, Legal, Compliance, Project Management Office (PMO), Project Architecture Management & Construction (PAMC), Engineering Procurement & Construction (EPC), Purchase & Contracts and others. Over the years these departments have played a pivotal role to achieve greater efficiency to deliver exemplary products that has been the hallmark of the company .

With the objective of being able to scale the Talent portfolio in line with the growth of the company, Sunteck's Organisational Chart has been build by Price Waterhouse Coopers (PWC). Your company has grown from ~80 employees in 2009 to ~171 employees in 2014 and has also established a code of conduct to guide its directors and senior executives.

We believe that our people's knowledge, talent and dedication are our most valuable assets and to accelerate their professional development we continuously have invested in their professional development through various measure of training and mentoring process. From incentives & employee benefit schemes, to individual careers development reviews, we devote significant attention to the personal and professional growth of our most valuable resources.

Management Discussion and Analysis (Contd.)

A few practices observed by the company to ensure that the multi cultural work environ is maintained whilst giving a learning opportunity to the employee include:

- Extensive and rigorous training programs with upgraded development modules, new practices & methods and superior's assistance to make them equipped them with necessary skills and knowledge to handle vital functions of project management and delivery.
- Imparting behavioral training programs to equip our employees with the soft skills that distinguish them from their peers in the industry
- Building confidence in the employee by constant communication on any developments in the company like new joinees, awards recognition, employees' poll on certain work related matters, news articles, etc. are communicated through mailers on a regular basis.

The company focuses on its core values and culture of "Dream, Plan, Act and get Results "which is reflected in HR policies and plans followed at Sunteck. Lastly, the company would like to express its gratitude for the support and assistance rendered by its employees and expects the spirit of teamwork to continue in the years to follow.

H. Cautionary Statement

Statements in this Management Discussion and Analysis describing the company's objectives, estimates, expectations may be "forward-looking statements" within the meaning of applicable security laws and regulations. Actual results could differ materially from those expressed or implied due to several factors which are beyond the control of the management. In accordance with the Code of Corporate Governance approved by the Securities and Exchange Board of India, shareholders and readers are cautioned that in the case of data and information external to the company, no representation is made on its accuracy and comprehensiveness though the same are based on sources believed to be reliable. Utmost care has been taken to ensure that the opinions expressed by the management herein contain its perceptions on the material impacts on the company's operations but it is not exhaustive. The Company assumes no obligation to amend or update forward looking statements in future on the basis of new information, subsequent developments or otherwise

Standalone Financial Statements

Independent Auditor's Report

To
The Members of
Sunteck Realty Limited

Report on the Financial Statements

We have audited the accompanying financial statements of Sunteck Realty Limited ("the Company"), which comprise the Balance Sheet as at 31st March, 2014, the Statement of Profit and Loss and Cash Flow Statement for the year then ended, and a summary of the significant accounting policies and other explanatory information.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation of these financial statements that give a true and fair view of the financial position, financial performance and cash flow of the Company in accordance with the accounting Standards notified under the Companies Act, 1956 ("the Act") read with the General Circular 15/2013 dated 13th September, 2013 of the Ministry of Corporate Affairs in respect of section 133 of the Companies Act, 2013. This responsibility includes the design, implementation and maintenance of internal control relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with the Standards on Auditing issued by the Institute of Chartered Accountants of India. Those Standards require that we comply with the ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and the disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers the internal control relevant to the Company's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the company's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of the accounting estimates made by the Management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion and to the best of our information and according to the explanations given to us, the financial statements give the information required by the Act in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India:

(a) in the case of the Balance Sheet, of the state of affairs of the Company as at 31st March, 2014;

(b) in the case of the Statement of Profit and Loss, of the profit for the year ended on that date, and

(c) in the case of the Cash Flow Statement, of the cash flows for the year ended on that date.

Emphasis of Matter

The Company continues to apply 'project completion method' on transactions and activities of real estate development which it had applied over the years consistently. The Institute of Chartered Accountants of India has issued "Guidance note on Accounting for Real Estate Transactions (Revised 2012)" which is applicable to projects which have commenced on or after April 1, 2012 and also to projects which have already commenced but where revenue is being recognized for the first time on or after April 1, 2012 to follow 'percentage completion method'. There would not be any impact of the aforesaid guidance note on the financial statements for the year considering the criteria prescribed therein for recognition of revenue.

Our opinion is not qualified in respect of the above matter.

Report on Other Legal and Regulatory Requirements

1. As required by the Companies (Auditor's Report) Order, 2003 ("the Order"), as amended, issued by the Central Government of India in terms of sub-section (4A) of section 227 of the Act, we give in the Annexure a statement on the matters specified in paragraphs 4 and 5 of the Order.

2. As required by Section 227(3) of the Act, we report that:

(a) we have obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.

(b) in our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books.

(c) the Balance Sheet, Statement of Profit and Loss, and Cash Flow Statement dealt with by this Report are in agreement with the books of account.

(d) in our opinion, the Balance Sheet, Statement of Profit and Loss and Cash Flow Statement comply with the Accounting Standards notified under the Act read with the General Circular 15/2013 dated 13th September, 2013 of the Ministry of Corporate Affairs in respect of section 133 of the Companies Act, 2013; and

(e) on the basis of the written representations received from the directors as on 31st March, 2014 taken on record by the Board of Directors, none of the directors is disqualified as on 31st March, 2014 from being appointed as a director in terms of clause (g) of sub-section (1) of section 274 of the Act.

For LODHA & COMPANY
Chartered Accountants
A. M. Hariharan
Partner
Membership No. 38323
Firm Registration No– 301051E

Place: Mumbai
Date: 30th May, 2014

Annexure to Audit Report

ANNEXURE REFERRED TO IN PARAGRAPH 1 UNDER THE HEADING "REPORT ON OTHER LEGAL AND REGULATORY REQUIREMENTS" OF OUR REPORT TO THE MEMBERS OF THE SUNTECK REALTY LIMITED ('THE COMPANY') FOR THE YEAR ENDED 31ST MARCH, 2014

On the basis of such checks as we considered appropriate and according to the information and explanations given to us during the course of audit, we state that:

1. a) The Company has maintained proper records showing full particulars including quantitative details and situation of fixed assets.

   b) According to the information and explanations given to us, the fixed assets have been physically verified by the management at the year end and no material discrepancies were noticed on such verification. The verification programme is considered reasonable having regard to the size of the Company and nature of its business.

   c) During the year, the Company has not sold/disposed off substantial portion of its fixed assets.

2. a) During the year, the management has physically verified the inventories of construction material and stores & spares at reasonable intervals.

   b) In our opinion and according to the information and explanations given to us, the procedures of physical verification of inventories followed by the management are reasonable and adequate in relation to the size of the Company and nature of its business.

   c) The Company has generally maintained proper records in respect of inventories at various locations.

3. a) (i) As informed, the Company has given interest-free unsecured loan to three parties (wholly owned subsidiaries) covered in the register maintained under Section 301 of the Act. The maximum amount outstanding during the year was Rs. 894,274 and the year end balance was Rs. 884,259.

   (ii) The terms and conditions of the aforesaid loan are not prima facie prejudicial to the interest of the Company.

   (iii) As informed, there has been no default in respect of repayment of loan, on the part of the parties to whom the advances were given.

   (iv) As informed, there was no overdue from such parties. Accordingly, the provisions of clause 4(iii) (d) of the Companies (Auditor's Report) Order, 2003 are not applicable to the Company.

   b) The Company has not taken secured or unsecured loan from any party covered in the register maintained under Section 301 of the Act.

4. In our opinion and according to the information and explanations given to us, having regard to the explanation that purchase of certain items of inventory and fixed assets and sale of residential/commercial units and services are of special nature for which suitable alternative sources do not exist for obtaining comparative quotations, there is an adequate internal control system commensurate with the size of the Company and nature of its business for the purchase of inventory and fixed assets and for the sale of residential/commercial units and services. Further, on the basis of our examination of the books and records of the Company, and according to the information and explanations given to us, we have neither come across nor have been informed of any continuing failure to correct major weaknesses in the aforesaid internal control system.

5. a) According to the information and explanations given to us, we are of the opinion that particulars of contracts or arrangements that need to be entered in the register maintained under section 301 of the Act have been so entered.

   b) In our opinion and according to the information and explanations given to us and what is stated in Para 4 above, the transactions made in pursuance of contracts or arrangements entered in the register maintained under section 301 of the Act and exceeding Rupees five lacs or more in respect of any party during the year, have been made at prices which are reasonable having regard to the prevailing market prices at the relevant time.

6. The Company has not accepted any deposits within the meaning of Section 58A, 58AA or any other relevant provisions of the Act and Rules framed there under.

7. In our opinion, the Company has an internal audit system commensurate with the size of the Company and nature of its business.

8. We have broadly reviewed the books of account maintained by the company pursuant to the rules made by the Central Government of India, regarding the maintenance of cost records under clause (d) of sub-section (1) of Section 209 of the Act and are of the opinion that prima facie, the prescribed accounts and records have been maintained. We have, however, not made a detailed examination of the records with a view to determine whether they are accurate or complete.

Annexure to Audit Report

(Contd.)

9. a) The Company is generally regular in depositing with appropriate authorities undisputed statutory dues including Provident Fund, Investor Education and Protection Fund, Employees' State Insurance, Income-tax, Sales Tax, Wealth-tax, Service tax, Customs Duty, Excise Duty, cess and other material statutory dues applicable to it. There are no undisputed statutory dues outstanding as at the year end for a period of more than six months from the date they became payable.

   b) The following dues have not been deposited by the company on account of disputes, since the appeals are pending before the relevant authorities:

Name of Statute	Nature of Dues	Financial Year	Amount (Rs.)	Forum where dispute is pending
Income Tax Act, 1961	Income Tax Matter	2005-06	2,616	Commissioner of Income Tax (Appeals)
		2006-07	628,635	
		2007-08	281,212	
		2008-09	1,498,828	
		2009-10	2,008,870	
		2010-11	21,051	
		2011-12	510,460	

10. The Company has no accumulated losses at the end of the financial year and has not incurred cash losses in the current and immediately preceding financial year.

11. In our opinion and according to the information and explanations given to us, the Company has not defaulted in repayment of dues to banks.

12. In our opinion and according to the information and explanations given to us, and based on the documents and records produced to us, the Company has not granted loans and advances on the basis of security by way of pledge of shares, debentures and other securities.

13. In our opinion, the Company is not a chit fund or a nidhi /mutual benefit fund / society. Therefore, clause 4(xiii) of the Companies (Auditor's Report) Order 2003 is not applicable to the Company.

14. In our opinion, the Company is not dealing in or trading in shares, securities, debentures and other investments. Accordingly, the provisions of clause 4(xiv) of the Order are not applicable to the Company.

15. According to the information and explanations given to us, the Company has not given any guarantee for loans taken by others from banks and financial institutions.

16. In our opinion and according to the information and explanations given to us, the term loans have been applied for the purposes for which they were obtained.

17. According to the information and explanations given to us and on an overall examination of the balance sheet of the Company, we report that no funds raised on short-term basis have been used for long-term investment.

18. During the year, the Company has not made any preferential allotment of shares to parties and companies covered in the register maintained under Section 301 of the Act.

19. The Company has not issued any debentures during the year or in the recent past.

20. The Company has not raised any money by way of public issue during the year or in the recent past.

21. During the course of our examination of the books and records of the Company, carried out in accordance with the generally accepted auditing practice in India and according to the information and explanations given to us, we have neither come across any instance of fraud on or by the Company, noticed or reported during the year, nor have we been informed of such case by the management.

For LODHA & COMPANY
Chartered Accountants

A. M. Hariharan
Partner
Membership No. 38323
Firm Registration No– 301051E

Place: Mumbai
Date: 30th May, 2014

Standalone Balance Sheet

as at 31st March2014

(Amount in Rs.)

Particulars	Notes	31.03.14	31.03.13
EQUITY AND LIABILITIES			
SHAREHOLDERS' FUNDS			
Share Capital	2	125,932,414	125,932,414
Reserves and Surplus	3	4,945,818,003	3,590,054,007
NON - CURRENT LIABILITIES			
Deferred Tax Liabilities (Net)	28	5,724,258	9,064,771
Other Long Term Liabilities	4	26,980,000	43,833,000
Long Term Provisions	5	1,987,000	1,807,001
CURRENT LIABILITIES			
Short Term Borrowings	6	522,234,912	1,382,057,565
Trade Payables	7	37,093,280	28,156,040
Other Current Liabilities	8	392,703,575	425,163,535
Short Term Provisions	9	19,563,481	13,288,115
TOTAL		**6,078,036,923**	**5,619,356,448**
ASSETS			
NON - CURRENT ASSETS			
Fixed Assets	10		
Tangible Assets		85,014,839	87,753,721
Intangible Assets		1,591,947	850,379
Non - Current Investments	11	2,476,039,726	1,094,793,678
Long Term Loans and Advances	12	730,252,029	1,675,268,957
Other Non - Current Assets	13	3,901,137	1,720,592
CURRENT ASSETS			
Current Investments	14	1,120,073,809	711,742,697
Inventories	15	1,351,672,453	1,350,805,840
Trade Receivables	16	147,911,690	42,337,887
Cash and Bank Balances	17	27,384,228	42,568,856
Short Term Loans and Advances	18	90,552,871	545,557,095
Other Current Assets	19	43,642,194	65,956,746
TOTAL		**6,078,036,923**	**5,619,356,448**
Significant Accounting Policies	1		
The accompanying notes including other explanatory information form an integral part of financial statements			

As per our attached report of even date

For Lodha & Co.
Chartered Accountants

A.M.Hariharan
Partner
Membership No.38323

Mumbai: 30th May, 2014

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

Kamal Khetan
Chairman & Managing Director

Jignesh Sanghavi
Executive Director

Sanjay Dutt
Director

M. Kalahasthi
Director

Kishore Vussonji
Director

Ramakant Nayak
Director

Rachana Hingarajia
Company Secretary

Profit & Loss Account

for the Year Ended 31st March 2014

(Amount in Rs.)

Particulars	Notes	31.03.14	31.03.13
INCOME			
Revenue from Operations	20	386,566,378	318,583,925
Other Income	21	1,328,149,484	62,943,736
Total Revenue (I)		**1,714,715,862**	**381,527,661**
EXPENSES			
Cost of Revenue	22	82,644,252	63,153,117
Employee Benefits Expense	23	64,912,722	41,280,793
Finance Cost	24	96,104,321	95,920,715
Depreciation and Amortisation Expense	10	4,030,852	3,959,785
Other Expenses	25	43,667,758	52,332,821
Total Expenses (II)		**291,359,905**	**256,647,231**
Profit before Exceptional Items and Tax (I - II)		1,423,355,957	124,880,430
Exceptional Items	37	-	22,305,600
Profit after Exceptional Items and before Tax		1,423,355,957	102,574,830
Tax Expenses			
Current Tax		53,311,410	32,797,690
Deferred Tax		(3,340,186)	914,457
Profit for the year		**1,373,384,733**	**68,862,683**
Earning per Equity Share of Face Value Rs. 2 each:	35		
Basic & Diluted before Exceptional Items		21.81	1.45
Basic & Diluted after Exceptional Items		21.81	1.09
Significant Accounting Policies	1		
The accompanying notes including other explanatory information form an integral part of financial statement.			

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

As per our attached report of even date

For Lodha & Co.
Chartered Accountants

A.M.Hariharan
Partner
Membership No.38323

Mumbai: 30th May, 2014

Kamal Khetan
Chairman & Managing Director

Jignesh Sanghavi
Executive Director

Sanjay Dutt
Director

M. Kalahasthi
Director

Kishore Vussonji
Director

Ramakant Nayak
Director

Rachana Hingarajia
Company Secretary

Standalone Cash Flow Statement for the Year Ended 31st March, 2014

(Amount in Rs.)

Particulars	31.03.14		31.03.13	
Cash Flow from Operating Activities				
Profit Before Tax as per Statement of Profit and Loss		**1,423,355,957**		**124,880,430**
Adjusted for:				
Depreciation and Amortisation Expense	4,030,852		3,959,785	
Interest Income	(60,000,032)		(41,177,980)	
Dividend Income	(11,250,000)		(7,500,526)	
Finance Cost	96,104,321		95,920,715	
(Profit) / Loss on Sale of Fixed Assets	-		435,744	
(Profit) / Loss on Sale of Investments	834,593		14,078,219	
Liabilities no longer required written back	(15,033,191)		(93,783)	
Earlier year Expenses written off	-		-	
		14,686,543		65,622,174
Operating Profit before Working Capital Changes		**1,438,042,500**		**190,502,605**
Adjusted for:				
(Increase)/Decrease in Inventories	(832,445)		(225,707,370)	
(Increase)/Decrease in Trade Receivables	(105,573,803)		29,381,189	
(Increase)/Decrease in Other Receivables	1,420,374,532		(599,112,919)	
Increase/(Decrease) in Other Liabilities and Provisions	(16,960,965)	1,297,007,321	(58,542,573)	(853,981,674)
Cash Generated from/(used in) Operations		**2,735,049,821**		**(663,479,069)**
Less: Income Tax Paid/(Refund received)		54,134,377		34,306,137
Less: Exceptional Items		-		22,305,600
Net Cash from / (used in) Operating Activities (A)		**2,680,915,444**		**(720,090,807)**
Cash Flow from Investing Activities				
Purchase of Fixed Assets	(2,068,036)		(1,991,073)	
Sale of Fixed Assets	-		640,000	
Sale of Investments	(657,608)		677,077,700	
Purchases of Investments	-		(2,607,058)	
Purchases of Investments in Subsidiaries	(1,379,923,037)		-	
Interest Income	60,000,032		41,177,980	
Dividend Income	11,250,000	(1,311,398,649)	7,500,526	721,798,075
Net Cash from / (used in) Investing Activities (B)		**(1,311,398,649)**		**721,798,075**
Cash Flow from Financing Activities				
Current account with LLP	(409,831,112)		(185,444,697)	
Repayment of Secured Borrowings	(142,239,709)		(58,822,435)	
Dividend Paid (including Dividend Distribution Tax)	(19,546,738)		(14,495,089)	
Repayment of Unsecured Borrowings	(717,583,137)		369,991,256	
Finance Costs	(96,104,321)	(1,385,305,017)	(95,920,715)	15,308,320
Net Cash from Financing Activities (C)		**(1,385,305,017)**		**15,308,320**
Net Increase/ (Decrease) in Cash and Cash Equivalents (A+B+C)		**(15,788,222)**		**17,015,589**
Net Increase/ (Decrease) in Cash and Cash Equivalents		(15,788,222)		17,015,589
Cash and Cash Equivalents - Opening Balance		18,853,463		1,837,875
Cash and Cash Equivalents - Closing Balance		3,065,241		18,853,463

Note: 1) The above Cash Flow Statements has been prepared under the "Indirect Method" as set out in the Accounting Standards- 3 on "Cash Flow Statements"
2) Previous years' figures have been regrouped/rearranged wherever necessary to conform to the current years' presentation

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

As per our attached report of even date

For Lodha & Co.
Chartered Accountants

A.M.Hariharan
Partner
Membership No.38323

Mumbai: 30th May, 2014

Kamal Khetan
Chairman & Managing Director

Jignesh Sanghavi
Executive Director

Sanjay Dutt
Director

M. Kalahasthi
Director

Kishore Vussonji
Director

Ramakant Nayak
Director

Rachana Hingarajia
Company Secretary

Significant Accounting Policies And Notes

Significant Accounting Policies forming part of Financial Statements for the year ended 31st March, 2014

1 SIGNIFICANT ACCOUNTING POLICIES

a) Nature of Operations

The Company is engaged in the business of real estate/ real estate development and incidental services.

b) Basis of preparation of financial statements

The financial statements are prepared in accordance with Generally Accepted Accounting Principles ("GAAP") in India under the historical cost convention, on accrual basis. GAAP comprises mandatory Accounting Standards issued by the Companies (Accounting Standards) Rules, 2006 and the relevant provisions of the Companies Act, 1956. The accounting policies have been consistently applied by the Company and are consistent with those used in the previous year.

c) Use of Estimates

The Preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent liabilities at the date of the financial statements and the results of operations during the reporting period. Although these estimates are based upon management's best knowledge of current events and actions, actual results could differ from these estimates. Any revision to the accounting estimates is recognized prospectively.

d) Revenue recognition

i) Revenue for real estate development/sale

The Company follows completed project method of accounting. Direct/Allocable expenses incurred during the year are debited to work- in-progress account. The revenue is accounted for as and when the significant risks and rewards of ownership of the units in real estate have passed or deemed to have passed to the buyer and the Projects get completed or substantially completed, to the extent that the economic benefits will flow to the Company and the revenue can be reliably measured.

ii) Rent

Rental Income is recognized on a time proportion basis as per the contractual obligations agreed with the respective tenant.

iii) Interest

Interest Income is recognized on a time proportion basis taking into account the amount outstanding and the rate applicable.

iv) Dividend

Dividend Income is recognised when the shareholders' right to receive payment is established by the balance sheet date.

v) Profit /Loss from Partnership Firms/LLP

Share of profit / loss from firms in which the Company is a partner is accounted for in the financial period ending on (or before) the date of the balance sheet on the basis of audited accounts and as per the terms of the respective partnership deed.

vi) Maintenance Services

Revenue in respect of maintenance services is recognised on an accrual basis, in accordance with the terms of the respective contract.

vii) Project Management Services

Revenue in respect of Project Management services is recognised on an accrual basis, in accordance with the terms of the respective agreement.

Significant Accounting Policies And Notes (Contd.)

e) Inventories

Inventories comprise of Land and development rights, Construction materials, Work-in- progress, completed unsold flats/units. These are valued at lower of the cost or net realizable value

Construction Work in Progress are valued as follows:

Land and development rights	Land and development rights (including development cost) are valued at lower of cost and net realizable value. Costs include land acquisition cost and initial development cost.
Construction materials	Construction materials are valued at cost if the completed unsold flats/units in which they will be incorporated are expected to be sold at or above cost otherwise lower of cost and net realizable value. Cost is determined on a weighted average basis.
Work-in-progress (Land/ Real Estate under development)	Work-in-progress is valued at cost if the completed unsold flats/units are expected to be sold at or above cost otherwise at lower of cost and net realizable value. Cost includes direct expenditure relating to construction activity (including land cost) and indirect expenditure (including borrowing costs) during the construction period to the extent the expenditure is related to construction or is incidental thereto. Other indirect expenditure (including borrowing costs) incurred during the construction period which is neither related to the construction activity nor is incidental thereto is charged to the Statement of profit and loss.
Completed unsold flats/units	Lower of cost or net realizable value.

Net realizable value is the estimated selling price in the ordinary course of business; less estimated costs of completion (wherever applicable) and estimated costs necessary to make the sale

f) Fixed Assets

Fixed assets are stated at cost, less accumulated depreciation and impairment losses if any. Cost comprises the purchase price and any attributable cost of bringing the asset to its working condition for its intended use. Borrowing costs relating to acquisition of fixed assets which takes substantial period of time to get ready for its intended use are also included to the extent they relate to the period till such assets are ready to be put to use. Capital work in progress includes expenditure incurred till the assets are put into intended use

g) Depreciation and Amortization

Depreciation of tangible fixed assets is provided using the Straight Line Method at the rates and in the manner as prescribed under schedule XIV of the Companies Act, 1956. In case of intangible fixed assets – Software, the same is amortized over a period of five years

h) Impairment of assets

The carrying amounts of assets are reviewed at each balance sheet dates and if there is any indication of impairment based on internal/external factors. An impairment loss is recognized wherever the carrying amount of an asset exceeds its recoverable amount. The recoverable amount is the greater of the asset's net selling price and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value at the weighted average cost of capital. If at the balance sheet date, there is an indication that a previously assessed impairment loss no longer exists, then such loss is reversed and the asset is restated to extent of the carrying value of the asset that would have been determined (net of amortization / depreciation), had no impairment loss been recognized.

After impairment, depreciation is provided on the revised carrying amount of the asset over its remaining useful life.

Significant Accounting Policies And Notes (Contd.)

I) Investments

Investments that are readily realizable and intended to be held for not more than one year are classified as current investments. All other investments are classified as long-term investments. Current investments are carried at lower of cost or fair value determined on individual investment basis. Long-term investments are carried at cost. However, provision for diminution in value is made to recognize a decline other than temporary decline in the value of the investments.

j) Employee benefits

Defined Contribution Plan

Retirement benefits in the form of Provident Fund are a defined contribution scheme and the contributions are charged to the Statement of profit and loss of the period when the contributions to the fund are due. There are no other obligations other than the contribution payable to the government funds.

Defined Benefit Plan

Company's liabilities towards gratuity liability are provided for on the basis of an actuarial valuation on projected unit credit method made at the end of each balance sheet date. Actuarial gains/losses are immediately taken to Statement of profit and loss and are not deferred.

Compensated absences

I) **Short term**

Liability in respect of compensated absences becoming due or expected to be availed within one year from the balance sheet date is recognized on the basis of undiscounted value of estimated amount required to be paid or estimated value of the benefit expected to be availed by the employees.

ii) **Long Term**

Liability in respect of compensated absences becoming due or expected to be availed more than one year after the balance sheet date is estimated on the basis of an actuarial valuation performed by an independent actuary using the projected unit credit method. Actuarial gains and losses arising from past experience and changes in actuarial assumptions are credited or charged to statement of profit and loss in the year in which such gains or losses are determined.

Employee Share-Based Payments

The stock options granted under Employee Stock Option Scheme – 2013 to employees of the Company are accounted for in accordance with the Employee Stock Option Scheme and Employee Stock Purchase Scheme Guidelines, 1999 ("ESOP Guidelines") issued by Securities and Exchange Board of India ("SEBI") and the Guidance Note on Accounting for Employee Share-based Payments, issued by the Insitute of Chartered Accountants of India, whereby the intrinsic value of options is recognised as deferred employee compensation. The deferred employee compensation is charged to the Statement of Profit and Loss on the straight-line basis over the vesting period of the option.

k) Borrowing Costs

Borrowing costs relating to acquisition and/or construction of qualifying assets are capitalized to the extent that the funds are borrowed and used for purpose of constructing a qualifying asset until the time all substantial activities necessary to prepare the qualifying assets for their intended use are complete. A qualifying asset is one that necessarily takes substantial period of time to get ready for its intended use. All other borrowing costs which are not related to acquisition and/or construction activities nor are incidental thereto are charged to the Statement of profit and loss.

l) Taxation

Tax expense comprises of current income tax and deferred income tax. Current income tax is measured at the amount expected to be paid to the tax authorities in accordance with the Indian Income Tax Act. Deferred income taxes reflects the impact of current year timing differences between taxable income and accounting income for the year and reversal of timing differences of earlier years. Deferred tax is measured based on the tax rates and the tax laws enacted or substantively enacted at the balance sheet date. Deferred tax assets are recognised only to the extent that there is reasonable certainty that sufficient future taxable income will be available against which such deferred tax assets can be realised. In situations where the company has unabsorbed depreciation or carry forward tax losses, all deferred tax assets are recognised only if there is virtual certainty supported by carry forward tax losses, all deferred tax assets are recognised only if there is virtual certainty supported by convincing evidence that they can be realised against future taxable profits. At each balance sheet date, the

Significant Accounting Policies And Notes (Contd.)

Company re-assesses unrecognised deferred tax assets. It recognizes unrecognized deferred tax assets to the extent that it has become reasonably certain, as the case may be, that sufficient future taxable income will be available against which such deferred tax assets can be realized. Minimum Alternative Tax (MAT) credit is recognised as an asset and carried forward only if there is a reasonable certainty of it being set off against regular tax payable within the stipulated statutory period.

m) Foreign Currency Transactions

Transactions in foreign currency are recorded at the rate of exchange in force on the date of the transactions. Foreign Currency assets and liabilities (monetary items) are translated at the exchange rate prevalent at the date of the Balance Sheet. Non – Monetary item such as investments are carried at historical cost using the exchange rate on the date of transaction.

Any income or expenses on account of exchange difference either on settlement or on translation is recognized in the Statement of Profit and Loss.

n) Earnings Per Share

Basic earnings per share is calculated by dividing the net profit or loss for the year attributable to equity shareholders (after deducting preference dividends and attributable taxes) by the weighted average number of equity shares outstanding during the year. The weighted average number of equity shares outstanding during the year is adjusted for events of bonus issue, bonus element in a rights issue to existing shareholders, share split and reverse share split (consolidation of shares).

For the purpose of calculating diluted earnings per share, the net profit or loss for the year attributable to equity shareholders and the weighted average number of shares outstanding during the year are adjusted for the effects of all dilutive potential equity shares.

o) Provisions, Contingent Liabilities and Contingent Assets

A provision is recognized when an enterprise has a present obligation as a result of past event it is probable that an outflow of resources will be required to settle the obligation, in respect of which a reliable estimate can be made. Provisions are not discounted to its present value and are determined based on best estimate required to settle the obligation at the balance sheet date. These are reviewed at each balance sheet date and adjusted to reflect the current best estimates.

Possible future obligations or present obligations that may but will probably not require outflow of resources or where the same cannot be reliably estimated, is disclosed as contingent liabilities in the notes to accounts of financial statements.

Contingent Assets are neither recognized nor disclosed in the financial statements.

p) Share Issue Expenses

Share issue expenses are adjusted against Securities Premium Account.

q) Leases

i) Where Company is the lessee

Lease arrangements where the risks and rewards incidental to ownership of an asset substantially vest with the lessor are recognized as operating lease. Operating lease payments are recognised as an expense in the Statement of profit and loss on Straight Line basis over the lease term, unless there is another systematic basis which is more representative of the time pattern of the Lease.

ii) Where Company is the lessor

Assets representing Lease arrangements given under operating leases are included in Investments. Lease income is recognized in the Statement of profit and loss on Straight Line basis over the lease term, unless there is another systematic basis which is more representative of the time pattern of the Lease.

r) Cash Flow Statement

Cash flow statement has been prepared under the 'Indirect Method'. Cash and cash equivalents, in the cash flow statement comprise of unencumbered cash and bank balances.

s) The Company operates in single segment i.e. real estate/real estate development and incidental services and therefore, Segment Reporting as per AS-17 'Segment Reporting' is not applicable.

Notes to Financial Statement

(Amount in Rs.)

	Particulars	31.03.14	31.03.13
2	**Share Capital**		
	Authorised		
	93,750,000 (Previous year 93,750,000) Equity Shares of Rs. 2 each	187,500,000	187,500,000
	1,250,000 (Previous year 1,250,000) Preference Shares of Rs. 10 each	12,500,000	12,500,000
	Total authorised share capital	**200,000,000**	**200,000,000**
	Issued, Subscribed and Paid up		
	62,966,207 (Previous year 62,966,207) Equity Shares of Rs. 2 each fully paid up	125,932,414	125,932,414
	Total issued, subscribed and fully paid up share capital	**125,932,414**	**125,932,414**

a. Reconciliation of shares outstanding at the beginning and at the end of the year

	31st March, 2014	31st March, 2013
	Number of Shares	Number of Shares
Outstanding at the beginning of the year	62,966,207	62,966,207
Issued during the year	-	-
Bought back during the year	-	-
Outstanding at the end of the year	**62,966,207**	**62,966,207**

b. Terms/rights attached to Equity shares

The Company has only one class of Equity Share having value of Rs. 2 each with an entitlement of one vote per share. The Company declares and pays dividends in Indian rupees. The dividend proposed by the Board of Directors are subject to the approval of the shareholders in the ensuing Annual General Meeting. In the event of liquidation of the Company, the holder of Equity shares will be entitled to receive any of the remaining assets of the Company, after distribution of all Preferential amounts. However, no such Preferential amounts exist currently. The distribution will be in proportion to the number of Equity shares held by the Shareholders.

c. Shares held by Subsidiaries

3,000,000 (P.Y. 3,000,000) shares out of issued, subscribed and paid up share capital are held by Subsidiary Companies.

d. Details of shareholders holding more than 5% shares in the company

	As at 31st March, 2014		As at 31st March, 2013	
	Number of Shares	**% holding in the class**	Number of Shares	% holding in the class
Manisha Khetan	**24,251,407**	**38.51**	24,251,407	38.51
Sanchit Derivates Pvt Ltd	**8,863,845**	**14.08**	-	-
Pentacle Facility Management Private Limited	**-**	**-**	8,857,419	14.07
Kotak Mahindra Trustee ship Services Limited A/C Kotak Alternate Opportunities (India) Fund	**4,907,804**	**7.79**	5,029,225	7.99

e. 353,851 (Previous Year Nil) Equity Shares of Face Value of Rs. 2 each are reserved for issue under Employee Stock Option Scheme-2013 (ESOP-2013)

i) Under the ESOS-2013, the Company has granted 353,851 options to the eligible directors and employees of the Company and its subsidiaries, the details of which are given here under:

No. of options granted	353851	-
Grant date	October 1st, 2013	-
Grant price (per share)	295	-
Market price on the date of grant	294	-
Method of accounting	Intrinsic Value	-

Notes to Financial Statement

(Amount in Rs.)

Particulars	31.03.14	31.03.13
Graded vesting plan	25% every year, commencing after one year or two year, as the case may be, from the date of grant	-
Maximum exercise period	5 years from the date of grant	-

ii) Summary of the options outstanding under the ESOP and the Weighted Average Exercise Price (WAEP):

(Amount in Rs.)

Particulars	31.03.14		31.03.13	
	Options	WAEP(in Rs.)	Options	WAEP(in Rs.)
Options outstanding at the beginning of the year	-	-	-	-
Granted during the year	353,851	295	-	-
Exercised during the year	-	-	-	-
Less : Forfeited / lapsed during the year	-	-	-	-
Options outstanding at the end of the year **	353,851	295	-	-
Vested options pending to be exercised	NA	NA	-	-

** Includes 68,966 (Previous year Nil) options granted to Executive director

iii) The following summarizes information about outstanding stock options:

Particulars	31.03.14	31.03.13
Exercise Price	294	-
No. of Shares arising out of options	353,851	-
Weighted average remaining life (In Years)	4	-
Weighted average exercise price (Rs.)	4	-

The Company uses the intrinsic value-based method of accounting for the compensation cost of stock options. Intrinsic value is the amount by which the quoted market price of the underlying shares as on date of the grant exceeds the excercise price of the option. Had the compensation cost of stock options been determined in the manner consistent with the fair value approach based on Black and Scholes model, the Company's net profit would be lower by Rs. 9,764,198 (Previous Year: lower by Nil) and Basic/Diluted earning per share (before and after exceptional items) would be Rs. 21.66.

The fair value of each option is estimated on the date of grant based on the following assumptions:

Particulars	31.03.14	31.03.13
Dividend yield (%)	0.05%	-
Expected life - option effective 2014 (In Years)	3.5	-
Expected life - option effective 2015 (In Years)	4.5	-
Risk free interest rate (%)	8.00%	-
Volatility (%)	41.70%	-

3 Reserves and Surplus

Securities premium account		
Balance as per last financial statements	3,211,407,987	3,211,407,987
Add: Received during the year	-	-
Closing balance	3,211,407,987	3,211,407,987
General reserve		
Balance as per last financial statements	4,767,380	4,767,380
Add: Transferred from surplus balance in the statement of profit and loss	-	-
Closing balance	4,767,380	4,767,380

Notes to Financial Statement

(Contd.)

(Amount in Rs.)

		31.03.14	31.03.12
	Surplus in the statement of profit and loss		
	Balance as per last financial statements	373,878,637	317,059,493
	Profit for the year	1,373,384,733	68,862,683
	Balance available for appropriation	**1,747,263,371**	**385,922,176**
	Less: Appropriations		
	Proposed final equity dividend (Dividend per share Rs.1 /-; Previous year Rs. 0.18)	16,695,142	11,333,917
	Tax on Proposed dividend	2,837,339	1,926,199
	Dividend distribution tax credit from subsidiaries	(1,911,746)	(1,216,580)
	Closing balance	1,729,642,636	373,878,640
	Total reserves and surplus	**4,945,818,003**	**3,590,054,007**
4	**Other Long Term Liabilities**		
	Security deposits received for premises given on Lease *	26,980,000	43,833,000
	Total other long term liabilities	**26,980,000**	**43,833,000**
	*Security Deposits received are interest free and are repayable after completion of lease term		
5	**Long Term Provisions**		
	Provision for employee benefits		
	Gratuity	1,542,000	1,486,000
	Leave Entitlement	445,000	321,001
	Total long term provisions	**1,987,000**	**1,807,001**
6	**Short Term Borrowings**		
	Secured loan		
	Term Loan	426,942,856	569,182,565
	Bank Overdraft	60,199,310	-
	Unsecured Loans		
	Body corporates	35,092,746	812,875,000
	Total short term borrowings	**522,234,912**	**1,382,057,565**

Terms & Conditions for Secured Loan taken from Bank

a) The term loan is secured by way of mortgage of land situated at borivali (realty project - signia high) and andheri (realty project - sunteck grandeur) and receivables thereon.

b) The term loan is further secured by way of lien on fixed deposits with bank of Rs.23,584,464; (Previous Year Rs.23,484,464).

c) The interest rate on above term loan is ICICI bank limited I-base rate plus 4.5% spread.

d) Repayment schedule of secured term loan.

Repayment Schedule		
less than 1 years	-	-
1 - 3 years	426,942,856	569,182,565

e) The Company has taken a overdraft facility from ICICI bank limited of Rs. 20 crores which is secured by way of mortgage of the land situated at andheri (realty project – sunteck grandeur) & at borivali (realty project- signia high) and receivables thereon. The rate of interest applied on the above overdraft facility is ICICI bank limited I-base rate plus 3.75%

f) The Company has taken a overdraft facility from Kotak mahindra bank limited of Rs. 17 crores which is secured by way of mortgage of the portion of 4th floor in wing A and wing B of the building known as sunteck centre . The rate of interest applied on the above overdraft facility is base rate plus 3.75%

g) The Company has taken loans from body corporates @ 10% which are repayable on demand.

Notes to Financial Statement

(Contd.)

(Amount in Rs.)

		31.03.14	31.03.13
7	**Trade Payables**		
	Trade payables (refer note no. 34 for details of dues to micro, small and medium enterprises)	37,093,280	28,156,040
	Total trade payables	**37,093,280**	**28,156,040**
8	**Other Current Liabilities**		
	Unclaimed dividend	734,523	230,929
	Interest accrued and due	52,183,382	44,406,767
	Current account with LLPs	-	12,702
	Others		
	Statutory dues	10,699,955	4,930,583
	Advance received from customers	309,367,045	356,360,034
	Security deposits received for premises given on lease *	14,495,500	4,937,500
	Payable in respect of capital expenditure	65,858	517,348
	Billed in advance	5,157,312	13,767,672
	Total other current liabilities	**392,703,575**	**425,163,535**
	*Deposits received are interest free and are repayable after completion of lease term		
9	**Short Term Provisions**		
	Provision for employee benefits		
	Gratuity	24,000	23,000
	Leave entitlement	7,000	4,999
	Others		
	Proposed equity dividend	16,695,142	11,333,917
	Dividend distribution tax on proposed dividend	2,837,339	1,926,199
	Total short term provisions	**19,563,481**	**13,288,115**

Note No.10
Fixed Assets
Current Year

(Amount in Rs.)

Sr. No	Fixed Assets	Gross Block				Depreciation / Amortisation				Net Block
		As at 1 April 2013	Additions	Deduction	As at 31 March 2014	As at 31 March 2013	For the year*	Deduction	As at 31 March 2014	As at 31 March 2014
a	**Tangible Assets**									
	Building (Freehold)	52,974,883	-	-	52,974,883	2,590,472	863,490	-	3,453,962	49,520,921
	Furniture and fixtures	29,497,787	161,336	-	29,659,123	4,061,836	1,907,103	-	5,968,939	23,690,184
	Office equipment	1,368,858	32,177	-	1,401,035	174,482	75,786	-	250,268	1,150,767
	Air Conditioners	4,944,897	489,613	-	5,434,510	596,842	244,916	-	841,758	4,592,752
	Computers and Peripherals	5,286,634	324,400	3,285,700	2,325,334	4,052,544	364,106	3,285,700	1,130,950	1,194,384
	Total	**94,073,059**	**1,007,526**	**3,285,700**	**91,794,885**	**11,476,176**	**3,455,401**	**3,285,700**	**11,645,877**	**80,149,006**
	Assets given on operating lease									
	Furniture and fixtures	3,857,441			3,857,441	553,217	210,140	-	763,357	3,094,084
	Air Conditioners	2,083,269			2,083,269	230,655	80,865	-	311,530	1,771,749
	Total	**5,940,710**	**-**	**-**	**5,940,710**	**783,872**	**291,005**	**-**	**1,074,877**	**4,865,833**
b	**Intangible Assets**									
	Computer Software	1,218,403	1,060,510	-	2,278,913	368,024	318,942	-	686,966	1,591,947
	Total	**1,218,403**	**1,060,510**	**-**	**2,278,913**	**368,024**	**318,942**	**-**	**686,966**	**1,591,947**
	Current Year	**101,232,172**	**2,068,036**	**3,285,700**	**100,014,508**	**12,628,072**	**4,065,348**	**3,285,700**	**13,407,720**	**86,606,786**

* Includes Depreciation of Rs. 34,496 transferred to Construction work in progress

Note No.10
Fixed Assets
Previous Year

(Amount in Rs.)

Sr. No	Fixed Assets	Gross Block				Depreciation / Amortisation				Net Block
		As at 1 April 2012	Additions	Deduction	As at 31 March 2013	As at 31 March 2012	For the year*	Deduction	As at 31 March 2013	As at 31 March 2013
a	**Tangible Assets**									
	Building	52,560,767	414,116	-	52,974,883	1,713,481	876,991	-	2,590,472	50,384,411
	Furniture and fixtures	29,156,037	341,750	-	29,497,787	2,207,786	1,854,050	-	4,061,836	25,435,951
	Vehicles	1,810,101	-	1,810,101	-	732,473	1,884	734,357	-	-
	Office equipment	1,279,058	89,800	-	1,368,858	111,419	63,063	-	174,482	1,194,376
	Air Conditioners	4,686,733	258,164	-	4,944,897	366,563	230,279	-	596,842	4,348,055
	Computers and Peripherals	4,780,204	506,430	-	5,286,634	3,565,762	486,782	-	4,052,544	1,234,090
	Total	**94,272,900**	**1,610,260**	**1,810,101**	**94,073,059**	**8,697,484**	**3,513,050**	**734,357**	**11,476,176**	**82,596,883**
	Assets given on operating lease									
	Furniture and fixtures	3,857,441	-	-	3,857,441	309,041	244,176	-	553,217	3,304,224
	Air Conditioners	2,083,269	-	-	2,083,269	131,700	98,955	-	230,655	1,852,614
	Total	**5,940,710**	**-**	**-**	**5,940,710**	**440,741**	**343,131**	**-**	**783,872**	**5,156,838**
b	**Intangible Assets**									
	Computer Software	837,590	380,813	-	1,218,403	191,828	176,196	-	368,024	850,379
	Total	**837,590**	**380,813**	**-**	**1,218,403**	**191,828**	**176,196**	**-**	**368,024**	**850,379**
	Current Year	**101,051,199**	**1,991,073**	**1,810,101**	**101,232,172**	**9,330,053**	**4,032,377**	**734,357**	**12,628,072**	**88,604,100**

* Includes Depreciation of Rs. 72,591 transferred to Construction work in progress.

Notes to Financial Statement

(Contd.)

(Amount in Rs.)

	31.03.14	31.03.13
11 Non - Current Investments		
Investment in property	**142,837,878**	**142,837,878**
Investment in Equity Instruments (Unquoted)		
Investment in Subsidiaries		
Starlight Systems Private Limited	399,366,106	399,366,106
400,000 (Previous Year 400,000) equity shares of Rs. 10 each fully paid up		
Satguru Infocorp Services Private Limited	104,384,070	104,384,070
375,000 (Previous Year 375,000) equity shares of Rs. 10 each fully paid up		
Amenity Software Private Limited	14,085,125	14,085,125
50,000 (Previous Year 50,000) equity shares of Rs. 10 each fully paid up		
Magenta Computer Software Private Limited	13,132,750	13,132,750
50,000 (Previous Year 50,000) equity shares of Rs. 10 each fully paid up		
Skystar Buildcon Private Limited	99,900	99,900
9,990 (Previous Year 9,990) equity shares of Rs. 10 each fully paid up		
Sunteck Property Holding Private Limited	100,000	100,000
10,000 (Previous Year 10,000) equity shares of Rs. 10 each fully paid up		
SW Capital Private Limited (Formerly known as Sunteck Wealthmax Capital		
Private Limited)	1,500,000	-
150,000 (Previous Year Nil) equity shares of Rs. 10 each fully paid up		
Sahrish Construction Private Limited	100,000	100,000
10,000 (Previous Year 10,000) equity shares of Rs. 10 each fully paid up		
Eleanor lifespaces Private Limited (formerly known Signature Island Buildcon		
Private Limited)	-	100,000
Nil (Previous Year 10,000) equity shares of Rs. 10 each fully paid up		
Sunteck Lifestyle International Private Limited	343,636,017	-
54,65,100 (Previous Year Nil) equity shares of USD 1 each fully paid up		
Sunteck Lifestyles Limited	17,016	-
10,000 (Previous Year Nil) equity shares of AED 1 each fully paid up		
Sunteck Realty Holdings Private Limited	100,000	-
10,000 (Previous Year Nil) equity shares of Rs. 10 each fully paid up		
Sunteck Fashions & Lifestyles Private Limited	100,000	-
10,000 (Previous Year Nil) equity shares of Rs. 10 each fully paid up		
Advaith Infraprojects Private Limited (refer note no. 41)	19,990	19,990
1,999 (Previous Year 1,999) equity shares of Rs. 10 each fully paid up		
Investment in joint ventures		
Piramal Sunteck Realty Private Limited	284,532,010	284,532,010
500,001 (Previous Year 500,001) equity shares of Rs. 10 each fully paid up		
Long term investments other than trade (valued at cost unless stated otherwise)		
Investment in Equity Instruments (Quoted)		
Punjab Communication Limited	12,600	12,600
1,000 (Previous Year 1,000) equity shares of Rs. 10 each fully paid up		
Investment in Equity Instruments (Unquoted)		
Samhrutha Habitat Infrastructure Private Limited	2,203,780	2,203,780
220,378 (Previous Year 220,378) equity shares of Rs. 10 each fully paid up		
Saraswat Co-op. Bank Limited	700	700
70 (Previous Year 70) equity shares of Rs. 10 each fully paid up		
Investment in Debenture		
Piramal Sunteck Realty Private Limited	1,036,070,000	-
103,607,000 (Previous Year Nil) Optionally Convertible Debenture of		
Rs. 10 each fully paid up		

Notes to Financial Statement

(Contd.)

(Amount in Rs.)

	31.03.14	31.03.13
Investment in Subsidiaries - Compulsorily Convertible Preference Shares(Unquoted)		
Advaith Infraprojects Private Limited (refer note no. 41)	8,001,000	8,001,000
800,100 (Previous Year 800,100) Compulsorily Convertible Preference Shares of Rs. 10 each fully paid up		
Investment in Limited Liability Partnership Firms		
Topzone Mercantile Company LLP	75,401,100	75,401,100
Uniworth Realty LLP	50,000	50,000
V3 Designs LLP	15	75,000
Assable Buildcon LLP	50,000	50,000
Nariman Infrastructure LLP	111,669	111,669
Pathway Buildcon LLP	50,000	50,000
Starlight Systems (I) LLP (refer note no. 42)	78,000	80,000
Kanaka & Associates (Partnership Firm)	50,000,000	50,000,000
Total non current investments	**2,476,039,726**	**1,094,793,678**
Notes		
Aggregate market value of quoted investments	65,950	43,250
Aggregate amount of quoted investments	12,600	12,600
Aggregate amount of unquoted investments	2,476,027,126	1,094,781,078

Details of investment in partnership firm	**% share**	**Rs.**	**% share**	**Rs.**
Kanaka & Associates				
Sunteck Realty Limited	50	50,000,000	50	50,000,000
Kanaka & Associates (Proprietor)	50	50,000,000	50	50,000,000
Total capital of firm		**100,000,000**		**100,000,000**

12	**Long Term Loans and Advances**		
	Unsecured, considered good		
	Loans to body corporate/subsidiaries	650,000	500,000
	Security deposits	1,333,950	1,165,700
	Others		
	Non - convertible debentures application money paid to subsidiaries (refer note no. 41)	719,154,000	719,154,000
	Optionally convertible redeemable preference shares application money to JV	-	945,170,000
	Prepaid expenses	2,871,490	3,847,654
	Advance income tax (net of provision of Rs.177,213,815; Previous Year Rs.123,904,475)	6,242,589	5,431,603
	Total long term loans and advances	**730,252,029**	**1,675,268,957**
13	**Other Non - Current Assets**		
	Others		
	Interest accrued on fixed deposit	3,901,137	1,720,592
	Total other non - current assets	**3,901,137**	**1,720,592**
14	**Current Investments**		
	Unquoted		
	Investment in Equity Instruments		
	SW Capital Private Limited (Formerly known as Sunteck Wealthmax Capital Private Limited)		
	Nil (Previous Year 150,000) equity shares of Rs. 10 each fully paid up	-	1,500,000

Notes to Financial Statement

(Contd.)

(Amount in Rs.)

		31.03.14	31.03.13
	Current account balance in LLP's		
	Nariman Infrastructure LLP	441,335,000	440,085,000
	Topzone Mercantile Company LLP	26,921,750	25,195,500
	Uniworth Realty LLP	47,070,000	46,050,000
	V3 Designs LLP	-	38,785,000
	Starlight Systems (I) LLP	590,500,540	160,127,197
	Starlight Systems (I) LLP - Undistributed Accumulated Profits		
	(refer note no. 42)	14,217,692	-
	Assable Buildcon LLP	14,848	-
	Pathway Buildcon LLP	13,979	-
	Total current investments	**1,120,073,809**	**711,742,697**
	Aggregate amount of current investments	1,120,073,809	711,742,697
15	**Inventories (valued at lower of cost and net realisable value)**		
	(As certified by management)		
	Construction work-in-progress (refer note no. 33)	1,159,412,187	1,075,901,322
	Completed units	192,260,266	274,904,518
	Total Inventories	**1,351,672,453**	**1,350,805,840**
16	**Trade Receivables**		
	Outstanding for a period exceeding six months from the date they are due for payment		
	Secured, considered good	-	39,246
	Unsecured, considered good	67,200	176,120
	Others		
	Secured, considered good	-	1,474,640
	Unsecured, considered good	147,844,490	40,647,881
	(Including Receivable from subsidiaries and joint ventures Rs. 43,54,599; Previous Year Rs.31,465,278)		
	Total trade receivables	**147,911,690**	**42,337,887**
17	**Cash and Bank Balances**		
	i) Cash and Bank Balances		
	Balances with bank	2,551,863	18,235,369
	Cash on hand	513,378	618,094
		3,065,241	**18,853,463**
	ii) Other Bank Balances		
	Fixed Deposit with Bank		
	Deposit with original maturity for more than 12 months	23,584,464	23,484,464
	Earmarked bank balances		
	Unpaid dividend bank account	734,523	230,929
		24,318,987	**23,715,393**
	Total Cash and bank balances	**27,384,228**	**42,568,856**
	Bank Deposits given as security		
	Fixed deposit with bank of Rs. 23,584,464; Previous Year Rs. 23,484,464 are given on lien to bank as a security towards Company's term loan facility.		
18	**Short Term Loans and Advances**		
	Unsecured, considered good		
	Loans and advances to subsidiaries	41,795,955	-
	Advances recoverable in cash or in kind or for value to be received	11,818,506	518,005,069
	Security deposits	686,756	686,756
	Others		
	Advances towards projects	16,871,381	12,206,425
	Advances towards transferable development rights	9,687,600	9,687,600

Notes to Financial Statement

(Contd.)

(Amount in Rs.)

		31.03.14	31.03.13
	Prepaid expenses	8,732,943	4,319,293
	Duties and taxes recoverable	759,730	449,656
	Advances to employee	200,000	202,296
	Total short term loans and advances	**90,552,871**	**545,557,095**
19	**Other Current Assets**		
	Interest accrued on loans & advances and debentures	34,208,664	40,873,216
	Unbilled revenue	9,433,530	25,083,530
	Total other current assets	**43,642,194**	**65,956,746**
20	**Revenue From Operations**		
	Sales of commercial units	245,000,000	135,833,750
	Sale of services		
	Rent on immovable property	38,238,800	56,834,625
	Project management fees	99,124,781	121,802,070
	Maintenance services	4,202,797	4,113,480
	Total revenue from operations	**386,566,378**	**318,583,925**
21	**Other Income**		
	Interest income on		
	Fixed deposit with bank	1,799,165	895,116
	Loans & advances	58,200,867	40,282,864
	Others	68,145	-
	Share of Profit From LLP (refer note no. 42)	1,241,798,116	14,176,448
	Dividend income on		
	Long term investment in subsidiaries	11,250,000	7,500,526
	Sundry balances written back (Net)	15,033,191	88,782
	Total other income	**1,328,149,484**	**62,943,736**
22	**Cost of Revenue**		
	Land cost	-	24,955,871
	Construction materials & other expenses	82,644,252	38,197,246
	Total Cost of Revenue	**82,644,252**	**63,153,117**
23	**Employee Benefits Expense**		
	Salaries and wages	62,509,576	38,708,330
	Contribution to provident and other funds	1,745,826	1,813,495
	Staff welfare expenses	657,320	758,968
	Total employee benefit expense	**64,912,722**	**41,280,793**
24	**Finance Costs**		
	Interest expenses (Including interest paid on duties and taxes		
	Rs.1,987,658; Previous Year 66,900)	96,104,321	95,920,715
	Total finance costs	**96,104,321**	**95,920,715**
25	**Other Expenses**		
	Advertisement expenses	1,848,971	1,848,331
	Payment to auditors (refer note no. 36)	769,640	646,400
	Business promotion expenses	2,892,954	2,980,832
	Commission and brokerage expenses	-	550,000
	Directors' sitting fees	65,000	60,000
	Electricity expenses	4,491,578	2,957,242
	Exchange rate difference (Net)	66,978	-
	Legal and professional fees	13,418,686	11,293,254
	Membership fees and entrance fees	1,383,290	1,973,059
	Pay and park charges (net of non-operating income directly attributable to such expenses of Rs. 1,779,992; Previous Year Rs. 2,752,491)	1,577,480	1,825,881

Notes to Financial Statement

(Contd.)

(Amount in Rs.)

		31.03.14	31.03.13
	Rates and taxes	2,115,866	1,011,604
	Repairs and maintenance to		
	Building	3,298,983	4,391,203
	Others	440,366	293,607
	Loss on sale of investments (Net)	834,593	14,078,219
	Loss on sale of fixed assets	-	435,744
	Telephone and communication expenses	831,456	577,250
	Traveling and conveyance expenses	1,139,819	2,679,531
	Insurance	1,007,861	726,220
	Miscellaneous expenses	7,484,237	4,004,445
	Total other expenses	**43,667,758**	**52,332,821**
26	**Contingent liabilities and commitments**		
	a) Contingent Liabilities (to the extent not provided for)		
	Income Tax Matters	6,207,795	-
	Total	**6,207,795**	**-**
27	**Lease**		
	a. Initial direct cost such as legal cost, brokerage cost etc. are charged immediately to statement of profit and loss.		
	b. Premises given on operating lease:		
	The total future minimum lease rentals receivable at the balance sheet date is as under:		
	For a period not later than one year	20,362,725	1,207,213
	For a period later than one year and not later than five years	8,318,303	-
	For a period later than five years	-	-
	c. Lease income recognised in statement of profit and loss for the year ended 31st March, 2014 is Rs.38,238,800;		
	Previous Year Rs. 56,834,625		
28	**Deferred Tax Liability / (Asset)**		
	Deferred tax liability		
	Related to fixed assets (depreciation / amortisation)	6,410,176	9,660,137
	Gross deferred tax liability	**6,410,176**	**9,660,137**
	Deferred tax asset		
	Impact of expenditures charged to the statement of profit and loss in the year but allowed for tax purposes on payment basis	685,918	595,364
	Gross deferred tax asset	**685,918**	**595,364**
	Net Deferred Tax Liability / (Asset)	**5,724,258**	**9,064,771**
29	**Employee Benefits Disclosures**		
	Defined Benefit Plans - Gratuity		
	As per Accounting Standard - 15 "Employees Benefits", the disclosure as defined in the Accounting Standard are given below:		
	1 Components of employer expense		
	(a) Current service cost	335,341	393,332
	(b) Interest cost	120,720	98,240
	(c) Expected return on plan assets	-	-
	(d) Curtailment cost/ (credit) – (excess fund of last year)	-	-
	(e) Settlement cost/(credit)	-	-
	(f) Past service cost	-	-
	(g) Actuarial (gain)/loss	(399,061)	(210,572)
	(h) Total expense/(gain) recognised in the statement of profit and loss	57,000	281,000

Notes to Financial Statement

(Contd.)

(Amount in Rs.)

	31.03.14	31.03.13
2 Net (asset)/liability recognised in balance sheet		
(a) Present value of obligation at the end of the year	1,566,000	1,509,000
(b) Fair value of plan assets as at end of the year	-	-
(c) (Asset)/Liability recognised in the balance sheet	1,566,000	1,509,000
3 Change in defined benefit obligation (DBO) during the year ended as on 31st March, 2014		
(a) Present value of obligation as at beginning of the year	1,509,000	1,228,000
(b) Current service cost	335,341	393,332
(c) Interest cost	120,720	98,240
(d) Liability transferred in	-	-
(e) Actuarial (gain)/loss	-	-
(f) Past service cost	-	-
(g) Actuarial (gains)/losses on obligations	(399,061)	(210,572)
(f) Present value of obligation as at end of the year	1,566,000	1,509,000
4 Changes in the fair value of plan assets		
(a) Present value of plan assets as at beginning of the year	-	-
(b) Contribution by employer	-	-
(c) Expected return on plan assets	-	-
(d) Actuarial gain/(loss)	-	-
(e) Transfer from other Company	-	-
(f) Benefits paid	-	-
(g) Fair value of plan assets as at end of the year	-	-
5 Actuarial assumptions		
(a) Discount rate (per annum)	8.00%	8.00%
(b) Expected rate on return on assets	NA	NA
(c) Salary escalation rate*	6.50%	6.50%
*takes into account the inflation, seniority, promotions and other relevant factors		

30 Related Party Disclosures

1 Name of the Related Parties :

(i) Related parties where control exists, irrespective of whether transaction has occurred or not:

a Subsidiary Companies:

Amenity Software Private Limited
Magenta Computer Software Private Limited
Satguru Infocorp Services Private Limited
Starlight Systems Private Limited
Sunteck Property Holdings Private Limited
Sunteck Realty Holdings Private Limited (From 25th April 2013)
Skystar Buildcon Private Limited
Sahrish Construction Private Limited
Eleanor Lifespaces Private Limited (formerly known as Signature Island Buildcon Private Limited) (up to 31st December, 2013)
Sunteck Fashion & Lifestyle Private Limited (from 15th March 2014)
Sunteck Lifestyles International Private Limited (Foreign Subsidiary) (From 25th October 2013)
Sunteck Lifestyle Limited (Foreign Subsidiary) (From 6th November 2013)
Advaith Infraprojects Private Limited
Starlight Systems (I) LLP

Notes to Financial Statement

(Contd.)

(Amount in Rs.)

	31.03.14	31.03.13

(ii) Related Parties with whom transactions have taken place during the year

a Joint Ventures :

Piramal Sunteck Realty Private Limited
V3 Designs LLP (upto 17th May 2013)
Uniworth Realty LLP
Nariman Infrastructure LLP
Pathway Buildcon LLP
Assable Buildcon LLP
Kanaka and Associates (Partnership Firm)

b Other Associates:

Topzone Mercantile Company LLP

c Key Management Personnel:

Mr. Kamal Khetan – Chairman & Managing Director
Mr. Jignesh Sanghavi – Whole Time Director

Note : Related party relationship is as identified by the management and relied upon by the Auditors.

Notes to Financial Statement

(Contd.)

2. **Related Party Transactions**

(Amount in Rs.)

Particulars	Subsidiary		Associates / Joint Venture		Key Management Personnel	
	For the year ended 31st March, 2014	For the year ended 31st March, 2013	For the year ended 31st March, 2014	For the year ended 31st March, 2013	For the year ended 31st March, 2014	For the year ended 31st March, 2013
Management fees (Income from operations)						
Piramal Sunteck Realty Private Limited	-	-	-	16,427,735	-	-
Satguru Infocorp Services Private Limited.	3,550,063	5,037,446	-	-	-	-
Starlight Systems Private Limited.	8,279,114	8,760,903	-	-	-	-
Starlight System(I) LLP	75,295,607	91,575,986	-	-	-	-
Skystar Buildcon Private Limited	12,000,000	-	-	-	-	-
Directors Remuneration						
Kamal Khetan	-	-	-	-	29,699,442	7,500,000
Jignesh Sanghavi	-	-	-	-	7,137,412	3,500,000
Reimbursement of expenses						
Piramal Sunteck Realty Private Limited	-	-	653,879	-	-	-
Kanaka and Associates	-	-	138,425	-	-	-
Skystar Buildcon Private Limited	15,006	-	-	-	-	-
Interest and rent income						
Kanaka and Associates	-	-	-	11,088	-	-
V3 Design LLP	-	-	936,613	-	-	-
Starlight System (I) LLP	2,954,609	12,601,500	-	-	-	-
Advaith Infraprojects Private Limited	38,009,670	-	-	-	-	-
Starlight Systems Private Limited	-	131,507	-	-	-	-
Dividend income						
Amenity Software Private Limited	3,750,000	3,750,000	-	-	-	-
Magenta Computer Software Private Limited	3,750,000	3,750,000	-	-	-	-
Satguru Infocorp Services Private Limited.	3,750,000	-	-	-	-	-
Loans and advances given / (received)						
Amenity Software Private Limited	-	356,548	-	-	-	-
Eleanor lifespaces Private Limited	500	501,935	-	-	-	-
Sunteck Lifestyle International Private Limited	208,531	-	-	-	-	-
Sunteck Fashion & lifestyles Private Limited	22,259	-	-	-	-	-
Sunteck Realty Holding Private Limited	8,442	-	-	-	-	-
Sahrish Construction Private Limited	150,000	-	-	-	-	-
Interest on loans and advances receivable						
Advaith Infraprojects Private Limited	34,208,700	-	-	-	-	-
Non - current investments in subsidiary - optionally convertible debentures						
Piramal Sunteck Realty Private Limited	-	-	1,036,070,000	-	-	-
Non- current investments-LLP-fixed capital						
V3 Design LLP	-	-	(74,985)	-	-	-
Starlight System (I) LLP	(2,000)	-	-	80,000	-	-

Notes to Financial Statement

(Contd.)

(Amount in Rs.)

Particulars	Subsidiary		Associates / Joint Venture		Key Management Personnel	
	For the year ended 31st March, 2014	For the year ended 31st March, 2013	For the year ended 31st March, 2014	For the year ended 31st March, 2013	For the year ended 31st March, 2014	For the year ended 31st March, 2013
Current Investment -LLP-current capital						
Uniworth Realty LLP	-	-	1,020,000	985,000	-	-
Nariman Infrastructure LLP	-	-	1,250,000	50,000	-	-
Topzone Mercantile Company LLP	-	-	1,726,250	2,402,500	-	-
Kanaka and Associates	-	-	-	1,233,759	-	-
V3 Design LLP	-	-	(38,785,000)	21,880,000	-	-
Assable Buildcon LLP	-	-	25,000	-	-	-
Pathway Buildcon LLP	-	-	25,000	-	-	-
Starlight System (I) LLP	(447,545,644)	-	-	145,938,047	-	-
Non - current investments-firm/ shares						
Starlight Systems (I) LLP	-	100,000	-	1,000,000	-	-
Sunteck Realty Holdings Private Limited	100,000	-	-	-	-	-
Sunteck Fashion & Lifestyle Private Limited	100,000	-	-	-	-	-
Sunteck Lifestyle International Private Limited	343,636,078	-	-	-	-	-
Sunteck Lifestyle Limited	17,016	-	-	-	-	-
Purchase of development rights						
Piramal Sunteck Realty Private Limited	-	-	-	106,929,569	-	-
Trade Receivables						
Piramal Sunteck Realty Private Limited	-	-	-	4,323,285	-	-
Satguru Infocorp Services Private Limited	-	1,144,319	-	-	-	-
Starlight Systems Private Limited	-	25,997,674	-	-	-	-
Starlight Systems (I) LLP	4,332,202	-	-	-	-	-
Kanaka & Associates	-	-	44,794	-	-	-
Application money granted towards optionally convertible redeemable preference shares & non convertible debentures						
Advaith Infraprojects Private Limited	719,154,000	-	-	-	-	-
Piramal Sunteck Realty Private Limited	-	-	-	945,170,000	-	-
Loans and advances given						
Eleanor lifespaces Private Limited	-	500,000	-	-	-	-
Sunteck Lifestyle International Private Limited	208,531	-	-	-	-	-
Sunteck Fashion & lifestyles Private Limited	22,259	-	-	-	-	-
Sahrish Construction Private Limited	150,000	-	-	-	-	-
Advaith Infraprojects Private Limited	75,248,138	-	-	-	-	-
Starlight Systems (I) LLP	604,718,232	-	-	-	-	-
Non - current investments in subsidiary- convertible compulsory preference shares						
Advaith Infraprojects Private Limited	8,001,000	-	-	-	-	-

Notes to Financial Statement

(Contd.)

(Amount in Rs.)

Particulars	Subsidiary		Associates / Joint Venture		Key Management Personnel	
	For the year ended 31st March, 2014	For the year ended 31st March, 2013	For the year ended 31st March, 2014	For the year ended 31st March, 2013	For the year ended 31st March, 2014	For the year ended 31st March, 2013
Non - current investment in shares-subsidiary						
Piramal Sunteck Realty Private Limited	-	-	284,532,010	284,532,010	-	-
Satguru Infocorp Services Private Limited.	104,384,070	104,384,070	-	-	-	-
Amenity Software Private Limited	14,085,125	14,085,125	-	-	-	-
Magenta Computer Software Private Limited	13,132,750	13,132,750	-	-	-	-
Starlight System (I) LLP	399,366,106	399,366,106	-	-	-	-
Advaith Infraprojects Private Limited	19,990	-	-	-	-	-
Sunteck Property holdings Private Limited	100,000	100,000	-	-	-	-
Skystar Buildcon Private Limited	99,900	99,900	-	-	-	-
Sahrish Construction Private Limited	100,000	100,000	-	-	-	-
Sunteck Realty Holding Private Limited	100,000	-	-	-	-	-
Sunteck Fashion & lifestyles Private Limited	100,000	-	-	-	-	-
Sunteck lifestyle International Private Limited	343,636,078	-	-	-	-	-
Sunteck Lifestyle Limited	17,016	-	-	-	-	-
Eleanor lifespaces Private Limited	-	100,000	-	-	-	-
Non - current investments-LLP/ firm-fixed capital						
Uniworth Realty LLP	-	-	50,000	50,000	-	-
Nariman Infrastructure LLP	-	-	111,669	111,669	-	-
Kanaka and Associates	-	-	50,000,000	50,000,000	-	-
Assable Buildcon LLP	-	-	50,000	50,000	-	-
Pathway Buildcon LLP	-	-	50,000	50,000	-	-
V3 Design LLP	-	-	-	75,000	-	-
Topzone Mercantile Company LLP	-	-	75,401,100	75,401,100	-	-
Starlight Systems (I) LLP	78,000	80,000	-	-	-	-
Current investment-LLP/firm-current capital						
Uniworth Realty LLP	-	-	47,070,000	46,050,000	-	-
V3 Design LLP	-	-	-	38,785,000	-	-
Nariman Infrastructure LLP	-	-	441,335,000	440,085,000	-	-
Topzone Mercantile Company LLP	-	-	26,921,750	25,195,500	-	-
Assable Buildcon LLP	-	-	14,848	(6,351)	-	-
Pathway Buildcon LLP	-	-	13,979	(6,351)	-	-
Starlight Systems (I) LLP	590,500,539	145,920,208	-	-	-	-
Non-current investments in subsidiary-optionally convertible debentures						
Piramal Sunteck Realty Private Limited	-	-	1,036,070,000	-	-	-

Notes:

(i) Related party relationships are as identified by the Management and relied upon by the Auditors.

(ii) No balances in respect of the related parties has been provided for/written off/written back.

Notes to Financial Statement

(Contd.)

31. Disclosure of amounts at the year end and maximum amount of loans & advances outstanding during the year are as follows:

(Amount in Rs.)

Particulars	For the Year Ended 31st March, 2014	Maximum Amounts	Investment in equity shares made by subsidiaries in holding company	For the Year Ended 31st March, 2013	Maximum Amounts	Investment in equity shares made by subsidiaries in holding company
Name of the entity						
Loans and Advances to Subsidiaries						
Starlight Systems Private Limited ZeroCoupon Optionally Convertible Debentures*	-	-	-	-	68,475,200	7,500,000
Advaith Infraprojects Private Limited Non -convertible debentures application money*	719,154,000	719,154,000	-	719,154,000	719,154,000	-
Loans and Advances to associates						
Piramal Sunteck Realty Private Limited Optionally Convertible Redeemable Preference Shares Application Money	-	-	-	945,170,000	945,170,000	-
Piramal Sunteck Realty Private Limited Optionally convertible debenture	1,036,070,000	1,036,070,000	-	-	-	-

* The advance is in nature where interest charged is below section 372A of Companies Act, 1956

32 Investments in Joint Ventures and the company's share in their Assets & Liabilities, Income & Expenditure, Profit & Loss and Contingent Liability.

The interest of the Company in Joint ventures is listed below :

Piramal Sunteck Realty Private Limited (PSRPL) -50%

Nariman Infrastructure LLP (NIL) -50%

Uniworth Realty LLP (URL)-50%

V3 Designs LLP (VDL) -50%

Assable Buildcon LLP (ABL) 50%

Pathway Buildcon LLP (PBL) 50%

Kanaka and Associates (Partnership Firm)50%

(Amount in Rs.)

		31.03.14	31.03.13
33	**Construction Work-in-Progress**		
	Land cost	745,155,863	739,292,393
	Legal and professional fees	10,816,265	11,431,579
	Finance costs	147,565,814	98,162,559
	Employee benefits expenses	1,142,244	1,028,839
	Other project related expenses	254,732,001	225,985,952
	Closing construction work-in-progress	**1,159,412,187**	**1,075,901,322**
	Less: Opening construction work-in-progress	1,075,901,322	1,125,025,878
	Increase /(decrease) in Construction Work-in-Progress	**83,510,866**	**(49,124,556)**
	During the year, finance cost amounting to Rs. 64,403,532 (Previous Year Rs. 60,271,960) has been charged to construction work-in- progress in accordance with AS-16 " Borrowing Costs"		
34	**Disclosure in accordance with Section 22 of the Micro, Small and Medium Enterprises Development Act, 2006:**		
	The details of amounts outstanding to micro,small and medium enterprises based on available information with the company are as under:		
	Principal amount due and remaining unpaid	-	-
	Interest due on above and the unpaid interest	-	-

Notes to Financial Statement

(Contd.)

(Amount in Rs.)

Particulars		PSPRL	NIL	URL	VDL	KANAKA	ABL	PBL
LIABILITIES								
Reserves and Surplus	Current Year	450,038,720	-	-	-	-	-	-
	Previous Year	402,814,213	-	-	-	-	-	-
Optionally Convertible Redeemable Preference Shares Application Money	Current Year	-	-	-	-	-	-	-
	Previous Year	945,170,000	-	-	-	-	-	-
Non - Current Liabilities	Current Year	1,037,105,832	-	2,497	-	-	-	-
	Previous Year	297,102	-	-	438,344	-	-	-
Current Liabilities	Current Year	847,334,143	8,428	688,843		259,020,217	3,750	3,750
	Previous Year	1,031,664,824	8,427	730,359	6,552,267	180,316,641	3,750	3,750
ASSETS								
Fixed Assets	Current Year	1,750,536	-	14,379	-	14,913	-	-
	Previous Year	1,649,995	-	-	19,499	27,138	-	-
Non - Current Assets	Current Year	4,082,947	-	-	-	1,335,873	-	-
	Previous Year	3,764,596	-	-	22,500	331,250	-	-
Current Assets	Current Year	2,333,773,427	441,453,856	47,759,460	-	307,669,431	68,598	67,729
	Previous Year	2,379,659,763	440,203,855	46,830,359	47,812,856	229,958,254	53,750	53,750
INCOME	Current Year	494,048,848	-	-	-	-	-	-
	Previous Year	3,910,306	-	-	-	-	-	-
EXPENSES	Current Year	427,175,088	-	-	-	-	3,801	4,670
	Previous Year	17,823,446	-	-	-	-	3,851	3,851
PROFIT AFTER TAX	Current Year	47,224,507	-	-	-	-	(3,801)	(4,670)
	Previous Year	(14,054,241)	-	-	-	-	(3,851)	(3,851)
CONTINGENT LIABILITY	Current Year	487,265	-	25,000,000	-	-	-	-
	Previous Year	-	-	25,000,000	-	-	-	-

Note:

Disclosure of financial data as per Accounting Standards-27 "Financial Reporting of Interest in the Joint Venture" has been made based on the standalone audited financial statements of the above Joint Venture entities. There is no Capital commitment at the year end in respect of above joint ventures. All above entities are incorporated in India except Sunteck Lifestyle Limited (Dubai) and Sunteck Lifestyle International Pvt. Ltd. (Mauritius).

Notes to Financial Statement

(Contd.)

(Amount in Rs.)

		31.03.14	31.03.13
	Interest paid	-	-
	Payment made beyond the appointed day during the year	-	-
	Interest due and payable for the period of delay	-	-
	Interest accrued and remaining unpaid	-	-
	Amount of further interest remaining due and payable in succeeding years	-	-
35	**Earnings per share (EPS)**		
	Profit before exceptional items but after tax (Rs.)	1,373,384,733	91,168,283
	Less : exceptional items (Rs.)	-	22,305,600
	Profit after exceptional items and tax (Rs.)	1,373,384,733	68,862,683
	Weighted average number of equity shares of Rs. 2 in calculating basic EPS (No.)	62,966,207	62,966,207
	Add: Effect of Dilutive Options	6,915	-
	Diluted Weighted average number of equity shares of Rs. 2 in calculating		
	Diluted EPS (No.)	62,973,122	62,966,207
	Basic EPS		
	Before exceptional items	21.81	1.45
	After exceptional items	21.81	1.09
	Diluted EPS		
	Before exceptional items	21.81	-
	After exceptional item	21.81	-
36	**Payment to auditors (excluding Service Tax)**		
	As auditor		
	Audit fee	450,000	450,000
	Tax audit fee	150,000	150,000
	In other capacity		
	Certification fee	112,500	25,000
	Re-imbursement of expenses	57,140	21,400
	Total auditors remuneration	**769,640**	**646,400**
37	Exceptional item in the Previous Year, represents amount paid towards stamp duty and registration charges (crystalised during the Previous Year) on account of amalgamation of two Companies with the holding Company in the year 2008-09		
38	Expenditure in Foreign Currency (accrual basis)		
	Membership fees	1,281,988	576,481
	Travelling expenses	21,084	76,332
	Professional fees	531,387	-
	Business Promotion Expenses	81,587	-
		1,916,046	**652,813**

39 The Company's normal operating cycle in respect of operations relating to under construction real estate projects may vary from project to project depending upon the size of the project, type of development, project complexities and related approvals. Operating cycle for all completed projects and other business is based on 12 months period. Assets and liabilities have been classified into current and non-current based on the operating cycle of respective businesses.

Notes to Financial Statement (Contd.)

40

a. In the opinion of the management, all the assets other than fixed assets and non- current investments have a value on realisation in the ordinary course of business at least equal to the amount at which these are stated.

b. The accounts of certain trade receivables, trade payables, loans and advances and banks are, however, subject to formal confirmations or reconciliations and consequent adjustments, if any. However there is no indication of dispute on these accounts, other than those mentioned in the financial statements. The management does not expect any material difference affecting the current year's financial statements on such reconciliation/adjustments.

41 One of the investee company is being covered under the definition of "Subsidiary" as per section 2(87) of the Companies Act, 2013, therefore the same has been disclosed as subsidiary, even though the same is not a subsidiary company as per provisions of Accounting Standard 21 consolidated financial statements.

42 Share of profit from Limited Liability Partnership (LLP) represents accumulated profit of the investee Company, namely Starlight Systems (I) Private Limited which was converted in the LLP during the Previous Year. The carrying value of investment of Rs. 80,000 was in terms of the LLP agreement considered as fixed capital. The aforesaid accumulated profit included in 'current account balance in LLP' can be distributed by the LLP after the end of 3 years from the date of conversion. i.e. 22nd March, 2013.

43 Figures pertaining to Previous Year have been regrouped / reclassified wherever found necessary to conform to Current Year presentation.

Signature to Notes No 1 to 43

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

Kamal Khetan
Chairman & Managing Director

Jignesh Sanghavi
Executive Director

Sanjay Dutt
Director

M. Kalahasthi
Director

Kishore Vussonji
Director

Ramakant Nayak
Director

Rachana Hingarajia
Company Secretary

Mumbai: 30th May, 2014

Consolidated Financial Statements

Auditor's Report

To
The Board of Directors
Sunteck Realty Limited

We have audited the accompanying consolidated financial statements of Sunteck Realty Limited ('the Parent Company'), its subsidiaries, joint ventures and associates (collectively referred to as 'the Group'), which comprise the consolidated Balance Sheet as at March 31, 2014, the consolidated Statement of Profit and Loss and consolidated Cash Flow Statement for the year then ended, and a summary of the significant accounting policies and other explanatory information.

Management's Responsibility for the Consolidated Financial Statements:

Management is responsible for the preparation of these consolidated financial statements that give a true and fair view of the consolidated financial position, consolidated financial performance and consolidated cash flow of the Group in accordance with the accounting Standards notified under the Companies Act, 1956 ("the Act") read with the General Circular 15/2013 dated 13th September, 2013 of the Ministry of Corporate Affairs in respect of section 133 of the Companies Act, 2013. This responsibility includes the design, implementation and maintenance of internal control relevant to the preparation and presentation of the consolidated financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility:

Our responsibility is to express an opinion on these consolidated financial statements based on our audit. We conducted our audit in accordance with the Standards on Auditing issued by the Institute of Chartered Accountants of India. Those Standards require that we comply with the ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the consolidated financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and the disclosures in the consolidated financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the consolidated financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers the internal control relevant to the Group's preparation and fair presentation of consolidated the financial statements that give true and fair view in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of the accounting estimates made by the management, as well as evaluating the overall presentation of the consolidated financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion:

In our opinion and to the best of our information and according to the explanations given to us and based on the consideration of the reports of the other auditors in the financial statements of subsidiaries, joint ventures and an associate as noted below, the consolidated financial statements give a true and fair view in conformity with the accounting principles generally accepted in India:

(a) in the case of the consolidated Balance Sheet, of the state of affairs of the Group as at March 31, 2014;
(b) in the case of the consolidated statement of Profit and Loss, of the profit of the Group for the year ended on that date and
(c) in the case of the consolidated Cash flow statement for the year ended on that date.

Emphasis of Matter

The Group continues to apply 'project completion method' on transactions and activities of real estate development which it had applied over the years consistently. The Institute of Chartered Accountants of India has issued "Guidance note on Accounting for Real Estate Transactions (Revised 2012)" which is applicable to projects which have commenced on or after April 1, 2012 and also to projects which have already commenced but where revenue is being recognized for the first time on or after April 1, 2012 to follow 'percentage completion method'. The impact of the aforesaid guidance note on the consolidated financial results for the year has not been quantified by the Group.

Our Opinion is not qualified in respect of the above matter.

Consolidated Financial Statements

Auditor's Report

Other Matters:

We have not audited the financial statements of:

(a) twelve subsidiaries included in the consolidated financial statements, whose financial statements reflect total assets of Rs. 23,086,568,021 as at March 31st, 2014 and total revenue of Rs. 8,631,822,264 for the year then ended.

(b) five joint ventures included in the consolidated financial statements, whose financial statements reflect total assets of Rs. 1,596,768,478 (out of which the Groups' share is of Rs. 798,384,239) as at March 31st, 2014 and total revenue of Rs. Nil for the year then ended.

(c) an associate included in the consolidated financial statements, whose financial statements reflect profit for the year of Rs. Nil for the year ended as on March 31st, 2014.

These financial statements and other financial information have been audited by other auditors whose reports have been furnished to us and our opinion in so far as it relates to the amounts included in respect of these subsidiaries, joint ventures and an associate is based solely on the report of the other auditors.

For LODHA & COMPANY
Chartered Accountants
A. M. Hariharan
Partner
Membership No. 38323
Firm Registration No– 301051E

Place: Mumbai
Date: 30th May, 2014

Consolidated Balance Sheet

as at 31st March2014

(Amount in Rs.)

Particulars	Notes	31.03.14	31.03.13
EQUITY AND LIABILITIES			
SHAREHOLDERS' FUNDS			
Share Capital	2	119,932,414	119,932,414
Reserves and Surplus	3	5,357,533,381	3,883,578,046
SHARE APPLICATION MONEY PENDING ALLOTMENT		**894,900,000**	**894,900,000**
MINORITY INTEREST		**321,727,128**	**3,695,493**
NON - CURRENT LIABILITIES			
Long Term Borrowings	4	1,503,400	538,344
Deferred Tax Liabilities	29	5,856,401	9,144,368
Other Long Term Liabilities	5	66,093,048	93,309,758
Long Term Provisions	6	4,012,122	3,188,182
CURRENT LIABILITIES			
Short Term Borrowings	7	5,918,825,503	5,082,198,480
Trade Payables	8	4,533,345,849	3,169,705,854
Other Current Liabilities	9	11,243,021,871	13,863,464,869
Short Term Provisions	10	67,681,000	15,230,364
TOTAL		**28,534,432,117**	**27,138,886,172**
ASSETS			
NON - CURRENT ASSETS			
Fixed Assets	11		
Tangible Assets		136,996,502	143,668,473
Intangible Assets		3,712,965	1,818,443
Goodwill on Consolidation		597,917,069	598,736,912
Non - Current Investments	12	269,416,620	337,900,404
Deferred Tax Assets	29	2,826,585	1,887,699
Long Term Loans and Advances	13	904,038,907	928,630,200
Other Non - Current Assets	14	3,901,137	1,720,592
CURRENT ASSETS			
Current Investments	15	26,921,750	26,695,500
Inventories	16	18,861,959,432	20,762,810,723
Trade Receivables	17	1,113,695,244	575,605,558
Cash and Bank Balances	18	222,613,700	413,094,488
Short Term Loans and Advances	19	4,820,055,971	3,278,489,611
Other Current Assets	20	1,570,376,236	67,827,569
TOTAL		**28,534,432,117**	**27,138,886,172**

Significant Accounting Policies

The Accompanying Notes including other explanatory information form an integral part of Financial Statements

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

As per our attached report of even date

For Lodha & Co.
Chartered Accountants

A.M.Hariharan
Partner
Membership No.38323

Mumbai: 30th May, 2014

Kamal Khetan
Chairman & Managing Director

Jignesh Sanghavi
Executive Director

Sanjay Dutt
Director

M. Kalahasthi
Director

Kishore Vussonji
Director

Ramakant Nayak
Director

Rachana Hingarajia
Company Secretary

Consolidated Profit & Loss Account

for the year ended 31st March 2014

(Amount in Rs.)

	Notes	31.03.14	31.03.13
INCOME			
Revenue from Operations	21	9,255,559,322	302,117,809
Other Income	22	126,990,400	199,562,691
Total Revenue (I)		**9,382,549,722**	**501,680,500**
EXPENSES			
Operating Expense	23	6,145,968,212	98,328,046
Employee Benefits Expense	24	69,866,118	44,977,828
Finance Cost	25	170,046,191	110,135,157
Depreciation and Amortisation Expense	11	14,068,462	14,078,328
Other Expenses	26	254,742,111	104,574,898
Total Expenses (II)		**6,654,691,094**	**372,094,257**
Profit before Exceptional Items and Tax (I-II)		**2,727,858,628**	**129,586,243**
Exceptional Items	38	-	22,305,600
Profit after Extraordinary Items and Tax		2,727,858,628	107,280,643
Tax Expenses :			
Current Tax		904,287,724	61,440,873
Short / (Excess) taxation of earlier years		133,120	357,077
Deferred Tax		(4,256,234)	96,142
Profit before Minority Interest		**1,827,694,018**	**45,386,551**
Less: Minority Interest		318,031,635	5,168,733
Profit after Minority Interest		**1,509,662,383**	**40,217,818**
Earning per equity share (EPS) of face value Rs. 2 each:			
Basic & Diluted EPS before Exceptional Items		25.18	1.04
Basic & Diluted EPS after Exceptional Items		25.18	0.67

Significant Accounting Policies

The Accompanying Notes including other explanatory information form an integral part of Financial Statements

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

As per our attached report of even date

For Lodha & Co.
Chartered Accountants

A.M.Hariharan
Partner
Membership No.38323

Mumbai: 30th May, 2014

Kamal Khetan
Chairman & Managing Director

Jignesh Sanghavi
Executive Director

Sanjay Dutt
Director

M. Kalahasthi
Director

Kishore Vussonji
Director

Ramakant Nayak
Director

Rachana Hingarajia
Company Secretary

Consolidated Cash Flow Statement for the Year Ended 31st March, 2014

(Amount in Rs.)

Particulars	31.03.14		31.03.13	
Cash Flow from Operating Activities				
Profit before tax as per Statement of Profit and Loss		2,727,858,628		129,586,243
Adjusted for:				
Depreciation and Amortization Expense	14,068,462		14,078,328	
Interest Income	(100,550,830)		(117,212,127)	
Dividend Income	(29,607)		(1,737,047)	
Finance Cost	170,046,191		110,135,157	
(Profit) / Loss on Sale of Fixed Assets	-		435,744	
(Profit) / Loss on Sale of Investments	(10,576,971)		(79,208,237)	
Changes in Revaluation Reserves	(16,045,197)		-	
Liabilities no longer required written back	(15,463,906)		(130,126)	
		41,448,142		(73,638,308)
Operating Profit before Working Capital Changes		**2,769,306,770**		**55,947,935**
Adjusted for:				
(Increase)/Decrease in Inventories	1,901,955,492		(1,662,240,054)	
(Increase)/Decrease in Trade Receivables	(538,089,686)		(206,590,289)	
(Increase)/Decrease in Other Receivables	(3,039,509,881)		(631,464,335)	
Increase/(Decrease) in Other Liabilities and Provisions	(1,268,111,581)	(2,943,755,657)	3,772,797,688	1,272,503,010
Cash Generated from / (used in) Operations		(174,448,887)		1,328,450,945
Less: Income Tax Paid		864,762,971		64,593,439
Less: Exceptional Items		-		22,305,600
Net Cash from / (used in) Operating Activities (A)		**(1,039,211,858)**		**1,241,551,907**
Cash Flow from Investing Activities				
Sale of Fixed Assets	19,499		640,000	
Purchase of Fixed Assets	(10,414,713)		(5,710,231)	
Sale of Investments	80,576,971		325,407,664	
Purchase of Investments	(1,742,465)		(4,745,758)	
Business (Acquisition) / Dilution	819,843		(5,371,409)	
Interest Income	100,550,830		117,212,127	
Dividend Income	29,607		1,737,047	
Net Cash from / (used in) Investing Activities (B)		**169,839,572**		**429,169,440**
Cash Flow from Financing Activities				
Proceeds from Optionally Convertible Redeemable Preference Shares	-		(1,655,371,000)	
Proceeds/(repayment or redemption of) from Borrowings	837,592,079		200,876,736	
Dividend Paid (including Dividend Distribution Tax)	(12,216,715)		(8,191,768)	
Finance Cost	(170,046,191)		(110,135,157)	
Net Cash from / (used in) Financing Activities (C)		**655,329,174**		**(1,572,821,189)**
Net Increase/ (Decrease) in Cash and Cash Equivalents (A+B+C)		(214,043,112)		97,900,158
Cash and Cash Equivalents - Opening Balance		335,664,545		237,764,387
Cash and Cash Equivalents - Closing Balance		121,621,433		335,664,545

Note:

1) The above Cash Flow Statements has been prepared under the "Indirect Method" as set out in the Accounting Standards- 3 on "Cash Flow Statements".
2) Previous years' figures have been regrouped/rearranged wherever necessary to conform to the current years' presentation.

As per our attached report of even date

For Lodha & Co.
Chartered Accountants

A.M.Hariharan
Partner
Membership No.38323

Mumbai: 30th May, 2014

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

Kamal Khetan
Chairman & Managing Director

Jignesh Sanghavi
Executive Director

Sanjay Dutt
Director

M. Kalahasthi
Director

Kishore Vussonji
Director

Ramakant Nayak
Director

Rachana Hingarajia
Company Secretary

Consolidated Notes to Policies (Contd.)

Significant Accounting Policies forming part of Consolidated Financial Statements for the year ended 31st March, 2014

1 SIGNIFICANT ACCOUNTING POLICIES

a) Nature of Operations

Sunteck Realty Limited ('The Parent Company') and its subsidiary companies collectively referred to as "Group". The group is primarily engaged in the business of real estate/ real estate development and incidental services.

b) Basis of preparation of financial statements

The financial statements are prepared under the historical cost convention, on accrual basis, in compliance with all material aspects of the notified Accounting standards by Companies (Accounting Standards) Rules, 2006 and the relevant provisions of the Companies Act, 1956. The accounting policies have been consistently applied by the Company and are consistent with those used in the previous year.

c) Principles of consolidation

The consolidated financial statements relate to the group. The consolidated financial statements have been prepared on the following basis:

i. The financial statements of the Company and its subsidiary companies are combined on a line-by-line basis by adding together the book values of like items of assets, liabilities, income and expenses, after fully eliminating intra-group balances and intra-group transactions in accordance with Accounting Standard (AS) 21 -"Consolidated Financial Statements"

ii. Interest in Joint Ventures has been accounted by using the proportionate consolidation method as per Accounting Standard (AS) 27 - "Financial Reporting of Interest in Joint Ventures".

iii. Investment in Associate Companies has been accounted under the equity method as per (AS-23)- "Accounting for Investments in Associates in Consolidated Financial Statements".

iv. The difference between the cost of investment in the subsidiaries, over the net assets at the time of acquisition of shares in the subsidiaries is recognised in the financial statements as Goodwill or Capital Reserve as the case may be.

v. Minority's share of net profit of consolidated subsidiaries for the year is identified and adjusted against the income of the group in order to arrive at the net income attributable to shareholders of the Company.

vi. Minority's share of net assets of consolidated subsidiaries is identified and presented as minority interest in the consolidated balance sheet separate from liabilities and the equity of the Company's shareholders.

vii. As far as possible, the consolidated financial statements are prepared using uniform accounting policies for like transactions and other events in similar circumstances and are presented in the same manner as the Company's separate financial statements.

viii. The list of Subsidiary Companies, Joint venture and an Associate which are included in the consolidation and the Company's holdings therein are as under :

Consolidated Notes to Policies (Contd.)

(Amount in Rs.)

	Country of Incorporation	Proportion of ownership interest
I. Subsidiary Companies		
Amenity Software Private Limited	India	100%
Magenta Computer Software Private Limited	India	100%
Satguru Infocorp Services Private Limited	India	100%
Starlight Systems Private Limited	India	100%
Starlight Systems (I) LLP	India	78%
Sunteck Property Holdings Private Limited	India	100%
Skystar Buildcon Private Limited	India	100%
Sahrish Constructions Private Limited	India	100%
Sunteck Realty Holdings Private Limited (from 25th April 2013)	India	100%
Sunteck Fashion & Lifestyles Private Limited (from 15th March 2014)	India	100%
Sunteck Lifestyles International Private Limited (From 25th October 2013)	Mauritius	100%
Sunteck Lifestyle Limited (From 6th November 2013)	U.A.E.	100%
II Joint Venture		
Piramal Sunteck Realty Private Limited	India	50%
Kanaka and Associates	India	50%
Uniworth Realty LLP	India	50%
Assable Buildcon LLP	India	50%
Pathway Buildcon LLP	India	50%
Nariman Infrastructure LLP	India	50%
III Associates		
Topzones Mercantile Company LLP	India	25%

d) Use of Estimates

The Preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent liabilities at the date of the financial statements and the results of operations during the reporting period. Although these estimates are based upon management's best knowledge of current events and actions, actual results could differ from these estimates. Any revision to the accounting estimates is recognized prospectively

e) Revenue recognition

i. Revenue for real estate development/sale

The Group follows completed project method of accounting. Direct/Allocable expenses incurred during the year are debited to work- in-progress account. The revenue is accounted for as and when the significant risks and rewards of ownership of the units in real estate are passed or deemed to have passed to the buyer and the Projects get completed or substantially completed, to the extent that the economic benefits will flow to the Group and the revenue can be reliably measured.

ii. Rent

Rental Income is recognized on a time proportion basis as per the contractual obligations agreed with the respective tenant

Consolidated Notes to Policies (Contd.)

iii. Interest

Interest Income is recognized on a time proportion basis taking into account the amount outstanding and the rate applicable.

iv. Dividend

Dividend Income is recognised when the shareholders' right to receive payment is established by the balance sheet date.

v. Profit /Loss from Partnership Firms/LLP

Share of profit / loss from firms in which the Group is a partner is accounted for in the financial period ending on (or before) the date of the balance sheet on the basis of audited accounts and as per the terms of the respective partnership deed.

vi. Maintenance Services

Revenue in respect of maintenance services is recognised on an accrual basis, in accordance with the terms of the respective contract.

vii. Project Management Services

Revenue in respect of Project Management services is recognised on an accrual basis, in accordance with the terms of the respective agreement.

f) Inventories

Inventories comprise of Land and development rights, Construction materials, Work-in- progress, completed unsold flats/units. These are valued at lower of the cost or net realizable value.

Construction Work in Progress are valued as follows:

Land and development rights	Land and development rights (including development cost) are valued at lower of cost and net realizable value. Costs include land acquisition cost and initial development cost.
Construction materials	Construction materials are valued at cost if the completed unsold flats/units in which they will be incorporated are expected to be sold at or above cost otherwise lower of cost and net realizable value. Cost is determined on a weighted average basis.
Work-in-progress Land/ Real Estate under development)	Work-in-progress is valued at cost if the completed unsold flats/units are expected to be sold at or above cost otherwise at lower of cost and net realizable value. Cost includes direct expenditure relating to construction activity (including land cost) and indirect expenditure (including borrowing costs) during the construction period to the extent the expenditure is related to construction or is incidental thereto. Other indirect expenditure (including borrowing costs) incurred during the construction period which is neither related to the construction activity nor is incidental thereto is charged to the Statement of profit and loss.
Completed unsold flats/units	Lower of cost or net realizable value.

Net realizable value is the estimated selling price in the ordinary course of business less estimated costs of completion (wherever applicable) and estimated costs necessary to make the sale.

Consolidated Notes to Policies (Contd.)

g) Fixed Assets

Fixed assets are stated at cost less accumulated depreciation and impairment losses, if any. Cost comprises the purchase price and any attributable cost of bringing the asset to its working condition for its intended use. Borrowing costs relating to acquisition of fixed assets which takes substantial period of time to get ready for its intended use are also included to the extent they relate to the period till such assets are ready to be put to use. Capital work in progress includes expenditure incurred till the assets are put into intended use.

h) Depreciation

Depreciation on tangible fixed assets is provided using the Straight Line Method at the rates and in the manner as prescribed under schedule XIV of the Companies Act, 1956. In case of intangible fixed assets – Software, the same is amortized over a period of five years.

i) Impairment of Assets

The carrying amounts of assets are reviewed at each balance sheet dates and if there is any indication of impairment based on internal/external factors. An impairment loss is recognized wherever the carrying amount of an asset exceeds its recoverable amount. The recoverable amount is the greater of the asset's net selling price and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value at the weighted average cost of capital. If at the balance sheet date, there is an indication that a previously assessed impairment loss no longer exists, then such loss is reversed and the asset is restated to extent of the carrying value of the asset that would have been determined (net of amortization / depreciation), had no impairment loss been recognized.

After impairment, depreciation is provided on the revised carrying amount of the asset over its remaining useful life.

j) Investments

Investments that are readily realizable and intended to be held for not more than one year are classified as current investments. All other investments are classified as long-term investments. Current investments are carried at lower of cost or fair value determined on individual investment basis. Long-term investments are carried at cost. However, provision for diminution in value is made to recognize a decline other than temporary decline in the value of the investments.

k) Employee Benefits

Defined Contribution Plan

Retirement benefits in the form of Provident Fund are a defined contribution scheme and the contributions are charged to the Profit and Loss Account of the period when the contributions to the fund are due. There are no other obligations other than the contribution payable to the government funds.

Defined Benefit Plan

Group's liabilities towards gratuity liability are provided for on the basis of an actuarial valuation on projected unit credit method made at the end of each balance sheet date. Actuarial gains/losses are immediately taken to Profit and Loss Account and are not deferred.

Compensated absences

i) Short term

Liability in respect of compensated absences becoming due or expected to be availed within one year from the balance sheet date is recognized on the basis of undiscounted value of estimated amount required to be paid or estimated value of the benefit expected to be availed by the employees.

Long Term

Liability in respect of compensated absences becoming due or expected to be availed more than one year after the balance sheet date is estimated on the basis of an actuarial valuation performed by an independent actuary using the

Consolidated Notes to Policies (Contd.)

projected unit credit method. Actuarial gains and losses arising from past experience and changes in actuarial assumptions are credited or charged to profit and loss account in the year in which such gains or losses are determined.

Employee Share-Based Payments

The stock options granted under Employee Stock Option Scheme – 2013 to employees of the Group/Parent Company are accounted for in accordance with the Employee Stock Option Scheme and Employee Stock Purchase Scheme Guidelines, 1999 ("ESOP Guidelines") issued by Securities and Exchange Board of India ("SEBI") and the Guidance Note on Accounting for Employee Share-based Payments, issued by the Insitute of Chartered Accountants of India, whereby the intrinsic value of options is recognised as deferred employee compensation. The deferred employee compensation is charged to the Statement of Profit and Loss on the straight-line basis over the vesting period of the option.

l) Borrowing Costs

Borrowing costs relating to acquisition and/or construction of qualifying assets are capitalized to the extent that the funds are borrowed and used for purpose of constructing a qualifying asset until the time all substantial activities necessary to prepare the qualifying assets for their intended use are complete. A qualifying asset is one that necessarily takes substantial period of time to get ready for its intended use. All other borrowing costs which are not related to acquisition and/or construction activities nor are incidental thereto are charged to the Profit and Loss account.

m) Taxation

Tax expense comprises of current income tax and deferred income tax. Current income tax is measured at the amount expected to be paid to the tax authorities in accordance with the Indian Income Tax Act. Deferred income taxes reflects the impact of current year timing differences between taxable income and accounting income for the year and reversal of timing differences of earlier years. Deferred tax is measured based on the tax rates and the tax laws enacted or substantively enacted at the balance sheet date. Deferred tax assets are recognised only to the extent that there is reasonable certainty that sufficient future taxable income will be available against which such deferred tax assets can be realised. In situations where the Group has unabsorbed depreciation or carry forward tax losses, all deferred tax assets are recognised only if there is virtual certainty supported by convincing evidence that they can be realised against future taxable profits. At each balance sheet date, the Group re-assesses unrecognised deferred tax assets. It recognizes unrecognized deferred tax assets to the extent that it has become reasonably certain, as the case may be, that sufficient future taxable income will be available against which such deferred tax assets can be realized. Minimum Alternative Tax (MAT) credit is recognised as an asset and carried forward only if there is a reasonable certainty of it being set off against regular tax payable within the stipulated statutory period.

n) Foreign Currency Transactions

Transactions in foreign currency are recorded at the rate of exchange in force on the date of the transactions. Foreign Currency assets and liabilities (monetary items) are translated at the exchange rate prevalent at the date of the Balance Sheet. Non – Monetary item such as investments are carried at historical cost using the exchange rate on the date of transaction.
Any income or expenses on account of exchange difference either on settlement or on translation is recognized in the Statement of Profit and Loss.

o) Earnings Per Share

Basic earnings per share is calculated by dividing the net profit or loss for the year attributable to equity shareholders (after deducting preference dividends and attributable taxes) by the weighted average number of equity shares outstanding during the year. The weighted average number of equity shares outstanding during the year is adjusted for events of bonus issue, bonus element in a rights issue to existing shareholders, share split and reverse share split (consolidation of shares).

For the purpose of calculating diluted earnings per share, the net profit or loss for the year attributable to equity shareholders and the weighted average number of shares outstanding during the year are adjusted for the effects of all dilutive potential equity shares.

Consolidated Notes to Policies (Contd.)

p) Provisions, Contingent Liabilities and Contingent Assets

A provision is recognized when an enterprise has a present obligation as a result of past event it is probable that an outflow of resources will be required to settle the obligation, in respect of which a reliable estimate can be made. Provisions are not discounted to its present value and are determined based on best estimate required to settle the obligation at the balance sheet date. These are reviewed at each balance sheet date and adjusted to reflect the current best estimates.

Possible future obligations or present obligations that may but will probably not require outflow of resources or where the same cannot be reliably estimated, is disclosed as contingent liabilities in the notes to accounts of financial statements.

Contingent Assets are neither recognized nor disclosed in the financial statements.

q) Share Issue Expenses

Share issue expenses are adjusted against Securities Premium Account.

r) Leases

i) Where Group is the lessee

Lease arrangements where the risks and rewards incidental to ownership of an asset substantially vest with the lessor are recognized as operating lease. Operating lease payments are recognised as an expense in the Profit and Loss Account on Straight Line basis over the lease term, unless there is another systematic basis which is more representative of the time pattern of the Lease.

ii) Where Group is the lessor

Assets representing Lease arrangements given under operating leases are included in Investments. Lease income is recognized in the Profit and Loss Account on Straight Line basis over the lease term, unless there is another systematic basis which is more representative of the time pattern of the Lease.

s) Cash Flow Statement

i) Cash flow statement has been prepared under the 'Indirect Method'.

ii) Cash and cash equivalents, in the cash flow statement comprise unencumbered cash and bank balances.

Consolidated Notes to Financial Statement

(Amount in Rs.)

2	Share Capital	31.03.14	31.03.13
	Authorised		
	93,750,000 (Previous Year 93,750,000) Equity Shares of Rs. 2 each	187,500,000	187,500,000
	1,250,000 (Previous Year 1,250,000) Preference Shares of Rs. 10 each	12,500,000	12,500,000
	Total authorised share capital	**200,000,000**	**200,000,000**
	Issued, Subscribed and Paid up		
	59,966,207 (Previous Year 59,966,207) Equity Shares of Rs. 2 each fully paid up	119,932,414	119,932,414
	Total issued, subscribed and fully paid up share capital	**119,932,414**	**119,932,414**

a. Reconciliation of shares outstanding at the beginning and at the end of the year

	As at 31st March, 2014 Number of shares	As at 31st March, 2013 Number of shares
Outstanding at the beginning of the Year	59,966,207	59,966,207
Issued during the Year	-	-
Bought back during the Year	-	-
Outstanding at the end of the Year	59,966,207	59,966,207

b. Terms/rights attached to equity shares

"The Company has only one class of equity share having value of Rs. 2 each with an entitlement of one vote per share. The Company declares and pays dividends in Indian rupees. The dividend proposed by the Board of Directors are subject to the approval of the shareholders in the ensuing annual general meeting. In the event of liquidation of the Company, the holder of equity shares will be entitled to receive any of the remaining assets of the Company, after distribution of all preferential amounts. However, no such preferential amounts exist currently. The distribution will be in proportion to the number of equity shares held by the shareholders."

c. Shares of holding Company held by subsidiaries

3,000,000 (Previous Year 3,000,000) equity shares of Rs. 2 each fully paid-up, of holding Company are held by subsidiary Companies which are eliminated for the purpose of consolidation.

d. Details of shareholders holding more than 5% shares in the Company

	As at 31st March, 2014		As at 31st March, 2013	
	Number of shares	% holding in the class	Number of shares	%holding in the class
Manisha Khetan	24,251,407	38.51%	24,251,407	38.51%
Sanchit Derivatives Private Limited	8,863,845	14.08%	-	-
Pentacle Facility Management Private Limited	-	-	8,857,419	14.07%
Kotak Mahindra Trusteeship Services Limited A/c Kotak Alternate Opportunities (India) Fund	4,907,804	7.79%	5,029,225	7.99%

e. 353,851 (Previous Year Nil) equity shares of face value of Rs. 2 each are reserved for issue under Employee Stock Option Scheme-2013 (ESOP-2013)

i) Under the ESOS-2013, the Company has granted 353,851 options to the eligible directors and employees of the Company and its subsidiaries, the details of which are given here under:

No. of options granted	353851	-
Grant date	October 1st, 2013	-
Grant price (per share)	295	-
Market price on the date of grant	294	-
Method of accounting	Intrinsic Value	-

Consolidated Notes to Financial Statement

(Amount in Rs.)

Particulars	31.03.14	31.03.13
Graded vesting plan	25% every year, commencing after one year or two year, as the case may be, from the date of grant	-
Maximum exercise period	5 years from the date of grant	-

ii) Summary of the options outstanding under the ESOP and the Weighted Average Exercise Price (WAEP): (Amount in Rs.)

Particulars	31.03.14		31.03.13	
	Options	WAEP(in Rs.)	Options	WAEP(in Rs.)
Options outstanding at the beginning of the year	-	-	-	-
Granted during the year	353,851	295	-	-
Exercised during the year	-	-	-	-
Less : Forfeited / lapsed during the year	-	-	-	-
Options outstanding at the end of the year **	353,851	295	-	-
Vested options pending to be exercised	NA	NA	-	-

** Includes 68,966 (Previous year Nil) options granted to Executive director

iii) The following summarizes information about outstanding stock options:

Particulars	31.03.14	31.03.13
Exercise price	294	-
No. of shares arising out of options	353,851	-
Weighted average remaining life (In Years)	4	-
Weighted average exercise price (Rs.)	294	-

The Parent Company uses the intrinsic value-based method of accounting for the compensation cost of stock options. Intrinsic value is the amount by which the quoted market price of the underlying shares as on date of the grant exceeds the excercise price of the option. Had the compensation cost of stock options been determined in the manner consistent with the fair value approach based on Black and Scholes model, the Groups net profit would be lower by Rs. 9,764,198 (Previous Year: lower by Nil) and Basic/Diluted earning per share (before and after exceptional items) would be Rs. 25.01.

The fair value of each option is estimated on the date of grant based on the following assumptions:

Particulars	31.03.14	31.03.13
Dividend yield (%)	0.05%	-
Expected life - option effective 2014 (In Years)	3.5	-
Expected life - option effective 2015 (In Years)	4.5	
Risk free interest rate (%)	8.00%	-
Volatility (%)	41.70%	-

Consolidated Notes to Financial Statement

(Contd.)

(Amount in Rs.)

		31.03.14	31.03.13
3	**Reserve & Surplus**		
	Capital reserves		
	Balance as per last financial statements	32,068,614	32,068,614
	Closing balance	**32,068,614**	**32,068,614**
	Securities premium account		
	Balance as per last financial statements	3,612,290,044	3,612,290,044
	Closing balance	**3,612,290,044**	**3,612,290,044**
	Debentures redemption reserve		
	Balance as per last financial statements	-	100,000
	Less: Transfer to surplus in statement of profit and loss on redemption of debentures	-	(100,000)
	Closing balance	**-**	**-**
	Foreign currency translation reserve	**(16,045,197)**	**-**
	General reserve		
	Balance as per last financial statements	15,292,688	12,562,333
	Add: Transferred from surplus in statement of profit and loss	(13,965)	2,730,356
	Closing balance	**15,278,723**	**15,292,689**
	Surplus in the statement of profit and loss		
	Balance as per last financial statements	223,926,700	199,935,476
	Add: Profit for the Year	1,509,662,383	40,217,818
	Less/(Add) : Appropriations		
	Proposed equity dividend (Dividend per share Rs.1.00; Previous Year Rs. 0.18)	16,695,142	11,334,575
	Tax on equity dividend	5,418,455	2,621,664
	Transferred to general reserve	13,965	2,730,356
	Transferred to/from debentures redemption reserve	-	(100,000)
	Dividend distribution tax credit from subsidiaries	(1,911,746)	-
	Adjustment for dividend paid to subsidiaries in respect of shares of holding Company	(540,000)	(360,000)
	Closing balance	**1,713,941,197**	**223,926,699**
	Total reserves and surplus	**5,357,533,381**	**3,883,578,046**
4	**Long Term Borrowings**		
	Secured loans		
	Term loans		
	From a bank	1,403,400	-
	Unsecured loans		
	From body corporates and others	100,000	538,344
	Total long term borrowings	**1,503,400**	**538,344**
5	**Other Long Term Liabilities**		
	Other		
	Security deposits received for premises given on lease	66,093,048	93,309,758
	Total other long term liabilities	**66,093,048**	**93,309,758**
6	**Long Term Provisions**		
	Provision for employee benefits	4,012,122	3,188,182
	Total long term provisions	**4,012,122**	**3,188,182**
7	**Short Term Borrowings**		
	Secured loans		

Consolidated Notes to Financial Statement

(Contd.)

(Amount in Rs.)

		31.03.14	31.03.12
	Term Loan		
	From banks	1,589,949,200	1,027,797,994
	Bank overdraft	457,571,926	-
	Unsecured Loans		
	From body corporates and others	3,871,304,377	4,054,400,486
	Total short term borrowings	**5,918,825,503**	**5,082,198,480**
8	**Trade Payables**		
	Trade payables	4,533,345,849	3,169,705,854
	Total trade payables	**4,533,345,849**	**3,169,705,854**
9	**Other Current Liabilities**		
	Current maturities of long term borrowings	664,037	169,587
	Interest accrued but not due on borrowings	416,136,267	154,615,075
	Unclaimed dividend	734,523	230,929
	Others		
	Society charges payable	6,290,000	-
	Statutory dues	94,452,378	38,497,244
	Advance received from customers	9,828,619,333	13,090,718,229
	Payable in respect of capital expenditure	95,358	517,348
	Payable in respect of Company formation expenses	22,259	-
	Security deposits received for premises given on lease	38,315,732	34,610,956
	Billed in advance	857,691,984	544,105,502
	Total other current liabilities	**11,243,021,871**	**13,863,464,869**
10	**Short Term Provisions**		
	Provision for tax (net of advance tax Rs. 818,872,059; Previous Year Rs. Nil)	45,392,525	7,311
	Provision for employee benefits	174,878	50,999
	Others		
	Proposed equity dividend	16,695,142	11,333,917
	Tax on proposed equity dividend	5,418,455	3,838,138
	Total short term provisions	**67,681,000**	**15,230,364**

Note No.11
Non Current Assets - Fixed Assets
Current Year

(Amount in Rs.)

Sr. No	Fixed Assets	Gross Block				Accumulated Depreciation/Amortisation				Net Block
		As at 1 April 2013	Additions	Deduction	As at 31 March 2014	Up to 1st April 2013	Depreciation charge for the year*	Deduction	Upto 31st March 2014	As At 31st March 2014
a	**Tangible Assets**									
1	**Own Assets**									
	Building (Freehold)	52,974,883	-	-	52,974,883	2,590,470	863,491	-	3,453,961	49,520,921
	Furniture and fixtures	31,193,724	485,093	-	31,678,817	4,783,463	2,610,626	-	7,394,089	24,284,728
	Vehicles	15,650,502	2,904,900	-	18,555,402	6,200,034	1,528,378	-	7,728,412	10,826,990
	Office equipment	3,629,309	1,747,615	21,347	5,355,577	1,082,120	233,088	21,347	1,293,861	4,061,716
	Air Conditioners(Plant & Machinery)	5,498,063	541,314	-	6,039,377	626,552	269,085	-	895,637	5,143,740
	Computers and Peripherals	21,033,432	1,885,921	3,307,450	19,611,903	18,175,668	807,558	3,287,951	15,695,275	3,916,628
	Total	**129,979,913**	**7,564,843**	**3,328,797**	**134,215,959**	**33,458,307**	**6,312,226**	**3,309,298**	**36,461,235**	**97,754,723**
2	**Assets given on operating lease**									
	Furniture and fixtures	123,323,690	27,000	-	123,350,690	80,743,852	7,773,756		88,517,607	34,833,083
	Air Conditioners	6,466,858	127,900	-	6,594,758	1,899,828	286,234		2,186,062	4,408,696
	Total	**129,790,548**	**154,900**	**-**	**129,945,448**	**82,643,680**	**8,059,990**	**-**	**90,703,669**	**39,241,779**
b	**Intangible Assets**									
	Computer Software	2,898,346	2,694,970	-	5,593,316	1,079,903	800,448	-	1,880,352	3,712,965
	Total	**2,898,346**	**2,694,970**	**-**	**5,593,316**	**1,079,903**	**800,448**	**-**	**1,880,352**	**3,712,965**
	CURRENT YEAR	**262,668,806**	**10,414,713**	**3,328,797**	**269,754,722**	**117,181,890**	**15,172,664**	**3,309,298**	**129,045,256**	**140,709,467**

*** Includes Depreciation of Rs.1,104,202/- transferred to Construction work in progress.**

Note No.11
Non Current Assets - Fixed Assets
Previous Year

(Amount in Rs.)

Sr. No	Fixed Assets	Gross Block				Accumulated Depreciation/Amortisation				Net Block
		As at 1 April 2012	Additions	Deduction	As at 31 March 2013	As At 1st April 2012	Depreciation charge for the year*	Deduction	Upto 31st March 2013	As At 31st March 2013
a	**Tangible Assets**									
1	**Own Assets**									
	Building (Freehold)	52,560,766	414,116	-	52,974,882	1,713,481	876,989	-	2,590,470	50,384,412
	Furniture and fixtures	29,197,887	1,995,837	-	31,193,724	2,209,210	2,574,253	-	4,783,463	26,410,261
	Vehicles	17,460,603	-	1,810,101	15,650,502	5,445,709	1,488,682	734,357	6,200,034	9,450,468
	Office equipment	3,425,664	203,645	-	3,629,309	915,428	166,692	-	1,082,120	2,547,189
	Air Conditioners(Plant & Machinery)	4,722,283	775,780	-	5,498,063	371,217	255,335	-	626,552	4,871,511
	Computers and Peripherals	19,365,042	1,668,390	-	21,033,432	16,955,866	1,219,802	-	18,175,668	2,857,764
	Total	**126,732,245**	**5,057,768**	**1,810,101**	**129,979,912**	**27,610,911**	**6,581,753**	**734,357**	**33,458,307**	**96,521,605**
2	**Assets given on operating lease**									
	Furniture and fixtures	123,129,740	193,950	-	123,323,690	72,946,378	7,797,474	-	80,743,852	42,579,838
	Air Conditioners	6,389,158	77,700	-	6,466,858	1,602,114	297,714	-	1,899,828	4,567,030
	Total	**129,518,898**	**271,650**	**-**	**129,790,548**	**74,548,492**	**8,095,188**	**-**	**82,643,680**	**47,146,868**
b	**Intangible Assets**									
	Computer Software	2,517,533	380,813	-	2,898,346	567,719	512,184	-	1,079,903	1,818,443
	Total	**2,517,533**	**380,813**	**-**	**2,898,346**	**567,719**	**512,184**	**-**	**1,079,903**	**1,818,443**
	CURRENT YEAR	**258,768,675**	**5,710,231**	**1,810,101**	**262,668,806**	**102,727,122**	**15,189,125**	**734,357**	**117,181,890**	**145,486,916**

*** Includes Depreciation of Rs.1,110,797/- transferred to Construction work in progress.**

Sunteck

Consolidated Notes to Financial Statement

(Contd.)

(Amount in Rs.)

		31.03.14	31.03.12
12	**Non - Current Investments**		
	Investment in property	**180,779,388**	**180,763,188**
	Unquoted equity instruments		
	Investment in Equity Instruments (Unquoted) Subsidiaries		
	SW Capital Private Limited (Formerly known as Sunteck Wealthmax Capital Private Limited)	1,500,000	-
	150,000 (Previous Year Nil) equity shares of Rs.10 each fully paid up		
	Advaith Infraprojects Private Limited (refer note no. 39)	19,990	19,990
	1,990 (Previous Year 1,990) equity shares of Rs.10 each fully paid up		
	Investment in Equity Instruments (Unquoted)		
	Samhrutha Habitat Infrastructure Private Limited	2,203,780	2,203,780
	220,378 (Previous Year 220,378) equity shares of Rs.10 each fully paid up		
	Saraswat Co-op. Bank Limited	1,500	1,500
	150 (Previous Year 150) equity shares of Rs.10 each fully paid up		
	Janakalyan Sahakari Bank Limited	10,000	10,000
	1000 (Previous Year 1000) equity shares of Rs.10 each fully paid up		
	Mandavi Bank Limited	2,000	2,000
	200 (Previous Year 200) equity shares of Rs.10 each fully paid up		
	North Canara Bank Limited	50	50
	2 (Previous Year 2) equity shares of Rs.25 each fully paid up		
	Shamrao Vithal Bank Limited	1,250	1,250
	50 (Previous Year 50) equity shares of Rs.10 each fully paid up		
	Essar Steel Limited	218,201	218,201
	4,500 (Previous Year 4,500) equity shares of Rs.10 each fully paid up		
	Investment in Equity Instruments (Quoted)		
	Punjab Communication Limited	12,600	12,600
	1,000 (Previous Year 1,000) equity shares of Rs. 10 each fully paid up		
	MRPL Limited	247,656	247,656
	5,000 (Previous Year 5,000) equity shares of Rs. 10 each fully paid up		
	PSL Limited	1,018,090	1,018,090
	2,000 (Previous Year 2,000) equity shares of Rs. 10 each fully paid up		
	Investment in compulsorily convertible preference shares (Unquoted)		
	Advaith Infraprojects Private Limited (refer note no. 39)	8,001,000	8,001,000
	800,100 (Previous Year 800,100) compulsorily convertible preference shares of Rs.10 each fully paid up		
	Investment in LLP		
	V3 Designs LLP	15	-
	Unquoted		
	Investment in mutual fund units* (Unquoted)		
	HDFC Fund	-	50,000,000
	ICICI Fund	-	20,000,000
	* Fixed Maturity Plans		
	Unquoted		
	Investment in an Associate		
	Topzone Mercantile Company LLP	75,401,100	75,401,100
	(Cost of acquisition towards goodwill)		
	Total non-current investments	**269,416,620**	**337,900,404**

Consolidated Notes to Financial Statement

(Contd.)

(Amount in Rs.)

		31.03.14	31.03.13
	Notes		
	Aggregate market value of quoted investments	337,000	77,875,950
	Aggregate amount of quoted investments	1,278,346	71,278,346
	Aggregate amount of unquoted investments	268,138,274	266,622,058
13	**Long Term Loan and Advances**		
	Security deposits	22,110,150	18,799,267
	Unsecured, considered good		
	Others		
	Non - convertible debentures application money paid to Subsidiary - (refer note no. 39)	719,154,000	719,154,000
	Advances recoverable in cash or in kind or for value to be received	109,157,762	141,840,493
	Prepaid expenses	2,871,490	3,847,654
	Advance income tax (net of provision Rs. 303,478,330; Previous Year Rs. 221,215,814)	50,745,505	44,988,786
	Total long term loan and advances	**904,038,907**	**928,630,200**
14	**Other Non-Current Assets**		
	Interest accrued on fixed deposit	3,901,137	1,720,592
	Total other non-current assets	3,901,137	1,720,592
15	**Current Investments**		
	Unquoted Investment in Shares	**-**	**1,500,000**
	SW Capital Private Limited (Formerly known as Sunteck Wealthmax Capital Private Limited)		
	Nil (Previous Year 150,000) equity shares of Rs. 10 each fully paid up		
	Current account balance in an associate		
	Topzone Mercantile Company LLP	26,921,750	25,195,500
	Total current investments	**26,921,750**	**26,695,500**
	Notes		
	Aggregate market value of quoted investments	-	-
	Aggregate amount of quoted investments	-	-
	Aggregate amount of unquoted investments	26,921,750	26,695,500
16	**Inventories (valued at lower of cost and net realizable value)**		
	(As certified by management)		
	Construction work-in-progress (refer note no. 33)	14,348,363,070	20,487,906,205
	Completed units	4,513,596,362	274,904,518
	Total inventories	**18,861,959,432**	**20,762,810,723**
17	**Trade Receivables**		
	Outstanding for a period exceeding six months from the date they are due for payment		
	Secured, considered good	4,510,361	2,993,068
	Unsecured, considered good	5,164,111	4,032,173
	Others		
	Secured, considered good	3,736,868	7,065,346
	Unsecured, considered good	1,100,283,904	561,514,971
	Total trade receivables	**1,113,695,244**	**575,605,558**
18	**Cash and Bank Balances**		
	i) Cash and Bank Balances		

Consolidated Notes to Financial Statement

(Contd.)

(Amount in Rs.)

		31.03.14	31.03.13
	Cash on hand	3,204,846	3,430,642
	Balances with bank	118,416,587	332,233,903
		121,621,433	**335,664,545**
	ii) Other Bank Balances		
	Fixed deposit with bank		
	Deposit with original maturity for more than 12 months	65,005,637	53,331,372
	Deposit with original maturity for more than 3 months but less than 12 months	35,252,107	23,867,642
	Earmarked bank balances - unpaid dividend bank account	734,523	230,929
		100,992,267	**77,429,943**
	Total cash and bank balances	**222,613,700**	**413,094,488**
19	**Short Term Loans and Advances**		
	Advances recoverable in cash or in kind or for value to be received	3,460,306,072	213,851,658
	Security deposits	686,756	686,756
	Others		
	Advances towards projects	1,193,227,875	2,912,770,664
	Advances to directors and employee	200,000	-
	Duties and taxes recoverable	36,073,345	8,642,800
	Prepaid expenses	119,874,322	132,850,133
	Advances towards transferable development rights	9,687,600	9,687,600
	Total short term loans and advances	**4,820,055,970**	**3,278,489,611**
20	**Other Current Assets**		
	Interest accrued on fixed deposit	4,585,042	808,393
	Interest accrued on investment	34,208,664	41,935,646
	Unbilled revenue	1,531,582,530	25,083,530
	Total other current assets	**1,570,376,236**	**67,827,569**
21	**Revenue From Operations**		
	Sales of residential and commercial units	9,119,727,017	135,833,750
	Sale of services		
	Rent from properties	119,358,822	143,983,909
	Project management fees	-	8,205,345
	Maintenance services	13,217,314	4,113,480
	Other services	3,256,169	9,981,325
	Total revenue from operations	**9,255,559,322**	**302,117,809**
22	**Other Income**		
	Interest income on		
	Fixed deposit with banks	5,013,880	2,806,382
	Loans and advances	84,788,708	103,538,487
	Current investments	10,680,098	11,146,099
	Others	68,144	-
	Dividend Income on		
	Current investments	29,272	1,727,051
	Long term investments	335	9,996
	Net gain on sale of non current investments	-	57,398,436
	Net gain on sale of current investments	10,946,057	21,809,801
	Sundry balances written back (Net)	15,463,906	622,429
	Other income	-	504,010
	Total other income	**126,990,400**	**199,562,691**

Consolidated Notes to Financial Statement

(Contd.)

(Amount in Rs.)

		31.03.14	31.03.13
23	**Operating Expenses**		
	Cost of Land, Development and Construction		
	Land cost	2,769,215,348	24,955,871
	Construction materials and other expenses	3,343,117,996	38,197,246
	Lease rent	29,274,177	29,601,539
	Other operating expense	4,360,691	5,573,390
	Total operating expenses	**6,145,968,212**	**98,328,046**
24	**Employee Benefits Expense**		
	Salaries and wages	67,094,180	42,614,900
	Contribution to provident and other funds	1,788,826	1,879,344
	Staff welfare expenses	983,112	483,584
	Total employee benefit expense	**69,866,118**	**44,977,828**
25	**Finance Costs**		
	Interest expenses	169,757,371	110,135,157
	Other borrowing cost	288,820	-
	Total finance costs	**170,046,191**	**110,135,157**
26	**Other Expenses**		
	Advertising expenses	6,203,229	32,857,115
	Payment to auditors	1,346,779	1,049,689
	Bank charges	112	323,521
	Business promotion expenses	9,848,300	4,576,066
	Director's sitting fees	65,000	60,000
	Exhibition expenses	4,958,398	3,764,315
	Commission and brokerage expenses	172,537,928	2,821,894
	Electricity expenses	7,555,812	5,184,453
	Exchange rate difference (Net)	92,570	7,076
	Legal and professional fees	14,668,024	12,352,000
	Membership fees and entrance fees	1,451,684	1,973,059
	Pay and park charges (net of non-operating income directly attributable to such expenses of Rs. 1,779,992; Previous Year Rs. 2,752,491)	1,577,480	1,825,881
	Rates and taxes	3,318,016	1,952,349
	Repairs and maintenance to		
	Building	10,624,134	4,544,543
	Others	440,366	12,926,439
	Net loss on sale of non-current investment	369,086	-
	Loss on sale of fixed asset	-	435,744
	Telephone and communication expenses	1,307,034	1,016,052
	Traveling and conveyance expenses	2,772,913	5,281,808
	Insurance	1,325,122	1,208,084
	Rent	144,000	126,000
	Miscellaneous expenses	14,136,124	10,288,810
	Total other expenses	**254,742,111**	**104,574,898**
27	**Contingent Liabilities and Commitments**		
	a. Contingent Liabilities (to the extent not provided for)		
	Disputed Income Tax Matters	15,392,601	-
	Total (a)	**15,392,601**	**-**

Consolidated Notes to Financial Statement

(Contd.)

(Amount in Rs.)

		31.03.14	31.03.13
	b. Commitments		
	The group may have to pay directly to Rajasthan Financial Corporation (RFC) on behalf of Man Industrial Corporation Limited, towards repayment of the loans, as per the development agreement enterred by the Uniworth Realty LLP with them.	25,000,000	25,000,000
	Total (b)	**25,000,000**	**25,000,000**
	Total (a) + (b)	**40,392,601**	**25,000,000**
28	**Leases**		
	a. All the initial direct income/payment relating to lease are charged to statement of profit and loss		
	b. Premises given on operating lease:		
	The total future minimum lease rentals receivable at the balance sheet date is as under:		
	For a period not later than one year	66,042,536	64,865,103
	For a period later than one year and not later than five years	43,400,651	14,624,725
	For a period later than five years	16,527,846	-
	c. Premises taken on operating lease:		
	The total future minimum lease rentals payable at the balance sheet date is as under:		
	For a period not later than one year	19,832,794	27,424,192
	For a period later than one year and not later than five years	21,348,384	41,181,178
	For a period later than five years	-	-
	d. Lease income recognised in statement of profit and loss for the year ended 31st March, 2014 is Rs. 119,322,620 (Previous Year Rs. 143,98,909).		
	e. Lease payment recognised in statement of profit and loss for the year ended 31st March, 2014 is Rs.33,634,868 (Previous Year Rs. 29,727,539).		
29	**Deferred Tax Liability / Asset**		
	a. Deferred Tax Asset:		
	Deferred tax liability		
	Related to fixed assets (depreciation / amortisation)	(536,587)	210,123
	Gross deferred tax liability	**(536,587)**	**210,123**
	Deferred tax asset		
	Related to fixed assets (depreciation / amortisation)	2,195,583	1,714,265
	Impact of expenditures charged to the statement of profit and loss in the year but allowed for tax purposes on payment basis	94,415	383,559
	Gross deferred tax asset	**2,289,998**	**2,097,822**
	Net deferred tax asset	**2,826,585**	**1,887,699**
	b. Deferred Tax Liability:		
	Deferred tax liability		
	Related to fixed assets (depreciation / amortisation)	7,180,651	9,808,331
	Gross deferred tax liability	**7,180,651**	**9,808,331**
	Deferred tax asset		
	Impact of expenditures charged to the statement of profit and loss in the year but allowed for tax purposes on payment basis	1,324,250	663,963
	Gross deferred tax asset	**1,324,250**	**663,963**
	Net deferred tax liability	**5,856,401**	**9,144,368**

Consolidated Notes to Financial Statement

(Contd.)

(Amount in Rs.)

		2013-14	2012-13
30	**Employee Benefits Disclosures**		
	Defined Benefit Plans - Gratuity		
	As per Accounting Standard - 15 "Employees Benefits", the disclosure as defined in the Accounting Standard are given below:		
1	**Components of employer expense**		
	(a) Current service cost	1,055,631	772,726
	(b) Interest cost	214,920	187,200
	(c) Expected return on plan assets	-	-
	(d) Curtailment cost/ (credit) – (excess fund of last year)	-	-
	(e) Settlement cost/(credit)	-	-
	(f) Past service cost	-	-
	(g) Actuarial (gain)/loss	(1,066,551)	(613,426)
	(h) Total expense/(gain) recognised in the statement of profit and loss	204,000	346,500
2	**Net (asset)/liability recognised in balance sheet**		
	(a) Present value of obligation at the end of the year	2,890,500	2,686,500
	(b) Fair value of plan assets as at end of the year	-	-
	(c) (Asset)/Liability recognised in the balance sheet	2,890,500	2,686,500
3	**Change in defined benefit obligation (DBO) during the year ended as on 31st March, 2014**		
	(a) Present value of obligation as at beginning of the year	2,686,500	2,340,000
	(b) Current service cost	1,055,631	772,726
	(c) Interest cost	214,920	187,200
	(d) Liability transferred in	-	-
	(e) Actuarial (gain)/loss	-	-
	(f) Past service cost	-	-
	(g) Actuarial (gains)/losses on obligations	(1,066,551)	(613,426)
	(f) Present value of obligation as at end of the year	2,890,500	2,686,500
4	**Changes in the fair value of plan assets**		
	(a) Present value of plan assets as at beginning of the year	-	-
	(b) Contribution by employer	-	-
	(c) Expected return on plan assets	-	-
	(d) Actuarial gain/(loss)	-	-
	(e) Transfer from other Company	-	-
	(f) Benefits paid	-	-
	(g) Fair value of plan assets as at end of the year	-	-
5	**Actuarial assumptions**		
	(a) Discount rate (per annum)	8.00%	8.00%
	(b) Expected rate on return on assets	NA	NA
	(c) Salary escalation rate*	6.50%	6.50%
	*takes into account the inflation, seniority, promotions and other relevant factors		

Consolidated Notes to Financial Statement

(Contd.)

31 Related Party Disclosures

1 Name of the Related Parties :

Related Parties with whom transactions have taken place during the year

a Associates:

Topzone Mercantile Company LLP

b Key Management Personnel:

Mr. Kamal Khetan – Chairman & Managing Director

Mr. Jignesh Sanghavi - Executive Diretor

c Entity/Person/s having Significant Influence:

Jignesh Sanghvi (HUF)

Mrs. Manisha Khetan

Note : Related party relationship is as identified by the Management and relied upon by the Auditors.

Name of Transactions	Associates		Key Management Personnel/ Entity / Persons having Significant Influence	
	For the year ended 31st March, 2014	For the year ended 31st March, 2013	For the year ended 31st March, 2014	For the year ended 31st March, 2013
Expenses:				
Directors' Remuneration				
Mr. Kamal Khetan	-	-	29,699,442	7,500,000
Mr. Jignesh Sanghavi	-	-	7,137,412	3,500,000
Others:				
Investment in associate(in current capital)				
Topzone Mercantile Company LLP	1,726,250	2,402,500	-	-
Advance received towards sale of flat				
Jignesh Sanghvi (HUF)	-	-	-	3,884,195
Particulars	As at 31st March, 2014	As at 31st March, 2013	As at 31st March, 2014	As at 31st March, 2013
Outstanding balances at the year end				
Current account balance in an Associate				
Topzone Mercantile Company LLP	26,850,291	25,195,500	-	-
Investment in an Associate(Fixed Capital)				
Topzone Mercantile Company LLP	75,401,100	75,401,100	-	-
Advance received towards sale of flat				
Mr. Kamal Khetan	-	-	21,500,000	21,500,000
Mrs. Manisha Khetan	-	-	137,450,000	137,450,000
Mr. Jignesh Sanghavi	-	-	12,500,000	12,500,000
Jignesh Sanghvi (HUF)	-	-	3,884,195	3,884,195

Notes:

(I) Related party relationships are as identified by the Management and relied upon by the Auditors.

(ii) No balances in respect of the related parties have been provided for/written off/written back.

32 Investments in Joint Ventures and the Group share in their Assets & Liabilities, Income & Expenditure, Profit & Loss and Contingent Liability.

The interest of the Group in Joint ventures are listed below :

Piramal Sunteck Realty Private Limited (PSRPL) -50%

Nariman Infrastructure LLP (NIL) -50%

Uniworth Realty LLP (URL)-50%

Assable Buildcon LLP (ABL) -50%

Pathway Buildcon LLP (PBL) -50%

V3 Designs LLP (VDL) -50% (upto 17th May, 2013)

Kanaka and Associates (Partnership Firm) (Kanaka)-50%

(Amount in Rs.)

Particulars		PSPRL	NIL	URL	VDL	Kanaka	ABL	PBL
LIABILITIES								
Reserves and Surplus	**Current Year**	**450,038,720**						
	Previous Year	402,814,213						
Optionally Convertible Redeemable Preference Shares Application Money	**Current Year**	**-**						
	Previous Year	945,170,000						
Non - Current Liabilities	**Current Year**	**1,037,105,832**						
	Previous Year	297,102			438,344			
Current Liabilities	**Current Year**	**847,334,143**	**8,428**	**688,843**		**259,020,217**	**3,750**	**3,750**
	Previous Year	1,031,664,823	8,427	730,359	6,555,604	180,316,641	3,750	3,750
ASSETS								
Fixed Assets	**Current Year**	**1,750,536**		**14,379**		**14,913**		
	Previous Year	1,649,995	-	-	19,499	27,138	-	-
Non - Current Assets	**Current Year**	**4,082,947**				**1,335,873**		
	Previous Year	3,764,596	-	-	22,500	331,250	-	-
Current Assets	**Current Year**	**2,333,773,427**	**441,453,856**	**47,759,460**		**307,669,431**	**68,598**	**67,729**
	Previous Year	2,379,659,763	440,203,855	46,830,359	47,812,856	229,958,254	53,750	53,750
INCOME	**Current Year**	**494,048,848**						
	Previous Year	3,910,306	-	-	-	-	-	-
EXPENSES	**Current Year**	**427,175,088**					**3,801**	**4,670**
	Previous Year	17,823,446	-	-	-	-	3,851	3,851
PROFIT AFTER TAX	**Current Year**	**47,224,507**					**(3,801)**	**(4,670)**
	Previous Year	(14,054,241)	-	-	-	-	(3,851)	(3,851)
CONTINGENT LIABILITY	**Current Year**	**487,265**		**25,000,000**				
	Previous Year	-	-	25,000,000	-	-	-	-

Note:

Disclosure of financial data as per Accounting Standards-27 "Financial Reporting of Interest in the Joint Venture" has been made based on the standalone audited financial statements of the above Joint Venture entities. There is no Capital commitment at the year end in respect of above joint ventures. All above entities are incorporated in India except Sunteck Lifestyle Limited (Dubai) & Sunteck Lifestyle International Pvt. Limited (Mauritius).

Consolidated Notes to Financial Statement

(Contd.)

33 Construction Work-In-Progress

(Amount in Rs.)

Particulars	As at 31st March, 2014	As at 31st March, 2013
Land cost	9,712,816,698	14,430,775,902
Legal and professional fees	60,956,556	170,686,166
Finance cost	1,045,261,220	1,736,536,032
Employee benefits expenses	147,232,483	154,016,027
Other project related expenses	3,382,096,113	3,995,892,078
Closing Construction work-in-progress	**14,348,363,070**	**20,487,906,205**
Less: Opening construction work-in-progress	20,487,906,205	19,035,563,045
	(6,139,543,134)	**1,452,343,159**

During the Year, finance cost amounting to Rs. 1,047,508,163 (Previous Year Rs. 307,160,914) has been charged to construction work-in- progress in accordance with AS-16 " Borrowing Costs".

34 Share Application Money Pending Allotment

Terms and Conditions of Optionally Convertible Redeemable Preference Shares (OCRPS)

On allotment of OCRPS, the Share Application money paid of the below Companies shall be adjusted as under for each OCRPS:

a) Skystar Buildcon Private Limited

(i) Rs. 10 towards the face value

(ii) Rs. 31,490 towards premium in full.

- The above Company shall allot 28,409 numbers of OCRPS on or before 30th May, 2014.
- The Company has sufficient authorised capital to allot the OCRPS."

35 Earnings Per Share (EPS)

The following reflects the profit and share data used in the Basic and Diluted EPS computations:

(Amount in Rs.)

Particulars	31.03.14	31.03.13
Profit after Tax after minority interest & before considering exceptional items (Rs.)	1,509,662,383	62,523,418
Less : exceptional items (Rs.)	-	68,862,683
Profit after Tax after minority interest & after considering exceptional items (Rs.)	1,509,662,383	(6,339,265)
Weighted average number of equity shares of Rs. 2 in calculating basic EPS	59,966,207	59,966,207
Add : Effect of Dilutive Options	6,915	-
Diluted Weighted average number of equity shares of Rs. 2 in calculating		
Diluted EPS (No.)	59,973,122	59,966,207
Basic EPS		
Before exceptional items	25.18	1.04
After exceptional items	25.18	(0.11)
Diluted EPS		
Before exceptional items	25.18	-
After exceptional items	25.18	-

Consolidated Notes to Financial Statement

(Contd.)

36 As the group is primarily engaged in only one business segment Viz. " Real Estate/ Real Esate Development and related activities" and substantial activities are carried out in India, there are no separate reportable segments as per Accounting Standard -17 " Segment Reporting".

37 The group's normal operating cycle in respect of operations relating to under construction real estate projects may vary from project to project depending upon the size of the project, type of development, project complexities and related approvals. Operating cycle for all completed projects and other business is based on 12 months period. Assets and liabilities have been classified into current and non-current based on the operating cycle of respective businesses.

38 Exceptional item in the Previous Year, represents amount paid towards stamp duty and registration charges (crystalised during the Previous Year) on account of amalgamation of two Companies with the holding Company in the Year 2008-09.

39 One of the investee Company is being covered under the definition of "Subsidiary" as per section 2(87) of the Companies Act, 2013, therefore the same has been disclosed as subsidiary. However, the same is not a subsidiary Company as per provisions of Accounting Standard 21 "Consolidated Financial Statements", and therefore, it has not been considered for the purpose of consolidation.

40

a. In the opinion of the management, all the assets other than fixed assets and non-current investments have a value on realisation in the ordinary course of business at least equal to the amount at which these are stated.

b. The accounts of certain trade receivables, trade payables, loans and advances and banks are, however, subject to formal confirmations/ reconciliations and consequent adjustments, if any. However there is no indication of dispute on these accounts, other than those mentioned in the financial statements. The management does not expect any material difference affecting the Current Year's financial statements on such reconciliation / adjustments.

41 Figures pertaining to Previous Year have been regrouped / reclassified wherever found necessary to conform to Current Year presentation.

Signature to Notes No 1 to 41

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

Kamal Khetan
Chairman & Managing Director

Jignesh Sanghavi
Executive Director

Sanjay Dutt
Director

M. Kalahasthi
Director

Kishore Vussonji
Director

Ramakant Nayak
Director

Rachana Hingarajia
Company Secretary

Mumbai: 30th May, 2014

Particulars of the Subsidiary Companies of Sunteck Realty Limited

Disclosure Pursuant to the Genreal circular dated 8th February 2011 issued by Ministry of Corporate Affairs under section 212 of the Companies Act 1956 for the year ended 31st March 2014

(Amount in Rs.)

Sr.No	Name of Subsidiary Company	Paid up Capital	Reserves	Total assets	Total Liabilities	Investments	Turnover / Total Income	PBT	Provision for Tax	PAT	Proposed Dividend
1	Starlight Systems Pvt. Ltd.	4,000,000	224,317,446	300,529,260	300,529,260	8,911,847	65,401,006	28,281,853	18,243,416	19,160,145	NIL
2	Satguru Infocorp Services Pvt. Ltd.	3,750,000	119,378,709	161,218,191	161,218,191	7,586,200	48,460,047	7,838,913	2,315,014	5,523,899	4,687,500
3	Magenta Computer Software Pvt. Ltd.	500,000	54,442,829	63,914,433	63,914,433	18,836,330	10,063,182	7,370,366	1,406,157	5,964,209	5,000,000
4	Amenity Software Pvt. Ltd.	500,000	55,616,617	65,538,196	65,538,196	17,823,680	10,440,750	8,084,466	1,542,683	6,541,783	5,000,000
5	Skystar Buildcon Pvt. Ltd.	100,000	(31,968,285)	2,954,057,167	2,954,057,167	NIL	3,256,169	(619,518)	60,478	(679,996)	NIL
6	Sunteck Property Holdings Pvt. Ltd.	100,000	15,772,413	15,878,031	15,878,031	1,100	15,847,622	15,832,866	NIL	15,832,866	NIL
7	Sahrish Constructions Pvt. Ltd.	100,000	(76,019)	181,481	181,481	NIL	NIL	(84,411)	NIL	(84,411)	NIL
8	Sunteck Realty Holdings Pvt. Ltd.	100,000	15,816,105	15,923,605	15,923,605	1,000	15,836,592	15,816,105	NIL	15,816,105	NIL
9	Sunteck Fashions & Lifestyles Pvt. Ltd.	100,000	(25,259)	100,000	100,000	NIL	NIL	(25,259)	NIL	(25,259)	NIL
10	Sunteck Lifestyles Limited (As on 31st March 2014, 1 AED is equivalent to Rs. 17.016/-)	17016	(621,765)	17016	17016	NIL	NIL	(621,765)	NIL	(621,765)	NIL
11	Sunteck Lifestyle International Pvt. Ltd. (As on 31st March 2014, 1 USD is equivalent to Rs. 62.878/-)	343,634,558	(562,695)	343,581,174.4	343,581,174.4	NIL	NIL	(562,695)	NIL	(562,695)	NIL

Sunteck

Corporate Office: 5th Floor, Sunteck Centre, 37-40, Subhash Road, Vile Parle (East), Mumbai 400 057
Call: +91 22 4287 7800 | info@sunteckindia.com | sunteckindia.com

Disclaimer: "All rights reserved. The design, plans, elevations and views are indicative of the kind of development that is proposed and is bound to undergo change. Artist's impressions are used to illustrate products and features. Furniture, floor coverings, curtains, mirrors, light fittings, furnishings etc., if any, are shown for reference only. The Company reserves the right to alter, amend and vary the layout, plans, specifications or features subject to the approval of the concerned authorities, without prior notice or obligation. This document does not constitute part of any offer or contract. The Company or its directors or employees will not be liable for any loss, damage, errors, injury, whether direct, indirect, consequential or incidental, suffered or incurred by any person/s or due to any use and/or inability to use this plan even if the Company and/or its employees or directors have been notified of the possibilities of potential damages or losses."