

COUNTRY CONDO'S LIMITED



REGD. OFFICE : 8-2-703, MAHOGANY COMPLEX, GROUND FLOOR, AMRUTHA VALLEY, ROAD NO.12, BANJARA HILLS,
HYDERABAD - 500 034. PH : 040 - 64541609, 66360610, FAX : 040 - 66833954 E-mail : info@countrycondos.co.in

30th May, 2013

To,
The Secretary
M/s. NATIONAL STOCK EXCHANGE OF INDIA LIMITED
Exchange Plaza, Bandra – Kurla Complex
Bandra (East)
Mumbai – 400 051

Dear Sir / Madam.

Sub: Audited Financial Results for the quarter and Financial Year ended 31st March, 2013

Ref: Country Condo's Limited. ISIN: INE 695B01025

With reference to the captioned subject, we are herewith sending the Audited Financial Results for the quarter and financial year ended 31st March, 2013. Which has been approved by the Board of Directors in their Meeting held on Thursday, 30th May, 2013.

This is for your information and dissemination for the information of the investors.

Kindly take the note of the above records and acknowledge the receipt of the same.

Thanking you,

For **COUNTRY CONDO'S LIMITED**


D. KRISHNA KUMAR RAJU
DIRECTOR



Encl: A/a.,

COUNTRY CONDO'S LIMITED



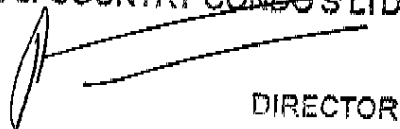
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Audited Financial Results for the Quarter and Year Ended on 31st March, 2013

(₹ In lakhs)

Sl. No.	Particulars	3 Months Ended			12 Months Ended	
		31.03.2013	31.12.2012	31.03.2012	31.03.2013	31.03.2012
		Audited (refer note 2)	Unaudited		Audited	
1	Net Sales/Income from Operations					
	(a) Net Sales/Income from Operations	185.91	167.97	158.84	672.12	462.84
	(b) Other operating income	-	-	-	-	-
	Total Income (A + B)	185.91	167.97	158.84	672.12	462.84
2	Expenses:					
	(a) Cost of materials consumed	14.66	15.05	12.04	55.05	32.60
	(b) Purchase of stock-in-trade	143.14	14.98	136.08	307.65	136.08
	(c) Changes in inventories	(377.59)	(33.52)	(367.49)	(924.56)	(721.05)
	(d) Employee benefits expense	137.91	80.15	60.32	356.25	215.34
	(e) Depreciation and amortisation expense	3.96	3.98	5.21	15.59	10.98
	(f) Land Development Expenditure	154.47	18.55	185.76	536.93	517.01
	(g) Other Expenses	75.83	65.99	49.48	267.71	172.45
	Total Expenditure	152.36	165.18	81.40	614.62	363.41
3	Profit/(Loss) from operations before other income, finance costs & exceptional items (1-2)	33.53	2.79	77.44	57.50	99.43
4	Other Income	4.18	1.83	0.75	10.78	7.24
5	Profit / (Loss) from ordinary activities before finance costs & Exceptional Items (3 + 4)	37.71	4.62	78.19	68.28	106.67
6	Finance costs	-	-	-	-	-
7	Profit / (Loss) from ordinary activities after finance costs but Exceptional Items (5 + 6)	37.71	4.62	78.19	68.28	106.67
8	Exceptional Items	-	-	-	-	-
9	Profit / (Loss) from ordinary activities before tax (7 + 8)	37.71	4.62	78.19	68.28	106.67
10	Tax Expense					
	Income tax	28.04	1.43	13.85	38.69	26.24
	Deferred tax	(57.31)	1.77	2.07	(52.28)	8.05
11	Net Profit / (Loss) from ordinary activities after tax (9 + 10)	66.98	1.42	62.27	81.87	72.38
12	Extraordinary Item (net of tax expense Rs.....)	-	-	-	-	-
13	Net Profit / (Loss) for the period (11 + 12)	66.98	1.42	62.27	81.87	72.38
14	Net Profit / (Loss) after taxes, minority interest and share of profit / (loss) of associates (13 + 14 + 15)					
15	Paid-up Equity Share Capital (Face Value of ₹ 1/- each)	775.97	775.97	775.97	775.97	775.97
16	Reserves Excluding Revaluation Reserves as per balance sheet of previous accounting year	-	-	-	-	831.14
17.i	Earnings Per Share (before extraordinary items) (of ₹ 1 /- each)(not annualized);					
	(a) Basic	0.09	0.01	0.08	0.11	0.09
	(b) Diluted	0.09	0.01	0.08	0.11	0.09
17.ii	Earnings Per Share (after extraordinary items) (of ₹ 1 /- each)(not annualized);					
	(a) Basic	0.09	0.01	0.08	0.11	0.09
	(b) Diluted	0.09	0.01	0.08	0.11	0.09
A	Particulars of Shareholding					
1	Public Shareholding					
	- Number of shares	42,124,451	42,124,451	38,967,514	42,124,451	38,967,514
	- Percentage of shareholding	54.29%	54.29%	50.22%	54.29%	50.22%
2	Promoters and promoter group Shareholding					
	a) Pledged/Encumbered					
	- Number of shares	-	-	-	-	-
	- Percentage of shares (as a % of the total shareholding of promoter and promoter group group)	-	-	-	-	-
	- Percentage of shares (as a % of the total share capital of the company)	-	-	-	-	-
	b) Non-Encumbered					
	- Number of shares	35,472,849	35,472,849	38,629,786	35,472,849	38,629,786
	- Percentage of shares (as a % of the total shareholding of promoter and promoter group group)	100%	100%	100%	100%	100%
	- Percentage of shares (as a % of the total share capital of the company)	45.71%	45.71%	49.78%	45.71%	49.78%

For COUNTRY CONDO'S LTD.



DIRECTOR

COUNTRY CONDO'S LIMITED



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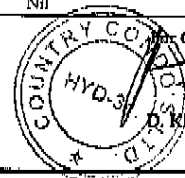
NOTE :

- 1 The above Results were taken on record by the Board of Directors at their meeting held on 30th May, 2013 at their Registered Office, Hyderabad.
- 2 Figures for the Quarter ended 31.03.2013 are the balancing figures between audited figures in respect of full financial year and published unaudited year to date figures upto 3rd Quarter for the relevant financial year
- 3 The Company operates in two business segments viz. Real Estate and Hospitality.
- 4 Previous year figures have been regrouped and rearranged wherever necessary.

Particulars	3 Months Ended (31.03.2013)	12 Months Ended (31.03.2013)
B INVESTOR COMPLAINTS		
Pending at the beginning of the Period	Nil	Nil
Received during the Period	Nil	01
Disposed of during the Period	Nil	01
Remaining unresolved at the end of the Period	Nil	Nil

Place : Hyderabad

Date : 30.05.2013



Country Condo's Limited

D. KRISHNA KUMAR RAJU
DIRECTOR

COUNTRY CONDO'S LIMITED



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Segment Wise Revenue, Results and Capital Employed for the Quarter and Year ended on 31st March, 2013

(₹ in lakhs)

Sl. No.	Particulars	3 Months Ended			12 Months Ended	
		31.03.2013	31.12.2012	31.03.2012	31.03.2013	31.03.2012
		Audited (refer note 2)	Unaudited		Audited	
1	Segment Revenue					
	(a) Realstate	129.60	109.98	117.74	456.03	326.39
	(b) Hospitality	56.31	57.99	41.10	216.09	136.45
	(c) Un allocated	4.18	1.83	0.75	10.78	7.24
	Total	190.09	169.80	159.59	682.90	470.08
	Less: Inter Segment Revenue	-	-	-	-	-
	Net Sales / Income From Operations	190.09	169.80	159.59	682.90	470.08
2	Segment Result					
	(Profit before tax and interest from each segment)					
	(a) Realstate	22.78	(16.30)	61.92	0.80	67.37
	(b) Hospitality	10.75	19.09	15.52	56.70	32.06
	(c) Un allocated	4.18	1.83	0.75	10.78	7.24
	Total	37.71	4.62	78.19	68.28	106.67
	Less: (i) Interest	-	-	-	-	-
	(ii) Other Unallocable Expenditure net off	-	-	-	-	-
	(iii) Unallocable Income	-	-	-	-	-
	Total Profit Before Tax	37.71	4.62	78.19	68.28	106.67

3 Segment wise Capital Employed

Segregation of assets, liabilities, depreciation and other non-cash expenses into various reportable segments have not been presented and the Group is of the view that it is not practical to reasonably allocate assets, liabilities and other non-cash expenses to individual segments.

Notes:

- The Company is organised in two main business segments, namely: Real Estate & Hospitality.
- Figures for the Quarter ended 31.03.2013 are the balancing figures between audited figures in respect of full financial year and published unaudited year to date figures upto 3rd Quarter for the relevant financial year
- Segments revenue in each of the above business segments primarily includes sales and service charges.
- Previous year figures have been regrouped wherever necessary.

Place : Hyderabad

Date : 30.05.2013

For Country Condo's Limited
D. KRISHNA KUMAR RAO
DIRECTOR

COUNTRY CONDO'S LIMITED



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STATEMENT OF ASSETS AND LIABILITIES

(₹ In lakhs)

PARTICULARS		AS AT CURRENT	AS AT PREVIOUS
		YEAR ENDED	YEAR ENDED
		31.03.2013	31.03.2012
		Audited	Audited
A	EQUITY AND LIABILITIES		
1	Shareholders' funds		
	(a) Share Capital	775.97	775.97
	(b) Reserves & Surplus	913.01	831.14
	Sub-total - Shareholders' funds	1,688.98	1,607.11
2	Non-current liabilities		
	(a) Deferred tax liabilities (Net)	139.60	191.88
	(b) Long-term borrowings	3,549.86	2,227.77
	Sub-total - Non-current liabilities	3,689.46	2,419.65
3	Current liabilities		
	(a) Trade payables	27.31	13.13
	(b) Other current liabilities	3,864.30	4,250.89
	(c) Short-term provisions	52.28	49.00
	Sub-total - Current liabilities	3,943.89	4,313.02
	TOTAL - EQUITY AND LIABILITIES	9,322.33	8,339.78
B	ASSETS		
1	Non-current assets		
	(a) Fixed Assets		
	(i) Tangible assets	1,089.68	1,076.04
	(ii) Capital work-in-progress	4.47	4.48
	(b) Long-term loans and advances	3,685.06	3,731.11
	(c) Other current assets	2.32	3.48
	Sub-total - Non-current assets	4,781.53	4,815.11
2	Current assets		
	(a) Inventories	3,329.00	2,402.68
	(b) Cash and cash equivalents	357.90	339.99
	(c) Short-term loans and advances	778.93	714.24
	(d) Other current assets	74.97	67.76
	Sub-total - Current assets	4,540.80	3,524.67
	TOTAL - ASSETS	9,322.33	8,339.78

Place : Hyderabad
Date : 30.05.2013

For Country Condo's Limited
D. KRISHNA KUMAR RAJU
DIRECTOR

**P. MURALI & CO.,**CHARTERED ACCOUNTANTS
6-3-655/2/3, SOMAJIGUDA,
HYDERABAD - 500 082. INDIATel. : (91-40) 2332 6666, 2331 2554
2339 3967, 2332 1470

Fax : (91-40) 2339 2474

E-mail : pmurali.co@gmail.com
info@pmurali.com

Website : www.p murali.com

Auditors' Report on Quarterly Financial Results and Year to Date Financial Results of Country Condo's Limited Pursuant to the Clause 41 of the Listing Agreement

To

The Board of Directors of
Country Condo's Limited

We have audited the quarterly financial results of Country Condo's Limited ('the Company') for the quarter ended 31 March 2013 and the year to date financial results for the period from 1 April 2012 to 31 March 2013, attached herewith, being submitted by the Company pursuant to the requirement of Clause 41 of the Listing Agreement, except for the disclosures regarding 'Public Shareholding' and 'Promoter and Promoter Group Shareholding' which have been traced from disclosures made by the management and have not been audited by us. These quarterly financial results as well as the year to date financial results have been prepared on the basis of the interim financial statements, which are the responsibility of the Company's management. Our responsibility is to express an opinion on these financial results based on our audit of such interim financial statements, which have been prepared in accordance with the recognition and measurement principles laid down in Accounting Standard (AS) 25, Interim Financial Reporting, issued pursuant to the Companies (Accounting Standards) Rules, 2006 as per section 211 (3C) of the Companies Act, 1956 and other accounting principles generally accepted in India.

We conducted our audit in accordance with auditing standards generally accepted in India. Those Standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial results are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts disclosed as financial results. An audit also includes assessing the accounting principles used and significant estimates made by management. We believe that our audit provides a reasonable basis for our opinion.

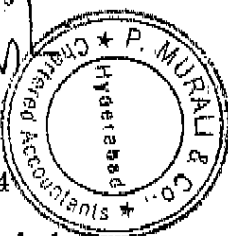
In our opinion and to the best of our information and according to the explanations given to us, these quarterly financial results as well as the year to date financial results:

- (i) are presented in accordance with the requirements of Clause 41 of the Listing Agreement in this regard; and
- (ii) give a true and fair view of the net profit and other financial information for the quarter ended 31 March 2013 as well as the year to date results for the period from 1 April 2012 to 31 March 2013.

Further, we also report that we have on the basis of the books of account and other records and information and explanations given to us by the management, also verified the number of shares as well as percentage of shareholdings in respect of aggregate amount of public shareholdings, as furnished by the Company in terms of Clause 35 of the Listing Agreement and found the same to be correct.

For P. Murali & Co.,
Chartered Accountants
FRN : 007257s

M.V. Joshi
Partner
M.No. 024784



Place : Hyderabad
Date : 30/05/2013