

April 29, 2016

Department of Corporate Services
BSE Limited,
Fort, Mumbai 400 001

The Listing Department
National Stock Exchange of India Limited,
Bandra (E), Mumbai 400051

Through: BSE Listing Centre

Through: NEAPS

Scrip code: 533273

Scrip Symbol: OBEROIRLTY

Sub: Audited consolidated and standalone financial results for the year ended March 31, 2016

Ref: Regulation 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

Dear Sirs,

With reference to the above, we hereby inform you that the Board of Directors in their meeting held on April 29, 2016 have approved the Audited consolidated and standalone financial results for the entire financial year ended March 31, 2016 and the same are enclosed herewith.

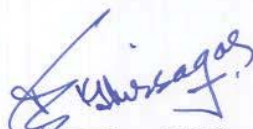
Also enclosed herewith are the Auditor's Reports on the above consolidated and standalone financial results.

Also, in accordance with Regulation 33(3)(d) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 we enclose herewith the Form A in respect of the aforesaid Auditors Reports.

Request you to kindly take the above on record and oblige.

Thanking you.

For Oberoi Realty Limited



Bhaskar Kshirsagar
Company Secretary

Encl: As above.

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OBEROI
REALTY
OBEROI REALTY LIMITED

Registered Office : Commerz, 3rd floor, International Business Park, Oberoi Garden City, Goregaon (E),
Mumbai – 400 063, India

CIN: L45200MH1998PLC114818, E-mail ID: corporate@oberoi Realty.com, Website: www.oberoi Realty.com,
Tel: +9122 6677 3333, Fax: +91 22 6677 3334

Audited Consolidated Financial Results for the Year Ended March 31, 2016

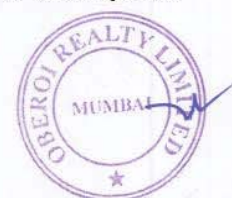
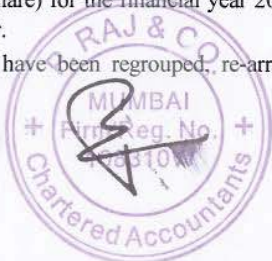
(Rs. in Lakh, except per share data)

No	Particulars	Quarter Ended			Year Ended	
		31/03/2016	31/12/2015	31/03/2015	31/03/2016	31/03/2015
		Audited (Refer note b)	Unaudited	Audited (Refer note b)	Audited	Audited
1	a. Net sales / income from operations	22,489	77,888	33,859	1,39,971	91,093
	b. Other operating income	183	303	612	838	1,174
	Total (a+b)	22,672	78,191	34,471	1,40,809	92,267
2	Expenditure					
	a. Operating costs	9,599	41,600	13,891	62,971	31,481
	b. Employee benefits expense	1,440	1,563	1,462	5,763	5,265
	c. Depreciation and amortisation	1,221	1,235	1,062	4,899	4,029
	d. Other costs	1,313	2,247	1,265	5,331	4,143
	Total (a+b+c+d)	13,573	46,645	17,680	78,964	44,918
3	Profit from operations before other income, interest and finance charges and exceptional items (1-2)	9,099	31,546	16,791	61,845	47,349
4	Other income	1,063	842	463	3,621	1,749
5	Profit from ordinary activities before interest and finance charges and exceptional items (3+4)	10,162	32,388	17,254	65,466	49,098
6	Interest and finance charges	7	2	3	16	176
7	Profit from ordinary activities after interest and finance charges but before prior period/exceptional items (5-6)	10,155	32,386	17,251	65,450	48,922
8	Prior period income / (expenses)	-	-	-	-	-
9	Profit from ordinary activities before tax (7+8)	10,155	32,386	17,251	65,450	48,922
10	Tax expense	3,700	11,451	6,949	22,859	17,210
11	Profit from ordinary activities after tax (9-10)	6,455	20,935	10,302	42,591	31,712
12	Extraordinary item (net of tax expense)	-	-	-	-	-
13	Net profit for the period (11-12)	6,455	20,935	10,302	42,591	31,712
14	Paid-up equity share capital (Face value of Rs. 10 each)	33,930	33,930	32,824	33,930	32,824
15	Reserves and surplus (excluding revaluation reserves)				4,96,498	4,30,605
16	Earnings per share (EPS)*					
	a) Basic EPS					
	- Before extraordinary items	1.90	6.17	3.14	12.68	9.66
	- After extraordinary items	1.90	6.17	3.14	12.68	9.66
	b) Diluted EPS					
	- Before extraordinary items	1.90	6.17	3.14	12.68	9.66
	- After extraordinary items	1.90	6.17	3.14	12.68	9.66

* Not annualised, except year end basic and diluted EPS

Notes:

- The above results for the year ended March 31, 2016 have been reviewed by the Audit Committee and approved by the Board of Directors at its meeting held on April 29, 2016 and have been audited by the Statutory Auditors of the Company.
- The figures of the last quarter are the balancing figures between audited figures in respect of full financial year and unaudited published year to date figures up to the third quarter of the respective financial year.
- Since the nature of the real estate business of the Company is such that profits / losses do not necessarily accrue evenly over the period, the result of a quarter / year may not be representative of the profits / losses for the year.
- During the quarter, the Board of Directors of the Company have declared and paid interim dividend of Rs. 2 per equity share (20% of face value of equity share) for the financial year 2015-2016. The said interim dividend shall be considered as the final dividend for the said financial year.
- Previous period figures have been regrouped, re-arranged and re-classified wherever necessary to conform to current period's classification.



- f) During the quarter a sum of Rs.591 lakh and for the year a sum of Rs 1,291 lakh has been written off on account of lapse of MAT credit entitlement.
- g) The standalone financial results for the year ended March 31, 2016 are summarized below and detailed financial results are also available on the Company's website www.oberoirealty.com and have been submitted to the BSE Limited (BSE) and National Stock Exchange (NSE), where the equity shares of the Company are listed.

(Rs. in Lakh)

Particulars	Quarter Ended			Year Ended	
	31/03/2016	31/12/2015	31/03/2015	31/03/2016	31/03/2015
	Audited (Refer note b)	Unaudited	Audited (Refer note b)	Audited	Audited
Total revenue (including other income)	24,179	70,232	21,981	1,32,372	76,105
Profit before tax	13,640	28,513	11,750	65,828	42,657
Profit after tax	11,223	18,633	7,799	47,547	30,477

- f) Audited Consolidated Segment wise Revenue, Results and Capital Employed for the year ended March 31, 2016:

(Rs. in Lakh)

Particulars	Quarter Ended			Year Ended	
	31/03/2016	31/12/2015	31/03/2015	31/03/2016	31/03/2015
	Audited (Refer note b)	Unaudited	Audited (Refer note b)	Audited	Audited
Segment Revenue					
(a) Real estate	19,397	74,786	31,129	1,27,972	80,012
(b) Hospitality	3,275	3,405	3,342	12,837	12,255
Total	22,672	78,191	34,471	1,40,809	92,267
Less: Inter segment revenue	-	-	-	-	-
Net income from operations	22,672	78,191	34,471	1,40,809	92,267
Segment Results (Profit before unallocable (expenditure) / income, interest and finance charges and tax)					
(a) Real estate	8,607	31,583	16,265	60,675	46,636
(b) Hospitality	634	615	707	2,200	1,339
Total	9,241	32,198	16,972	62,875	47,975
Add/(Less):					
i) Interest and finance charges	(7)	(2)	(3)	(16)	(176)
ii) Unallocable (expenditure) / income net of Unallocable Expenditure*	921	190	282	2,591	1,123
Profit before tax	10,155	32,386	17,251	65,450	48,922
Capital Employed (Segment assets less segment liabilities)					
(a) Real estate #	4,57,902	4,54,086	4,12,472	4,57,902	4,12,472
(b) Hospitality	30,303	30,357	31,630	30,303	31,630
Total capital employed in segment	4,88,205	4,84,443	4,44,102	4,88,205	4,44,102
Add: Unallocated capital employed*	42,223	47,700	19,327	42,223	19,327
Total Capital Employed	5,30,428	5,32,143	4,63,429	5,30,428	4,63,429

* Unallocated Capital Employed includes temporary surplus. Income earned on temporary investment of the same has been shown in 'Unallocable Income net of Unallocable Expenditure'.

The company is developing through a joint venture a mixed use project comprising of a hotel and residences. Pending the final set of approvals which will give clarity on the overall size of the project, the total cost of Rs 42,727 lakh incurred till date is reflected under the real estate segment and the relevant cost shall be allocated to the hospitality segment once there is certainty. However, the revenue recognition of this project has not yet commenced and hence there is no impact of the same on the segment revenue.

Mumbai, April 29, 2016



For and on behalf of the Board


 Vikas Oberoi
 Chairman & Managing Director

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Audited Consolidated Statement of Assets and Liabilities as at March 31, 2016

(Rs. in Lakh)

Particulars	As at 31/03/2016	As at 31/03/2015
	Audited	Audited
EQUITY AND LIABILITIES		
Shareholders' funds		
Share capital	33,930	32,824
Reserves and surplus	4,96,498	4,30,605
	5,30,428	4,63,429
Non-current liabilities		
Long term borrowings	48,445	72,992
Deferred tax liabilities	2,287	2,425
Trade payables	701	646
Other long-term liabilities	5,031	7,824
Long-term provisions	139	119
	56,603	84,006
Current liabilities		
Short-term borrowings	10,814	10,814
Trade payables	4,643	3,532
Other current liabilities	1,73,192	1,41,926
Short-term provisions	297	8,289
	1,88,946	1,64,561
Total	7,75,977	7,11,996
ASSETS		
Non-current assets		
Fixed assets (including capital work in progress)	1,03,105	1,03,654
Goodwill on consolidation	26,538	26,538
Non-current investments	-	1
Long-term loans and advances	1,37,891	1,25,316
	2,67,534	2,55,509
Current assets		
Current investments	7,441	-
Inventories	3,93,059	3,48,176
Trade receivables	11,703	8,281
Cash and bank balances	32,086	29,368
Short-term loans and advances	61,484	70,303
Other current assets	2,670	359
	5,08,443	4,56,487
Total	7,75,977	7,11,996

For and on behalf of the board

Mumbai, April 29, 2016




Vikas Oberoi
 Chairman & Managing Director

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Audited Standalone Financial Results for the Year Ended March 31, 2016

(Rs. in Lakh, except per share data)

No	Particulars	Quarter Ended			Year Ended	
		31/03/2016	31/12/2015	31/03/2015	31/03/2016	31/03/2015
		Audited (Refer note b)	Unaudited	Audited (Refer note b)	Audited	Audited
1	a. Net sales / income from operations	16,984	69,693	21,641	1,17,360	69,255
	b. Other operating income	137	244	232	617	669
	Total (a+b)	17,121	69,937	21,873	1,17,977	69,924
2	Expenditure					
	a. Operating costs	7,172	37,578	7,121	52,957	21,788
	b. Employee benefits expense	1,211	1,343	1,311	4,934	4,775
	c. Depreciation and amortisation	1,045	1,056	885	4,207	3,351
	d. Other costs	1,106	1,740	910	4,431	3,517
	Total (a+b+c+d)	10,534	41,717	10,227	66,529	33,431
3	Profit from operations before other income, interest and finance charges and exceptional items (1-2)	6,587	28,220	11,646	51,448	36,493
4	Other income	7,058	295	108	14,395	6,181
5	Profit from ordinary activities before interest and finance charges and exceptional items (3+4)	13,645	28,515	11,754	65,843	42,674
6	Interest and finance charges	5	2	4	15	17
7	Profit from ordinary activities after interest and finance charges but before prior period/exceptional items (5-6)	13,640	28,513	11,750	65,828	42,657
8	Prior period income / (expenses)	-	-	-	-	-
9	Profit from ordinary activities before tax (7+8)	13,640	28,513	11,750	65,828	42,657
10	Tax expense	2,417	9,880	3,951	18,281	12,180
11	Net profit from ordinary activities after tax (9-10)	11,223	18,633	7,799	47,547	30,477
12	Extraordinary item (net of tax expense)	-	-	-	-	-
13	Net profit for the period (11-12)	11,223	18,633	7,799	47,547	30,477
14	Paid-up equity share capital (Face value of Rs.10 each)	33,930	33,930	32,824	33,930	32,824
15	Reserves and surplus (excluding revaluation reserves)				3,37,673	2,64,104
16	Earnings per share (EPS)*					
	a) Basic EPS					
	- Before extraordinary items	3.31	5.49	2.38	14.15	9.29
	- After extraordinary items	3.31	5.49	2.38	14.15	9.29
	b) Diluted EPS					
	- Before extraordinary items	3.31	5.49	2.38	14.15	9.28
	- After extraordinary items	3.31	5.49	2.38	14.15	9.28

* Not annualised, except year end basic and diluted EPS



Notes:

- a) The above results for the year ended March 31, 2016 have been reviewed by the Audit Committee and approved by the Board of Directors at its meeting held on April 29, 2016 and have been audited by the Statutory Auditors of the Company.
- b) The figures of the last quarter are the balancing figures between audited figures in respect of full financial year and unaudited published year to date figures up to the third quarter of the respective financial year.
- c) Since the nature of the real estate business of the Company is such that profits / losses do not necessarily accrue evenly over the period, the result of a quarter / year may not be representative of the profits / losses for the year.
- d) During the quarter, the Board of Directors of the Company have declared and paid interim dividend of Rs. 2 per equity share (20% of face value of equity share) for the financial year 2015-2016. The said interim dividend shall be considered as the final dividend for the said financial year.
- e) Previous period figures have been regrouped, re-arranged and re-classified wherever necessary to conform to current period's classification.
- d) Audited Standalone Segment wise Revenue, Results and Capital Employed for the year ended March 31, 2016:

(Rs. in Lakh)

Particulars	Quarter Ended			Year Ended	
	31/03/2016	31/12/2015	31/03/2015	31/03/2016	31/03/2015
	Audited (Refer note b)	Unaudited	Audited (Refer note b)	Audited	Audited
Segment Revenue					
(a) Real estate	13,846	66,532	18,531	1,05,140	57,669
(b) Hospitality	3,275	3,405	3,342	12,837	12,255
Total	17,121	69,937	21,873	1,17,977	69,924
Less: Inter segment revenue	-	-	-	-	-
Net income from operations	17,121	69,937	21,873	1,17,977	69,924
Segment Results					
(Profit before unallocable (expenditure) / income, interest and finance charges and tax)					
(a) Real estate	6,080	28,241	11,069	50,213	35,679
(b) Hospitality	629	611	703	2,184	1,322
Total	6,709	28,852	11,772	52,397	37,001
Add/(Less):					
i) Interest and finance charges	(5)	(2)	(4)	(15)	(17)
ii) Unallocable (expenditure) / income net of Unallocable Expenditure*	6,936	(337)	(18)	13,446	5,673
Profit before tax	13,640	28,513	11,750	65,828	42,657
Capital Employed					
(Segment assets less segment liabilities)					
(a) Real estate	3,05,309	2,99,986	2,35,346	3,05,309	2,35,346
(b) Hospitality	22,024	22,087	23,361	22,024	23,361
Total capital employed in segment	3,27,333	3,22,073	2,58,707	3,27,333	2,58,707
Add: Unallocated capital employed*	44,270	45,093	38,221	44,270	38,221
Total Capital Employed	3,71,603	3,67,166	2,96,928	3,71,603	2,96,928

* Unallocated Capital Employed includes temporary surplus. Income earned on temporary investment of the same has been shown in 'Unallocable Income net of Unallocable Expenditure'.

For and on behalf of the board

Mumbai, April 29, 2016



Vikas Oberoi
Chairman & Managing Director

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Tel: +9122 6677 3333, Fax: +91 22 6677 3334

Audited Standalone Statement of Assets and Liabilities as at March 31, 2016

(Rs. in Lakh)

Particulars	As at 31/03/2016	As at 31/03/2015
	Audited	Audited
EQUITY AND LIABILITIES		
Shareholders' funds		
Share capital	33,930	32,824
Reserves and surplus	3,37,673	2,64,104
	3,71,603	2,96,928
Non-current liabilities		
Deferred tax liabilities	2,243	2,272
Trade payables	83	65
Other long-term liabilities	2,801	4,670
Long-term provisions	120	112
	5,247	7,119
Current liabilities		
Short-term borrowings	10,861	12,704
Trade payables	3,327	2,639
Other current liabilities	60,287	91,744
Short-term provisions	235	8,250
	74,710	1,15,337
Total	4,51,560	4,19,384
ASSETS		
Non-current assets		
Fixed assets (including capital work in progress)	85,956	89,005
Non-current investments	31,831	31,861
Long-term loans and advances	32,155	28,866
	1,49,942	1,49,732
Current assets		
Current investments	8,589	6,990
Inventories	90,350	1,03,279
Trade receivables	3,853	2,761
Cash and bank balances	8,758	8,748
Short-term loans and advances	1,89,054	1,44,494
Other current assets	1,014	3,380
	3,01,618	2,69,652
Total	4,51,560	4,19,384

Mumbai, April 29, 2016



For and on behalf of the board


Vikas Oberoi
 Chairman & Managing Director

Independent Auditor's Report

To the Board of Directors of **Obero Realty Limited**

1. We have audited the consolidated financial results of **Obero Realty Limited** ("the Company"), its subsidiaries and its joint ventures (collectively referred to as "the Group") for the year ended March 31, 2016, attached herewith, being submitted by the company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ('Listing Regulations'). These consolidated financial results have been prepared from annual consolidated financial statements, which are the responsibility of the company's management and have been approved by Board of Directors. Our responsibility is to express an opinion on these consolidated financial results based on our audit of such consolidated financial statements, which have been prepared in accordance with the accounting principles generally accepted in India, including the Accounting Standards specified under section 133 of the Companies Act 2013 ("the Act"), read with rule 7 of the Companies (Accounts) Rules, 2014.
2. We conducted our audit in accordance with the auditing standards generally accepted in India. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial results are free of material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and the disclosures in the consolidated financial statements. The procedure selected depends upon the auditor's judgement, including the assessment of the risks of material misstatements of the financial results, whether due to fraud or error. In making those risk assessments, the auditor considers internal financial control relevant to the Company's preparation of the financial statements that give a true and fair view in order to design audit procedures that are appropriate in the circumstances. An audit also includes evaluating the appropriateness of the accounting policies used and the reasonableness of the accounting estimates made by the Company's Board of Directors, as well as evaluating the overall presentation of the consolidated financial statements.

We believe that our audit provides a reasonable basis for our opinion.

3. The Statement includes Consolidated Financial Results and Consolidated Financial information of the following entities:
 - a) Oberoi Constructions Limited
 - b) Oberoi Mall Limited
 - c) Kingston Property Service Limited
 - d) Kingston Hospitality and Developers Private Limited
 - e) Expression Realty Private Limited
 - f) Perspective Realty Private Limited
 - g) Sight Realty Private Limited
 - h) Buoyant Realty LLP
 - i) Shri Siddhi Avenues LLP (w. e. f. March 17, 2016)
 - j) Shri Siddhi Enterprises (w. e. f. April 15, 2015 up to March 16, 2016)
 - k) Incline Realty Private Limited
 - l) Integrus Realty Private Limited
 - m) I-Ven Realty Limited
 - n) Siddhivinayak Realities Private Limited
 - o) Sangam City Township Private Limited
 - p) Metropark Infratech and Realty Developments Private Limited
 - q) Oasis Realty
 - r) Astir Realty LLP
 - s) Aion Realty LLP
 - t) Saldanha Realty and Infrastructure LLP



4. The Consolidated Financial Results and Financial Information contained in the Statement reflect the Group's share of net assets of Rs.4,614.11 Lakhs as at March 31, 2016 and total revenue of Rs. Nil and net loss of 0.37 Lakhs for the year ended March 31, 2016 of two Joint Ventures, as considered in the Consolidated Financial Statements. These Financial Statements have been audited by other auditors. Accordingly, our assurance on the Statement in so far as it relates to the amounts included in respect of this Joint Venture is based solely on the reports of such other auditors which have been furnished to us.
5. The financial statements of one Joint Venture is on the basis of unaudited management accounts and the financial statements reflect the Group's share of net assets of Rs. 1,414.07 Lakhs as at March 31, 2016 and total revenues of Rs. Nil and net loss of 0.38 Lakhs for the year ended March 31, 2016
6. Attention is invited regarding figures for the quarter ended March 31, 2016, being balancing figures between the audited figures in respect of the full financial year and the published year to date figures up to the third quarter of the relevant financial year.
7. In our opinion and to the best of our information and according to the explanations given to us these consolidated financial results as:
 - (i) have been presented in accordance with the requirements of Regulation 33 of Listing Regulations in this regard; and
 - (ii) give a true and fair view of the consolidated net profit and other financial information for the year ended March 31, 2016.

FOR P. RAJ & CO.

Chartered Accountants

Firm Registration No. 108310W



P. S. Shah

Partner

Membership No. 44611

Mumbai, April 29, 2016



Independent Auditor's Report

To the Board of Directors of **Obero Realty Limited**

1. We have audited the financial results of **Obero Realty Limited** (the "Company") for the year ended March 31, 2016, attached herewith, being submitted by the company pursuant to the requirement of Regulation 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ('Listing Regulations') These financial result have been prepared on the basis of the annual financial statements, which are the responsibility of the company's management and have been approved by the Board of Directors. Our responsibility is to express an opinion on these financial results based on our audit of such financial statements, which have been prepared in accordance with the accounting principles generally accepted in India, including the Accounting Standards specified under Section 133 of the Companies Act, 2013 ("the Act") read with rule 7 of Companies (Accounts) Rules, 2014.

2. We conducted our audit in accordance with the auditing standards generally accepted in India. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial results are free of material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and the disclosures in the financial statements.. The procedure selected depends upon the auditor's judgement, including the assessment of the risks of material misstatements of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal financial control relevant to the Company's preparation of the financial statements that give a true and fair view in order to design audit procedures that are appropriate in the circumstances. An audit also includes evaluating the appropriateness of the accounting policies used and the reasonableness of the accounting estimates made by the Company's Directors, as well as evaluating the overall presentation of the financial statements.

We believe that our audit provides a reasonable basis for our opinion.

3. Attention is invited regarding figures for the quarter ended March 31, 2016, being balancing figures between the audited figures in respect of the full financial year and the published year to date figures up to the third quarter of the relevant financial year.
4. In our opinion and to the best of our information and according to the explanations given to us these financial result:
 - (i) are presented in accordance with the requirements of Regulation 33 of Listing Regulations in this regard; and
 - (ii) give a true and fair view of the net profit and other financial information for the year ended March 31, 2016.

FOR P. RAJ & CO.
Chartered Accountants
Firm Registration No. 108310W


P. S. Shah
Partner
Membership No. 44611
Mumbai, April 29, 2016



Form A

Sr.	Particular	Standalone financial results	Consolidated financial results
1.	Name of the Company	Oberoi Realty Limited	
2.	Annual financial statements for the year ended	March 31, 2016	March 31, 2016
3.	Type of Audit observation	Unmodified/ ~~Emphasis of Matter~~	Unmodified/ ~~Emphasis of Matter~~
4.	Frequency of observation	Not applicable	Not applicable

For P. Raj & Co.

Chartered Accountants

Firm Registration No. 108310W



P.S. Shah

Partner

Membership No. 44611

Date: April 29, 2016

Place: Mumbai



Vikas Oberoi

Managing Director

For Oberoi Realty Limited



T.P. Ostwal

Chairman- Audit
Committee



Saumil Daru

Chief Financial
Officer