



010

9th February, 2013

The Secretary, BSE Limited Phiroze Jeejeebhoy Towers, Dalal Street, Mumbai 400 001	The Secretary, National Stock Exchange of India Limited "Exchange Plaza", Bandra - Kurla Complex, Bandra (E), Mumbai - 400 051
Scrip Code : 533160	Scrip Symbol : DBREALTY
Fax No.: 022 - 2272 2037/ 39	Fax No.: 022 - 26598237/38

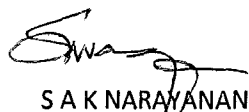
Sub. : Outcome of Board Meeting and Press Release for Unaudited Financial Results for the quarter and period ended 31.12.2012

Dear Sirs,

We are enclosing herewith the outcome of the Board Meeting of the Company held on 9th February, 2013 to take on record the unaudited accounts of the company for the quarter and period ended 31st December, 2012 and the Press Release of the Company.

Yours faithfully,

For D B Realty Limited


S A K NARAYANAN

Company Secretary & Compliance Officer



*Encl: Limited Review Reports and
unaudited financial results, Press Release*

D B REALTY LIMITED

Regd. Office : DB House, Gen. A. K. Vaidya Marg, Goregaon (East), Mumbai - 400 063. • Tel.: 91-22-4077 8600 • Fax: 91-22-2841 5550 / 2842 1667
E-mail: info@dbg.co.in • Website: www.dbrealty.co.in

Limited Review Report

**Review Report to
The Board of Directors,
DB Realty Limited**

1. We have reviewed the unaudited financial results in the accompanying statement of DB Realty Limited ("the Company") for the quarter ended 31st December 2012 ("the Statement"), except for the disclosures regarding 'Public Shareholding', 'Promoters and Promoter Group Shareholding' and 'Investor Complaints' which have been traced from disclosures made by the management and have not been reviewed by us. This Statement is the responsibility of the Company's management and has been approved by the Board of Directors. Our responsibility is to issue a report on the Statement based on our review.
2. We conducted our review in accordance with the Standard on Review Engagement (SRE) 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the Statement is free of material misstatements. A review is limited primarily to inquiries of Company personnel and analytical procedures applied to financial data and thus provide less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.
3. We draw your attention to the followings matters:
 - a. Share of losses from investment in partnership firms includes total loss of Rs. 160.52 lacs for the quarter ended 31st December 2012 based on the financial statements of partnership firms reviewed by other auditors whose reports have been furnished to us by the management of the Company and our opinion is based solely on such reviewed financial results. Loans and advances of one of these Firms include amounts aggregating Rs. 6,940.43 lacs due from another partner and a related party which are considered good of recovery by the Company.
 - b. Guarantees issued and securities provided to banks and financial institutions on behalf of various entities aggregating Rs. 2,62,016.42 lacs as on 31st December 2012, which are significant in relation to the net-worth of the Company. In the opinion of the Company, these are not expected to result into any financial liability to the Company.



- c. Investments aggregating Rs. 20,463.39 lacs and loans and advances aggregating Rs. 30,472.13 lacs as on 31st December 2012 are in/to certain subsidiaries, associates and joint ventures, which have incurred losses and have negative net worth. As explained to us, these entities are in early stages of real estate development and the investments / loans and advances are considered good and recoverable based on assessment of projects under execution made by the management. Further, the Company has invested Rs. 241.17 lacs in one of the joint ventures. In the absence of financial statements of the said joint venture, we are unable to comment upon its impairment, if any.
- d. Certain allegations have been made by the Central Bureau of Investigation of India against one of the Firms in which the Company has investments, relating to 2G spectrum case. The Deputy Director Enforcement has attached Company's assets amounting to Rs. 5,216.21 lacs on the date of attachment i.e. August 30, 2011, under Prevention of Money Laundering Act (PML Act). This matter is sub-judice and the impact, if any, of the outcome is unascertainable at this stage.
- e. Company's loans and advances Rs. 16,436.68 lacs and the investment of Rs. 3,120.19 lacs as on 31st December 2012 are under litigation and are sub-judice, based on Company's assessment of the outcome, no adjustments are considered necessary in respect of recoverability of the said balances.
4. Based on our review and read with our comments in paragraph 3 above, nothing has come to our attention that causes us to believe that the accompanying Statement prepared in accordance with applicable accounting standards [Standards notified pursuant to Companies (Accounting Standards) Rules, 2006 and other recognized accounting practices and policies, has not disclosed the information required to be disclosed in terms of Clause 41 of the Listing Agreements with the Stock Exchanges, including the manner in which it is to be disclosed, or that it contains any material misstatement.

For Haribhakti & Co.
Chartered Accountants
Firm's Registration No.103523W



Chetan Desai
Chetan Desai

Partner

Membership No.: 017000

Place: Mumbai

Date : 9th February 2013.

Consolidated Limited Review Report

**Review Report to
The Board of Directors,
DB Realty Limited**

1. a) We have reviewed the unaudited consolidated financial results ("Consolidated Results") in the accompanying statement of DB Realty Limited ("the Company"), its subsidiaries and jointly controlled entities (collectively referred to as "the Group") and its associate companies for the quarter ended 31st December 2012 ("the Statement"), 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 reviewed by us.
b) *The financial result of a joint venture has not been consolidated as per AS-27 "Financial Reporting of Interests in Joint Ventures".*
c) This Statement is the responsibility of the Company's management and has been approved by the Board of Directors. Our responsibility is to issue a report on the Statement based on our review.
2. We conducted our review in accordance with the Standard on Review Engagement (SRE) 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the financial statements are free of material misstatement. A review is limited primarily to inquiries of Company personnel and analytical procedures applied to financial data and thus provide less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.
3. a) We did not review the financial results of (i) certain subsidiaries and jointly controlled entities, whose financial results reflect net sales/ income from operations of Rs. 10,987.77 lacs and profit after tax of Rs. 1,054.96 lacs for the quarter ended 31st December 2012 and (ii) associates, whose financial results reflect Group's share of loss after tax of Rs. 4.52 lacs for the quarter ended 31st December 2012, as considered in the Statement. These financial results have been reviewed 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, jointly controlled entities and associates is based solely on the reports of other auditors.



b) *The financial results of a subsidiary and six jointly controlled entities, whose financial results reflect total net sales / income from operations of Rs. 1,469.03 lacs and profit after tax of Rs. 32.52 lacs for the quarter ended 31st December 2012, as considered in this Statement have neither been reviewed by us nor by any other auditors and we have relied on management approved unaudited financial results of the said entities.*

4. We draw your attention to the followings matters:

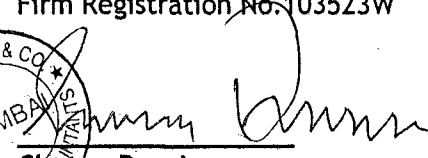
- a. Loans and advances aggregating Rs. 6,940.43 lacs advanced by partnership firm (a jointly controlled entity) to another partner and a related party, outstanding as on 31st December 2012 are considered good of recovery by the Company.
- b. Guarantees issued to banks and financial institutions by the company on behalf of various non-group entities aggregating Rs. 1,77,892.67 lacs as on 31st December 2012 are significant as compared to its net worth. In the opinion of the Company, these are not expected to result into any financial liability on the Company.
- c. Certain allegations have been made by the Central Bureau of Investigation of India against one of the Firms in which Company has investment, relating to 2G Spectrum Case. The Deputy Director Enforcement has attached Company's assets amounting to Rs. 5,216.21 lacs on the date of attachment i.e. August 30, 2011, under Prevention of Money Laundering Act (PML Act). This matter is sub-judice and the impact, if any, of the outcome is unascertainable at this stage.
- d. Company's loans and advances of Rs. 5,202.43 lacs and project cost carried in Inventory in one of the subsidiary of Rs. 8,429.36 lacs as on 31st December 2012 are under litigation and are sub-judice, based on Company's assessment of the outcome, no adjustments are considered necessary in respect of recoverability of the said balances.
- e. (i) Recognition of expense and income for ongoing projects which are based upon estimated costs, as per the judgment of management and certified by Company's technical personnel; and (ii) manner of accounting of brokerages paid on sale of premises in certain upcoming projects, have been relied upon by us, these being technical matters.



5. Based on our review subject to our observations mentioned in paragraph 1 (b) and 3 (b) above and read with our comments mentioned in paragraph 4 above, nothing has come to our attention that causes us to believe that the accompanying statement of unaudited consolidated financial results prepared in accordance with applicable accounting standards [Standards notified pursuant to Companies (Accounting Standards) Rules, 2006 and other recognized accounting practices and policies has not disclosed the information required to be disclosed in terms of Clause 41 of the Listing Agreements with the Stock Exchanges, including the manner in which it is to be disclosed, or that it contains any material misstatement.

For Haribhakti & Co.
Chartered Accountants
Firm Registration No. 103523W



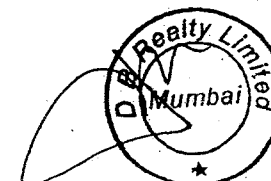

Chetan Desai
Partner
Membership No. 17000

Place: Mumbai
Date: 9th February, 2013

PART I ₹ In Lacs

STATEMENT OF UNAUDITED RESULTS FOR THE QUARTER AND NINE MONTHS ENDED 31/12/2012

PARTICULARS	STANDALONE RESULTS						CONSOLIDATED RESULTS					
	Quarter Ended			Nine Months Ended			Quarter Ended			Nine Months Ended		
	31/12/2012	30/09/2012	31/12/2011	31/12/2012	31/12/2011	31/03/2012	31/12/2012	30/09/2012	31/12/2011	31/12/2012	31/12/2011	31/03/2012
	Unaudited			Unaudited			Unaudited			Unaudited		
1 Income from Operations												
a. Net Sales / Income From Operations	-	-	-	-	-	-	12,456.80	5,274.52	10,480.05	26,223.80	49,314.49	59,086.19
b. Share of Profit (Loss) (net) from Investment in Partnership Firms	(160.52)	(174.17)	2,885.74	(483.49)	8,618.34	4,865.81	-	-	-	-	-	-
Total Income from Operations (Net)	(160.52)	(174.17)	2,885.74	(483.49)	8,618.34	4,865.81	12,456.80	5,274.52	10,480.05	26,223.80	49,314.49	59,086.19
2 Expenses												
a. Project Expenses	269.37	194.13	229.87	786.18	945.24	1,518.81	6,679.12	4,889.01	12,408.60	19,253.66	42,163.59	57,269.93
b. (Increase) / Decrease in Inventories	(271.61)	(196.37)	(233.02)	(792.88)	(169.59)	(1,531.20)	1,675.68	(1,351.59)	(3,600.43)	(761.11)	4,315.33	(8,960.51)
c. Employee Benefits Expenses	222.07	80.97	305.45	405.46	1,072.49	1,419.34	468.72	443.45	476.12	1,286.62	1,603.78	2,120.34
d. Legal and Professional Expenses	94.04	37.77	87.55	177.00	205.26	390.08	198.77	116.90	140.43	432.31	379.57	700.72
e. Advertisement and Publicity	41.43	4.16	5.48	66.59	262.30	119.99	314.32	70.24	86.65	524.60	786.75	1,010.30
f. Depreciation and Amortisation	83.52	82.67	156.52	248.71	471.81	718.88	316.36	395.09	170.31	1,107.48	511.69	776.48
g. Other Expenses	117.58	216.38	110.73	431.53	374.13	3,408.54	571.24	628.96	454.26	1,713.50	1,415.49	4,908.31
Total Expenses	556.40	419.71	662.59	1,322.59	3,161.67	6,044.44	10,224.21	5,192.06	10,135.94	23,557.06	51,176.20	57,825.57
3 Profit (Loss) from Operations before Other Income, Finance Costs and Exceptional Items (1-2)	(716.92)	(593.88)	2,223.15	(1,806.08)	5,456.67	(1,178.63)	2,232.59	82.46	344.11	2,666.74	(1,861.71)	1,260.62
4 Other Income	349.16	601.65	705.74	1,464.09	8,019.82	7,766.22	605.51	782.45	1,096.70	1,961.68	10,141.86	10,465.18
5 Profit (Loss) from ordinary activities before Finance Costs and Exceptional Items (3+4)	(367.76)	7.77	2,928.89	(341.99)	13,476.50	6,587.59	2,838.10	864.91	1,440.81	4,628.42	8,280.15	11,725.80
6 Finance Costs	604.58	170.24	178.85	916.45	578.30	721.29	707.07	222.50	300.68	1,052.70	1,125.42	713.34
7 Profit (Loss) from ordinary activities after Finance Costs but before Exceptional Items (5-6)	(972.34)	(162.47)	2,750.05	(1,258.44)	12,898.20	5,866.30	2,131.03	642.41	1,140.13	3,575.72	7,154.73	11,012.46
8 Exceptional Items	-	-	-	-	-	-	-	-	-	(0.78)	-	(5.26)
9 Profit (Loss) from ordinary activities before tax (7+8)	(972.34)	(162.47)	2,750.05	(1,258.44)	12,898.20	5,866.30	2,131.03	642.41	1,140.13	3,574.94	7,154.73	11,007.20
10 Tax Expenses	(18.69)	(337.55)	-	(302.52)	(410.72)	(453.21)	1,535.77	(269.81)	148.64	1,703.74	1,536.60	1,596.95
11 Net Profit (Loss) from Ordinary activities after tax (9-10)	(953.65)	175.08	2,750.05	(955.92)	13,308.92	6,319.51	595.26	912.22	991.49	1,871.20	5,618.13	9,410.25
12 Prior Period Item	-	-	-	-	-	-	(2.29)	-	-	551.18	-	207.32
13 Extraordinary Items (Net of Tax Expenses)	-	-	-	-	-	-	-	-	-	-	-	-
14 Net Profit (Loss) for the period (11-12-13)	(953.65)	175.08	2,750.05	(955.92)	13,308.92	6,319.51	597.55	912.22	991.49	1,320.02	5,618.13	9,202.93
15 Minority Interest (net of taxes)	-	-	-	-	-	-	(485.84)	61.51	182.89	(444.95)	989.77	(587.40)
16 Share of Loss in Associates, net	-	-	-	-	-	-	(90.34)	(5.35)	(0.66)	(93.25)	1.56	20.48
17 Net Profit (Loss) of the Group (14+15+16)	-	-	-	-	-	-	21.37	968.38	1,173.72	781.82	6,609.46	8,636.01
18 Paid up Equity Share Capital (243,258,782 Shares of ₹ 10 each)	24,325.88	24,325.88	24,325.88	24,325.88	24,325.88	24,325.88	24,325.88	24,325.88	24,325.88	24,325.88	24,325.88	24,325.88
19 Reserves Excluding Revaluation Reserves (As per balance sheet of previous accounting year)	-	-	-	-	-	317,264.42	-	-	-	-	-	314,120.43
20 EPS (In ₹) Before and After Extra Ordinary Items (Face value of ₹ 10 per Equity Share)												
Basic	(0.39)	0.07	1.13	(0.39)	5.47	2.60	0.01	0.40	0.48	0.32	2.72	3.55
Diluted	(0.39)	0.07	1.13	(0.39)	5.47	2.60	0.01	0.40	0.48	0.32	2.72	3.55



PART II
SELECT INFORMATION FOR THE QUARTER AND NINE MONTHS ENDED 31/12/2012

PARTICULARS		STANDALONE RESULTS						CONSOLIDATED RESULTS					
		Quarter Ended		Nine Months Ended		Year Ended		Quarter Ended		Nine Months Ended		Year Ended	
		31/12/2012	30/09/2012	31/12/2011	31/12/2012	31/12/2011	31/03/2012	31/12/2012	30/09/2012	31/12/2011	31/12/2012	31/12/2011	31/03/2012
		Unaudited		Unaudited		Audited		Unaudited		Unaudited		Audited	
A	PARTICULARS OF SHAREHOLDING												
1	Public Shareholding												
	Number of Shares (Face value of ₹ 10 each)	94,422,784	90,894,413	92,521,427	94,422,784	92,521,427	90,918,896	94,422,784	90,894,413	92,521,427	94,422,784	92,521,427	90,918,896
	Percentage of Shareholding	38.82	37.37	38.03	38.82	38.03	37.38	38.82	37.37	38.03	38.82	38.03	37.38
2	Promoters and Promoter Group Shareholding												
a.	Pledged / Encumbered												
	Number of Shares	97,261,031	98,067,904	97,567,904	97,261,031	97,567,904	98,067,904	97,261,031	98,067,904	97,567,904	97,261,031	97,567,904	98,067,904
	Percentage of Shares (as a % of the total Shareholding of Promoter and promoter group)	65.35	64.36	64.73	65.35	64.73	64.37	65.35	64.36	64.73	65.35	64.73	64.37
	Percentage of Shares (as a % of the total Share Capital of the Company)	39.98	40.31	40.11	39.98	40.11	40.31	39.98	40.31	40.11	39.98	40.11	40.31
b.	Non-encumbered												
	Number of Shares	51,574,967	54,296,465	53,169,451	51,574,967	53,169,451	54,271,982	51,574,967	54,296,465	53,169,451	51,574,967	53,169,451	54,271,982
	Percentage of Shares (as a % of the total Shareholding of Promoter and promoter group)	34.65	35.64	35.27	34.65	35.27	35.63	34.65	35.64	35.27	34.65	35.27	35.63
	Percentage of Shares (as a % of the total Share Capital of the Company)	21.20	22.32	21.86	21.20	21.86	22.31	21.20	22.32	21.86	21.20	21.86	22.31

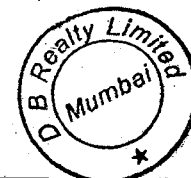
PARTICULARS		Quarter Ended 31/12/2012
B	INVESTOR COMPLAINTS	
	Pending at the beginning of the quarter	Nil
	Received during the quarter	Nil
	Responded during the quarter	Nil
	Pending at the end of the quarter	Nil

NOTES :

- The above results for the quarter and nine months ended December 31, 2012 were reviewed by the Audit Committee and thereafter were approved and taken on record by the Board of Directors in its meeting held on February 9, 2013. The Statutory Auditors have carried out limited review of the above results pursuant to clause 41 of the Listing Agreement, except the financial results of a subsidiary and six jointly controlled entities are reviewed and approved by the management.
- The Company is mainly engaged in the business of real estate development viz. construction of residential buildings/ commercial complexes. On that basis, the Company has only one reportable business segment, the results of which are embodied above.
- The Consolidated Financial Results for the quarter and nine months ended December 31, 2012 have been prepared in accordance with principles and procedures as set in the AS-21 on 'Consolidated Financial Statements', AS-23 on 'Accounting for Investments in Associates in Consolidated Financial Statements' and AS-27 on 'Financial Reporting of Interests in Joint Ventures' except one of the joint venture.
- The figures of the corresponding periods have been regrouped/reclassified, wherever necessary, to make them comparable.
- Neelkamal Realtors Tower Private Limited, which executes "Orchid Heights" Project has issued Equity Shares to IIRF Holdings VII Limited group on their exercising the option of conversion of the Redeemable Optionally Convertible Preference Shares (ROCCPS) held by them in accordance with the Term Sheet executed with them. However the Company continues to retain the economic interest of 50.83% in the said Company. With this conversion of ROCCPS into equity shares by IIRF Holdings VII Limited Neelkamal Realtors Tower Private Limited has ceased to be a subsidiary of the Company.
- The company and its subsidiary DB View Infracon Private Limited have invested in DB Hospitality Private Limited during the quarter amount aggregating Rs. 128.36 crores towards redeemable cumulative preference shares (RCPS), redeemable optionally convertible preference shares (ROCCPS) and compulsorily convertible preference shares (CCPS).

PLACE : MUMBAI
DATED : 9th February , 2013

SHARAD BALWA
VICE CHAIRMAN AND MANAGING DIRECTOR





PRESS RELEASE

DB Realty Ltd announces Q3 FY13 Results

- **Total Income at Rs 1306 mn**
- **PAT at Rs 60 mn**
- **Sales value at Rs 4,325 mn**

Mumbai, February 9th, 2013: DB Realty Ltd, one of India's leading real estate developer today announced its results for the quarter ended Q3 FY13.

Commenting on the results, Mr. Vipul Bansal, CEO, DB Realty said "The last quarter has seen good pick up in sales combined with higher per sq ft realization. We have also made good progress in getting key approvals for our about to be launched projects. Our endeavour would be to maintain the same momentum."

Business Highlights – Q3 FY13

- Step up in sales value (Rs 4,325 mn)
- Launch of DB Crown - Tower C, Mumbai and DB Golf Links, Pune
- 46% growth in collections amounting to Rs. 1384 mn as compared to quarter on quarter

About DB Realty Ltd

DB Realty Limited, founded in 2007, has in a short span of time covered enormous ground, thereby establishing its place as a leading real estate developer in India. While our growth story is rooted in facts and figures, our legacy will be built on a strong reputation of excellence in residential, commercial and gated community developments. This is why, even during these challenging times, we remain deeply committed to our mission of creating superior developments in each of our market segments, and fulfilling our promise to all of our stakeholders.

Our expanding portfolio consists of 90 million sq. ft of prime property - carefully crafted by 15,000 experts and managed by over 500 internationally and nationally acclaimed executives – across 36 exclusive projects that have served close to 20,000 satisfied customers till date. Most of the projects are based in and around Mumbai, and are under various stages of planning and construction.

Widely accredited with redefining luxury living in Mumbai, DB Realty constantly seeks to design aesthetically striking residences, responding to changing needs and evolving lifestyles. Our residential projects include a wide range of premium condominiums and duplexes across North and South Mumbai, built in partnership with best-in-class contractors and master architects.

With a notable and consistent track record of growth, customer satisfaction and innovation, DB Realty is known to execute challenging projects with efficiency, speed and confidence. And being backed by a highly experienced team of experts from diverse backgrounds only strengthens our ability to do so.

Going forward, DB Realty hopes to continue changing the landscape of Mumbai with growth and sustainability it is committed to being environment friendly.

For more information on the company, please visit, www.dbrealty.co.in



DB REALTY LIMITED

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E-mail: info@dbg.co.in • Website: www.dbrealty.in

Transmission Journal

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No.	Name/Number	Start Time	Time	Mode	Page	Results
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251		01-24 10:54	00'16"	ECM	001	[O.K]
252	01146017860	01-24 12:39	00'50"	ECM	002	[O.K]
253	01125071544	01-24 13:03	00'32"	ECM	001	[O.K]
254	01125071544	01-24 13:05	00'42"	ECM	002	[O.K]
255	22641845	01-24 13:54	00'50"	ECM	002	[O.K]
256	22040748	01-24 16:22	02'18"	ECM	004	[O.K]
257	67104985	01-24 16:25	03'54"	ECM	004	[O.K]
258	08322458488	01-28 09:47	00'12"	ECM	000	[Document Jam]
259	08322458488	01-28 09:49	00'32"	ECM	001/001	[O.K]
260	08322458488	01-28 10:00	00'48"	ECM	002/002	[O.K]
261	66326888	01-28 15:16	01'16"	G3	002	[O.K]
262	26590472	01-30 10:54	02'34"	ECM	005	[O.K]
263		01-30 11:10	00'56"	ECM	004	[O.K]
264	26591544	01-30 11:15	01'04"	ECM	004	[O.K]
265	26591544	01-30 11:20	00'56"	ECM	004	[O.K]
266	66326888	01-31 17:29	04'30"	G3	009	[O.K]
267	05241234500	02-06 12:58	01'20"	G3	002	[O.K]
268	22040748	02-06 14:15	00'46"	ECM	002	[O.K]
269	22040748	02-07 13:23	00'28"	ECM	001	[O.K]
270	66326888	02-07 17:44	03'46"	G3	007	[O.K]
271	28201756	02-09 10:14	00'22"	ECM	001	[O.K]
272	22722037	02-09 13:30	06'32"	ECM	009	[O.K]
273	26598238	02-09 13:37	07'54"	G3	009	[O.K]

Total Time : 01:10:18