



18th May, 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

Dear Sirs,

Sub: Outcome of the Board Meeting and Press Release for the Audited Financial Results of the Company for the year ended 31st March, 2013

We are enclosing herewith the outcome of the Board Meeting of the Company held on Saturday, the 18th May, 2013 at the Registered Office to take on record and approve the audited financial results of the Company for the year ended 31st March, 2013 and the Press Release of the Company.

The above is for your information and record.

Thanking you,

Yours truly,

For D B Realty Limited,


S A K Narayanan
Company Secretary



Encl: As above

D B REALTY LIMITED

Regd. Office : DB House, Gen. A. K. Vaidya Marg, Goregaon (East), Mumbai - 400 083. • Tel : 91-22-4077 8600 • Fax: 91-22-2841 5550 / 2842 1667
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PRESS RELEASE

DB Realty Ltd announces FY 12 – 13 Results

- Total Income for the year – Rs. 3,674 mn
- Sales value at Rs. 8,771 mn

Mumbai, May 18th, 2013: DB Realty Ltd, one of India's leading real estate developer today announced its results for the financial year 2012 -13

Commenting on the results, Mr. Vipul Bansal, CEO, DB Realty said "We remain committed to completion and delivery of our projects in a timely manner. We have completed Orchid Suburbia and the progress on our key business parameters continues at a reasonable pace. We have also seen a 19% growth in sales value as compared to last financial year and the company continues to consolidate its steps in the right direction for growth.

Business Highlights FY 12 -13

- Orchid Suburbia, Kandivli (West) completed and possession being handed over to the buyers.
- 19% growth in sales value as compared to FY 12.

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



Vipul Bansal

DB REALTY LIMITED



D.B. REALTY LIMITED
REGD. OFFICE : 128 HOUSE, GEN A.K. VADYA MARG, COOREGAON (EAST), MUMBAI - 400063

STATEMENT OF UNAUDITED RESULTS FOR THE QUARTER AND AUDITED RESULTS FOR THE YEAR ENDED 31/03/2013									
PART I									
PARTICULARS	STANDALONE RESULTS				CONSOLIDATED RESULTS				
	Quarter Ended		Year Ended		Quarter Ended		Year Ended		2 in Lines
	31/03/2013	31/03/2012	31/03/2013	31/03/2012	31/03/2013	31/03/2012	31/03/2013	31/03/2012	
	Unaudited	Unaudited	Audited	Audited	Unaudited	Unaudited	Audited	Audited	
1 Income from Operations	4,300.00	-	4,300.00	-	7,855.18	12,456.80	9,771.70	34,078.98	59,086.19
a. Net Sales / Income from Operations	(447.48)	(150.52)	(930.97)	(930.97)	4,865.81	12,456.80	9,771.70	34,078.98	59,086.19
b. Share of Profit (Loss) (net) from investment in Partnership Firms	3,852.52	(160.52)	3,369.03	(160.52)	7,855.18	12,456.80	9,771.70	34,078.98	59,086.19
Total Income from Operations (Net)	271.65	259.37	579.57	579.57	1,051.81	1,051.81	1,051.81	1,051.81	1,051.81
2 Expenses	1,417.02	(271.61)	(579.56)	(579.56)	(1,531.20)	(1,531.20)	(1,531.20)	(1,531.20)	(1,531.20)
a. Project Expenses	181.61	222.07	346.85	346.85	1,419.34	1,419.34	1,419.34	1,419.34	1,419.34
b. (Increase)/Decrease in Inventories	89.47	94.04	184.80	184.80	350.08	350.08	350.08	350.08	350.08
c. Employee Benefits Expenses	72.39	41.43	7.69	7.69	119.99	119.99	119.99	119.99	119.99
d. Legal and Professional Expenses	100.12	83.52	247.07	247.07	712.88	712.88	712.88	712.88	712.88
e. Advertisement and Publicity	292.41	117.58	2,099.36	2,099.36	3,408.54	3,408.54	3,408.54	3,408.54	3,408.54
f. Depreciation and Amortisation	2,427.67	554.48	2,883.78	2,883.78	5,044.44	5,044.44	5,044.44	5,044.44	5,044.44
g. Other Expenses	1,404.85	349.16	(293.60)	(293.60)	1,874.15	1,874.15	1,874.15	1,874.15	1,874.15
Total Expenses	1,834.91	(357.15)	(5,008.91)	(5,008.91)	1,432.82	1,432.82	1,432.82	1,432.82	1,432.82
Profit (Loss) from Operations before Other Income, Finance Costs and Exceptional Items (1-2)	887.89	606.52	1,078.48	1,078.48	2,484.63	2,484.63	2,484.63	2,484.63	2,484.63
Other Income	943.02	(972.34)	(315.42)	(315.42)	5,866.30	5,866.30	5,866.30	5,866.30	5,866.30
Profit (Loss) from ordinary activities before Finance Costs and before Exceptional Items (3+4)	943.02	(365.82)	(236.94)	(236.94)	8,350.93	8,350.93	8,350.93	8,350.93	8,350.93
Finance Costs	943.02	(365.82)	(236.94)	(236.94)	8,350.93	8,350.93	8,350.93	8,350.93	8,350.93
Profit (Loss) from ordinary activities after Finance Costs but before Exceptional Items (5-6)	943.02	(365.82)	(236.94)	(236.94)	8,350.93	8,350.93	8,350.93	8,350.93	8,350.93
Exceptional Items	943.02	(365.82)	(236.94)	(236.94)	8,350.93	8,350.93	8,350.93	8,350.93	8,350.93
Profit (Loss) from ordinary activities before tax (7+8)	943.02	(365.82)	(236.94)	(236.94)	8,350.93	8,350.93	8,350.93	8,350.93	8,350.93
Tax Expenses	943.02	(365.82)	(236.94)	(236.94)	8,350.93	8,350.93	8,350.93	8,350.93	8,350.93
Net Profit (Loss) from Ordinary activities after tax (9-10)	943.02	(365.82)	(236.94)	(236.94)	8,350.93	8,350.93	8,350.93	8,350.93	8,350.93
Profit Period Item	943.02	(365.82)	(236.94)	(236.94)	8,350.93	8,350.93	8,350.93	8,350.93	8,350.93
Extraordinary Items (Net of Tax Expenses)	943.02	(365.82)	(236.94)	(236.94)	8,350.93	8,350.93	8,350.93	8,350.93	8,350.93
Net Profit (Loss) for the period (11-12-13)	943.02	(365.82)	(236.94)	(236.94)	8,350.93	8,350.93	8,350.93	8,350.93	8,350.93
Minority Interest (net of taxes)	943.02	(365.82)	(236.94)	(236.94)	8,350.93	8,350.93	8,350.93	8,350.93	8,350.93
Share of Profit in Associates, net	943.02	(365.82)	(236.94)	(236.94)	8,350.93	8,350.93	8,350.93	8,350.93	8,350.93
Net Profit (Loss) of the Group (14+15+16)	943.02	(365.82)	(236.94)	(236.94)	8,350.93	8,350.93	8,350.93	8,350.93	8,350.93
Paid up Equity Share Capital	943.02	(365.82)	(236.94)	(236.94)	8,350.93	8,350.93	8,350.93	8,350.93	8,350.93
(243,258,782 Shares of ₹ 10 each)	943.02	(365.82)	(236.94)	(236.94)	8,350.93	8,350.93	8,350.93	8,350.93	8,350.93
Reserves Excluding Retention Reserves	943.02	(365.82)	(236.94)	(236.94)	8,350.93	8,350.93	8,350.93	8,350.93	8,350.93
(As per balance sheet of previous accounting year)	943.02	(365.82)	(236.94)	(236.94)	8,350.93	8,350.93	8,350.93	8,350.93	8,350.93
20 EPS (in ₹) Before and After Extra Ordinary Items	943.02	(365.82)	(236.94)	(236.94)	8,350.93	8,350.93	8,350.93	8,350.93	8,350.93
(Face value of ₹ 10 per Equity Share)	943.02	(365.82)	(236.94)	(236.94)	8,350.93	8,350.93	8,350.93	8,350.93	8,350.93
Basic	943.02	(365.82)	(236.94)	(236.94)	8,350.93	8,350.93	8,350.93	8,350.93	8,350.93
Diluted	943.02	(365.82)	(236.94)	(236.94)	8,350.93	8,350.93	8,350.93	8,350.93	8,350.93

PART II SELECT INFORMATION FOR THE QUARTER AND YEAR ENDED 31/03/2013									
STANDALONE RESULTS					CONSOLIDATED RESULTS				
PARTICULARS	Quarter Ended		Year Ended		Quarter Ended		Year Ended		
	31/03/2013	31/12/2012	31/03/2012	31/03/2013	31/03/2013	31/12/2012	31/03/2012	31/03/2013	
	Unaudited		Audited		Unaudited		Audited		
A. PARTICULARS OF SHAREHOLDING									
1. Public Shareholding									
Number of Shares (face value of ₹ 10 each)	94,422,784	94,422,784	94,422,784	94,422,784	94,422,784	94,422,784	94,422,784	94,422,784	94,422,784
Percentage of Shareholding	38.82	38.82	38.82	38.82	38.82	38.82	38.82	38.82	38.82
2. Promoters and Promoter Group Shareholding									
a. Pledged / Encumbered									
Number of Shares	120,976,661	120,976,661	120,976,661	120,976,661	120,976,661	120,976,661	120,976,661	120,976,661	120,976,661
Percentage of Shares (as a % of the total Shareholding of Promoter and promoter group)	81.28	81.28	81.28	81.28	81.28	81.28	81.28	81.28	81.28
b. Non-encumbered									
Number of Shares	49.73	49.73	49.73	49.73	49.73	49.73	49.73	49.73	49.73
Percentage of Shares (as a % of the total Shareholding of Promoter and promoter group)	18.72	18.72	18.72	18.72	18.72	18.72	18.72	18.72	18.72
Percentage of Shares (as a % of the total Share Capital of the Company)	11.45	11.45	11.45	11.45	11.45	11.45	11.45	11.45	11.45
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 :									
1. The above results for the quarter and year ended March 31, 2013 were reviewed by the Audit Committee and thereafter were approved and taken on record by the Board of Directors in its meeting held on May 18, 2013. The Statutory Auditors have carried out audit of the above results pursuant to clause 41 of the Listing Agreement.									
2. The Company is mainly engaged in the business of real estate development viz. construction of residential buildings/ commercial complexes. On final basis, the Company has only one reportable business segment, the results of which are embodied above.									
3. The Consolidated Financial Results for the quarter and year ended March 31, 2013 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'.									
4. Neelkamal Realities Tower Private Limited, which exercises 'Orchard Heights' Project has issued Equity Shares to IREF 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 Terms Sheet executed with them. However, the Company continues to retain its economic interest of 50.72% in the said Company. With this conversion of ROCCPS into equity shares by IREF Holdings VII Limited Neelkamal Realities Tower Private Limited has ceased to be a subsidiary of the Company.									
5. The company and its subsidiary DB View Infraction Private Limited have invested in DB Hospitality Private Limited during the year amount aggregating Rs. 128.36 crores towards redeemable convertible preference shares (RCPS), redeemable optionally convertible preference shares (ROCCPS) and compulsorily convertible preference shares (CCPS).									



6 Statement of Assets & Liabilities

PARTICULARS	STANDALONE RESULTS		CONSOLIDATED RESULTS	
	Year Ended	Year Ended	Year Ended	Year Ended
	31/03/2013 Audited	31/03/2012 Audited	31/03/2013 Audited	31/03/2012 Audited
A. EQUITY AND LIABILITIES				
1 Shareholders' Funds				
(a) Share Capital	24,325.08	24,325.08	24,325.08	24,325.08
(b) Reserve and Surplus	317,294.61	317,264.42	315,616.38	314,120.43
(c) Money received against Share Warrants				
Sub-total Shareholders' Funds	341,620.49	341,589.50	339,941.46	338,445.51
2 Share Application Money pending allotment				
3 Minority Interest				
4 Non-current Liabilities				
(a) Long-term Borrowings	11,238.01	3,157.96	33,121.34	15,148.40
(b) Deferred Tax Liabilities (Net)			2,847.45	4,377.05
(c) Other Long-term Liabilities	87.37	274.75	652.00	2,554.01
(d) Long-term Provisions	11,325.38	3,432.71	38,620.78	22,079.46
Sub-total Non-current Liabilities				
5 Current Liabilities				
(a) Short-term Borrowings	9,195.63	4,271.81	13,134.90	11,030.38
(b) Trade Payables	1,173.08	991.87	11,475.65	13,342.31
(c) Other Current Liabilities	7,694.20	4,652.15	113,281.65	114,309.30
(d) Short-term Provisions	417.80	129.94	7,769.88	8,419.62
Sub-total Current Liabilities	18,400.71	10,245.77	145,662.08	147,101.61
TOTAL EQUITY AND LIABILITIES	371,427.98	355,268.78	526,662.86	517,062.37
B. ASSETS				
1 Non-Current Assets				
(a) Fixed Assets	3,474.05	3,560.10	21,421.50	24,501.78
(b) Goodwill on Consolidation			26,570.51	24,450.12
(c) Non-current Investments	174,545.26	165,325.82	115,631.33	100,523.84
(d) Deferred Tax Assets (Net)	733.83	418.21	1,449.04	579.49
(e) Long-term Loans and Advances	90,627.79	61,584.37	126,739.42	78,283.10
(f) Other Non-current Assets	298.20	304.61	6,137.01	5,345.53
Sub-total Non-Current Assets	269,679.13	231,223.11	267,948.81	233,633.85
2 Current Assets				
(a) Current Investments	21,262.73	51,898.46	103.56	10.00
(b) Inventories	20,056.61	20,660.76	150,335.63	184,318.66
(c) Trade Receivables	4,300.00	-	19,479.79	9,204.69
(d) Debt and Cash Equivalents	683.50	796.21	2,772.49	3,109.12
(e) Short-term Loans and Advances	55,370.97	50,574.98	37,130.71	65,590.94
(f) Other Current Assets	84.64	95.26	19,053.70	21,255.11
Sub-total Current Assets	101,748.45	124,045.67	228,933.27	263,988.52
TOTAL ASSETS	371,427.98	355,268.78	526,662.86	517,062.37

7 The figures of the corresponding periods have been regrouped/reclassified, wherever necessary, to make them comparable.

PLACE : MUMBAI
DATED : May 18, 2013



VINOD A. GOENKA
EXECUTIVE CHAIRMAN