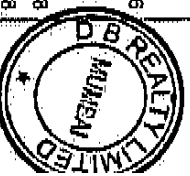


DB REALTY LIMITED
REGD. OFFICE : DB HOUSE, GEN A.K. VAIDYA MARG, GOREGAON (EAST), MUMBAI - 400063
UNAUDITED FINANCIAL RESULTS FOR THE QUARTER ENDED 30/06/2011

₹ In Lacs

PARTICULARS	STANDALONE RESULTS				CONSOLIDATED RESULTS			
	Quarter Ended		Year Ended		Quarter Ended		Year Ended	
	30/06/2011	30/06/2010	31/03/2011	31/03/2010	30/06/2011	30/06/2010	31/03/2011	31/03/2010
	Unaudited		Audited		Unaudited		Audited	
1	a. Net Sales / Income From Operations	4,198.93	7,391.90	29,122.83	22,150.10	26,475.33	126,569.36	
	b. Share of Profit (net) from investment in Partnership Firms							
	Total Income	4,198.93	7,391.90	29,122.83	22,150.10	26,475.33	126,569.36	
2	Expenditure							
	a. (Increase)/Decrease in Inventories	387.32	(2,833.77)	(10,918.96)	10,260.72	(1,048.62)	(64,375.04)	
	b. Project Expenses	394.63	3,080.90	10,869.73	13,450.26	17,104.99	144,252.01	
	c. Employee Cost	380.57	91.39	1,117.33	557.18	238.50	1,736.90	
	d. Legal and Professional Expenses	107.18	162.08	777.77	178.99	182.62	1,000.82	
	e. Advertisement and Publicity	196.52	167.02	744.92	397.01	529.93	2,714.85	
	f. Depreciation and Amortisation	158.85	149.96	644.47	201.31	159.91	697.97	
	g. Other Expenses	170.08	182.09	3,201.75	578.99	495.00	6,090.71	
	Total Expenditure	1,795.15	999.67	6,437.01	25,624.46	17,662.33	92,118.22	
3	Profit (Loss) from Operations before Other Income, Interest and Exceptional Items (1-2)	2,403.78	6,892.23	21,685.82	(3,474.36)	8,813.00	34,751.14	
4	Other Income (refer note 4)	6,508.82	2,076.93	7,992.18	7,903.42	1,533.82	5,864.63	
5	Profit before Interest and Exceptional Items (3+4)	8,912.60	8,969.16	29,678.00	4,429.06	10,346.82	40,605.77	
6	Interest & Finance Charges	228.28	813.00	4,108.50	404.26	1,612.59	6,542.64	
7	Profit after Interest but before Exceptional Items (5-6)	8,684.32	8,156.16	25,569.50	4,024.80	8,734.23	34,063.13	
8	Exceptional Items							
9	Profit from ordinary activities before tax (7+8)	8,684.32	8,156.16	25,569.50	4,024.80	8,734.23	34,063.13	
10	Tax Expenses				950.46	1,736.87	3,853.78	
11	Net Profit from Ordinary activities after tax (9-10)	8,684.32	8,156.16	25,569.50	3,074.34	6,997.36	30,209.35	
12	Prior Period Items (Net)							
13	Extraordinary Items							
14	Net Profit (11-12+13)	8,684.32	8,156.16	25,569.50	3,074.34	6,997.36	30,209.35	
15	Minority Interest (net of taxes)				1,037.71	(812.71)	(303.58)	
16	Share of Profit / (Loss) in Associates, net				2.44	0.22	(35.66)	
17	Net Profit of the Group (14+15+16)				4,114.49	6,184.87	29,870.11	
18	Paid up Equity Share Capital	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)	-	-	310,944.92	-	-	305,492.66	
20	EPS (in ₹) Before and After Extra Ordinary Items							
	Basic	3.57	3.35	10.51	1.69	2.54	12.28	
	Diluted	3.57	3.35	10.51	1.69	2.54	12.28	



PARTICULARS	STANDALONE RESULTS				CONSOLIDATED RESULTS			
	Quarter Ended		Year Ended	Audited	Quarter Ended		Year Ended	Audited
	30/06/2011	30/06/2010	31/03/2011		30/06/2011	30/06/2010	31/03/2011	
	Unaudited		Unaudited		Unaudited			
21	Aggregate of Public Shareholding	93,283,357	87,497,813	90,558,372	93,283,357	87,497,813	90,558,372	
	No. of Shares (Face value of ₹ 10/- each)	38.35	35.97	37.23	38.35	35.97	37.23	
	% of holding			NB			NB	
22	Shares held by Custodians against Depository Receipts							
	Promoters and promoter group Shareholding							
	a. Pledged / Encumbered							
	Number of Shares	97,567,904	60,264,333	100,362,975	97,567,904	60,264,333	100,362,975	
	Percentage of Shares (as a % of the total Shareholding of Promoter and promoter group)	65.06	38.69	65.73	65.06	38.69	65.73	
	Percentage of Shares (as a % of the total Share Capital of the Company)	40.11	24.77	41.26	40.11	24.77	41.26	
	b. Non-encumbered							
	Number of Shares	52,407,521	95,496,636	52,337,435	52,407,521	95,496,636	52,337,435	
	Percentage of Shares (as a % of the total Shareholding of Promoter and promoter group)	34.94	61.31	34.27	34.94	61.31	34.27	
	Percentage of Shares (as a % of the total Share Capital of the Company)	21.54	39.26	21.52	21.54	39.26	21.52	
	Shares held by Custodians against Depository Receipts	NB	NB	NB	NB	NB	NB	

NOTES :

- The above results for the quarter ended June 30, 2011 were reviewed by the Audit Committee and thereafter were approved and taken on record by the Board of Directors in its meeting held on August 12, 2011. The Statutory Auditors have carried out limited review of the above results pursuant to clause 41 of the Listing Agreement.
- 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 ended June 30, 2011, 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'.
- Other Income includes profit on sale of investments in the following entities :

	Stake Sold
i) DB Properties Private Limited	100%
ii) DB Hotels (India) Private Limited (Formerly known as Heaven Star Realty Private Limited)	24%
- Number of complaints received from investors / shareholders for the quarter ended on June 30, 2011 :

Pending at the beginning of the quarter	NB
Received during the quarter	2
Responded during the quarter	2
Pending at the end of the quarter	NB
- The figures of the corresponding periods have been regrouped/reclassified, wherever necessary, to make them comparable.

PLACE : MUMBAI
DATED : AUGUST 12, 2011

K.M. Goenka
CHAIRMAN



Additional Disclosure in accordance with Clause 43 of the Listing Agreement for the quarter ended June 30, 2011

The utilisation of issue proceeds from IPO (₹ 150,000 lacs) is as follows :

Particulars of funds utilisation for	Amount to be utilised as per prospectus				Amount utilised till			₹ in Lacs
	Total	upto March 2010	upto March 2011	upto March 2012	March 31, 2010	March 31, 2011	June 30, 2011	
Construction and development costs of projects specified in the prospectus	104,417	9,106	47,737	84,027	10,140	13,086	13,061	
Prepayment of loan from IDFC as specified in the prospectus	8,000	8,000	8,000	8,000	8,000	8,000	8,000	
Deployed for other projects of the DB Realty Group (refer notes below)	-	-	-	-	28,789	82,986	74,877	
General Corporate Purposes	31,483	10,000	31,483	31,483	8,656	30,264	48,869	
Share Issue Expenses	6,100	6,100	6,100	6,100	3,798	5,193	5,193	
Total (A)	150,000	33,206	93,320	129,610	59,383	139,529	150,000	

Notes :

a) The Management of the Company has taken approval in the Annual General Meeting held on September 29, 2010 to vary and/or revise the utilisation of the proceeds of IPO to part finance the construction and development of the existing as well as proposed projects of Subsidiaries, Joint Ventures, Associates, Firms, etc. over and above the projects already specified in the prospectus.

b) Pending utilisation, the funds are temporarily invested / held in :

- I. Bank Balances
- II. Mutual Funds

Total (B)

Grand Total (A+B)

	March 31, 2010	March 31, 2011	June 30, 2011
I. Bank Balances	1,617	471	-
II. Mutual Funds	89,000	10,000	-
Total (B)	90,617	10,471	-
Grand Total (A+B)	150,000	150,000	150,000

PLACE : MUMBAI
DATED : AUGUST 12, 2011

M. G. G. G.
CHAIRMAN

