

August 3, 2011

**Department of Corporate Services,
Bombay Stock Exchange Limited,
P.J. Towers, Dalal Street,
Mumbai 400 001**

Fax No.: (022) 22722037/39/41/61,
(022) 22723121/3719/1278/1557/3354/3577

Scrip code: 533273

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

Fax No.: (022) 26598237/38, 26598347/48

Scrip Symbol: OBEROIRLTY

Ref: Clause 41 of the listing agreement (unaudited consolidated and standalone financial results for the quarter ended on June 30, 2011)

Dear Sirs,

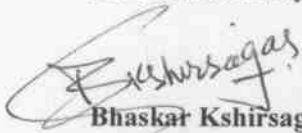
With reference to the above, we hereby inform you that the Board of Directors in their meeting held on August 3, 2011 have approved the unaudited consolidated and standalone financial results for the quarter ended on June 30, 2011 and the same are enclosed herewith.

Also enclosed herewith are the Limited Review Reports given by the Statutory Auditors on the above financial results.

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

Thanking you.

For Oberoi Realty Limited



Bhaskar Kshirsagar
Company Secretary

Encl: As above.



OBEROI REALTY LIMITED

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

Unaudited Consolidated Financial Results for the Quarter Ended June 30, 2011

(Rs. in Lakh, except per share data)

No	Particulars	Quarter Ended		Year Ended
		30/06/2011	30/06/2010	31/03/2011
		Unaudited	Unaudited	Audited
1	a. Net sales/Income from operations	15,955	15,807	98,433
	b. Other operating income	135	211	1,171
	Total (a+b)	16,090	16,018	99,604
2	Expenditure			
	a. Operating Costs	5,866	6,647	37,663
	b. Manpower Costs	838	504	2,704
	c. Depreciation and Amortisation	652	448	2,368
	d. Other Costs	352	396	1,530
	Total (a+b+c+d)	7,708	7,995	44,265
3	Profit from operations before other income, interest and exceptional items (1-2)	8,382	8,023	55,339
4	Other income	5,417	562	6,273
5	Profit before interest and exceptional items (3+4)	13,799	8,585	61,612
6	Interest and finance charges	8	3	19
7	Profit after interest but before prior period/ exceptional items (5-6)	13,791	8,582	61,593
8	Prior period items Income / (Expenses)	(54)	-	(46)
9	Profit from ordinary activities before tax (7+8)	13,737	8,582	61,547
10	Tax expense	3,160	603	9,829
11	Net profit from ordinary activities after tax (9-10)	10,577	7,979	51,718
12	Extraordinary item (net of tax expense)	-	-	-
13	Net profit for the period (11-12)	10,577	7,979	51,718
14	Paid-up equity share capital (Face value of Rs. 10 each)	32,823	28,867	32,823
15	Reserves and surplus (excluding revaluation reserves)			298,344
16	Earnings per share (EPS)*			
	a) Basic EPS			
	- Before extraordinary items	3.22	2.76	16.88
	- After extraordinary items	3.22	2.76	16.88
	b) Diluted EPS			
	- Before extraordinary items	3.22	2.76	16.88
	- After extraordinary items	3.22	2.76	16.88
17	Public shareholding [refer to note d]			
	- Number of shares	70,617,247	31,055,247	70,617,247
	- Percentage of shareholding	21.51%	10.76%	21.51%
18	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)	-	-	-
	- Percentage of shares (as a % of the total share capital of the company)	-	-	-
	b) Non - encumbered			
	- Number of shares	257,616,015	257,616,015	257,616,015
	- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	100.00%	100.00%	100.00%
	- Percentage of shares (as a % of the total share capital of the company)	78.49%	89.24%	78.49%

* Not annualised, except year end basic and diluted EPS



Notes:

- a) The above results for the quarter ended June 30, 2011 have been reviewed by the Audit Committee and approved by the Board of Directors at its meeting held on August 03, 2011 and have been subjected to a Limited Review by the Statutory Auditors of the Company.
- b) Since the nature of the real estate business of the Company is such that profits / losses do not necessarily accrue evenly over the year, the result of a quarter may not be representative of the profits / losses for the year.
- c) **Statement of utilisation of IPO proceeds:**

Particulars of fund utilisation		(Rs. in Lakh)
Amount received from IPO		102,861
Deployment of funds received from the IPO	As per Prospectus	Actual Incurred
Construction of projects	74,100	23,885
Acquisition of land or land development rights	22,500	3,260
General corporate purposes	1,605	1,603
Share issue expenses	4,656	4,061
Total	102,861	32,809
Balance amount to be utilised		70,052
Interim utilisation of balance IPO proceeds		(Rs. in Lakh)
Investments in mutual funds		35,598
Fixed deposits		34,348
Balance with banks in current accounts		106
Total		70,052

- d) Public Shareholding as on June 30, 2010 represents the shares held by a private equity investor.
- e) During the quarter ended June 30, 2011, 14 (fourteen) investor's complaints were received. All the complaints were disposed of. No complaints were pending either at the beginning or at the end of the quarter.
- f) Siddhivinayak Realities Private Limited ("SRPL"), is a joint venture of a subsidiary of the Company. Pursuant to an arbitration award, SRPL's counter claim of specific performance for the acquisition of a hotel property in Juhu has not been accepted and SRPL is to receive a refund of approximately Rs 73 crore (of which the Oberoi Realty Group's share is 50%). SRPL has filed a petition before the Bombay High Court against this award.
- g) Previous quarter / year figures have been regrouped, re-arranged and re-classified wherever necessary to conform to current quarter's / year's classification.
- h) Key standalone financial information of the Company is given below :

Particulars	Quarter Ended		Year Ended
	Unaudited	Unaudited	Audited
	30/06/2011	30/06/2010	31/03/2011
Total revenue (including other income)	16,071	3,417	43,953
Profit before tax	11,499	1,448	24,506
Profit after tax	9,383	1,264	17,057



i) Unaudited Consolidated Segment wise Revenue, Results and Capital Employed for the Quarter Ended June 30, 2011

(Rs. in Lakh)

Particulars	Quarter Ended		Year Ended
	Unaudited	Unaudited	Audited
	30/06/2011	30/06/2010	31/03/2011
Segment Revenue			
(a) Real estate	13,975	15,329	92,818
(b) Hospitality	2,083	691	6,808
Total	16,058	16,020	99,626
Less: Inter segment revenue	-	-	-
Net income from operations	16,058	16,020	99,626
Segment Results			
(Profit before tax, interest and unallocable overheads)			
(a) Real estate	8,313	8,529	56,011
(b) Hospitality	118	(436)	(275)
Total	8,431	8,093	55,736
Add/(Less):			
i) Interest and finance charges	(8)	(3)	(19)
ii) Unallocable Income net of Unallocable Expenditure*	5,314	492	5,830
Profit before tax	13,737	8,582	61,547
Capital Employed			
(Segment assets less segment liabilities)			
(a) Real estate	140,093	100,666	134,844
(b) Hospitality	33,806	33,492	37,412
Total capital employed in segment	173,899	134,158	172,256
Add: Unallocated capital employed*	171,436	60,151	162,501
Total Capital Employed in the Company	345,335	194,309	334,757

* Unallocated Capital Employed includes unspent IPO proceeds and temporary surplus. Income earned on temporary investment of the same has been shown in Unallocated Income net of Unallocated Expenditure.

Mumbai, August 03, 2011



For and on behalf of the board

[Signature]

Vikas Oberoi

Chairman and Managing Director



Unaudited Standalone Financial Results for the Quarter Ended June 30, 2011

(Rs. in Lakh, except per share data)

No	Particulars	Quarter Ended		Year Ended
		30/06/2011	30/06/2010	31/03/2011
		Unaudited	Unaudited	Audited
1	a. Net sales/Income from operations	7,910	2,712	38,550
	b. Other operating income	59	42	433
	Total (a+b)	7,969	2,754	38,983
2	Expenditure			
	a. Operating Costs	2,926	931	13,912
	b. Manpower Costs	759	455	2,467
	c. Depreciation and Amortisation	538	330	1,845
	d. Other Costs	287	250	1,253
	Total (a+b+c+d)	4,510	1,966	19,477
3	Profit from operations before other income, interest and exceptional items (1-2)	3,459	788	19,506
4	Other Income	8,102	663	4,970
5	Profit before interest and exceptional items (3+4)	11,561	1,451	24,476
6	Interest and finance charges	8	3	19
7	Profit after interest but before prior period/exceptional items (5-6)	11,553	1,448	24,457
8	Prior period Income / (Expenses)	(54)	-	49
9	Profit from ordinary activities before tax (7+8)	11,499	1,448	24,506
10	Tax expense	2,116	184	7,449
11	Net profit from ordinary activities after tax (9-10)	9,383	1,264	17,057
12	Extraordinary item (net of tax expense)	-	-	-
13	Net profit for the period (11-12)	9,383	1,264	17,057
14	Paid-up equity share capital (Face value of Rs.10 each)	32,823	28,867	32,823
15	Reserves and surplus (excluding revaluation reserves)			169,697
16	Earnings per share (EPS)*			
	a) Basic EPS			
	- Before extraordinary items	2.86	0.44	5.59
	- After extraordinary items	2.86	0.44	5.59
	b) Diluted EPS			
	- Before extraordinary items	2.86	0.44	5.59
	- After extraordinary items	2.86	0.44	5.59
17	Public shareholding #			
	- Number of shares	70,617,247	31,055,247	70,617,247
	- Percentage of shareholding	21.51%	10.76%	21.51%
18	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)	-	-	-
	- Percentage of shares (as a % of the total share capital of the company)	-	-	-
	b) Non - encumbered			
	- Number of shares	257,616,015	257,616,015	257,616,015
	- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	100.00%	100.00%	100.00%
	- Percentage of shares (as a % of the total share capital of the company)	78.49%	89.24%	78.49%

* Not annualised, except year end basic and diluted EPS

Public Shareholding as on June 30, 2010 represents the shares held by a private equity investor.



a) Unaudited Standalone Segment wise Revenue, Results and Capital Employed for the Quarter Ended June 30, 2011

(Rs. in Lakh)

Particulars	Quarter Ended		Year Ended
	Unaudited	Unaudited	Audited
	30/06/2011	30/06/2010	31/03/2011
Segment Revenue			
(a) Real estate	5,859	2,065	32,196
(b) Hospitality	2,083	692	6,808
Total	7,942	2,757	39,004
Less: Inter segment revenue	-	-	-
Net income from operations	7,942	2,757	39,004
Segment Results			
(Profit before tax, interest and unallocable overheads)			
(a) Real estate	3,374	1,266	20,019
(b) Hospitality	118	(436)	(275)
Total	3,492	830	19,744
Add/(Less):			
i) Interest and finance charges	(8)	(3)	(19)
ii) Unallocable Income net of Unallocable Expenditure*	8,015	621	4,781
Profit before tax	11,499	1,448	24,506
Capital Employed			
(Segment assets less segment liabilities)			
(a) Real estate	52,160	44,497	55,091
(b) Hospitality	29,678	28,670	29,251
Total capital employed in segment	81,838	73,167	84,342
Add: Unallocated capital employed*	134,188	20,441	121,768
Total Capital Employed in the Company	216,026	93,608	206,110

* Unallocated Capital Employed includes unspent IPO proceeds and temporary surplus. Income earned on temporary investment of the same has been shown in Unallocated Income net of Unallocated Expenditure.

Mumbai, August 03, 2011



For and on behalf of the board

[Signature]

Vikas Oberoi

Chairman and Managing Director



To,
The Board of Directors,
Obero Realty Limited
'Commerz', 3rd Floor,
International Business Park,
Oberoi Garden City,
Off. Western Express Highway,
Goregaon (East),
Mumbai 400 063.

Dear Sir,

Sub: Limited Review Report on the unaudited consolidated financial results of Oberoi Realty Limited for the quarter ended 30th June 2011

We have reviewed the accompanying statement of unaudited consolidated financial results of **Obero Realty Limited ("the Company")**, its subsidiaries and jointly controlled entities (**the Company, its subsidiaries and jointly controlled entities constitute "the Group"**) for the quarter ended 30th June 2011 except for the disclosures regarding 'Public Shareholding' and 'Promoter and Promoter Group Shareholding' and undisputed number of investor complaints which have been traced from the confirmations received from the share registrars 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 these financial statements based on our review.

The figures shown in the column quarter ended 30th June 2010 in the statement and additional disclosure with respect to "Utilization of issue proceeds from IPO" have not been reviewed by us.

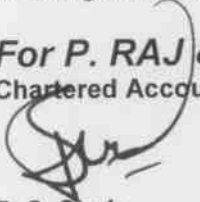
We conducted our review in accordance with the Standard on Review Engagement (SRE) 2400, engagements to Review Financial Statements issued by the Institute of Chartered Accountants of India. This Standard requires that we plan and perform the review to obtain moderate assurance as to whether the financial 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.

The financial statements reflect the Group's share of revenues of Rs. 21,448 and Net Profit after Tax of Rs. 9,611 for the quarter ended 30th June 2011 and Net Total Assets of Rs. 2,782,015 as at 30th June 2011 related to a joint venture, results of which have been reviewed by the other auditor and whose reports have been considered by us in submitting our report.

Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying statement of unaudited financial results prepared in accordance with applicable accounting standards and other recognised accounting practices and policies has not disclosed the information required to be disclosed in terms of Clause 41 of the Listing Agreement including the manner in which it is to be disclosed, or that it contains any material misstatement.

For P. RAJ & CO.
Chartered Accountants


P. S. Shah
Proprietor
Membership No. 44611
Firm Registration No. 108310W
Mumbai, 3rd August, 2011



To,
The Board of Directors,
Obero Realty Limited
'Commerz', 3rd Floor,
International Business Park,
Oberoi Garden City,
Off. Western Express Highway,
Goregaon (East),
Mumbai 400 063.

Dear Sir,

Sub: Limited Review Report on the unaudited unconsolidated financial results of Oberoi Realty Limited for the quarter ended 30th June 2011

We have reviewed the accompanying statement of unaudited financial results of **Obero Realty Limited** for the quarter ended 30th June 2011 except for the disclosures regarding 'Public Shareholding' and 'Promoter and Promoter Group Shareholding' and undisputed number of investor complaints which have been traced from the confirmations received from the share registrars 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 these financial statements based on our review.

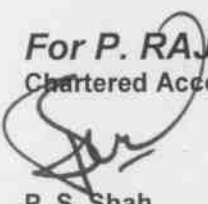
The figures shown in the column quarter ended 30th June 2010 in the statement and additional disclosure with respect to "Utilization of issue proceeds from IPO" have not been reviewed by us.

We conducted our review in accordance with the Standard on Review Engagement (SRE) 2400, engagements to Review Financial Statements 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.

Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying statement of unaudited financial results prepared in accordance with applicable accounting standards and other recognised accounting practices and policies has not disclosed the information required to be disclosed in terms of Clause 41 of the Listing Agreement including the manner in which it is to be disclosed, or that it contains any material misstatement.

For P. RAJ & CO.
Chartered Accountants


P. S. Shah
Proprietor
Membership No. 44611
Firm Registration No. 108310W
Mumbai, 3rd August, 2011

