

July 21, 2012

**Department of Corporate Services,
BSE 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, 2012)

Dear Sirs,

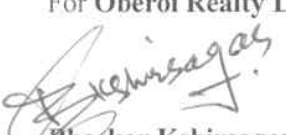
With reference to the above, we hereby inform you that the Board of Directors in their meeting held on July 21, 2012 have approved the unaudited consolidated and standalone financial results for the quarter ended on June 30, 2012 and the same are enclosed herewith.

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.

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 2012

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, 2012 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.

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 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.

The financial statements reflects the Group's share of Revenues of Rs. 0.07 Lakh and Net Profit after Tax of 0.00 Lakh for the quarter ended 30th June, 2012 and Net Assets of Rs. 28.57 Lakhs as at 30th June, 2012 in respect of one of the Jointly Controlled Entities which has not been reviewed by us. Financial Statements of this entity has been reviewed by the other auditor and their report has been considered by us. Our opinion on the statement to the extent they have been derived from such financial statement is based solely on the report of such other auditor.

Based on our review conducted as stated 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 referred to in section 211 (3C) of the Companies Act, 1956 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

Firm Registration No. 108310W


P. S. Shah

Partner

Membership No. 44611

Mumbai, 21st July, 2012



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, 2012

Part I

(Rs. in Lakh, except per share data)

No	Particulars	Quarter Ended			Year Ended
		30/06/2012	31/03/2012	30/06/2011	31/03/2012
		Unaudited	Unaudited	Unaudited	Audited
1	a. Net sales/Income from operations	19,763	25,298	15,955	81,837
	b. Other operating income	226	181	105	631
	Total (a+b)	19,989	25,479	16,060	82,468
2	Expenditure				
	a. Operating Costs	6,969	7,929	5,973	29,596
	b. Employee Benefits Expense	959	851	838	3,292
	c. Depreciation and Amortisation	704	704	652	2,694
	d. Other Costs	672	275	247	1,231
	Total (a+b+c+d)	9,304	9,759	7,710	36,813
3	Profit from operations before other income, interest and exceptional items (1-2)	10,685	15,720	8,350	45,655
4	Other income	3,090	3,071	5,448	15,010
5	Profit before interest and exceptional items (3+4)	13,775	18,791	13,798	60,665
6	Interest and finance charges	12	12	8	31
7	Profit after interest but before prior period/exceptional items (5-6)	13,763	18,779	13,790	60,634
8	Prior period Income / (Expenses)	-	11	(54)	(43)
9	Profit from ordinary activities before tax (7+8)	13,763	18,790	13,736	60,591
10	Tax expense	3,683	4,431	3,159	14,304
11	Profit from ordinary activities after tax (9-10)	10,080	14,359	10,577	46,287
12	Extraordinary item (net of tax expense)	-	-	-	-
13	Net profit for the period (11-12)	10,080	14,359	10,577	46,287
14	Paid-up equity share capital (Face value of Rs. 10 each)	32,823	32,823	32,823	32,823
15	Reserves and surplus (excluding revaluation reserves)				340,592
16	Earnings per share (EPS)*				
	a) Basic EPS				
	- Before extraordinary items	3.07	4.37	3.22	14.10
	- After extraordinary items	3.07	4.37	3.22	14.10
	b) Diluted EPS				
	- Before extraordinary items	3.07	4.37	3.22	14.10
	- After extraordinary items	3.07	4.37	3.22	14.10

* Not annualised, except year end basic and diluted EPS



Part II

A	Particulars of shareholdings	Quarter Ended			Year Ended
		30/06/2012	31/03/2012	30/06/2011	31/03/2012
1	Public shareholding				
	- Number of shares	70,617,247	70,617,247	70,617,247	70,617,247
	- Percentage of shareholding	21.51%	21.51%	21.51%	21.51%
2	Promoters and Promoter Group Shareholding				
	a) Pledged / encumbered				
	- Number of shares	-	-	-	-
	- Percentage of shares (as a % of the total shareholding of promoters 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	257,616,015
	- Percentage of shares (as a % of the total shareholding of promoters and promoter group)	100.00%	100.00%	100.00%	100.00%
	- Percentage of shares (as a % of the total share capital of the company)	78.49%	78.49%	78.49%	78.49%
B	Investors complaints:				
	Pending at the beginning of the quarter	Nil			
	Received during the quarter	7			
	Disposed of during the quarter	7			
	Remaining unresolved at the end of the quarter	Nil			

Notes:

- a) The above results for the quarter ended June 30, 2012 have been reviewed by the Audit Committee and approved by the Board of Directors at its meeting held on July 21, 2012 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 period, 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 (Refer to note below)	Actual Spent
Construction of projects	54,142
Acquisition of land or land development rights	40,260
General corporate purposes	4,398
Share issue expenses	4,061
Total	102,861
Balance amount to be utilised	-



Note:

Shareholders in the Annual General Meeting held on June 30, 2011 have passed a special resolution to, inter alia, vary and / or revise the utilisation proceeds from the Initial Public Offering ('IPO') of Equity Shares to utilise the proceeds of IPO, including change in allocation for construction of ongoing projects, towards acquisition of land or land development rights and /or general corporate purposes, change in amount or schedule of deployment for the projects identified in the Prospectus, as the case may be.

- d) Previous quarter / year figures have been regrouped, re-arranged and re-classified wherever necessary to conform to current quarter's / year's classification.
- e) Pursuant to Clause 41 of the Listing Agreement, the Company has opted to publish the consolidated financial results. Both the consolidated and standalone financial results have been submitted to the BSE Limited (BSE) and National Stock Exchange of India Limited (NSE), where the equity shares of the Company are listed.
- f) The standalone financial results for the quarter ended June 30, 2012 are summarized below and detailed financial results are also available on the Company's website www.oberoiirealty.com.

(Rs. in Lakh)

Particulars	Quarter Ended			Year Ended
	30/06/2012	31/03/2012	30/06/2011	31/03/2012
	Unaudited	Unaudited	Unaudited	Audited
Total revenue (including other income)	19,827	13,407	16,071	55,026
Profit before tax	13,902	8,246	11,499	34,285
Profit after tax	11,660	5,835	9,383	25,493

- g) Unaudited Consolidated Segment wise Revenue, Results and Capital Employed for the quarter ended June 30, 2012 :

(Rs. in Lakh)

Particulars	Quarter Ended			Year Ended
	30/06/2012	31/03/2012	30/06/2011	31/03/2012
	Unaudited	Unaudited	Unaudited	Audited
Segment Revenue				
(a) Real estate	17,789	22,932	13,975	73,480
(b) Hospitality	2,200	2,569	2,083	9,057
Total	19,989	25,501	16,058	82,537
Less: Inter segment revenue	-	-	-	-
Net income from operations	19,989	25,501	16,058	82,537
Segment Results				
(Profit before tax, interest and unallocable overheads)				
(a) Real estate	10,617	15,277	8,313	45,228
(b) Hospitality	206	595	118	891
Total	10,823	15,872	8,431	46,119
Add/(Less):				
i) Interest and finance charges	(12)	(12)	(8)	(31)
ii) Unallocable Income net of Unallocable Expenditure*	2,952	2,930	5,313	14,503
Profit before tax	13,763	18,790	13,736	60,591
Capital Employed				
(Segment assets less segment liabilities)				
(a) Real estate	208,758	206,514	140,084	206,514
(b) Hospitality	37,023	37,056	33,806	37,056
Total capital employed in segment	245,781	243,570	173,890	243,570
Add: Unallocated capital employed*	137,714	129,845	171,445	129,845
Total Capital Employed in the Company	383,495	373,415	345,335	373,415

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

Mumbai, July 21, 2012



For and on behalf of the board

Vikas Oberoi
Chairman & Managing Director

To,
The Board of Directors,
Oberoi 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 2012

We have reviewed the accompanying statement of unaudited financial results of **Oberoi Realty Limited ("the Company")** for the quarter ended 30th June 2012 except for the disclosures regarding 'Public Shareholding' and 'Promoter and Promoter Group Shareholding' 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.

We conducted our review in accordance with the Standard on Review Engagement (SRE) 2410, "Review of the 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 these financial statements are 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.

Based on our review conducted as stated 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 referred to in section 211 (3C) of the Companies Act, 1956 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

Firm Registration No. 108310W


P. S. Shah

Partner

Membership No. 44611

Mumbai, 21st July, 2012



Registered Office : Commerz, 3rd floor, International Business Park, Oberoi Garden City, Goregaon (E), Mumbai – 400 063, India
Unaudited Standalone Financial Results for the Quarter Ended June 30, 2012

Part I (Rs. in Lakh, except per share data)

No	Particulars	Quarter Ended		Year Ended	
		30/06/2012	31/03/2012	30/06/2011	31/03/2012
		Unaudited	Unaudited	Unaudited	Audited
1	a. Net sales/Income from operations	10,702	10,903	7,910	38,969
	b. Other operating income	61	58	29	170
	Total (a+b)	10,763	10,961	7,939	39,139
2	Expenditure				
	a. Operating Costs	4,040	3,633	2,924	14,097
	b. Employee Benefits Expense	867	783	759	3,036
	c. Depreciation and Amortisation	589	589	538	2,235
	d. Other Costs	417	158	289	1,304
	Total (a+b+c+d)	5,913	5,163	4,510	20,672
3	Profit from operations before other income, interest and exceptional items (1-2)	4,850	5,798	3,429	18,467
4	Other Income	9,064	2,446	8,132	15,887
5	Profit before interest and exceptional items (3+4)	13,914	8,244	11,561	34,354
6	Interest and finance charges	12	9	8	26
7	Profit after interest but before prior period/ exceptional items (5-6)	13,902	8,235	11,553	34,328
8	Prior period Income / (Expenses)	-	11	(54)	(43)
9	Profit from ordinary activities before tax (7+8)	13,902	8,246	11,499	34,285
10	Tax expense	2,242	2,411	2,116	8,792
11	Net profit from ordinary activities after tax (9-10)	11,660	5,835	9,383	25,493
12	Extraordinary item (net of tax expense)	-	-	-	-
13	Net profit for the period (11-12)	11,660	5,835	9,383	25,493
14	Paid-up equity share capital (Face value of Rs.10 each)	32,823	32,823	32,823	32,823
15	Reserves and surplus (excluding revaluation reserves)				191,683
16	Earnings per share (EPS)*				
	a) Basic EPS				
	- Before extraordinary items	3.55	1.78	2.86	7.77
	- After extraordinary items	3.55	1.78	2.86	7.77
	b) Diluted EPS				
	- Before extraordinary items	3.55	1.78	2.86	7.77
	- After extraordinary items	3.55	1.78	2.86	7.77

* Not annualised, except year end basic and diluted EPS

Part II

A	Particulars of shareholdings	Quarter Ended		Year Ended	
		30/06/2012	31/03/2012	30/06/2011	31/03/2012
1	Public shareholding				
	- Number of shares	70,617,247	70,617,247	70,617,247	70,617,247
	- Percentage of shareholding	21.51%	21.51%	21.51%	21.51%
2	Promoters and Promoter Group Shareholding				
	a) Pledged / Encumbered				
	- Number of shares	-	-	-	-
	- Percentage of shares (as a % of the total shareholding of promoters 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	257,616,015
	- Percentage of shares (as a % of the total shareholding of promoters and promoter group)	100.00%	100.00%	100.00%	100.00%
	- Percentage of shares (as a % of the total share capital of the company)	78.49%	78.49%	78.49%	78.49%



Notes:

- a) The above results for the quarter ended June 30, 2012 have been reviewed by the Audit Committee and approved by the Board of Directors at its meeting held on July 21, 2012 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 period, the result of a quarter may not be representative of the profits / losses for the year.
- c) Previous quarter / year figures have been regrouped, re-arranged and re-classified wherever necessary to conform to current quarter's / year classification.
- d) Unaudited Standalone Segment wise Revenue, Results and Capital Employed for the quarter ended June 30, 2012 :

Particulars	Quarter Ended			(Rs. in Lakh)
	30/06/2012	31/03/2012	30/06/2011	Year Ended
	Unaudited	Unaudited	Unaudited	31/03/2012 Audited
Segment Revenue				
(a) Real estate	8,562	8,414	5,859	30,149
(b) Hospitality	2,200	2,569	2,083	9,057
Total	10,762	10,983	7,942	39,206
Less: Inter segment revenue	-	-	-	-
Net income from operations	10,762	10,983	7,942	39,206
Segment Results				
(Profit before tax, interest and unallocable overheads)				
(a) Real estate	4,754	5,305	3,374	17,925
(b) Hospitality	206	630	118	926
Total	4,960	5,935	3,492	18,851
Add/(Less):				
i) Interest and finance charges	(12)	(9)	(8)	(26)
ii) Unallocable Income net of Unallocable Expenditure*	8,954	2,320	8,015	15,460
Profit before tax	13,902	8,246	11,499	34,285
Capital Employed				
(Segment assets less segment liabilities)				
(a) Real estate	68,564	62,166	52,152	62,166
(b) Hospitality	28,863	28,885	29,678	28,885
Total capital employed in segment	97,427	91,051	81,830	91,051
Add: Unallocated capital employed*	139,804	133,455	134,196	133,455
Total Capital Employed in the Company	237,231	224,506	216,026	224,506

* Unallocated Capital Employed includes unspent IPO proceeds, if any, and 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, July 21, 2012



Vikas Oberoi
Chairman & Managing Director