

October 20, 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 September 30, 2012)

Dear Sirs,

With reference to the above, we hereby inform you that the Board of Directors in their meeting held on October 20, 2012 have approved the unaudited consolidated and standalone financial results for the quarter ended on September 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.



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 and Half Year Ended September 30, 2012

Part I

(Rs. in Lakh, except per share data)

No	Particulars	Quarter Ended			Half Year Ended		Year Ended
		30/09/2012	30/06/2012	30/09/2011	30/09/2012	30/09/2011	31/03/2012
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
1	a. Net sales/Income from operations	25,657	19,763	22,013	45,420	37,967	81,837
	b. Other operating income	109	226	190	335	295	631
	Total (a+b)	25,766	19,989	22,203	45,755	38,262	82,468
2	Expenditure						
	a. Operating Costs	9,099	6,968	9,607	16,067	15,580	29,594
	b. Employee Benefits Expense	979	959	847	1,938	1,685	3,292
	c. Depreciation and Amortisation	714	704	661	1,418	1,313	2,694
	d. Other Costs	730	673	255	1,403	501	1,233
	Total (a+b+c+d)	11,522	9,304	11,370	20,826	19,079	36,813
3	Profit from operations before other income, interest and exceptional items (1-2)	14,244	10,685	10,833	24,929	19,183	45,655
4	Other income	2,504	3,090	3,484	5,594	8,932	15,010
5	Profit before interest and exceptional items (3+4)	16,748	13,775	14,317	30,523	28,115	60,665
6	Interest and finance charges	11	12	4	23	12	31
7	Profit after interest but before prior period/exceptional items (5-6)	16,737	13,763	14,313	30,500	28,103	60,634
8	Prior period Income / (Expenses)	(3)	-	-	(3)	(54)	(43)
9	Profit from ordinary activities before tax (7+8)	16,734	13,763	14,313	30,497	28,049	60,591
10	Tax expense	4,298	3,683	3,169	7,981	6,328	14,304
11	Profit from ordinary activities after tax (9-10)	12,436	10,080	11,144	22,516	21,721	46,287
12	Extraordinary item (net of tax expense)	-	-	-	-	-	-
13	Net profit for the period (11-12)	12,436	10,080	11,144	22,516	21,721	46,287
14	Paid-up equity share capital (Face value of Rs. 10 each)	32,823	32,823	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	3.79	3.07	3.40	6.86	6.62	14.10
	- After extraordinary items	3.79	3.07	3.40	6.86	6.62	14.10
	b) Diluted EPS						
	- Before extraordinary items	3.79	3.07	3.40	6.86	6.62	14.10
	- After extraordinary items	3.79	3.07	3.40	6.86	6.62	14.10

* Not annualised, except year end basic and diluted EPS



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Part II

A	Particulars of shareholdings	Quarter Ended			Half Year Ended		Year Ended
		30/09/2012	30/06/2012	30/09/2011	30/09/2012	30/09/2011	31/03/2012
1	Public shareholding						
	- Number of shares	70,617,247	70,617,247	70,617,247	70,617,247	70,617,247	70,617,247
	- Percentage of shareholding	21.51%	21.51%	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	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%	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%	78.49%	78.49%
B	Investors complaints:						
	Pending at the beginning of the quarter	-					
	Received during the quarter	16					
	Disposed of during the quarter	16					
	Remaining unresolved at the end of the quarter	-					

Notes:

- a) The above results for the quarter ended September 30, 2012 have been reviewed by the Audit Committee and approved by the Board of Directors at its meeting held on October 20, 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 period figures have been regrouped, re-arranged and re-classified wherever necessary to conform to current period's classification.
- d) The standalone financial results for the quarter ended September 30, 2012 are summarized below and detailed financial results are also available on the Company's website www.oberoirealty.com.

(Rs. in Lakh)

Particulars	Quarter Ended			Half Year Ended		Year Ended
	30/09/2012	30/06/2012	30/09/2011	30/09/2012	30/09/2011	31/03/2012
	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
Total revenue (including other income)	15,453	19,827	13,485	35,280	29,555	55,026
Profit before tax	8,292	13,902	7,604	22,194	19,103	34,284
Profit after tax	5,854	11,660	5,480	17,514	14,863	25,493



e) Unaudited Consolidated Segment wise Revenue, Results and Capital Employed for the quarter ended September 30, 2012:

(Rs. in Lakh)

Particulars	Quarter Ended			Half Year Ended		Year Ended
	30/09/2012	30/06/2012	30/09/2011	30/09/2012	30/09/2011	31/03/2012
	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
Segment Revenue						
(a) Real estate	23,672	17,789	20,298	41,461	34,274	73,411
(b) Hospitality	2,094	2,200	1,905	4,294	3,988	9,057
Total	25,766	19,989	22,203	45,755	38,262	82,468
Less: Inter segment revenue	-	-	-	-	-	-
Net income from operations	25,766	19,989	22,203	45,755	38,262	82,468
Segment Results						
(Profit before tax, interest and unallocable expenditure)						
(a) Real estate	14,357	10,617	11,001	24,974	19,314	45,160
(b) Hospitality	103	206	(69)	309	49	891
Total	14,460	10,823	10,932	25,283	19,363	46,051
Add/(Less):						
i) Interest and finance charges	(11)	(12)	(4)	(23)	(12)	(31)
ii) Unallocable Income net of Unallocable Expenditure*	2,285	2,952	3,385	5,237	8,698	14,571
Profit before tax	16,734	13,763	14,313	30,497	28,049	60,591
Capital Employed						
(Segment assets less segment liabilities)						
(a) Real estate	231,185	208,758	176,729	231,185	176,729	206,514
(b) Hospitality	36,705	37,023	33,687	36,705	33,687	37,056
Total capital employed in segment	267,890	245,781	210,416	267,890	210,416	243,570
Add: Unallocated capital employed*	128,041	137,713	146,062	128,041	146,062	129,845
Total Capital Employed in the Company	395,931	383,494	356,478	395,931	356,478	373,415

* Unallocated Capital Employed includes temporary surplus. Income earned on temporary investment of the same has been shown in 'Unallocable Income net of Unallocable Expenditure'.

Mumbai, October 20, 2012



For and on behalf of the board

[Signature]

Vikas Oberoi
Chairman & Managing Director





OBEROI REALTY LIMITED

Registered Office : Commerz, 3rd floor, International Business Park, Oberoi Garden City, Goregaon (E), Mumbai, India
Unaudited Consolidated Statement of Assets and Liabilities

(Rs. in Lakh)

Particulars	As at 30/09/2012	As at 30/09/2011	As at 31/03/2012
	Unaudited	Unaudited	Audited
EQUITY AND LIABILITIES			
Shareholders' funds:			
Share capital	32,823	32,823	32,823
Reserves and surplus	363,108	323,655	340,592
	395,931	356,478	373,415
Non-current liabilities			
Deferred tax liabilities	1,120	183	782
Trade payables	393	92	146
Other long-term liabilities	4,383	7,157	6,751
Long-term provisions	104	188	89
	6,000	7,620	7,768
Current liabilities			
Trade payables	2,328	2,487	3,034
Other current liabilities	101,810	77,791	86,491
Short-term provisions	66	291	7,745
	104,204	80,569	97,270
Total	506,135	444,667	478,453
ASSETS			
Non-current assets			
Fixed assets (including capital work in progress)	104,784	92,667	98,501
Goodwill on consolidation	26,537	26,537	26,537
Non-current investments	1	1	1
Long-term loans and advances	106,913	76,753	99,374
	238,235	195,958	224,413
Current assets			
Current investments	30,628	15,663	-
Inventories	123,687	94,675	101,962
Trade receivables	6,010	6,350	6,792
Cash and bank balance	80,476	119,027	129,339
Short-term loans and advances	25,763	11,705	14,093
Other current assets	1,336	1,289	1,854
	267,900	248,709	254,040
Total	506,135	444,667	478,453

For and on behalf of the board

Vikas Oberoi
Chairman & Managing Director

Mumbai, October 20, 2012



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Part I

(Rs. in Lakh, except per share data)

No	Particulars	Quarter Ended			Half Year Ended		Year Ended
		30/09/2012	30/06/2012	30/09/2011	30/09/2012	30/09/2011	31/03/2012
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
1	a. Net sales/Income from operations	13,322	10,702	10,609	24,024	18,519	38,969
	b. Other operating income	47	61	63	108	91	170
	Total (a+b)	13,369	10,763	10,672	24,132	18,610	39,139
2	Expenditure						
	a. Operating Costs	5,080	4,040	4,285	9,120	7,209	14,098
	b. Employee Benefits Expense	910	867	773	1,777	1,532	3,036
	c. Depreciation and Amortisation	594	589	546	1,183	1,083	2,235
	d. Other Costs	567	417	273	984	563	1,304
	Total (a+b+c+d)	7,151	5,913	5,877	13,064	10,387	20,673
3	Profit from operations before other income, interest and exceptional items (1-2)	6,218	4,850	4,795	11,068	8,223	18,466
4	Other Income	2,084	9,064	2,813	11,148	10,945	15,887
5	Profit before interest and exceptional items (3+4)	8,302	13,914	7,608	22,216	19,168	34,353
6	Interest and finance charges	10	12	4	22	11	26
7	Profit after interest but before prior period/ exceptional items (5-6)	8,292	13,902	7,604	22,194	19,157	34,327
8	Prior period Income / (Expenses)	-	-	-	-	(54)	(43)
9	Profit from ordinary activities before tax (7+8)	8,292	13,902	7,604	22,194	19,103	34,284
10	Tax expense	2,438	2,242	2,124	4,680	4,240	8,791
11	Net profit from ordinary activities after tax (9-10)	5,854	11,660	5,480	17,514	14,863	25,493
12	Extraordinary item (net of tax expense)	-	-	-	-	-	-
13	Net profit for the period (11-12)	5,854	11,660	5,480	17,514	14,863	25,493
14	Paid-up equity share capital (Face value of Rs. 10 each)	32,823	32,823	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	1.78	3.55	1.67	5.34	4.53	7.77
	- After extraordinary items	1.78	3.55	1.67	5.34	4.53	7.77
	b) Diluted EPS						
	- Before extraordinary items	1.78	3.55	1.67	5.34	4.53	7.77
	- After extraordinary items	1.78	3.55	1.67	5.34	4.53	7.77

* Not annualised, except year end basic and diluted EPS

Part II

A	Particulars of shareholdings	Quarter Ended			Half Year Ended		Year Ended
		30/09/2012	30/06/2012	30/09/2011	30/09/2012	30/09/2011	31/03/2012
1	Public shareholding						
	- Number of shares	70,617,247	70,617,247	70,617,247	70,617,247	70,617,247	70,617,247
	- Percentage of shareholding	21.51%	21.51%	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 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	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%	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%	78.49%	78.49%



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Notes:

- The above results for the quarter ended September 30, 2012 have been reviewed by the Audit Committee and approved by the Board of Directors at its meeting held on October 20, 2012 and have been subjected to a Limited Review by the Statutory Auditors of the Company.
- 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 / year may not be representative of the profits / losses for the period.
- Previous period figures have been regrouped, re-arranged and re-classified wherever necessary to conform to current period's classification.
- Unaudited Standalone Segment wise Revenue, Results and Capital Employed for the quarter ended September 30, 2012:

Particulars	Quarter Ended			Half Year Ended		(Rs. in Lakh)
	30/09/2012	30/06/2012	30/09/2011	30/09/2012	30/09/2011	Year Ended
	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	31/03/2012 Audited
Segment Revenue						
(a) Real estate	11,275	8,563	8,767	19,838	14,622	30,082
(b) Hospitality	2,094	2,200	1,905	4,294	3,988	9,057
Total	13,369	10,763	10,672	24,132	18,610	39,139
Less: Inter segment revenue	-	-	-	-	-	-
Net income from operations	13,369	10,763	10,672	24,132	18,610	39,139
Segment Results						
(Profit before tax, interest and unallocable expenditure)						
(a) Real estate	6,308	4,754	4,935	11,062	8,306	17,858
(b) Hospitality	104	206	(69)	310	49	926
Total	6,412	4,960	4,866	11,372	8,355	18,784
Add/(Less):						
i) Interest and finance charges	(10)	(12)	(4)	(22)	(11)	(26)
ii) Unallocable Income net of Unallocable Expenditure*	1,890	8,954	2,742	10,844	10,759	15,526
Profit before tax	8,292	13,902	7,604	22,194	19,103	34,284
Capital Employed						
(Segment assets less segment liabilities)						
(a) Real estate	86,090	68,564	56,108	86,090	56,108	62,166
(b) Hospitality	28,538	28,863	29,538	28,538	29,538	28,885
Total capital employed in segment	114,628	97,427	85,646	114,628	85,646	91,051
Add: Unallocated capital employed*	128,457	139,804	135,860	128,457	135,860	133,455
Total Capital Employed in the Company	243,085	237,231	221,506	243,085	221,506	224,506

* Unallocated Capital Employed includes temporary surplus. Income earned on temporary investment of the same has been shown in 'Unallocable Income net of Unallocable Expenditure'.

Mumbai, October 20, 2012



For and on behalf of the board

Vikas Oberoi
Chairman & Managing Director





OBEROI REALTY LIMITED

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

Unaudited Standalone Statement of Assets and Liabilities

(Rs. in Lakh)

Particulars	As at 30/09/2012	As at 30/09/2011	As at 31/03/2012
	Unaudited	Unaudited	Audited
EQUITY AND LIABILITIES			
Shareholders' funds			
Share capital	32,823	32,823	32,823
Reserves and surplus	210,262	188,683	191,683
	243,085	221,506	224,506
Non-current liabilities			
Deferred tax liabilities	972	104	655
Trade payables	315	71	93
Other long-term liabilities	2,522	2,668	2,813
Long-term provisions	100	179	82
	3,909	3,022	3,643
Current liabilities			
Trade payables	1,220	980	1,778
Other current liabilities	79,895	57,597	72,426
Short-term provisions	59	234	7,731
	81,174	58,811	81,935
Total	328,168	283,339	310,084
ASSETS			
Non-current assets			
Fixed assets (including capital work in progress)	90,131	77,878	83,731
Non-current investments	31,325	31,314	34,880
Long-term loans and advances	27,257	17,532	27,497
	148,713	126,724	146,108
Current assets			
Current investments	28,106	14,733	2,800
Inventories	57,901	33,067	40,260
Trade receivables	3,157	3,961	2,911
Cash and bank balance	66,063	91,569	105,150
Short-term loans and advances	23,133	12,383	11,428
Other current assets	1,095	902	1,427
	179,455	156,615	163,976
Total	328,168	283,339	310,084

Mumbai, October 20, 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 consolidated financial results of Oberoi Realty Limited for the quarter ended 30th September 2012

We have reviewed the accompanying statement of Unaudited Consolidated Financial Results of **Oberoi 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 September, 2012 which are included in the accompanying 'Statement of Unaudited Consolidated Financial Results for the Quarter and Half Year ended 30th September, 2012' and the 'Unaudited Consolidated Statement of Assets and Liabilities', except for the disclosures regarding 'Public Shareholding' & 'Promoter and Promoter Group Shareholding' and status of investor complaints which have been traced from the confirmations received from the Management and Registrar & Transfer Agent respectively 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. 0.75 Lakh and Net Profit after Tax of 0.46 Lakh for the quarter ended 30th September, 2012 and Net Assets of Rs. 29.03 Lakhs as at 30th September, 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, 20th October, 2012



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 standalone financial results of Oberoi Realty Limited for the quarter ended 30th September 2012

We have reviewed the accompanying statement of unaudited financial results of **Obero Realty Limited** ("the Company") for the quarter ended 30th September 2012 which are included in the accompanying 'Statement of Standalone Unaudited Financial Results for the Quarter and Half Year ended 30th September, 2012' and the 'Statement of Assets and Liabilities' as on that date, except for the disclosures regarding 'Public Shareholding' & 'Promoter and Promoter Group Shareholding' and status of investor complaints which have been traced from the confirmations received from the Management and Registrar & Transfer Agent respectively 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, 20th October, 2012

