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**OBEROI
REALTY**

CIN: L45200MH1998PLC114818

corporate@oberoirealty.com

July 19, 2014

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

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

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

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

Scrip code: 533273

Scrip Symbol: OBEROIRLTY

Ref: Clause 41 of the listing agreement (unaudited consolidated and standalone financial results for the quarter ended on June 30, 2014)

Dear Sirs,

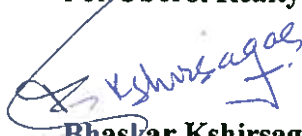
With reference to the above, we hereby inform you that the Board of Directors in their meeting held on July 19, 2014 have approved the unaudited consolidated and standalone financial results for the quarter ended on June 30, 2014 and the same are enclosed herewith.

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.

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OBEROI
REALTY
OBEROI REALTY LIMITED
 CIN: L45200MH1998PLC114818

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

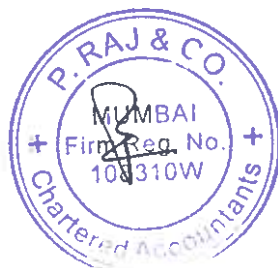
Unaudited Consolidated Financial Results for the Quarter Ended June 30, 2014

Part I

(Rs. in Lakh, except per share data)

No	Particulars	Quarter Ended			Year ended
		30/06/2014	31/03/2014	30/06/2013	31/03/2014
		Unaudited	Audited (Refer note b)	Unaudited	Audited
1	a. Net sales / income from operations	17,275	21,936	21,033	78,418
	b. Other operating income	263	121	806	1,427
	Total (a+b)	17,538	22,057	21,839	79,845
2	Expenditure				
	a. Operating costs	6,057	7,575	6,889	28,965
	b. Employee benefits expense	1,169	1,191	968	4,424
	c. Depreciation and amortisation	995	670	688	2,715
	d. Other costs	621	749	633	2,978
	Total (a+b+c+d)	8,842	10,185	9,178	39,082
3	Profit from operations before other income, interest and exceptional items (1-2)	8,696	11,872	12,661	40,763
4	Other income	647	792	2,101	5,706
5	Profit before interest and exceptional items (3+4)	9,343	12,664	14,762	46,469
6	Interest and finance charges	3	6	6	31
7	Profit after interest but before prior period/exceptional items (5-6)	9,340	12,658	14,756	46,438
8	Prior period income / (expenses)	-	-	-	-
9	Profit from ordinary activities before tax (7+8)	9,340	12,658	14,756	46,438
10	Tax expense	2,907	4,955	4,575	15,332
11	Profit from ordinary activities after tax (9-10)	6,433	7,703	10,181	31,106
12	Extraordinary item (net of tax expense)	-	-	-	-
13	Net profit for the period (11-12)	6,433	7,703	10,181	31,106
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)				4,06,816
16	Earnings per share (EPS)*				
	a) Basic EPS				
	- Before extraordinary items	1.96	2.35	3.10	9.48
	- After extraordinary items	1.96	2.35	3.10	9.48
	b) Diluted EPS				
	- Before extraordinary items	1.96	2.35	3.10	9.48
	- After extraordinary items	1.96	2.35	3.10	9.48

* Not annualised, except year end basic and diluted EPS



A	Particulars of shareholdings	Quarter Ended			Year ended
		30/06/2014	31/03/2014	30/06/2013	31/03/2014
1	Public shareholding				
	- Number of shares	8,20,58,316	8,20,58,316	7,06,17,247	8,20,58,316
	- Percentage of shareholding	25.00%	25.00%	21.51%	25.00%
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	24,61,74,946	24,61,74,946	25,76,16,015	24,61,74,946
	- 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)	75.00%	75.00%	78.49%	75.00%
B	Investors complaints:				
	Pending at the beginning of the quarter	-			
	Received during the quarter	1			
	Disposed of during the quarter	1			
	Remaining unresolved at the end of the quarter	-			

Notes:

- The above results for the quarter ended June 30, 2014 have been reviewed by the Audit Committee and approved by the Board of Directors at its meeting held on July 19, 2014 and have been subjected to a Limited Review by the Statutory Auditors of the Company.
- The figures of the last quarter are the balancing figures between audited figures in respect of full financial year and published year to date figures up to the third quarter of the respective financial year.
- 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.
- Previous period figures have been regrouped, re-arranged and re-classified wherever necessary to conform to current period's classification.
- 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.
- The useful life of fixed assets have been revised in accordance with the Schedule II to the Companies Act 2013. The impact of change in useful life of fixed assets on depreciation expense for the quarter amounts to Rs.323.45 lakh and on opening balance of general reserve amounts to Rs.33.50 lakh (net of deferred tax).
- The standalone financial results for the quarter ended June 30, 2014 are summarized below and detailed financial results are also available on the Company's website www.oberoirealty.com.

Particulars	Quarter Ended			Year ended
	30/06/2014	31/03/2014	30/06/2013	31/03/2014
	Unaudited	Audited (Refer note b)	Unaudited	Audited
Total revenue (including other income)	14,521	16,099	19,133	70,586
Profit before tax	7,058	8,660	11,523	41,075
Profit after tax	4,833	5,665	7,852	29,512



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h) Unaudited Consolidated Segment wise Revenue, Results and Capital Employed for the Quarter Ended June 30, 2014:

Particulars	Quarter Ended			Year ended
	30/06/2014	31/03/2014	30/06/2013	31/03/2014
	Unaudited	Audited (Refer note b)	Unaudited	Audited
Segment Revenue				
(a) Real estate	14,821	19,028	19,249	68,579
(b) Hospitality	2,717	3,029	2,590	11,266
Total	17,538	22,057	21,839	79,845
Less: Inter segment revenue	-	-	-	-
Net income from operations	17,538	22,057	21,839	79,845
Segment Results (Profit before tax, interest and unallocable expenditure)				
(a) Real estate	8,963	11,192	12,347	39,052
(b) Hospitality	(163)	701	459	2,086
Total	8,800	11,893	12,806	41,138
Add/(Less):				
i) Interest and finance charges	(3)	(6)	(6)	(31)
ii) Unallocable Income net of Unallocable Expenditure*	543	771	1,956	5,331
Profit before tax	9,340	12,658	14,756	46,438
Capital Employed (Segment assets less segment liabilities)				
(a) Real estate	3,89,764	3,70,289	2,89,086	3,70,289
(b) Hospitality	32,672	33,954	35,965	33,954
Total capital employed in segment	4,22,436	4,04,243	3,25,051	4,04,243
Add: Unallocated capital employed*	23,603	35,396	1,01,345	35,396
Total Capital Employed in the Company	4,46,039	4,39,639	4,26,396	4,39,639

* 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, July 19, 2014



For and on behalf of the board

[Signature]

Vikas Oberoi
Chairman & Managing Director



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OBEROI
R E A L T Y
OBEROI REALTY LIMITED
 CIN: L45200MH1998PLC114818

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, 2014

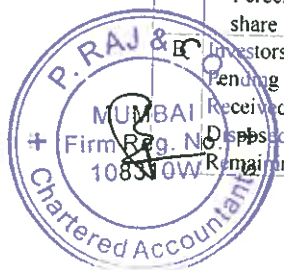
Part I

No	Particulars	(Rs. in Lakh, except per share data)			
		Quarter Ended		Year ended	
		30/06/2014	31/03/2014	30/06/2013	31/03/2014
		Unaudited	Audited (Refer note b)	Unaudited	Audited
1	a. Net sales / income from operations	14,107	15,730	16,778	61,180
	b. Other operating income	186	226	613	1,076
	Total (a+b)	14,293	15,956	17,391	62,256
2	Expenditure				
	a. Operating costs	5,052	5,153	5,587	20,556
	b. Employee benefits expense	1,065	1,078	880	4,016
	c. Depreciation and amortisation	821	555	566	2,233
	d. Other costs	522	648	571	2,680
	Total (a+b+c+d)	7,460	7,434	7,604	29,485
3	Profit from operations before other income, interest and exceptional items (1-2)	6,833	8,522	9,787	32,771
4	Other income	228	143	1,742	8,330
5	Profit before interest and exceptional items (3+4)	7,061	8,665	11,529	41,101
6	Interest and finance charges	3	5	6	26
7	Profit after interest but before prior period/ exceptional items (5-6)	7,058	8,660	11,523	41,075
8	Prior period income / (expenses)	-	-	-	-
9	Profit from ordinary activities before tax (7+8)	7,058	8,660	11,523	41,075
10	Tax expense	2,225	2,995	3,671	11,563
11	Net profit from ordinary activities after tax (9-10)	4,833	5,665	7,852	29,512
12	Extraordinary item (net of tax expense)	-	-	-	-
13	Net profit for the period (11-12)	4,833	5,665	7,852	29,512
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)				2,40,589
16	Earnings per share (EPS)*				
	a) Basic EPS				
	- Before extraordinary items	1.47	1.73	2.39	8.99
	- After extraordinary items	1.47	1.73	2.39	8.99
	b) Diluted EPS				
	- Before extraordinary items	1.47	1.73	2.39	8.99
	- After extraordinary items	1.47	1.73	2.39	8.99

* Not annualised, except year end basic and diluted EPS

Part II

A	Particulars of shareholdings	Quarter Ended			Year ended
		30/06/2014	31/03/2014	30/06/2013	31/03/2014
1	Public shareholding				
	- Number of shares	8,20,58,316	8,20,58,316	7,06,17,247	8,20,58,316
	- Percentage of shareholding	25.00%	25.00%	21.51%	25.00%
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	24,61,74,946	24,61,74,946	25,76,16,015	24,61,74,946
	- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	100.00%	100.00%	100.00%	100.00%
	- Percentage of shares (as a % of the total share capital of the company)	75.00%	75.00%	78.49%	75.00%
	Investors complaints:				
	Pending at the beginning of the quarter	-	-	-	-
	Received during the quarter	-	-	-	-
	Disposed of during the quarter	-	-	-	-
	Remaining unresolved at the end of the quarter	-	-	-	-



Notes:

- The above results for the quarter ended June 30, 2014 have been reviewed by the Audit Committee and approved by the Board of Directors at its meeting held on July 19, 2014 and have been subjected to a Limited Review by the Statutory Auditors of the Company.
- The figures of the last quarter are the balancing figures between audited figures in respect of full financial year and published year to date figures up to the third quarter of the respective financial year.
- 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.
- Previous period figures have been regrouped, re-arranged and re-classified wherever necessary to conform to current period's classification.
- The useful life of fixed assets have been revised in accordance with the Schedule II to the Companies Act 2013. The impact of change in useful life of fixed assets on depreciation expense for the quarter amounts to Rs 261.38 lakh and on opening balance of general reserve amounts to Rs.15.31 lakh (net of deferred tax).
- Unaudited Standalone Segment wise Revenue, Results and Capital Employed for the quarter ended June 30, 2014

Particulars	Quarter Ended			Year ended
	30/06/2014	31/03/2014	30/06/2013	31/03/2014
	Unaudited	Audited (Refer note b)	Unaudited	Audited
Segment Revenue				
(a) Real estate	11,576	12,927	14,801	50,990
(b) Hospitality	2,717	3,029	2,590	11,266
Total	14,293	15,956	17,391	62,256
Less: Inter segment revenue	-	-	-	-
Net income from operations	14,293	15,956	17,391	62,256
Segment Results				
(Profit before tax, interest and unallocable expenditure)				
(a) Real estate	7,091	7,930	9,452	31,080
(b) Hospitality**	(168)	678	459	2,063
Total	6,923	8,608	9,911	33,143
Add/(Less):				
i) Interest and finance charges	(3)	(5)	(6)	(26)
ii) Unallocable Income net of Unallocable Expenditure*	138	57	1,618	7,958
Profit before tax	7,058	8,660	11,523	41,075
Capital Employed				
(Segment assets less segment liabilities)				
(a) Real estate	2,15,398	1,91,308	1,37,165	1,91,308
(b) Hospitality	24,423	25,709	27,777	25,709
Total capital employed in segment	2,39,821	2,17,017	1,64,942	2,17,017
Add: Unallocated capital employed*	38,409	56,395	93,549	56,395
Total Capital Employed in the Company	2,78,230	2,73,412	2,58,491	2,73,412

* 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, July 19, 2014



For and on behalf of the board

[Signature]

Vikas Oberoi
Chairman & 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,

Limited Review Report on the unaudited consolidated financial results of Oberoi Realty Limited for the Quarter ended June 30, 2014

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 June 30, 2014 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 reflect the Group's share of Revenue of Rs. Nil Lakh and Net Loss of Rs.0.004 Lakh for the quarter ended June 30, 2014 and Net Assets of Rs. 186.85 Lakhs as at June 30, 2014 in respect of one of the Jointly Controlled Entity whose financial statement has been reviewed by other auditor. Accordingly, our assurance on the Statement in so far as it relates to the amounts included in respect of this Joint Venture is based solely on the report of such other auditor, which has been furnished to us.

The financial statement of two of the Joint Ventures, are on the basis of unaudited management accounts and the financial statements reflect the Group's share of Revenues of Rs. Nil Lakh and Net Loss of Rs.0.74 Lakh for the quarter ended June 30, 2014 and Net Assets of Rs. 4,736.83 Lakhs as at June 30, 2014.

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 the recognition and measurement principles laid down in Accounting Standard (AS) 25, Interim Financial Reporting referred to in section 211 (3C) of the Companies Act, 1956 (which continues to be applicable in respect of Section 133 of the Companies Act, 2013 in terms of General Circular 15/2013



dated September 13, 2013 of the Ministry of Corporate Affairs) 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, July 19, 2014



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,

Limited Review Report on the unaudited standalone financial results of Oberoi Realty Limited for the Quarter ended June 30, 2014

We have reviewed the accompanying statement of unaudited financial results of **Obero Realty Limited ("the Company")** for the Quarter ended June 30, 2014 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 the recognition and measurement principles laid down in Accounting Standards(AS) 25, Interim Financial Reporting referred to in section 211 (3C) of the Companies Act, 1956 (which continues to be applicable in respect of Section 133 of the Companies Act, 2013 in terms of General Circular 15/2013 dated September 13, 2013 of the Ministry of Corporate Affairs) 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, July 19, 2014

