



OBEROI REALTY LIMITED

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

Audited Consolidated Financial Results for the Year Ended March 31, 2011

(Rs. in lakhs, except per share data)

No.	Particulars	Quarter Ended		Year Ended	
		31/03/2011	31/03/2010	31/03/2011	31/03/2010
		Unaudited	Unaudited	Audited	Audited
1	a. Net sales/Income from operations	26,266	16,272	98,433	77,720
	b. Other operating income	410	592	1,171	1,268
	Total (a+b)	26,676	16,865	99,604	78,988
2	Expenditure				
	a. Operating Costs	10,793	5,580	37,663	30,432
	b. Manpower Costs	800	228	2,704	701
	c. Depreciation and Amortisation	734	225	2,368	906
	d. Other Costs	590	196	1,533	511
	Total (a+b+c+d)	12,917	6,229	44,269	32,549
3	Profit from operations before other income, interest and exceptional items (1-2)	13,760	10,636	55,335	46,439
4	Other income	2,862	507	6,273	1,562
5	Profit before interest and exceptional items (3+4)	16,622	11,142	61,609	48,000
6	Interest and finance charges	3	(1)	16	3
7	Profit after interest but before prior period/exceptional items (5-6)	16,618	11,144	61,593	47,998
8	Prior period items	46	4	46	(83)
9	Profit from ordinary activities before tax (7+8)	16,572	11,140	61,547	48,080
10	Tax expense *	2,906	641	9,829	2,262
11	Net profit from ordinary activities after tax (9-10)	13,666	10,499	51,718	45,818
12	Extraordinary item (net of tax expense)	-	-	-	-
13	Net profit for the period (11-12)	13,666	10,499	51,718	45,818
14	Paid-up equity share capital (Face value of Rs. 10 each)	32,823	28,867	32,823	28,867
15	Reserves (excluding revaluation reserves)	298,344	153,928	298,344	153,928
16	Earnings per share (EPS)*				
	a) Basic EPS				
	- Before extraordinary items	4.19	3.59	16.88	15.63
	- After extraordinary items	4.19	3.59	16.88	15.63
	b) Diluted EPS				
	- Before extraordinary items	4.19	3.59	16.88	15.63
	- After extraordinary items	4.19	3.59	16.88	15.63
17	Public shareholding				
	- Number of shares	70,617,247	31,055,247	70,617,247	31,055,247
	- Percentage of shareholding	21.51%	10.76%	21.51%	10.76%
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	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%
	- Percentage of shares (as a % of the total share capital of the company)	78.49%	89.24%	78.49%	89.24%

* Tax expense net of deferred tax and MAT credit entitlement

* Not annualised, except year end basic and diluted EPS



Notes:

- a) The above audited results for the year ended March 31, 2011 have been reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on May 04, 2011.
- b) Considering the nature of the business carried on by the Company whereby revenues do not necessarily accrue evenly over the projects period, the revenues of the quarter and/or the year may not be strictly comparable with the results of the corresponding quarter and/or the year.
- c) In accordance with Clause 41 of the Listing Agreement, the Company has opted to publish the consolidated financial results. The said consolidated financial results present the results of the business operations of the Company, its subsidiaries and joint ventures. The audited standalone financial results of the Company are available on its website [www.oberoirealty.com] and on the websites of Bombay Stock Exchange Limited [www.bseindia.com] and National Stock Exchange of India Limited [www.nseindia.com].
- d) During the year, the Company has allotted 39,562,000 equity shares of Rs. 10 each at Rs. 260 per Share for an aggregate amount of Rs. 102,861 lakhs including the securities premium of Rs. 98,905 lakhs in the Initial Public Offer (IPO) of its Equity Shares.
- e) The IPO proceeds have been utilised as per Objects of the Issue as stated in the Prospectus as under :

Particulars of fund utilisation		(Rs. in Lakhs)
Amount received from IPO		102,861
Deployment of funds received from the IPO	As per Prospectus	Actual Incurred
Construction of projects	74,100	18,993
Acquisition of land or land development rights	22,500	3,260
General corporate purposes	1,605	203
Share issue expenses	4,656	4,061
Total	102,861	26,516
Balance amount to be utilised		76,345
Interim utilisation of balance IPO proceeds		
Investments in mutual funds		6,500
Fixed deposits		69,579
Balance with banks in current accounts		266
Total		76,345

- f) The Board of Directors has approved a Dividend @0.0001% per annum on Preference Shares.
- g) The Board of Directors has recommended a Dividend of Re. 1/- per equity share (10% of face value of equity share) for the financial year 2010-11. The payment of dividend is subject to the approval of the shareholders in the Annual General Meeting of the Company.
- h) The results of all subsidiaries and joint ventures for the year ended March 31, 2011 have been audited except Siddhivinayak Realities Private Limited, a Joint Venture.
- i) During the quarter ended March 31, 2011, 4 (four) investor's complaints were received. All the complaints were disposed of.
- j) Previous quarter's /year's figures have been rearranged and/or regrouped, wherever necessary to make them comparable with those of the current quarter/year.
- k) Key standalone financial information of the Company is given below : (Rs. in Lakhs)

Particulars	Quarter Ended (Unaudited)		Year Ended (Audited)	
	31/03/2011	31/03/2010	31/03/2011	31/03/2010
Total revenue	11,312	1,119	43,952	4,531
Profit before tax	6,396	615	24,506	2,900
Profit after tax	4,488	539	17,057	2,428



I) Audited consolidated segment wise revenue, results and capital employed for the year ended March 31, 2011

(Rs. in Lakhs)

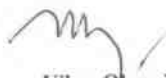
Particulars	31/03/2011	31/03/2010	31/03/2011	31/03/2010
	Unaudited	Unaudited	Audited	Audited
Segment revenue				
(a) Real estate	24,198	16,719	92,818	78,841
(b) Hospitality	2,501	-	6,808	-
Total	26,699	16,719	99,626	78,841
Less: Inter segment revenue	-	-	-	-
Net income from operations	26,699	16,719	99,626	78,841
Segment results				
(Profit before tax, interest and unallocable overheads)				
(a) Real estate	13,645	11,533	56,011	47,421
(b) Hospitality	401	-	(278)	-
Total	14,047	11,533	55,732	47,421
Add/(Less):				
i) Interest and finance charges	(3)	1	(16)	(3)
ii) Unallocable Income net of Unallocable Expenditure*	2,528	(395)	5,831	661
Profit before tax	16,572	11,140	61,548	48,079
Capital Employed				
(Segment assets less segment liabilities)				
(a) Real estate	134,844	90,532	134,844	90,532
(b) Hospitality	37,412	32,835	37,412	32,835
Total capital employed in segment	172,256	123,367	172,256	123,367
Add: Unallocated capital employed*	162,501	63,019	162,501	63,019
Total Capital Employed in the Company	334,757	186,385	334,757	186,385

* 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.

Date: May 04, 2011
Place: Mumbai



For Oberoi Realty Limited


Vikas Oberoi
Chairman and Managing Director

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

Audited Consolidated Statement of Assets and Liabilities as at March 31, 2011

(Rs. in lakhs)

Particulars	As at 31/03/2011 <i>Audited</i>	As at 31/03/2010 <i>Audited</i>
Shareholders funds:		
(a) Share Capital	36,413	32,457
(b) Reserves and surplus	298,344	153,928
Total	334,757	186,385
Fixed Assets (Including capital work in progress)	96,909	81,704
Investments	6,501	7,898
Deferred tax assets (net)	87	41
Current assets, loans and advances		
(a) Inventories	77,420	61,945
(b) Sundry debtors	4,675	4,038
(c) Cash and bank balances	139,931	36,069
(d) Other current assets	1,727	521
(e) Loans and advances	71,628	62,589
	295,380	165,161
Less: Current liabilities and provisions		
(a) Current liabilities	60,023	67,454
(b) Provisions	4,097	966
<i>Total (b)</i>	64,120	68,419
Net current assets (a-b)	231,260	96,742
Total	334,757	186,385

For and on behalf of the board
For Oberoi Realty Limited



Date: May 04, 2011
Place: Mumbai

Vikas Oberoi
Chairman and Managing Director



OBEROI REALTY LIMITED

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

Audited Standalone Financial Results for the Year Ended March 31, 2011

(Rs. in lakhs, except per share data)

No	Particulars	Quarter Ended		Year Ended	
		31/03/2011	31/03/2010	31/03/2011	31/03/2010
		Unaudited	Unaudited	Audited	Audited
1	a. Net sales/Income from operations	8,708	954	38,550	3,905
	b. Other operating income	280	45	433	118
	Total (a+b)	8,988	999	38,982	4,023
2	Expenditure				
	a. Operating Costs	3,355	131	13,912	549
	b. Manpower Costs	729	168	2,467	504
	c. Depreciation and Amortisation	568	113	1,845	451
	d. Other Costs	310	88	1,256	203
	Total (a+b+c+d)	4,963	500	19,480	1,707
3	Profit from operations before other income, interest and exceptional items (1-2)	4,025	499	19,503	2,316
4	Other Income	2,324	120	4,970	508
5	Profit before interest and exceptional items (3+4)	6,349	619	24,472	2,824
6	Interest and finance charges	3	0	16	3
7	Profit after interest but before prior period/ exceptional items (5-6)	6,346	619	24,457	2,822
8	Prior period items	(49)	4	(49)	(78)
9	Profit from ordinary activities before tax (7+8)	6,396	615	24,506	2,900
10	Tax expense *	1,908	76	7,450	473
11	Net profit from ordinary activities after tax (9-10)	4,488	539	17,057	2,428
12	Extraordinary item (net of tax expense)	-	-	-	-
13	Net profit for the period (11-12)	4,488	539	17,057	2,428
14	Paid-up equity share capital (Face value of Rs.10 each)	32,823	28,867	32,823	28,867
15	Reserves (excluding revaluation reserves)	169,697	59,942	169,697	59,942
16	Earnings per share (ESP)*				
	a) Basic EPS				
	- Before extraordinary items	1.40	0.14	5.59	0.60
	- After extraordinary items	1.40	0.14	5.59	0.60
	b) Diluted EPS				
	- Before extraordinary items	1.40	0.14	5.59	0.60
	- After extraordinary items	1.40	0.14	5.59	0.60
17	Public shareholding				
	- Number of shares	70,617,247	31,055,247	70,617,247	31,055,247
	- Percentage of shareholding	21.51%	10.76%	21.51%	10.76%
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	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%
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* Tax expense net of deferred tax and MAT credit entitlement

* Not annualised, except year end basic and diluted EPS

For Oberoi Realty Limited

Vikas Oberoi
Chairman and Managing Director

Date: May 04, 2011
Place: Mumbai



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Audited Standalone Statement of Assets and Liabilities as on March 31, 2011

(Rs. in lakhs)

Particulars	As at 31/03/2011 <i>Audited</i>	As at 31/03/2010 <i>Audited</i>
Shareholders funds:		
(a) Share capital	36,413	32,457
(b) Reserves and surplus	169,697	59,942
Total	206,110	92,399
Fixed Assets (Including capital work in progress)	71,372	61,192
Investments	9,790	3,260
Deferred tax assets (net)	159	72
Current assets, loans and advances		
(a) Inventories	27,157	20,807
(b) Sundry debtors	1,882	1,705
(c) Cash and bank balances	114,067	9,390
(d) Other current assets	1,448	276
(e) Loans and advances	26,850	26,926
	171,405	59,104
Less: Current liabilities and provisions		
(a) Current liabilities	42,548	30,372
(b) Provisions	4,068	858
	46,616	31,230
Net current assets	124,788	27,874
Total	206,110	92,399



Date: May 04, 2011
Place: Mumbai

For and on behalf of the board
For Oberoi Realty Limited


Vikas Oberoi
Chairman and Managing Director