

April 19, 2013

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, Bandra Kurla Complex,
Bandra (E), Mumbai 400051

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

Scrip Symbol: OBEROIRLTY

Ref: Clause 41 of the listing agreement (Audited consolidated and standalone financial results for the entire financial year ended March 31, 2013)

Dear Sirs,

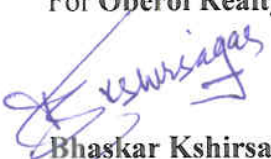
With reference to the above, we hereby inform you that the Board of Directors in their meeting held on April 19, 2013 has approved the Audited consolidated and standalone financial results for the entire financial year ended March 31, 2013 and the same are enclosed herewith.

Also enclosed herewith are the Auditor's Reports on the above financial results.

Request you to kindly take note of the above and oblige.

Thanking you,

For Oberoi Realty Limited


Bhaskar Kshirsagar
Company Secretary

Encl: As above.

Part I

(Rs. in Lakh, except per share data)

No	Particulars	Quarter Ended			Year Ended	
		31/03/2013	31/12/2012	31/03/2012	31/03/2013	31/03/2012
		Unaudited	Unaudited	Unaudited	Audited	Audited
1	a. Net sales/Income from operations	30,275	28,478	25,298	104,175	81,838
	b. Other operating income	115	134	181	583	631
	Total (a+b)	30,390	28,612	25,479	104,758	82,469
2	Expenditure					
	a. Operating Costs	11,216	9,868	7,981	37,151	29,584
	b. Employee Benefits Expense	907	987	851	3,833	3,292
	c. Depreciation and Amortisation	719	714	704	2,851	2,694
	d. Other Costs	475	689	218	2,567	1,244
	Total (a+b+c+d)	13,317	12,258	9,754	46,402	36,814
3	Profit from operations before other income, interest and exceptional items (1-2)	17,073	16,354	15,725	58,356	45,655
4	Other income	2,209	2,191	3,071	9,994	15,010
5	Profit before interest and exceptional items (3+4)	19,282	18,545	18,796	68,350	60,665
6	Interest and finance charges	7	6	12	37	31
7	Profit after interest but before prior period/exceptional items (5-6)	19,275	18,539	18,784	68,313	60,634
8	Prior period income / (expenses)	(4)	-	11	(7)	(43)
9	Profit from ordinary activities before tax (7+8)	19,271	18,539	18,795	68,306	60,591
10	Tax expense	4,754	5,093	4,436	17,827	14,304
11	Profit from ordinary activities after tax (9-10)	14,517	13,446	14,359	50,479	46,287
12	Extraordinary item (net of tax expense)	-	-	-	-	-
13	Net profit for the period (11-12)	14,517	13,446	14,359	50,479	46,287
14	Paid-up equity share capital (Face value of Rs. 10 each)	32,823	32,823	32,823	32,823	32,823
15	Reserves and surplus (excluding revaluation reserves)				383,390	340,592
16	Earnings per share (EPS)*					
	a) Basic EPS					
	- Before extraordinary items	4.42	4.10	4.37	15.38	14.10
	- After extraordinary items	4.42	4.10	4.37	15.38	14.10
	b) Diluted EPS					
	- Before extraordinary items	4.42	4.10	4.37	15.38	14.10
	- After extraordinary items	4.42	4.10	4.37	15.38	14.10

* Not annualised, except year end basic and diluted EPS



Part II

A	Particulars of shareholdings	Quarter Ended			Year Ended	
		31/03/2013	31/12/2012	31/03/2012	31/03/2013	31/03/2012
1	Public shareholding					
	- Number of shares	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%
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
	- Percentage of shares (as a % of the total shareholding of promoters and promoter group)	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%
B	Investors complaints:					
	Pending at the beginning of the quarter	-				
	Received during the quarter	2				
	Disposed of during the quarter	2				
	Remaining unresolved at the end of the quarter	-				

Notes:

- The above audited results for the year ended March 31, 2013 have been reviewed by the Audit Committee and approved by the Board of Directors at its meeting held on April 19, 2013.
- 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.
- The Board of Directors has recommended a Dividend of Rs. 2 per equity share (20% of face value of equity share) for the financial year 2012-13. The payment of dividend is subject to the approval of the shareholders in the forthcoming Annual General Meeting of the Company.
- Previous period figures have been regrouped, re-arranged and re-classified wherever necessary to conform to current period's classification.
- The standalone financial results for the quarter ended March 31, 2013 are summarized below and detailed financial results are also available on the Company's website www.oberoirealty.com.

(Rs. in Lakh)

Particulars	Quarter Ended			Year Ended	
	31/03/2013	31/12/2012	31/03/2012	31/03/2013	31/03/2012
	Unaudited	Unaudited	Unaudited	Audited	Audited
Total revenue (including other income)	19,712	19,258	13,407	74,250	55,026
Profit before tax	11,404	10,764	8,250	44,362	34,284
Profit after tax	7,727	7,506	5,835	32,747	25,493



g) Audited Consolidated Segment wise Revenue, Results and Capital Employed for the Year Ended March 31, 2013:

(Rs. in Lakh)

Particulars	Quarter Ended			Year Ended	
	31/03/2013	31/12/2012	31/03/2012	31/03/2013	31/03/2012
	Unaudited	Unaudited	Unaudited	Audited	Audited
Segment Revenue					
(a) Real estate	27,715	25,926	22,910	95,103	73,412
(b) Hospitality	2,675	2,686	2,569	9,655	9,057
Total	30,390	28,612	25,479	104,758	82,469
Less: Inter segment revenue	-	-	-	-	-
Net income from operations	30,390	28,612	25,479	104,758	82,469
Segment Results					
(Profit before tax, interest and unallocable expenditure)					
(a) Real estate	16,638	15,929	15,254	57,541	45,160
(b) Hospitality	575	559	595	1,443	891
Total	17,213	16,488	15,849	58,984	46,051
Add/(Less):					
i) Interest and finance charges	(7)	(6)	(12)	(37)	(31)
ii) Unallocable Income net of Unallocable Expenditure*	2,065	2,057	2,958	9,359	14,571
Profit before tax	19,271	18,539	18,795	68,306	60,591
Capital Employed					
(Segment assets less segment liabilities)					
(a) Real estate	267,946	244,667	206,514	267,946	206,514
(b) Hospitality	36,275	36,273	37,056	36,275	37,056
Total capital employed in segment	304,221	280,940	243,570	304,221	243,570
Add: Unallocated capital employed*	111,992	128,436	129,845	111,992	129,845
Total Capital Employed in the Company	416,213	409,376	373,415	416,213	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'.

For and on behalf of the board

Mumbai, April 19, 2013



Vikas Oberoi
Chairman & Managing Director



OBEROI REALTY LIMITED

Registered Office : Commerz, 3rd floor, International Business Park, Oberoi Garden City, Goregaon (E), Mumbai, India
Consolidated Statement of Assets and Liabilities for the Year Ended March 31, 2013

(Rs. in Lakh)

Particulars	As at 31/03/2013	As at 31/03/2012
	Audited	Audited
EQUITY AND LIABILITIES		
Shareholders' funds:		
Share capital	32,823	32,823
Reserves and surplus	383,390	340,592
	416,213	373,415
Non-current liabilities		
Deferred tax liabilities	1,473	782
Trade payables	797	146
Other long-term liabilities	4,355	6,750
Long-term provisions	117	89
	6,742	7,767
Current liabilities		
Trade payables	2,960	3,030
Other current liabilities	95,204	86,496
Short-term provisions	7,783	7,745
	105,947	97,271
Total	528,902	478,453
ASSETS		
Non-current assets		
Fixed assets (including capital work in progress)	107,145	98,501
Goodwill on consolidation	26,537	26,537
Non-current investments	1	1
Long-term loans and advances	124,653	99,374
	258,336	224,413
Current assets		
Inventories	124,478	101,962
Trade receivables	5,222	6,793
Cash and bank balance	107,247	129,339
Short-term loans and advances	32,301	14,092
Other current assets	1,318	1,854
	270,566	254,040
Total	528,902	478,453

For and on behalf of the board



Vikas Oberoi
Chairman & Managing Director

Mumbai, April 19, 2013



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, 2013

6/13

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

No	Particulars	Quarter Ended			Year Ended	
		31/03/2013	31/12/2012	31/03/2012	31/03/2013	31/03/2012
		Unaudited	Unaudited	Unaudited	Audited	Audited
1	a. Net sales/Income from operations	17,838	17,429	10,903	59,291	38,969
	b. Other operating income	65	41	58	214	170
	Total (a+b)	17,903	17,470	10,961	59,505	39,139
2	Expenditure					
	a. Operating Costs	6,496	6,315	3,633	21,931	14,098
	b. Employee Benefits Expense	826	894	783	3,497	3,036
	c. Depreciation and Amortisation	589	595	589	2,367	2,235
	d. Other Costs	383	685	154	2,052	1,304
	Total (a+b+c+d)	8,294	8,489	5,159	29,847	20,673
3	Profit from operations before other income, interest and exceptional items (1-2)	9,609	8,981	5,802	29,658	18,466
4	Other income	1,809	1,788	2,446	14,745	15,887
5	Profit before interest and exceptional items (3+4)	11,418	10,769	8,248	44,403	34,353
6	Interest and finance charges	7	5	9	34	26
7	Profit after interest but before prior period/ exceptional items (5-6)	11,411	10,764	8,239	44,369	34,327
8	Prior period income / (expenses)	(7)	-	11	(7)	(43)
9	Profit from ordinary activities before tax (7+8)	11,404	10,764	8,250	44,362	34,284
10	Tax expense	3,677	3,258	2,415	11,615	8,791
11	Net profit from ordinary activities after tax (9-10)	7,727	7,506	5,835	32,747	25,493
12	Extraordinary item (net of tax expense)	-	-	-	-	-
13	Net profit for the period (11-12)	7,727	7,506	5,835	32,747	25,493
14	Paid-up equity share capital (Face value of Rs.10 each)	32,823	32,823	32,823	32,823	32,823
15	Reserves and surplus (excluding revaluation reserves)				217,815	191,683
16	Earnings per share (EPS)*					
	a) Basic EPS					
	- Before extraordinary items	2.35	2.29	1.78	9.98	7.77
	- After extraordinary items	2.35	2.29	1.78	9.98	7.77
	b) Diluted EPS					
	- Before extraordinary items	2.35	2.29	1.78	9.98	7.77
	- After extraordinary items	2.35	2.29	1.78	9.98	7.77

* Not annualised, except year end basic and diluted EPS

Part II

A	Particulars of shareholdings	Quarter Ended			Year Ended	
		31/03/2013	31/12/2012	31/03/2012	31/03/2013	31/03/2012
1	Public shareholding					
	- Number of shares	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%
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)	-	-	-	-	-



713

	b) Non - encumbered					
	- Number of shares	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%
	- Percentage of shares (as a % of the total share capital of the company)	78.49%	78.49%	78.49%	78.49%	78.49%
B	Investors complaints:					
	Pending at the beginning of the quarter	-				
	Received during the quarter	2				
	Disposed of during the quarter	2				
	Remaining unresolved at the end of the quarter	-				

Notes:

- a) The above audited results for the year ended March 31, 2013 have been reviewed by the Audit Committee and approved by the Board of Directors at its meeting held on April 19, 2013.
- b) 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.
- c) 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.
- d) The Board of Directors has recommended a Dividend of Rs. 2 per equity share (20% of face value of equity share) for the financial year 2012-13. The payment of dividend is subject to the approval of the shareholders in the forthcoming Annual General Meeting of the Company.
- e) Previous period figures have been regrouped, re-arranged and re-classified wherever necessary to conform to current period's classification.
- f) Audited Standalone Segment wise Revenue, Results and Capital Employed for the Year Ended March 31, 2013:

(Rs. in Lakh)

Particulars	Quarter Ended			Year Ended	
	31/03/2013	31/12/2012	31/03/2012	31/03/2013	31/03/2012
	Unaudited	Unaudited	Unaudited	Audited	Audited
Segment Revenue					
(a) Real estate	15,228	14,784	8,392	49,850	30,082
(b) Hospitality	2,675	2,686	2,569	9,655	9,057
Total	17,903	17,470	10,961	59,505	39,139
Less: Inter segment revenue	-	-	-	-	-
Net income from operations	17,903	17,470	10,961	59,505	39,139
Segment Results					
(Profit before tax, interest and unallocable expenditure)					
(a) Real estate	9,143	8,535	5,284	28,741	17,858
(b) Hospitality	575	559	630	1,443	926
Total	9,718	9,094	5,914	30,184	18,784
Add/(Less):					
i) Interest and finance charges	(7)	(5)	(9)	(34)	(26)
ii) Unallocable Income net of Unallocable Expenditure*	1,693	1,675	2,345	14,212	15,526
Profit before tax	11,404	10,764	8,250	44,362	34,284
Capital Employed					
(Segment assets less segment liabilities)					
(a) Real estate	97,202	90,867	62,166	97,202	62,166
(b) Hospitality	28,106	28,108	28,885	28,106	28,885
Total capital employed in segment	125,308	118,975	91,051	125,308	91,051
Add: Unallocated capital employed*	125,330	131,616	133,455	125,330	133,455
Total Capital Employed in the Company	250,638	250,591	224,506	250,638	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, April 19, 2013



For and on behalf of the board

Vikas Oberoi
Chairman & Managing Director

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OBEROI REALTY LIMITED

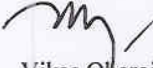
Registered Office : Commerz, 3rd floor, International Business Park, Oberoi Garden City, Goregaon (E), Mumbai, India
Audited Standalone Statement of Assets and Liabilities for the Year Ended March 31, 2013

(Rs. in Lakh)

Particulars	As at 31/03/2013	As at 31/03/2012
	Audited	Audited
EQUITY AND LIABILITIES		
Shareholders' funds		
Share capital	32,823	32,823
Reserves and surplus	217,815	191,683
	250,638	224,506
Non-current liabilities		
Deferred tax liabilities	1,300	655
Trade payables	652	93
Other long-term liabilities	2,705	2,813
Long-term provisions	109	82
	4,766	3,643
Current liabilities		
Trade payables	1,877	1,778
Other current liabilities	79,668	72,426
Short-term provisions	7,777	7,731
	89,322	81,935
Total	344,726	310,084
ASSETS		
Non-current assets		
Fixed assets (including capital work in progress)	92,621	83,731
Non-current investments	31,578	34,880
Long-term loans and advances	29,239	27,497
	153,438	146,108
Current assets		
Current investments	6,375	2,800
Inventories	58,820	40,260
Trade receivables	3,523	2,911
Cash and bank balance	92,165	105,150
Short-term loans and advances	29,291	11,428
Other current assets	1,114	1,427
	191,288	163,976
Total	344,726	310,084

For and on behalf of the board




Vikas Oberoi
 Chairman & Managing Director

Mumbai, April 19, 2013



Auditor's Report On Quarterly Consolidated Financial Results and Consolidated Year to Date Results of the Company Pursuant to the Clause 41 of the Listing Agreement

To

Board of Directors of Oberoi Realty Limited

1. We have audited the quarterly consolidated financial results of **Oberoi Realty Limited** for the quarter ended March 31, 2013 and the consolidated year to date results for the year ended March 31, 2013, attached herewith, being submitted by the company pursuant to the requirement of clause 41 of the Listing Agreement except for the disclosures regarding 'Public Shareholding' and 'Promoter and Promoter Group Shareholding' which have been traced from disclosures made by the management and have not been audited by us. These consolidated quarterly financial results as well as the consolidated year to date financial results have been prepared from annual consolidated financial statements, which are the responsibility of the company's management. Our responsibility is to express an opinion on these consolidated financial results based on our audit of such consolidated financial statements, which have been prepared in accordance with the Accounting Standard notified under the Companies (Accounting Standards) Rules, 2006 and other accounting principles generally accepted in India.
2. We conducted our audit in accordance with the auditing standards generally accepted in India. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial results are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts disclosed as financial results. An audit also includes assessing the accounting principles used and significant estimates made by management. We believe that our audit provides a reasonable basis for our opinion.
3. The Statement includes Consolidated Financial Results and Consolidated Financial information of the following entities:
 - a) Oberoi Constructions Limited
 - b) Oberoi Mall Limited
 - c) Kingston Property Service Limited
 - d) Kingston Hospitality and Developers Private Limited
 - e) Expression Realty Private Limited
 - f) Perspective Realty Private Limited



- g) Sight Realty Private Limited
 - h) Buoyant Realty Private Limited
 - i) Siddhivinayak Realities Private Limited
 - j) Sangam City Township Private Limited
 - k) I-Ven Realty Limited
 - l) Oasis Realty
 - m) Astir Realty LLP
4. The Consolidated Financial Results and Financial Information contained in the Statement reflect the Group's share of total assets of Rs. 4,409.24 Lakhs as at March 31, 2013, total revenue of Rs. 1.03 Lakhs for the year ended March 31, 2013 and Rs. 0.15 Lakhs for the quarter ended 31 March 2013 of a Joint Venture, as considered in the Consolidated Financial Statements. These Financial Statements have been audited 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.
5. The Consolidated Financial Results and Financial Information contained in the Statement reflect the Group's share of total assets of Rs. 13,718.74 Lakhs as at March 31, 2013 and total revenue of Rs. Nil for the year ended on that date, of one Joint Venture whose financial statements are based on management accounts.
6. Attention is invited regarding figures for the quarter ended March 31, 2013, being balancing figures between the audited figures in respect of the full financial year and the published year to date figures up to the third quarter of the relevant financial year.
7. In our opinion and to the best of our information and according to the explanations given to us these consolidated quarterly financial results as well as the consolidated year to date results:
- (i) have been presented in accordance with the requirements of clause 41 of the Listing Agreement in this regard; and
 - (ii) give a true and fair view of the consolidated net profit and other financial information for the quarter ended March 31, 2013 as well as the consolidated year to date results for the year ended March 31, 2013.



8. Further, we also report that we have, on the basis of the books of account and other records and information and explanations given to us by the management, also verified the consolidated number of shares as well as percentage of shareholdings in respect of aggregate amount of consolidated public shareholdings, as furnished by the company in terms of clause 35 of the Listing Agreement and found the same to be correct.

For P. RAJ & CO.
Chartered Accountants
Firm Registration No. 108310W


P. S. Shah
Partner
Membership No. 44611
Mumbai, April 19, 2013



**Auditor's Report On Quarterly Financial Results and Year to Date Results of the
Company Pursuant to the Clause 41 of the Listing Agreement**

To

Board of Directors of Oberoi Realty Limited

We have audited the quarterly financial results of **Oberoi Realty Limited** for the quarter ended March 31, 2013 and the year to date financial results for the year ended March 31, 2013, attached herewith, being submitted by the company pursuant to the requirement of clause 41 of the Listing Agreement, except for the disclosures regarding 'Public Shareholding' and 'Promoter and Promoter Group Shareholding' which have been traced from disclosures made by the management and have not been audited by us. These quarterly financial results as well as the year to date financial results have been prepared on the basis of the annual financial statements, which are the responsibility of the company's management. Our responsibility is to express an opinion on these financial results based on our audit of such financial statements, which have been prepared in accordance with the Accounting Standard notified under the Companies (Accounting Standards) Rules, 2006, as per section 211 (3C) of the Companies Act, 1956 and other accounting principles generally accepted in India.

We conducted our audit in accordance with the auditing standards generally accepted in India. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial results are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts disclosed as financial results. An audit also includes assessing the accounting principles used and significant estimates made by management. We believe that our audit provides a reasonable basis for our opinion.

Attention is invited regarding figures for the quarter ended March 31, 2013, being balancing figures between the audited figures in respect of the full financial year and the published year to date figures up to the third quarter of the relevant financial year.

In our opinion and to the best of our information and according to the explanations given to us these quarterly financial results as well as the year to date financial results:

- (i) are presented in accordance with the requirements of clause 41 of the Listing Agreement in this regard; and



- (ii) give a true and fair view of the net profit and other financial information for the quarter ended March 31, 2013 as well as the year to date results for the year ended March 31, 2013.

Further, we also report that we have, on the basis of the books of account and other records and information and explanations given to us by the management, also verified the number of shares as well as percentage of shareholdings in respect of aggregate amount of public shareholdings, as furnished by the company in terms of clause 35 of the Listing Agreement and found the same to be correct.

For P. RAJ & CO.
Chartered Accountants
Firm Registration No. 108310W


P. S. Shah
Partner
Membership No. 44611
Mumbai, April 19, 2013

