

Date: November 14, 2019

The General Manager, Listing Department BSE Limited Phiroze Jeejeebhoy Towers, Dalal Street, Mumbai 400 001	The Vice-President, Listing Department National Stock Exchange of India Limited "Exchange Plaza", Bandra – Kurla Complex, Bandra (E), Mumbai – 400 051
Scrip Code : 533160	Scrip Symbol : DBREALTY
Fax No.: 022 – 2272 3121/ 2039	Fax No.: 022 – 26598237/38

Dear Sir,

Sub: Outcome of the Board Meeting-Submission of Unaudited standalone and consolidated Financial Results for the quarter and half year ended 30th September, 2019

(The meeting of the Board of Directors of the Company commenced at 2.30 p.m and concluded at 6.00 p.m)

We are enclosing herewith the unaudited standalone and consolidated Financial Results for the quarter and half year ended 30th September, 2019 approved at the Board Meeting held today at the Registered Office, along with Limited Review Report given by Statutory Auditors and the Press Release issued by the Company.

The above is for your information and record.

Thanking You,

Yours faithfully,

For D B Realty Limited


Jignesh Shah
Company Secretary



D B REALTY LIMITED

Regd. Office : DB House, Gen. A. K. Vaidya Marg, Goregaon (East), Mumbai - 400 063. • Tel.: 91-22-4077 8600 • Fax: 91-22-2841 5550 / 2842 1667
E-mail: info@dbg.co.in • Website: www.dbrealty.co.in
CIN: L70200MH2007PLC166818

DB Realty Ltd. Announces Financial Results for the
Quarter ended – September 30th 2019

Mumbai, November 14, 2019: Real Estate developer, DB Realty Limited, announced its financial results today for the Quarter ended September 30, 2019.

Commenting on this past quarter, Mr. Asif Balwa, CFO, DB Realty, said: "This quarter, between July and September, the company has sold Rs. 17.19 Crs worth of inventory across all DB Realty projects, compared to Rs. 4.05 Crs sold in the immediately preceding quarter.

During the last quarter the company has recorded sales of Rs. 17.19 Crs as against Rs. 26.26 Crs in the corresponding period previous year.

About DB Realty Ltd.

DB Realty Limited, founded in 2007, has in a short span of time covered enormous ground, thereby establishing its place as a leading real estate developer in India. Our growth story and legacy will be built on a strong reputation of excellence in residential and commercial developments. This is why, even during these challenging times, we remain deeply committed to our mission of creating superior developments in each of our market segments, and fulfilling our promise to all of our stakeholders.

We have an expanding portfolio comprising about more than 100 million sq. ft of prime property scrupulously managed by renowned global real estate industry experts and professionals. We have successfully managed to serve a growing number of satisfied customers till date. Most of the projects are based in and around Mumbai, and are undergoing various stages of planning and construction.

Widely accredited with redefining luxury living in Mumbai, DB Realty constantly seeks to design aesthetically striking residences, responding to changing needs and evolving lifestyles. Our residential projects include a wide range of condominiums compact flats and duplexes across North and South Mumbai, built in partnership with best contractors and architects.

With a notable and consistent track record of growth, customer satisfaction and innovation, DB Realty is known to execute challenging projects with efficiency, speed and confidence. And being backed by a highly experienced team of experts from diverse backgrounds only strengthens our ability to do so.

Going forward, DB Realty hopes to continue changing the landscape of Mumbai with growth and sustainability; it is committed to being environment friendly.

For more information on the company, please visit, www.dbrealty.co.in



D B REALTY LIMITED

REGD. OFFICE : DB HOUSE, GEN A.K.VAIDYA MARG, GOREGAON (EAST), MUMBAI - 400063 CIN L70200MH2007PLC166818

Statement of Standalone Unaudited Financial Results for the Quarter and Half Year Ended 30th September, 2019

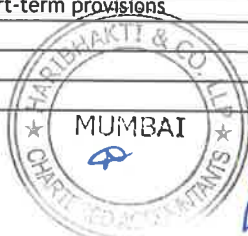
(Rs. In Lacs)

Sr.No	PARTICULARS	Standalone Quarter Ended			Standalone Half Year Ended		Standalone Year Ended
		Sep-19	Jun-19	Sep-18	Sep-19	Sep-18	Mar-19
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
1	Revenue from Operations	20.67	20.67	20.67	41.34	263.03	418.69
2	Other Income	825.61	2,425.07	2,422.22	3,250.68	4,802.14	5,366.53
3	Total Income	846.28	2,445.74	2,442.89	3,292.02	5,065.17	5,785.22
4	Expenses						
	a. Project Expenses	171.74	162.40	270.33	334.14	467.87	1,161.53
	b. Changes in Inventories of finished goods, work-in progress and stock-in-trade	(171.74)	(162.40)	(270.33)	(334.14)	(357.96)	(1,051.61)
	c. Employee Benefits Expenses	94.83	95.84	276.60	190.67	494.68	682.42
	d. Depreciation and Amortisation	11.97	13.33	34.97	25.30	68.58	120.40
	e. Finance Costs	2,903.72	2,967.30	1,991.93	5,871.02	3,584.98	8,589.02
	f. Other Expenses	4,487.35	1,319.40	941.40	5,806.75	1,756.96	7,939.03
	Total Expenses (a+b+c+d+e+f)	7,497.87	4,395.87	3,244.90	11,893.74	6,015.11	17,440.79
5	Profit (Loss) before Exceptional Items (3-4)	(6,651.59)	(1,950.13)	(802.01)	(8,601.72)	(949.94)	(11,655.57)
6	Exceptional Items (Refer Note No. 10)	-	-	-	-	-	-
7	Profit/ (Loss) before tax (5-6)	(6,651.59)	(1,950.13)	(802.01)	(8,601.72)	(949.94)	(11,655.57)
8	Tax Expenses						
	(a) Current tax	-	-	-	-	-	-
	(b) Deferred tax	(452.60)	41.55	873.82	(411.05)	1,143.86	344.45
	(c) Prior Period Tax Adjustment	-	-	-	-	49.96	49.96
	Total Tax expense	(452.60)	41.55	873.82	(411.05)	1,193.82	394.41
9	Net Profit (Loss) after tax (7-8)	(6,198.99)	(1,991.68)	(1,675.83)	(8,190.67)	(2,143.77)	(12,049.98)
10	Other Comprehensive Income						
	(a) Items that will not be reclassified to profit or loss	(620.70)	(258.25)	1,572.56	(878.95)	1,645.41	3,089.13
	(b) Income tax relating to Items that will not be reclassified to profit or loss	129.26	53.41	(327.64)	182.67	(343.33)	(643.77)
	(c) Items that will be reclassified to profit or loss	-	-	-	-	-	-
	Total Other Comprehensive Income	(491.44)	(204.84)	1,244.92	(696.28)	1,302.08	2,445.36
11	Total Comprehensive Income for the period	(6,690.43)	(2,196.52)	(430.91)	(8,886.95)	(841.69)	(9,604.62)
12	Paid up Equity Share Capital (Face value of Rs. 10 per Equity Share)	24,325.88	24,325.88	24,325.88	24,325.88	24,325.88	24,325.88
13	Other Equity (Excluding Revaluation Reserve)						252,644.01
14	Basic and Diluted EPS (Rs.) (Not Annualised)						
	Basic	(2.55)	(0.82)	0.69	(3.37)	(0.88)	(4.95)
	Diluted	(2.55)	(0.82)	0.69	(3.37)	(0.88)	(4.95)
15	Items exceeding 10% of total Expenses						
	Loss on fair value on financial assets	5,998.68	(1,623.20)	-	4,375.47	-	605.22
	Provision for Impairment of investments	0.06	470.09	-	470.16	-	470.33
	Provision for allowance for bad and doubtful debt	329.75	331.78	560.12	661.53	1,007.60	1,728.71
	Inventory Write off	-	-	-	-	-	2,793.53



(Rs in Lacs)

	Particulars	As at 30th September 2019	As at 31st March 2019
		Unaudited	Audited
I.	ASSETS		
1	Non-current assets		
	(a) Property, Plant and Equipment	216.81	235.30
	(b) Intangible assets	17.16	21.93
	(c) Intangible assets under development	-	-
	(d) Investment Property	464.37	468.34
	(e) Investment in subsidiaries, associates and joint venture	77,584.88	74,043.25
	(f) Financial Assets		
	(i) Investments	123,472.82	128,689.86
	(ii) Loans	5,119.99	4,207.35
	(iii) Others	28,525.91	26,481.26
	(g) Deferred tax assets (net)	13,800.73	13,207.02
	(h) Non current tax asset (net)	636.03	633.06
	(i) Other non-current assets	979.75	4,974.75
		250,818.45	252,962.12
2	Current assets		
	(a) Inventories	28,562.30	28,228.16
	(b) Financial Assets		
	(i) Investments	34,951.63	36,886.16
	(ii) Trade receivables	111.53	151.45
	(iii) Cash and cash equivalents	58.76	70.35
	(iv) Bank balance other than (iii) above	30.51	135.62
	(v) Loans	50,202.06	52,965.96
	(vi) Other Financial Assets	274.65	274.62
	(c) Other current assets	4,985.12	5,624.84
		119,176.56	124,337.16
	TOTAL	369,995.01	377,299.28
II.	EQUITY AND LIABILITIES		
1	Equity		
	(a) Equity Share capital	24,325.88	24,325.88
	(b) Other Equity	243,757.05	252,644.01
		268,082.93	276,969.89
2	Non-current liabilities		
	(a) Financial Liabilities		
	(i) Long-term Borrowings	6,113.83	6,321.64
	(ii) Trade Payable (other than payable to Micro and small enterprise)	-	-
	(iii) Other financial liabilities	6.80	6.80
	(b) Long-term provisions	106.88	91.81
	(c) Other non-current liabilities	-	-
		6,227.51	6,420.25
3	Current liabilities		
	(a) Financial Liabilities		
	(i) Short Term Borrowings	27,725.72	30,036.55
	(ii) Trade and other payables		
	- Total outstanding dues to Micro and Small Enterprises	56.11	11.18
	- Total outstanding dues to others	2,013.95	2,059.03
	(iii) Other financial liabilities	65,698.98	60,916.27
	(b) Other current liabilities	138.77	835.07
	(c) Short-term provisions	51.04	51.04
		95,684.57	93,909.14
	TOTAL	369,995.01	377,299.28



Particulars	(Rs in lacs)	
	For the half year ended at 30th Sept, 2019	For the half year ended at 30th Sept, 2018
	Unaudited	Unaudited
A. CASH FLOWS FROM THE OPERATING ACTIVITIES		
NET PROFIT/ (LOSS) BEFORE TAX AND AFTER EXCEPTIONAL ITEMS	(8,601.72)	(1,358.16)
Adjustments for:		
Depreciation and amortisation expense	25.30	68.58
Interest Expense	5,871.02	3,584.98
Unrealised foreign exchange gain/ (loss)	-	19.73
Interest Income	(2,016.70)	(1,080.40)
Provision for Impairment in value of investment	470.16	-
Fair value loss on financial instruments (net)	4,375.47	-
Share of (Profit)/loss from partnership firms (net)	(1,191.30)	239.84
Dimunition in value of investment	-	(3,313.53)
Fair value gain on financial Instruments (net)	-	1,075.55
Loans and Advances written off	-	2.50
Provision for doubtful debts	661.53	1,007.60
Inventory written off	-	2,793.53
Operating Profit Before Working Capital Changes	(406.25)	3,040.22
Adjustments for:		
(Increase)/ Decrease in Inventories	(332.21)	(3,871.52)
(Increase)/ Decrease in Trade Receivables	18.78	470.57
Increase/ (Decrease) in Non-Current Financial Assets	(2,044.65)	(18,231.27)
(Increase)/ Decrease in Current Financial Assets	(0.09)	(100.65)
Increase/ (Decrease) in Non-Current Assets- Others	(5.00)	(231.70)
(Increase)/ Decrease in Current Assets- Other	(0.60)	(57.24)
Increase/ (Decrease) in Trade Payable	(0.15)	(278.42)
Increase/ (Decrease) in Other Financial Liabilities	645.20	(38,054.71)
Increase/ (Decrease) in Other current liabilities	(696.30)	(142.32)
Increase/ (Decrease) in Provisions	22.47	20.43
Increase/ (Decrease) in Short Term Loans and Advances	2,763.90	(83.65)
Increase/ (Decrease) in Borrowings	-	(4,269.18)
Cash Generated From Operations	(34.89)	(61,789.44)
Income-tax paid	(2.97)	(79.08)
Net Cash (Outflow) From Operating Activities	(37.86)	(61,868.52)
B. CASH FLOWS FROM INVESTING ACTIVITIES		
Purchase of Investments (net)	3,150.69	(10,361.17)
Interest Received	2.68	8.69
Redemption of Fixed Deposits	105.12	211.36
Purchase of Fixed Assets (including WIP)	-	(82.87)
Proceeds from sale of fixed assets	-	68.77
Loans and advances to related parties and others (Net)	1,056.60	11,875.50
Net Cash Inflow From Investing Activities	4,315.08	1,720.29
C. CASH FLOWS FROM FINANCING ACTIVITIES		
Interest Paid	(1,877.24)	577.01
Repayment of Long term borrowing	(100.73)	(1,217.19)
Proceeds of Long term borrowing	-	61,317.60
Proceeds from/ (Repayment of) Short Term Borrowings (Net)	(2,310.84)	(704.38)
Net Cash Inflow/(Outflow) From Financing Activities	(4,288.81)	59,973.04
Net (decrease) in cash and cash equivalents	(11.59)	(175.19)
Cash and cash equivalents at the beginning of the period	70.35	427.24
Cash and cash equivalents at the end of the period	58.76	252.05
Components of cash and cash equivalents:		
a. Balances with banks in current accounts	57.52	236.98
b. Cash on hand	1.24	15.07
	58.76	252.05
Less: Overdraft facility (considered as cash and cash equivalent for cash flow)	-	-
	58.76	252.05



Notes:-

- 3 The above results have been reviewed by the Audit Committee and approved by the Board of Directors at the meeting held on 14th November, 2019. The Statutory Auditors have carried out Limited Review of the Standalone Unaudited Financial Results of the Company as per the requirements of SEBI (Listing and Other Disclosure requirements) Regulations, 2015, as amended.
- 4 The Company carries out its business ventures through various entities. The funds required for projects in those entities are secured through financial guarantees of the Company. The bankers / financial institutions provide a restrictive covenant while lending, not to charge guarantee commission for the financial guarantees provided by the Company. As per Ind AS 109 - "Financial Instruments", there has to be fair valuation of the financial guarantees and subsequent measurements thereof as per expected credit loss method. However, considering the restrictive covenants and its model of execution of the projects through such entities, the Management is of the opinion that there cannot be fair valuation of the financial guarantees issued aggregating Rs. 293,552.00 lacs as on 30th September, 2019.
- 5 The Company has investments in certain subsidiaries and related parties aggregating Rs. 122,310.89 lacs and loans and receivables outstanding aggregating Rs. 56,956.09 lacs as at 30th September, 2019. While such entities have incurred significant losses and/or have negative net worth as at March 31, 2019. The underlying projects in such entities are in the early stages of real estate development and are expected to achieve adequate profitability on substantial completion and/ or have current market values of certain properties which are in excess of the carrying values. The Company considers its investments and loans in such entities as long term and strategic in nature. Accordingly, no provision is considered necessary towards diminution in the value of the Company's investments in such entities and for expected credit losses in respect of loans and advances advanced to such entities, which are considered good and fully recoverable.
- 6 Note on "Control" of the Company in Marine Drive Hospitality and Realty Private Limited (MDHRPL):
- a) Total 2,470,600 numbers of Redeemable optionally cumulative convertible preference shares ("ROCCPS") Series A and 29,415 numbers of ROCCPS Series C of MDHRPL held by the Company amounting to Rs 2,275.35 lacs has been attached by an attachment order issued by adjudicating authority under Prevention of Money Laundering Act (PMLA) and therefore, all the rights of the Company as a shareholder have been suspended till the time attachment continues. Therefore, the Company is of the view that the aforesaid shares can not be considered while applying the test of "Control" on MDHRPL.
- b) The Company is presently holding 92,600 numbers of cumulative convertible preference shares ("CCCPs") - Series C. The CCCPS - Series C which shall be convertible, in part or full in the ratio of 1:100 viz. 100 (One Hundred) fully paid up new Equity shares of Rs. 10/- each against 1 (one) CCCPS - Series C of Rs. 10/- each held by the Company. As per existing terms, the latest date of conversion of the aforesaid CCCPS - Series C is July 2021. However, this being strategic investment the Company has decided not to exercise the option of conversion.
- c) In addition to the above, the Company is presently holding (i) 1,88,215 numbers of ROCCPS - Series C and (ii) 74,443 numbers of Cumulative Redeemable Convertible Preference Shares, which are having option of either redemption or conversion on different dates up to March 2021 and March 2022, respectively. As on date, the Management has decided not to opt for conversion of aforesaid shares.
- d) The Company has not nominated any director on the Board of MDHRPL.

On the basis of the above facts, the Management is not having effective control over MDHRPL. In view of the same, accounts of MDHRPL along with its subsidiaries, associates and joint ventures are not consolidated as per Ind AS 110. Further, equity instruments of MDHRPL are measured at fair value through other comprehensive income based on irrevocable designation at inception.

- 7 "Effective 1st April, 2019, the Company has adopted Ind AS 116 "Leases", applied to all lease contracts existing on April 1, 2019 using the modified retrospective method. Accordingly, comparative figures have not been restated. There is no impact on retained earnings, as there were no lease contracts which were non-cancellable having tenure more than one year on the date of initial application and subsequently till September 30, 2019. Hence, there is no impact on current financial results due to change in accounting policies on account of adoption of Ind AS 116.
- 8 The Company has principal debt repayment obligations aggregating Rs. 46,053.08 Lacs within next twelve months. The Company has also incurred net cash losses for more than 3 years and this period due to sluggish demand in the real estate sector. These could result in significant uncertainty on its ability to meet these debt obligations and continue as going concern. The management is addressing this issue robustly and the Company has generally met its debt obligations. The Management is confident that they will be able to arrange sufficient liquidity by restructuring of the existing loans terms, monetization of non-core assets and mobilisation of additional funds. Accordingly, the Standalone Unaudited Financial Results are prepared on a going concern basis.
- 9 Based on the guiding principles given in Ind AS 108 "Operating Segments" prescribed under Section 133 of the Companies Act, 2013 read with the relevant rules issued thereunder and other accounting principles generally accepted in India, the Company is mainly engaged in the business of real estate development viz. construction of residential / commercial properties in India. As the Company's business falls within a single primary business segment, the disclosure requirements of Ind AS 108 in this regard are not applicable.
- 10 The wholly owned subsidiary company, Turf Estate Joint Venture Private Limited (formerly known as Priya Construction Private Limited) was converted into Limited Liability Partnership ("LLP") with the name Turf Estate Joint Venture LLP on 8th July, 2019 without affecting the economic interest of the Company in the said LLP. During the quarter, the said LLP incorporated a new company in the name and style of "Turf Estate Private Limited" on 20th September, 2019 with 100% stake held by the LLP in new company.



- 11 During the quarter, the Company (including through its wholly owned subsidiary) have acquired 100% stake in Innovation Erectors LLP (formerly known as Daund Warehousing Developers & Builders LLP) with effect from 1st July, 2019.
- 12 During the quarter, the Company with M/s Keystone Realtors Private Limited, (Rustomjee Group) incorporated a new Limited Liability Partnership (LLP) in the name of "KAPSTAR REALTY LLP" on 14th August, 2019 with 50:50 profit sharing ratio for the purpose of proposed re-development of land at Andheri, Mumbai.
- 13 Figures for the previous quarters/ year are re-classified/re-arranged/re-grouped wherever required.

Dated:-14th November, 2019
Place:- Mumbai



For D B Realty Limited



Shakti Balwa
Vice Chairman & Managing Director
DIN 00016619

Statement of Consolidated Unaudited Financial Results for the Quarter and Half Year Ended ended 30th September, 2019

(Rs. in lacs)

	PARTICULARS	Quarter Ended			Half Year Ended		Year ended
		Sep-19	Jun-19	Sep-18	Sep-19	Sep-18	Mar-19
		Unaudited	Unaudited	Unaudited (Refer Note 3(b))	Unaudited	Unaudited (Refer Note 3(b))	Audited
1	Revenue from operations	13,186.09	1,251.81	13,479.61	14,437.90	17,189.06	36,521.04
2	Other Income	(869.32)	2,192.55	1,537.36	1,323.23	3,852.32	9,545.96
3	Total Income (1+2)	12,316.77	3,444.36	15,016.97	15,761.13	21,041.38	46,067.00
4	Expenses						
	a. Project Expenses / Cost to fulfill contracts with customers	10,949.76	1,578.80	29,746.44	12,528.56	32,088.03	66,184.72
	b. Changes in inventories of finished goods and work-in-progress	(6,019.97)	(1,356.29)	(25,725.52)	(7,376.26)	(15,883.56)	(33,489.20)
	c. Employee Benefits Expenses	337.52	320.96	430.57	658.48	841.54	1,431.08
	d. Depreciation and Amortisation	25.05	35.47	55.04	60.53	105.40	190.87
	e. Finance Costs	4,066.97	4,107.73	3,812.16	8,174.70	6,434.30	16,030.25
	f. Other Expenses	10,620.98	3,020.44	6,765.54	13,641.42	8,180.30	11,457.04
	Total Expenses (a+b+c+d+e+f)	19,980.31	7,707.11	15,084.23	27,687.43	31,766.01	61,804.76
5	Profit/(Loss) before Exceptional Items and tax (3-4)	(7,663.54)	(4,262.75)	(67.26)	(11,926.30)	(10,724.63)	(15,737.76)
6	Exceptional Items (Refer Note 12)	-	1,500.00	-	1,500.00	-	12,900.00
7	Profit/(Loss) before tax (5-6)	(7,663.54)	(5,762.75)	(67.26)	(13,426.30)	(10,724.63)	(28,637.76)
8	Tax Expenses						
	(a) Current tax	(6.59)	(1.51)	49.96	(8.10)	-	(12.82)
	(b) Deferred tax	(1,956.04)	(70.89)	1,694.51	(2,026.94)	1,424.41	4,976.59
	(c) Prior Period Tax Adjustment	-	-	-	-	-	(49.96)
	Total Tax expense (a+b+c)	(1,962.63)	(72.40)	1,744.47	(2,035.04)	1,424.41	4,913.81
9	Profit/(Loss) for the period (7+8)	(9,626.17)	(5,835.15)	1,677.21	(15,461.34)	(9,300.22)	(23,723.95)
10	Share of profit/(loss) of joint venture and associates	1,936.20	(194.81)	736.52	1,741.39	(384.28)	(2,242.30)
11	Profit/(Loss) after tax (9+10)	(7,689.97)	(6,029.96)	2,413.73	(13,719.95)	(9,684.50)	(25,966.25)
12	Other Comprehensive Income						
	(a) Items that will not be reclassified to profit or loss	(549.40)	(264.06)	(53.43)	(813.46)	1,661.23	3,262.89
	(b) Income tax relating to items that will not be reclassified to profit or loss	128.07	53.43	(5.07)	181.50	(344.43)	(645.87)
	(c) Items that will be reclassified to profit or loss	-	-	-	-	-	-
	Total Other Comprehensive Income (a+b+c)	(421.33)	(210.63)	(58.50)	(631.94)	1,316.80	2,617.02
13	Total Comprehensive Income for the period (11+12)	(8,111.30)	(6,240.59)	2,355.23	(14,351.89)	(8,367.70)	(23,349.23)
	Profit after tax						
	Attributable to :						
	Owner of equity	(9,166.31)	(5,477.88)	2,481.61	(14,644.19)	(10,055.85)	(27,767.33)
	Non controlling interest	1,476.34	(552.08)	(67.88)	924.24	371.35	1,801.08
	Total	(7,689.97)	(6,029.96)	2,413.73	(13,719.95)	(9,684.50)	(25,966.25)
	Other Comprehensive Income						
	Attributable to :						
	Owner of equity	(421.32)	(210.60)	(58.47)	(631.90)	1,316.83	2,614.13
	Non controlling interest	(0.01)	(0.03)	(0.03)	(0.04)	(0.03)	2.89
	Total	(421.33)	(210.63)	(58.50)	(631.94)	1,316.80	2,617.02
	Total Comprehensive Income						
	Attributable to :						
	Owner of equity	(9,587.63)	(5,688.48)	2,423.14	(15,276.09)	(8,739.02)	(25,153.18)
	Non controlling interest	1,476.33	(552.11)	(67.91)	924.20	371.32	1,803.95
	Total	(8,111.30)	(6,240.59)	2,355.23	(14,351.89)	(8,367.70)	(23,349.23)
14	Paid up Equity Share Capital (Face value of Rs. 10 per Equity Share)	24,325.88	24,325.88	24,325.88	24,325.88	24,325.88	24,325.88
15	Other Equity (excluding Revaluation Reserve)	-	-	-	-	-	198,232.93
16	Basic and Diluted EPS (Rs.) (Not Annualised)						
	Basic	(3.77)	(2.25)	1.02	(6.02)	(4.13)	(11.41)
	Diluted	(3.77)	(2.25)	1.02	(6.02)	(4.13)	(11.41)
17	Items exceeding 10% of total Expenses						
	Fair Value Loss on Investments carried at Fair Value Through Profit and Loss	4,378.55	-	-	4,378.55	-	605.22
	Goodwill Written off	4,291.92	-	-	4,291.92	-	-
	Impairment of Property Plant and Equipment	-	1,002.81	-	1,002.81	-	-
	Share of Revenue in Project	-	-	(1,354.31)	-	(1,354.31)	-
	Provision for doubtful debts, loans and advances	1,245.12	325.71	981.26	1,570.83	1,031.63	2,868.76



Notes:-

- 3 (a) The above results have been reviewed by the Audit Committee and approved by the Board of Directors at the meeting held on 14th November, 2019. The Statutory Auditors have carried out Limited Review of the Unaudited Consolidated Financial Results of the group, for the quarter and half year ended 30th September, 2019, as per the requirements of SEBI (Listing and Other Disclosure requirements) Regulations, 2015, as amended.
- (b) The group is submitting the quarterly consolidated financial results from current year onwards in accordance with SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended read with circular no. CIR/CFD/CMD1/44/2019 dated 29th March, 2019 and accordingly the consolidated reported figures for quarter and half year ended 30th September, 2019 have been approved by Parent's Board of Directors and are not subjected to limited review by auditors.
- 4 The group carries out its business ventures through various entities. The funds required for projects in those entities are secured through financial guarantees of the Parent Company. The bankers / financial institutions provide a restrictive covenant while lending, not to charge guarantee commission for the financial guarantees provided by the Parent Company. As per Ind AS 109 – "Financial Instruments", there has to be fair valuation of the financial guarantees and subsequent measurements thereof as per expected credit loss method. However, considering the restrictive covenants and its model of execution of the projects through such entities, the Management is of the opinion that there cannot be fair valuation of the financial guarantees issued aggregating Rs. 114,300.00 lacs as on 30th September, 2019.
- 5 The group has investments in certain associates and related parties aggregating Rs. 55,040.23 lacs and loans and receivables outstanding aggregating Rs. 4,751.27 lacs as at September 30, 2019. While such entities have incurred significant losses and/or have negative net worth as at 31st March, 2019. The underlying projects in such entities are in the early stages of real estate development and are expected to achieve adequate profitability on substantial completion and/ or have current market values of certain properties which are in excess of the carrying values. The group considers its investments and loans in such entities as long term and strategic in nature. Accordingly, no provision is considered necessary towards diminution in the value of the group's investments in such entities and for expected credit losses in respect of loans and advances advanced to such entities, which are considered good and fully recoverable.
- 6 Note on "Control" of the D B Realty Limited (Parent Company) in Marine Drive Hospitality and Realty Private Limited (MDHRPL):
- a) Total 2,470,600 numbers of Redeemable optionally cumulative convertible preference shares ("ROCCPS") Series A and 29,415 numbers of ROCCPS Series C of MDHRPL held by the Company amounting to Rs 2,275.35 lacs has been attached by an attachment order issued by adjudicating authority under Prevention of Money Laundering Act (PMLA) and therefore, all the rights of the Company as a shareholder have been suspended till the time attachment continues. Therefore, the Company is of the view that the aforesaid shares can not be considered while applying the test of "Control" on MDHRPL.
- b) The Company is presently holding 92,600 numbers of cumulative convertible preference shares ("CCPCS") – Series C. The CCPCS - Series C which shall be convertible, in part or full in the ratio of 1:100 viz, 100 (One Hundred) fully paid up new Equity shares of Rs. 10/- each against 1 (one) CCPCS – Series C of Rs. 10/- each held by the Company. As per existing terms, the latest date of conversion of the aforesaid CCPCS – Series C is July 2021. However, this being strategic investment the Company has decided not to exercise the option of conversion.
- c) In addition to the above, the Company is presently holding (i) 1,88,215 numbers of ROCCPS - Series C and (ii) 74,443 numbers of Cumulative Redeemable Convertible Preference Shares, which are having option of either redemption or conversion on different dates up to March 2021 and March 2022, respectively. As on date, the Management has decided not to opt for conversion of aforesaid shares.
- d) The Company has not nominated any director on the Board of MDHRPL.
- On the basis of the above facts, the Management is not having effective control over MDHRPL. In view of the same, accounts of MDHRPL along with its subsidiaries, associates and joint ventures are not consolidated as per Ind AS 110. Further, equity instruments of MDHRPL are measured at fair value through other comprehensive income based on irrevocable designation at inception.
- 7 During previous year, Real Gem Buildtech Private Limited (a wholly owned subsidiary company/ (WOS) has filed a Scheme with National Company Law Tribunal whereby it has proposed to transfer its all the assets and liabilities pertaining to Identified Project Undertaking, being "DB Crown" Project, on going concern basis as Slump Sale to Kingmaker Developers Private Limited (KDPL) for a consideration of Rs. 10 lacs. Additionally, as mentioned in the scheme, upon achieving certain milestones to be mutually agreed between said WOS and KDPL, said WOS shall be entitled to receive the such realisation / sale proceeds of the Project Undertaking as Contingent consideration from KDPL. The Management is hopeful that the said Project Undertaking will be able to achieve those milestones and above Contingent consideration will accrue to the said WOS. Accordingly, no provision of impairment of goodwill is considered necessary by the Company.
- Further, the said WOS has shown its assets and liabilities relating to project undertaking as assets held for sale and liabilities pertaining to disposal group in accordance with Ind AS 105.
- 8 In one of the Joint venture based on existing term of Redeemable Optionally Cumulative Convertible Preference Share (ROCCPS) and Compulsorily convertible preference share (CCPS), as per Ind AS 32, these shares are financial liabilities of the joint venture as the tenure of these shares are expired.
- In case of ROCCPS, the joint venture does not have any right to avoid the obligation for redemption and there is no fixed ratio for conversion of ROCCPS to equity shares.
- In case of CCPS, there is no fixed ratio for conversion to equity shares.
- The latest date of redemption / conversion (as applicable) of the ROCCPS and CCPS was 26th March, 2012 and 30th January, 2012 respectively ("the said shares"). Redemption / conversion (as applicable) in relation to the said shares has not been made pending settlement in the matter with the respective shareholders.
- Based on above, the said shares are financial liability of the joint venture. However, the joint venture has not considered these shares as financial liability, considering the following aspects:
- One of the investor has filed a petition against the joint venture under section 241-242 of the Act (Oppression and Mismanagement) for oppressing its rights and depriving of information relating to the joint venture, its shareholders and Directors before National Company Law Tribunal (NCLT) and based on ad-interim order dated 25.04.2017, the joint venture is restrained from changing its shareholding pattern. Pending settlement in the matter with the respective shareholders, the joint venture is not able to ascertain the liability against these shares and will continue to disclose the same as equity.
- In view of the above, the accounting implications arising due to conversion / redemption (as applicable) would be carried out in the year of settlement between the respective shareholders in relation to the amounts reported under the Heads Paid up Share Capital and Securities Premium.
- Under the aforesaid circumstances, the classification of the said shares has been continued to be part of 'Equity' in said Joint venture.
- 9 The Parent Company has principal debt repayment obligations aggregating Rs. 46,053.08 Lacs within next twelve months. The Parent Company has also incurred net cash losses for more than 3 years due to sluggish demand in the real estate sector. These could result in significant uncertainty on its ability to meet these debt obligations and continue as going concern. The management is addressing this issue robustly and the Parent Company has generally met its debt obligations. The Management is confident that they will be able to arrange sufficient liquidity by various strategic initiatives includes restructuring of the existing loans terms, monetization of non-core assets and mobilisation of additional funds. Accordingly, the Consolidated Unaudited Financial Results are prepared on a going concern basis.
- 10 "Effective April 1, 2019, the group has adopted Ind AS 116 "Leases", applied to all lease contracts existing on April 1, 2019 using the modified retrospective method. Accordingly, comparative figures have not been restated. There is no impact on retained earnings, as there were no lease contract which were non-cancellable having tenure more than one year on the date of initial application and subsequently till September 30, 2019. Hence, there is no impact on current financial results due to change in accounting policies on account of adoption of Ind AS 116.
- 11 Based on the guiding principles given in Ind AS 108 "Operating Segments" prescribed under Section 133 of the Companies Act, 2013 read with the relevant rules issued thereunder and other accounting principles generally accepted in India, the group is mainly engaged in the business of real estate development viz, construction of residential / commercial properties in India. As the group business fall within a single primary business segment, the disclosure requirements of Ind AS 108 in this regard are not applicable.



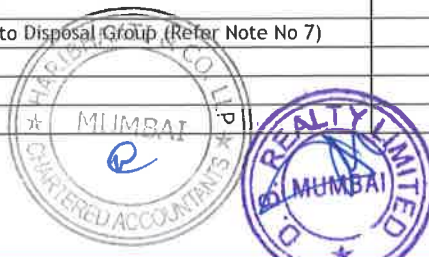
- 12 During the half year, one of the subsidiary company has given donation of Rs 1,500.00 lacs to Prudent Electoral Trust (for political parties). In Previous year, As per the terms of the Agreement, in one of the subsidiary company, Security Deposit had become refundable which could not be fully repaid and whereby developer made claim for interest which has not been accepted by the said subsidiary. To settle the disputes amongst the parties a sole arbitrator was appointed and an interim order has been passed, whereby the said subsidiary was asked to pay compensation of Rs. 12,900.00 Lacs.
The same is disclosed under "exceptional item".
- 13 The wholly owned subsidiary company, Turf Estate Joint Venture Private Limited (formerly known as Priya Construction Private Limited) was converted into Limited Liability Partnership ("LLP") with the name Turf Estate Joint Venture LLP on 8th July, 2019 without affecting the economic interest of the Company in the said LLP. During the quarter, the said LLP incorporated a new company in the name and style of "Turf Estate Private Limited" on 20th September, 2019 with 100% stake held by the LLP in new company.
- 14 During the quarter, the Company (including through its wholly owned subsidiary) have acquired 100% stake in Innovation Erectors LLP (formerly known as Daund Warehousing Developers & Builders LLP) with effect from 01st July, 2019.
- 15 During the quarter, the Company with M/s Keystone Realtors Private Limited, (Rustomjee Group) incorporated a new Limited Liability Partnership (LLP) in the name of "KAPSTAR REALTY LLP" on 14th August, 2019 with 50:50 profit sharing ratio for the purpose of proposed re-development of land at Andheri, Mumbai.
- 16 Figures for the previous quarters/ year are re-classified/re-arranged/re-grouped wherever required.

Dated:- 14th November, 2019
Place:- Mumbai



(Rs in Lacs)

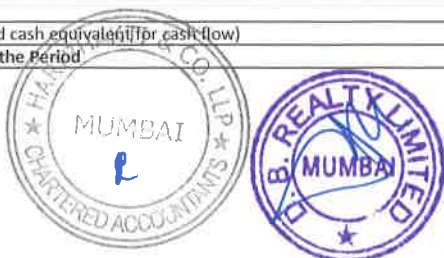
	Particulars	As at 30th September 2019 Unaudited	As at 31st March 2019 Audited
I.	ASSETS		
1	Non-current assets		
	(a) Property, Plant and Equipment	3,225.50	3,302.54
	(b) Investment Property	464.37	468.34
	(c) Goodwill on Consolidation	26,679.41	30,971.33
	(d) Other Intangible Assets	18.03	23.06
	(e) Intangible assets under development	-	-
	(f) Investment in subsidiaries, associates and joint venture	37,364.21	33,620.06
	(g) Financial Assets		
	(i) Investments	125,581.93	130,785.50
	(ii) Loans	5,225.59	4,306.41
	(iii) Others	7,249.23	6,728.75
	(h) Deferred tax assets (net)	21,918.84	23,764.08
	(i) Income Tax Assets (net)	1,133.36	1,121.30
	(j) Other non-current assets	1,505.81	6,720.67
		230,366.28	241,812.04
2	Current assets		
	(a) Inventories	200,817.67	216,330.74
	(b) Financial Assets		
	(i) Investments	11,853.93	9,720.90
	(ii) Trade receivables	8,650.14	9,019.43
	(iii) Cash and cash equivalents	982.65	363.19
	(iv) Bank balance other than (iii) above	394.31	637.58
	(v) Loans	87,622.75	86,471.99
	(vi) Other Financial Assets	8,583.71	3,649.17
	(c) Other current assets	52,068.51	29,912.38
	(d) Assets held for sale (Refer Note No. 7)	99,780.12	98,850.12
		470,753.79	454,955.50
	TOTAL	701,120.07	696,767.54
II.	EQUITY AND LIABILITIES		
1	Equity		
	(a) Equity Share capital	24,325.88	24,325.88
	(b) Other Equity	182,956.79	198,232.93
	Equity Attributable to Owners of the Parent	207,282.67	222,558.81
	Less - Non Controlling Interest	(14,066.09)	(14,992.00)
		193,216.58	207,566.81
2	Non-current liabilities		
	(a) Financial Liabilities		
	(i) Long-term Borrowings	136,040.02	132,466.63
	(ii) Trade Payable (other than payable to Micro and small enterprise)	530.58	589.37
	(iii) Other financial liabilities	51.12	9,755.64
	(b) Long-term provisions	348.55	321.41
	(c) Other non-current liabilities	8,938.00	1,000.00
		145,908.27	144,133.05
3	Current liabilities		
	(a) Financial Liabilities		
	(i) Short Term Borrowings	26,127.83	27,093.97
	(ii) Trade and other payables		
	- Total outstanding dues to Micro and Small Enterprises	169.35	160.71
	- Total outstanding dues to others	16,794.80	16,381.75
	(iii) Other financial liabilities	160,577.73	145,405.03
	(b) Other current liabilities	49,191.64	52,351.59
	(c) Short-term provisions	263.93	244.62
	(d) Liabilities pertaining to Disposal Group (Refer Note No 7)	108,869.94	103,430.01
		361,995.22	345,067.68
	TOTAL	701,120.07	696,767.54



CONSOLIDATED CASH FLOW FOR THE HALF YEAR ENDED SEPTEMBER 30, 2019

	(Rs. in lacs)	
Particulars	Half the year ended Sep 30, 2019	Half the year ended Sep 30, 2018
A. CASH INFLOW/ (OUTFLOW) FROM THE OPERATING ACTIVITIES		
NET PROFIT BEFORE TAX AND AFTER EXCEPTIONAL ITEMS	(13,426.31)	(4,261.14)
Adjustments for:		
Depreciation and amortisation expense	60.53	105.40
Interest Expenses	8,174.70	6,434.30
Interest Income	(27.43)	(41.12)
Dividend Income	(2.48)	(2.48)
Loss/(Profit) on sale of Fixed Assets	-	-
Loss on Fair Valuation of Investment	-	-
Provision for Impairment of Property, Plant and Equipment	1,002.81	-
Interest Income on Financial Assets/Liabilities measured at amortised cost	(426.68)	(4,059.88)
Fair value gain on investment valued at FVTPL	4,378.55	-
Sundry Credit balance written back	(536.87)	-
Goodwill written off	4,291.92	-
Allowance for credit losses	1,570.83	1,031.63
Sundry balance written off	285.78	-
Inventory written off	-	-
Amortisation of Cost of Assignment of Rights	-	-
OPERATING PROFIT BEFORE CHANGE IN OPERATING ASSETS AND LIABILITIES	5,345.35	(793.30)
Adjustments for:		
(Increase)/ Decrease in Inventories	21,719.37	60,526.37
(Increase)/ Decrease in Trade Receivable	16,904.79	2,970.97
(Increase)/ Decrease in Other Current Financial Assets	(4,934.60)	(49.14)
(Increase)/ Decrease in Other Non Current Assets	5,214.86	428.39
(Increase)/ Decrease in Other Current Assets	(40,498.56)	6,899.38
(Increase)/ Decrease in Other non- current Financial Assets	7,417.51	(4,844.80)
Increase/ (Decrease) in Other non-current Financial liabilities	(13,704.51)	(31,747.12)
Increase/ (Decrease) in Trade Payable	(6,581.14)	(1,641.48)
Increase/ (Decrease) in Other Financial Liabilities	15,172.68	19,077.49
Increase/ (Decrease) in Other current liabilities	(3,159.98)	(61,071.30)
Increase/ (Decrease) in Provision	57.99	1.67
(Increase)/ Decrease Assets held for sale and pertaining to Disposal Group	(1,215.78)	(103,834.61)
Increase/ (Decrease) Liabilities pertaining to Disposal Group	5,439.93	108,869.94
Cash Generated used in Operations	7,177.92	(5,207.55)
Tax Paid / (Refunded)	(20.35)	2,216.60
NET CASH INFLOW / (OUTFLOW) FROM OPERATING ACTIVITIES	7,157.57	(2,990.95)
B. CASH INFLOW/(OUTFLOW) FROM INVESTMENT ACTIVITIES		
Loans and Advances taken/ (given)	(1,623.51)	(17,352.74)
(Investment)/ Proceed from maturity of Deposits	243.27	40.24
Purchase of Fixed Assets	-	-
Proceeds from sale of fixed assets	(977.30)	480.36
Proceeds from sale of investments	(135.78)	-
Interest Received	7.68	41.12
Dividend Income	2.48	2.48
NET CASH INFLOW/(OUTFLOW) FROM INVESTING ACTIVITIES	(2,483.15)	(22,295.34)
C. CASH INFLOW/(OUTFLOW) FROM FINANCING ACTIVITIES		
Interest Paid	(8,539.91)	(6,434.41)
Proceeds/(Repayment) in short term borrowing	(471.53)	923.86
Proceeds/(Repayment) from long term borrowing	4,718.60	29,493.21
Change in Minority Interest	1.70	2.30
NET CASH INFLOW/(OUTFLOW) FROM FINANCING ACTIVITIES	(4,291.13)	23,984.95
Net Change in cash and cash equivalents	383.28	(1,301.33)
Opening Cash and Cash Equivalent	363.19	(2,300.41)
Closing Cash and Cash Equivalent	746.46	(3,601.74)

Components of cash and cash equivalents:	As at 30/09/19	As at 30/09/18
a. Balances with banks in current accounts	972.09	792.75
b. Cash on hand	10.55	34.35
c. Fixed Deposit having maturity less than 3 months	-	-
Total	982.65	827.10
Less: Bank overdraft (considered as cash and cash equivalent for cash flow)	236.18	4,428.84
Cash and cash equivalents as at the end of the Period	746.46	(3,601.74)



Independent Auditor's Review Report on quarter and half year ended Unaudited Standalone Financial Results of DB Realty Limited pursuant to the Regulation 33 of SEBI (Listing Obligations and Disclosures Requirements) Regulations, 2015

To the Board of Directors

DB Realty Limited

1. We have reviewed the accompanying Statement of Unaudited Standalone Financial Results of DB Realty Limited("the Company") for the quarter ended September 30,2019 and for the period from April 1, 2019 to September 30, 2019("the Statement"), being submitted by the Company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.
2. This Statement, which is the responsibility of the Company's Management and approved by the Board of Directors, has been prepared in accordance with recognition and measurement principles laid down in Indian Accounting Standard 34 "Interim Financial Reporting" as prescribed under Section 133 of Companies Act, 2013 read with relevant rules issued there under and other accounting principles generally accepted in India. Our responsibility is to issue a report on the Statement based on our review.
3. We conducted our review of the Statement 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 Statement is free of material misstatement. A review is limited primarily to inquiries of the 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.
4. Basis of qualification:
 - a. As stated in Note 4 to the Statement regarding non recognition/ re-measurement of financial guarantees aggregating Rs. 293,552.00 lakhs issued to banks/ financial institutions on behalf of various entities at fair value as required under Ind AS 109 - Financial Instruments. In absence of measurement of financial guarantees at fair value, we are unable to comment on the effects on the loss for the quarter and half year ended September 30, 2019.



- b. As stated in Note 5 to the Statement regarding non-evaluation of impairment provision in accordance with Ind AS 109 - Financial Instruments and Ind AS 36 - Impairment of Assets, for loans and receivables aggregating Rs. 56,956.09 lakhs and Investments aggregating Rs. 122,310.89 lakhs respectively on September 30, 2019 to certain subsidiaries and related parties which have incurred significant losses or have negative net worth. We are unable to comment on the effects on the loss for the quarter and half year ended September 30, 2019.
- c. As stated in Note 6 to the Statement regarding measurement of its investments in equity instruments of one of its subsidiary company at fair value through other comprehensive income which the Management has not considered as a subsidiary. Had it been treated as a subsidiary, then as per accounting policy, it should be measured at cost. Consequently, investments in these instruments and other comprehensive income are higher by Rs. 14,342.61 lakhs and Rs. 11,359.35 lakhs (net of tax) respectively as on September 30, 2019.
5. Based on our review conducted and procedures performed as stated in paragraph 3 above and subject to the possible effects of the matters described in paragraph 4 above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in the aforesaid Indian Accounting Standard and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, including the manner in which it is to be disclosed, or that it contains any material misstatement.
6. We draw attention to
- a. As stated in Note 8 to the Statement, there can be uncertainty on the Company's ability to meet its debt obligations. The ability of the Company to continue as a going concern is dependent upon the Company's ability to raise funds through monetization of its non-core assets, mobilization of additional funds and other strategic initiative to meet its obligations.
- b. As regards security deposits aggregating Rs. 6,982.79 lakhs as on September 30, 2019, given to various parties for acquisition of development rights, as explained by the Management, the Company is in process of obtaining necessary approvals with regard to these properties and that their current market values are significantly in excess of their carrying values and are expected to achieve adequate profitability on substantial completion of such projects.



- c. As regards return on investments of Rs. 82,832.41 lakhs in preference shares in a subsidiary company as on September 30, 2019. As explained by the Management, such investments are considered strategic and long term in nature and the current market value and future prospects of such investments are significantly in excess of Company's investment in the investee company.
- d. As regards status of inventory consisting of projects having aggregate value of Rs. 28,562.30 lakhs as on September 30, 2019 and the opinion framed by the Management about realizable value of the cost incurred, being a technical matter, has been relied upon by us.
- e. As regards certain allegations made by the Enforcement Directorate against the Company and its two Key Managerial Persons, in a matter relating to Prevention of Money Laundering Act, 2002, this matter is sub-judice and the impact, if any, of the outcome is unascertainable at this stage.
- f. As regards attachment order issued by adjudicating authority under Prevention of Money Laundering Act, 2002, by which the Company's assets amounting to Rs. 2,436.08 lakhs have been attached on August 30, 2011. Consequently, the adjudicating authority has taken over the bank balance of Rs. 68.93 lakhs and Investment in Redeemable Optionally Convertible Cumulative Preference Shares - Series A and Series C of a subsidiary company of Rs. 2,275.35 lakhs in earlier years. The impact of the matter, if any, of its outcome is currently unascertainable.
- g. The Audited Financial Statements of Firms for the year ended March 31, 2019 where the Company is one of the partners has following disclosures:
 - i. As regards recoverability of Trade Receivables of Rs 4,930.33 lakhs as on September 30, 2019(Rs. 2,722.98 lakhs as on March 31, 2019), the Partners of the Firm had taken effective steps for recovery and are not expecting any short realisation. In the event of shortfall in realisation, the same shall increase the debit balance of the Partners.
 - ii. Allegations made by the Central Bureau of Investigation (CBI) relating to the 2G spectrum case and regarding attachment order issued by adjudicating authority under Prevention of Money Laundering Act, 2002.

These matters are sub-judice and the impact, if any, of its outcome is currently unascertainable.
 - iii. As regards pending dispute towards liability of property tax of the Firm with Municipal Corporation of Greater Mumbai / Slum Rehabilitation Authority.
 - iv. As regards non-provision of disputed income tax liability of Rs. 2,911.63 lakhs.



- v. As regards order passed by Hon'ble Delhi High Court in one of the Partnership Firm where the Company is a partner directing the Airport Authority of India (AAI) to conduct Aeronautical Studies without demolishing the structure of SRA buildings. In the opinion of the Management, the firm is hopeful for favourable outcome and hence, it does not expect any financial outflow in this matter.
- vi. There is significant uncertainty regarding completion of the Project in one of the partnership firm based on its management and accordingly, the firm has not recognized revenue till such significant uncertainty exists.

Observations made by us in the above paragraphs (b) to (g) and their impact on the Statement, have not been disclosed in the Statement.

Our report is not modified in respect of these matters.

- 7. Share of profit (net) from investment in three partnership firms aggregating Rs. 1,901.16 lakhs and Rs. 1,526.96 lakhs for the quarter and half year ended September 30, 2019, respectively, included in the Statement, are based on the financial results of such entities. These financial results have been reviewed by the auditors of these entities, whose reports have been furnished to us by the Management and our review report on the Statement is based solely on such review reports of the other auditors.

The Statement also includes share of loss from investment in four Limited Liability Partnership and one Joint Venture aggregating Rs. 333.32 lakhs and Rs. 335.66 Lakhs for the quarter and half year ended September 30, 2019, respectively, which is based on the financial results of such entities. These financial results are unaudited and have been furnished to us by the Management and our audit report on the Statement is based solely on such unaudited financial results. According to the information and explanations given to us by the Management, this financial results are not material to the Company.



HARIBHAKTI & CO. LLP

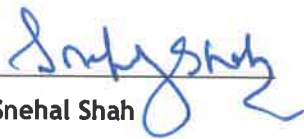
Chartered Accountants

8. Attention is drawn to the fact that the cash flow figures for the corresponding period April 1, 2018 to September 30, 2018, have been approved by the Board of Directors of the Company, but have not been subjected to limited review or audit.

For Haribhakti & Co. LLP

Chartered Accountants

ICAI Firm Registration No.103523W/W100048


Snehal Shah

Partner

Membership No.: 48539

UDIN: 19048539AAAACF3985



Place: Mumbai

Date: November 14, 2019

Independent Auditor's Review Report on quarterly and half year ended Unaudited Consolidated Financial Results of D B Realty Limited pursuant to the Regulation 33 of SEBI (Listing Obligations and Disclosures Requirements) Regulations, 2015

To The Board of Directors

D B Realty Limited

1. We have reviewed the accompanying Statement of Unaudited Consolidated Financial Results of D B Realty Limited ("the Parent") and its subsidiaries (the Parent and its subsidiaries together referred to as "the Group"), and its share of the net profit after tax and total comprehensive income of its associates and joint ventures for the quarter ended September 30, 2019 and for the period from April 01, 2019 to September 30, 2019 ("the Statement"), being submitted by the Parent pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.
2. Attention is drawn to the fact that the consolidated figures for the corresponding quarter ended September 30, 2018 and the corresponding period from April 01, 2018 to September 30, 2018 and the cash flow figures for the corresponding period April 1, 2018 to September 30, 2018 as reported in the Statement have been approved by the Parent's Board of Directors, but have not been subjected to limited review or audit.
3. This Statement, which is the responsibility of the Parent's Management and approved by the Parent's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 "Interim Financial Reporting" as prescribed under Section 133 of the Companies Act, 2013 read with relevant rules issued there under and other accounting principles generally accepted in India. Our responsibility is to issue a report on the Statement based on our review.
4. We conducted our review of the Statement 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 Statement is free of material misstatement. A review is limited primarily to inquiries of the Parent 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.



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We also performed procedures in accordance with the circular issued by the SEBI under Regulation 33 (8) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, to the extent applicable.

5. The Statement includes the results of the following entities:

Sr. No.	Name of the Entity	Relationship
1.	D B Realty Limited	Parent
2.	DB Man Realty Limited	Subsidiary
3.	Esteem Properties Private Limited	Subsidiary
4.	Goregoan Hotel and Realty Private Limited	Subsidiary
5.	Neelkamal Realtors Suburban Private Limited	Subsidiary
6.	NeelKamal Shantinagar Properties Private Limited	Subsidiary
7.	Real Gem Buildtech Private Limited	Subsidiary
8.	Saifee Bucket Factory Private Limited	Subsidiary
9.	N.A. Estate Private Limited	Subsidiary
10.	Royal Netra Constructions Private Limited	Subsidiary
11.	Nine Paradise Erectors Private Limited	Subsidiary
12.	MIG Bandra Realtor & Builder Private Limited	Subsidiary
13.	Spacecon Realty Private Limited	Subsidiary
14.	Vanita Infrastructure Private Limited	Subsidiary
15.	DB Contractors & Builders Private Limited	Subsidiary
16.	DB View Infracon Private Limited	Subsidiary
17.	DB (BKC) Realtors Private Limited	Joint Venture
18.	Neelkamal Realtors Tower Private Limited	Associate
19.	Sangam City Town Ship Private Limited	Associate



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20.	D B Hi-Sky Construction Private Limited	Associate
21.	Mahal Pictures Private Limited	Joint Venture
22.	Shiva Realtors Suburban Private Limited	Associate
23.	Shiva Buildcon Private Limited	Associate
24.	Shiva Multitrade Private Limited	Associate
25.	Horizontal Realty and Aviation Private Limited	Step down Subsidiary
26.	Turf Estate Private Limited	Step down Subsidiary
27.	Milan Theatres Private Limited	Step-down Associate
	<i>Partnership Firms/ LLP's/ Association of Persons</i>	
28.	Mira Real Estate Developers	Subsidiary
29.	Conwood -DB Joint Venture (AOP)	Subsidiary
30.	ECC - DB Joint Venture (AOP)	Subsidiary
31.	Turf Estate Joint Venture (AOP)	Subsidiary
32.	Innovation Electors LLP	Subsidiary
33.	Turf Estate Joint Venture LLP (Formally known as "Turf Estate Joint venture Private Limited")	Subsidiary
34.	M/s Dynamix Realty	Joint Venture
35.	M/s DBS Realty	Joint Venture
36.	Lokhandwala Dynamix-Balwas JV	Joint Venture
37.	DB Realty and Shreepati Infrastructures LLP	Joint Venture
38.	Kapstar Realty LLP	Joint Venture
39.	Sneh Developers	Step down Joint Venture
40.	Evergreen Industrial Estate	Step down subsidiary
41.	Shree Shantinagar Venture	Step down subsidiary



42.	Suraksha DB Realty	Step down Joint Venture
43.	National Tiles	Step down Joint Venture
44.	Lokhandwala DB Realty LLP	Step down Joint Venture
45.	OM Metal Consortium	Step down Joint Venture
46.	Ahmednagar Warehousing Developers & Builders LLP	Step down Joint Venture
47.	Solapur Warehousing Developers & Builders LLP	Step down Joint Venture
48.	Aurangabad Warehousing Developers Builders LLP	Step down Joint Venture
49.	Latur Warehousing Developers & Builders LLP	Step down Joint Venture
50.	Saswad Warehousing Developers & Builders LLP	Step down Joint Venture

6. Basis of qualified opinion:

- a. As stated in Note 4 to the Statement regarding non-recognition/ re-measurement of financial guarantees aggregating Rs. 114,300.00 lakhs issued to banks/ financial institutions on behalf of various entities at fair value as required under Ind AS 109 - Financial Instruments. In absence of measurement of financial guarantees at fair value, we are unable to comment on the effects on the loss for the quarter and half year ended September 30, 2019.
- b. As stated in Note 5 to the Statement regarding non-evaluation of impairment provision in accordance with Ind AS 109 - Financial Instruments and Ind AS 36 - Impairment of Assets, for loans and receivables aggregating Rs. 4,751.27 lakhs and Investments aggregating Rs. 55,040.23 lakhs respectively as on September 30, 2019 to certain associates and related parties which have incurred significant losses or have negative net worth. We are unable to comment on the effects on the loss for the quarter and half year ended September 30, 2019.
- c. As stated in Note 6 to the Statement, the financial results of one of the subsidiary company and its subsidiaries/associates/joint ventures have not been consolidated in the Unaudited Consolidated Financial Results, as the Management has not considered it as a subsidiary for the reasons stated in the said note. The Parent controls the subsidiary company in terms of Ind AS 110. In absence of the availability of the consolidated financial information of such subsidiary company, we are unable to quantify the effects on the Unaudited Consolidated Financial Results of the Group and its associates and joint ventures.



- d. As stated in Note 7 to the Statement, regarding non impairment of goodwill as on September 30, 2019, created for one of the subsidiary company amounting to Rs. 15,194.80 lakhs as required under Ind AS 36 - Impairment of Assets. During the year ended March 31, 2019, the said subsidiary has filed a scheme with National Company Law Tribunal to seek approval for slump sale of its entire project along with related assets and liabilities. Further, the said subsidiary company is entitled to contingent consideration on sale of projects by the new project undertaking. Having regard to this development, there will not be any more project/ business activities in the hands of said subsidiary. In the circumstances, in our view, goodwill needs to be tested for impairment and provision, if any, is required to be made in this regard. In the absence of impairment testing and determination of future contingent consideration, goodwill has been entirely carried in the books of account. We are unable to comment on the effects, if any, on the consolidated loss for the quarter and half year ended September 30, 2019.
- e. As stated in Note 8 to the Statement, regarding measurement of Redeemable Optionally Convertible Cumulative Preference Shares (ROCCPS) and Compulsory Convertible Preference Shares (CCPS) issued by one of the joint venture as part of equity are measured at issued price instead of measurement of the same at fair value as financial liability in accordance with Ind AS 32 "Financial Instrument: Presentation" and Ind AS 109 "Financial Instruments". In the absence of settlement between shareholders on conversion/ redemption terms and valuation of these shares, we are unable to comment on the effects, if any, on the consolidated loss for the quarter and half year ended September 30, 2019.
7. Based on our review conducted and procedures performed as stated in paragraph 4 above, and based on the consideration of the review reports of the other auditors referred to in paragraph 9 below and subject to the possible effects of the matters described in paragraph 6 above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in the aforesaid Indian Accounting Standard and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, including the manner in which it is to be disclosed, or that it contains any material misstatement.



8. We draw attention to the following matters:

- (i) As stated in Note 9 to the Statement, there can be uncertainty on the Parent's ability to meet its debt obligations. The ability of the Parent to continue as a going concern is dependent upon the Parent's ability to raise funds through monetization of its non-core assets, mobilization of additional funds and other strategic initiative to meet its obligations.
- (ii) As regards security deposits aggregating Rs. 6,982.79 lakhs as on September 30, 2019, given by the Parent to various parties for acquisition of development rights, as explained by the Management, the Parent is in process of obtaining necessary approvals with regard to these properties and that their current market values are significantly in excess of their carrying values and are expected to achieve adequate profitability on substantial completion of such projects.
- (iii) As regards return on investments of Rs. 82,832.41 lakhs by the Parent in preference shares in a subsidiary company as on September 30, 2019. As explained by the Parent Management, such investments are considered strategic and long term in nature and the current market value and future prospects of such investments are significantly in excess of the Parent's investment in the investee company. The said subsidiary has not been consolidated in the Statement.
- (iv) As regards status of inventory consisting of projects of the Parent having aggregate value of Rs. 28,562.30 lakhs as on September 30, 2019 and the opinion framed by the Parent Management about realizable value of the cost incurred, being a technical matter, has been relied upon by us.
- (v) As regards certain allegations made by the Enforcement Directorate against the Parent and its two Key Managerial Persons, in a matter relating to Prevention of Money Laundering Act, 2002, this matter is sub-judice and the impact, if any, of the outcome is unascertainable at this stage.
- (vi) As regards attachment order issued by adjudicating authority under Prevention of Money Laundering Act, 2002, by which the Parent's assets amounting to Rs. 2,436.08 lakhs have been attached on August 30, 2011. Consequently, the adjudicating authority has taken over the bank balance of Rs. 68.93 lakhs and Investment in Redeemable Optionally Convertible Cumulative Preference Shares - Series A and Series C of a subsidiary company of Rs. 2,275.35 lakhs in earlier years. The impact of the matter, if any, of its outcome is currently unascertainable.



(vii) The Audited Financial Statements of Firms for the year ended March 31, 2019 where the Parent is one of the partner has following disclosures:

a. As regards recoverability of Trade Receivables of Rs 4,930.33 lakhs as on September 30, 2019 (Rs. 2,722.98 lakhs as on March 31, 2019), the Partners of the Firm had taken effective steps for recovery and are not expecting any short realisation. In the event of shortfall in realisation, the same shall increase the debit balance of the Partners.

b. Allegations made by the Central Bureau of Investigation (CBI) relating to the 2G spectrum case and regarding attachment order issued by adjudicating authority under Prevention of Money Laundering Act, 2002.

These matters are sub-judice and the impact, if any, of its outcome is currently unascertainable.

c. As regards pending dispute towards liability of property tax of the Firm with Municipal Corporation of Greater Mumbai / Slum Rehabilitation Authority.

d. As regards non-provision of disputed income tax liability of Rs. 2,911.63 lakhs.

e. As regards order passed by Hon'ble Delhi High Court in one of the Partnership Firm where the Parent is a partner directing the Airport Authority of India (AAI) to conduct Aeronautical Studies without demolishing the structure of SRA buildings. In the opinion of the Parent Management, the firm is hopeful for favourable outcome and hence, it does not expect any financial outflow in this matter.

f. There is significant uncertainty regarding completion of the Project in one of the partnership firm based on its management and accordingly, the firm has not recognized revenue till such significant uncertainty exists.

(viii) In case of a subsidiary company, outcome of the dispute with development partner with respect to claim of interest up to March 31, 2019 amounting Rs. 12,034.39 lakhs, which is pending before the Sole Arbitrator, whereby there would not be any further outflow of the resources other than the amount of Rs. 3,993.39 lakhs which has been already provided for in their financial statement.

(ix) In case of a subsidiary company, there is doubt regarding recoverability aspects of interest free loan granted to related parties amounting to Rs. 21,553.65 lakhs as on March 31, 2019.



- (x) In case of a subsidiary company, there is dispute with the Members of Middle Income Group Co-Operative Society Limited amounting to Rs. 1,800 lakhs as on March 31, 2019, whereby there would not be any outflow of resources of the subsidiary Company and hence, no amount is required to be provided for in their financial information.
- (xi) The status of various ongoing projects, recognition of expense and income and the realizable value of the cost incurred, are as per the judgment of management of the respective entity and certified by their technical personnel and being of technical nature, have been relied upon by us.
- (xii) A subsidiary company has acquired certain debts by way of assignment from Yes Bank Limited and Suraksha Asset Reconstruction Private Limited amounting to Rs. 25,033.19 lakhs and Rs. 23,000.00 lakhs as on March 31, 2019, respectively, for which the Hon'ble Bombay High Court has appointed the court receiver and directed to take possession of the said assets and recovery from sale of these assets. These receivables are measured at fair value through profit or loss and fair value has been considered equal to cost by the management. Further, during the earlier year, the subsidiary has reversed existing provision for expected credit losses.
- (xiii) With regards to the status of the amounts due to Housing Development Infrastructure Limited amounting to Rs. 2,000.00 lakhs as on March 31, 2019 by one of the subsidiary companies.
- (xiv) In case of a subsidiary company which has granted loan aggregating Rs. 5,153.13 lakhs to a Related Party for which no provisions for bad and doubtful loan have been made though such related party has negative net worth as per latest audited financial statements for the year ended as at March 31, 2019. As explained in the said note, the subsidiary company considers above loan as good for recovery based on current values of a property held by the said related party which is in excess of its carrying value and which can generate adequate cash flow to enable the said related party to repay the loan.
- (xv) In case of one subsidiary company and one joint venture company, the management's estimate that the subsidiary companies will be able to continue as going concern basis in foreseeable future and hence, its financial information are prepared on going concern basis.



- (xvi) In case of a step down subsidiary company, the Management's decision of acquiring equity shares of Milan Theatres Private Limited and providing for permanent diminution in value thereof.
- (xvii) In case of a step down subsidiary company, as regards recoverability aspect of trade receivables and granting of loans which includes loan to a third party which are subject to confirmation as on March 31, 2019 and also to the opinion of the Management that all the loans and trade receivables are good for recovery.
- (xviii) In case of a step down subsidiary company, non-provision of disputed service tax demand of Rs. 1,843.78 lakhs as on March 31, 2019.
- (xix) In case of a step down subsidiary company, as regards status of undisputed value added tax liability on sale of helicopter amounting Rs. 650.00 lakhs as on March 31, 2019.
- (xx) In case of a step down subsidiary company, as regards the opinion of the Management that the fundamental accounting assumption is not rebutted.
- (xxi) In case of a joint venture, advance aggregating Rs. 5,805.87 lakhs as at September 30, 2019, given to various parties for acquisition of tenancy rights. As explained by the Management, the joint venture is in process of obtaining tenancy rights from remaining unsettled tenants and necessary approvals with regard to project development.
- (xxii) In respect of certain subsidiary companies and associates for which Ind AS financial results for the quarter and half year ended September 30, 2019 have neither been reviewed by us nor by respective auditors of those entities and have been furnished to us by the Management of the Parent. As on March 31, 2019, the respective auditors of the said entities have raised attention to following matters, for which the Management of the Parent has informed that there has been no update/ change in the status of the matters.
 - (a) In case of two subsidiary companies, project cost carried in inventory aggregating Rs. 12,509.54 lakhs as on March 31, 2019 are under litigation and are sub-judice. Based on the assessment done by the Management of the Parent, no adjustments are considered necessary in respect of recoverability of these balances. The impact, if any, of the outcome is unascertainable at present.
 - (b) With respect to work in progress with carrying value of Rs. 7,787.38 lakhs as on March 31, 2019 in a subsidiary, a writ petition had filed in High Court (HC) by Jijamata Nagar Sankalp Co-Operative Housing Society CTS 1406G/8 (Jijamata Society) against designating the land under the Draft Development Plan 2034 (Draft DP 2034), which was shown as



designated for reservation of Public Open Space and Dispensary/ Health Post as compared to original status of the plot which was partly in residential zone and partly in road and partly reserved for playground prior to Draft DP 2034. The High Court has refused to entertain the petition and disposed off the same stating that the petitioner can always challenge the final development plan by filing a fresh petition. However a petition may not be required as under Final Development Plan 2034, reservations as per Draft DP 2034 are removed except affected area of 3,525.056 sq mtr.

- (c) In case of a subsidiary company, as regards the status of the case pending before the Hon'ble Bombay High Court against the arbitrary cancellation of Tender by P.W. Department.
- (d) In case of subsidiary company, as regards the implications, if any, of outstanding dues from a debtor to whom a unit was sold consequent to the arrangement entered into by a subsidiary company with the Parent.
- (e) In case of a subsidiary company, the financial information are signed by only one member of the entity and that, the present arrangement between the partners is under reconsideration.
- (f) With respect to project work in progress of Rs. 6,448.97 lakhs as on March 31, 2019 in an associate company where such company is currently under process of resolving the internal disputes amongst the partners of the firm, for which appeals have been filed. The Management of associate company expects favorable outcome in the matter and accordingly, is of the opinion that the land shall be available to such company for development.
- (g) In case of a subsidiary company, the status of the cluster development project as also the opinions/ judgments on the assessment of recoverability aspect of the amounts paid for acquiring tenancy rights now receivable on abandonment of the Project.
- (h) In case of subsidiary company, with regards to disputed tax exposure of Rs. 2,654.00 lakhs as at March 31, 2019 that could devolve on the Company.
- (i) In case of subsidiary company, management judgment on the assessment of the viability of the Project and consequent non-adjustment of losses to the balances of the Members.

Observations made by us in the above paragraphs (ii) to (xxii) and their impact on the Statement, have not been disclosed in the Statement.

Our report is not modified in respect of these matters.



9. We did not review the interim financial results of seven subsidiaries (including one step down subsidiary) included in the unaudited consolidated financial results, whose interim financial results reflect total assets of Rs. 4,06,278.22 lakhs as at September 30, 2019 and total revenues of Rs. 13,223.07 lakhs and Rs. 14,241.29 lakhs, total net profit after tax of Rs. 2,814.63 lakhs and total net loss after tax of Rs. 1,751.44 lakhs and total comprehensive income of Rs. 2,756.70 lakhs and total comprehensive loss of Rs. 1,687.13 lakhs, for the quarter ended September 30, 2019 and for the period from April 01, 2019 to September 30, 2019, respectively, and cash flows (net) of Rs. 516.71 lakhs for the period from April 01, 2019 to September 30, 2019, as considered in the unaudited consolidated financial results. The unaudited consolidated financial results also includes the Group's share of net profit after tax of Rs. 1,957.44 lakhs and Rs. 1,903.27 lakhs and total comprehensive income of Rs. 1,957.44 lakhs and Rs. 1,903.27 lakhs for the quarter ended September 30, 2019 and for the period from April 01, 2019 to September 30, 2019, respectively, as considered in the unaudited consolidated financial results, in respect of one associate and three joint ventures, whose interim financial results have not been reviewed by us. These interim financial results have been reviewed by other auditors whose reports have been furnished to us by the Management and our report on the Statement, in so far as it relates to the amounts and disclosures included in respect of these subsidiaries, associates and joint ventures, is based solely on the reports of the other auditors and the procedures performed by us as stated in paragraph 4 above.
10. The unaudited consolidated financial results includes the interim financial results of eighteen subsidiaries (including three step down subsidiaries) which have not been reviewed/ audited by their auditors, whose interim financial results reflect total assets of Rs. 89,820.78 lakhs as at September 30, 2019 and total revenue of Rs. Nil and Rs. Nil, total net loss after tax of Rs. 252.73 lakhs and Rs. 502.09 lakhs and total comprehensive loss of Rs. 252.73 lakhs and Rs. 502.09 lakhs for the quarter ended September 30, 2019 and for the period from April 01, 2019 to September 30, 2019, respectively, and cash outflows (net) of Rs. 133.51 lakhs for the period from April 01, 2019 to September 30, 2019, as considered in the unaudited consolidated financial results. The unaudited consolidated financial results also includes the Group's share of net loss after tax of Rs. 15.71 lakhs and Rs. 154.81 lakhs and total comprehensive loss of Rs. 15.71 lakhs and Rs. 154.82 lakhs for the quarter ended September 30, 2019 and for the period from April 01, 2019 to September 30, 2019, respectively, as considered in the unaudited consolidated financial results, in respect of six associates (including one step down associate) and thirteen joint ventures (including nine step down joint ventures), based on their interim financial results which have not been reviewed/audited by their auditors. According to the information and explanations given to us by the Management, these interim financial results are not material to the Group including its associates and joint ventures.



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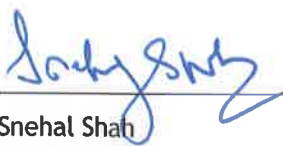
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Our report on the Statement is not modified in respect of the above matter.

For Haribhakti & Co. LLP

Chartered Accountants

ICAI Firm Registration No.103523W/W100048



Snehal Shah

Partner

Membership No.:48539

UDIN: 19048539 AAAA COI 5729



Mumbai

November 14, 2019