

Corporate Relations Department
Bombay Stock Exchange Limited,
1st Floor, New Trading Wing
Rotunda Building, P J Towers
Dalal Street, Fort
Mumbai 400 001

Fax Nos : 22723121 / 22722041

The Market Operations Department
National Stock Exchange of India Limited
Exchange Plaza, 5th Floor
Plot No C/1, G Block
Bandra-Kurla Complex
Bandra (E), Mumbai 400 051

Fax Nos : 26598237 / 38

25th July, 2011

Dear Sir,

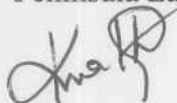
Unaudited Financial Results for the quarter ended 30th June, 2011

The Board of Directors at its meeting held on 25th July, 2011 has approved the Unaudited Financial Results of the Company for the quarter ended 30th June, 2011, pursuant to Clause 41 of the Listing Agreement. Copy of the said Unaudited Financial Results for the quarter ended 30th June, 2011 is enclosed.

Kindly take note of the same.

Thanking you,

Yours faithfully,
Peninsula Land Limited



K. Nath
Company Secretary

Encl : as above

PENINSULA LAND LIMITED

1, Peninsula Spenta,
Mathuradas Mills,
Senapati Bapat Marg,
Lower Parel, Mumbai 400 013, India.

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Peninsula Land Limited
 Unaudited Financial Results for the Quarter ended 30th June, 2011

(Rs In Lakhs)

Sr No	Particulars	Quarter Ended 30/06/2011 Unaudited	Quarter Ended 30/06/2010 Unaudited	Year Ended 31/03/2011 Audited
1 (a)	Income from operations	10,585	14,831	47,864
1 (b)	Other operating income	2	9	26
	Total Income (1a+ 1b)	10,587	14,840	47,890
2	Total Expenditure :			
	a) Cost of Realty Sales	3,235	9,436	20,039
	b) Employees Cost	1,336	1,277	5,102
	c) Depreciation	101	87	462
	d) Other Expenditure	636	589	3,320
	e) Total (a+b+c+d)	5,308	11,389	28,923
3	Profit from operations before other income, interest & exceptional	5,279	3,451	18,967
4	Other Income	113	200	980
5	Profit from Ordinary Activities before interest & exceptional items	5,392	3,651	19,947
6(a)	Interest expense	2,951	349	1,929
6(b)	Interest income	(3,499)	(2,344)	(12,234)
	Net Interest expense / (income) (6a - 6b)	(548)	(1,995)	(10,305)
7	Profit after interest but before exceptional items	5,940	5,646	30,252
8	Exceptional Items	-	-	-
9	Profit from Ordinary Activities before Tax	5,940	5,646	30,252
10	Provision for Taxation			
	a) Current tax	1,170	1,100	5,845
	b) MAT Credit entitlement	(210)	(429)	(159)
		960	671	5,686
	c) Deferred Tax	(15)	(21)	(13)
	Total Provision for Tax (a+b+c)	945	650	5,673
11	Net Profit After Tax (9 - 10)	4,995	4,996	24,579
12	Paid Up Equity Capital (Face Value of equity shares : Rs. 2/- each)	5,584	5,584	5,584
13	Reserve excluding revaluation reserves	-	-	143,421
14	Basic and Diluted EPS(Rs) (Not Annualised)			
	Basic	1.79	1.79	8.80
	Diluted	1.79	1.78	8.80
15	Aggregate of Public Shareholding :			
	Number of Shares	123,619,849	129,408,133	125,142,914
	Percentage of Shareholding	44.28%	46.35%	44.82%
16	Promoters and Promoter Group Shareholding			
	a) Pledged / Encumbered			
	Number of shares	20,775,414	40,104,700	19,404,700
	Percentage of shares (as a % of total shareholding of promoter & promoter group)	13.35%	26.77%	12.60%
	Percentage of shares (as a % of total share capital of the Company)	7.44%	14.36%	6.95%
	b) Non-encumbered			
	Number of shares	13,480,595	10,968,837	13,465,360
	Percentage of shares (as a % of total shareholding of promoter & promoter group)	86.65%	73.23%	87.40%
	Percentage of shares (as a % of total share capital of the Company)	48.28%	39.29%	48.23%

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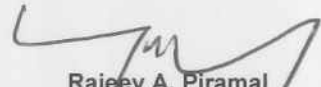


Notes

- 1 The above results for the quarter ended 30th June, 2011, which have been subjected to a limited review by the auditors of the Company, were reviewed and recommended by the Audit Committee and subsequently approved by the Board of Directors at its meeting held on 25th July 2011 in terms of Clause 41 of the Listing Agreement.
- 2 The Company is engaged in Real Estate Development business only. Hence, there is no reportable segment as required by Accounting Standard AS- 17.
- 3 The Company had 2 investor complaints pending at beginning of the quarter and had received 4 complaints during the quarter. All these complaints have been resolved and there are no pending complaints at the quarter end.
- 4 Pursuant to a Scheme of Amalgamation ("the Scheme") under Sections 391 to 394 read with Section 100 to 103 of the Companies Act, 1956, sanctioned by the Hon'ble Bombay High Court vide Order dated 29th April, 2011 and filed with the Registrar of Companies (ROC) on 17th May, 2011 (Effective Date), Topstar Mercantile Private Limited ('TMPL') has been amalgamated with the Company with effect from the Appointed Date of 27th October, 2010. Accordingly, all the assets and liabilities as appearing in the books of TMPL as on the Appointed Date have been recorded by the Company at the respective book values under the purchase method in line with Indian Accounting Standard AS-14. The equity shares held by TMPL in the Company have been cancelled and the Company has issued and allotted an equivalent number of equity shares (i.e. 11, 68, 82,052 equity shares of Rs. 2 each) to the shareholders of TMPL as on the Effective Date. As provided in the said Scheme, the difference in the net value of assets and liabilities of TMPL transferred to the Company, has been adjusted towards expenses incurred in relation to the amalgamation. There is no adverse impact of the Scheme on the financial position or operating results of the Company.
- 5 The figures pertaining to previous quarter / year have been regrouped, wherever necessary.

Place Mumbai
Date : 25th July 2011

For Peninsula Land Limited


Rajeev A. Piramal
Executive Vice Chairman**PENINSULA LAND LIMITED**

1, Peninsula Spenta,
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