PENINSULA LAND
CREATING INTERNATIONAL LANDMARKS

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

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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

12th May, 2011

Dear Sir :

Audited Financial Results for the year ended 31st March, 2011

The Board of Directors at its meeting held on 12th May, 2011 has approved the Audited Financial Results of the Company for the year ended 31st March, 2011, pursuant to Clause 41 of the Listing Agreement. Copy of the said Audited Financial Results for the year ended 31st March, 2011 is enclosed.

Recommendation of Dividend
The Board of Directors have also recommended dividend as detailed below :

- Re. 0.50 per share on 5% Cumulative Redeemable Preference Shares of Rs. 10/- each.
- Rs. 1.70 per share on Equity shares of Rs. 2/- each.

The Annual General Meeting of the Company is scheduled to be held on 11th August, 2011 and the dividend, if declared by the members at the Annual General Meeting will be paid on 12th August, 2011

Kindly take note of the same.

Thanking you,

Yours faithfully,
Peninsula Land Limited

K. Nath
Company Secretary

Encl : as above

PENINSULA LAND
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Audited Financial Results for the Quarter/Year ended 31st March 2011

(Rs In Lakhs)

Sr No	Particulars	Quarter Ended		Year Ended		Year Ended (Consolidated)	
		31-Mar-11	31-Mar-10	31-Mar-11	31-Mar-10	31-Mar-11	31-Mar-10
1 (a)	Income from operations	8,993	22,474	47,864	76,062	50,069	77,836
1 (b)	Other operating income	4	8	26	26	26	26
	Total Income(1a+ 1b)	**8,997**	**22,482**	**47,890**	**76,088**	**50,095**	**77,862**
2	**Total Expenditure :**						
	a) Cost of Realty Sales	994	9,154	20,039	34,335	20,039	34,335
	b) Employees Cost	1,327	992	5,102	4,672	5,685	5,272
	c) Depreciation	221	94	462	398	487	437
	d) Other Expenditure	917	1,901	3,320	4,165	4,988	5,131
	e) Total Expenditure (a+b+c+d)	**3,459**	**12,141**	**28,923**	**43,570**	**31,199**	**45,175**
3	**Profit from operations before other income, interest & exceptional items**	**5,538**	**10,341**	**18,967**	**32,518**	**18,896**	**32,687**
4	Other Income	272	405	980	835	1,480	825
5	**Profit from Ordinary Activities before interest & exceptional items**	**5,810**	**10,746**	**19,947**	**33,353**	**20,376**	**33,512**
6(a)	Interest expense	1,306	407	1,929	2,143	2,429	6,275
6(b)	Interest income	(4,561)	(1,286)	(12,234)	(6,925)	(6,879)	(6,635)
	Net Interest expense / (income) ((6a - 6b)	(3,255)	(879)	(10,305)	(4,782)	(4,450)	(360)
7	**Profit after interest but before exceptional items**	**9,065**	**11,625**	**30,252**	**38,135**	**24,826**	**33,872**
8	Exceptional Items	-	-	-	-	-	-
9	**Profit from Ordinary Activities before Tax**	**9,065**	**11,625**	**30,252**	**38,135**	**24,826**	**33,872**
10	**Provision for Taxation**						
	a) Current tax	1,501	2,272	5,845	6,911	5,957	6,930
	b) MAT Credit Entitlement / reversal	555	-	(159)	-	(174)	-
	c) Deferred Tax	17	(607)	(13)	(1,084)	(13)	(1,093)
	Total Provision for Tax (a+b+c)	**2,073**	**1,665**	**5,673**	**5,827**	**5,770**	**5,837**
11	**Net Profit from Ordinary Activities After Tax (9 - 10)**	**6,992**	**9,960**	**24,579**	**32,308**	**19,056**	**28,035**
12	Extraordinary items (Net of tax expense)	-	(982)	-	(3,870)	-	(3,870)
	Tax expense on extraordinary items	-	*(160)*	-	*(698)*	-	*(698)*
13	Excess / (Short) provision of tax for earlier years	-	649	-	649	-	638
14	**Net Profit for the year (before profits/(loss) of associates & minority**	**6,992**	**9,627**	**24,579**	**29,087**	**19,056**	**24,803**
15	Net share of Profit / (Loss) of Associates	-	-	-	-	402	171
16	Minority Interest	-	-	-	-	(28)	(21)
17	**Net Profit after tax attributable to the Company (14-15-16)**	**6,992**	**9,627**	**24,579**	**29,087**	**19,430**	**24,953**

PENINSULA LAND LIMITED
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ASHOK PIRAMAL GROUP

PENINSULA LAND
CREATING INTERNATIONAL LANDMARKS

Audited Financial Results for the Quarter/Year ended 31st March 2011

(Rs In Lakhs)

Sr No	Particulars	Quarter Ended		Year Ended		Year Ended (Consolidated)	
		31-Mar-11	31-Mar-10	31-Mar-11	31-Mar-10	31-Mar-11	31-Mar-10
18	Paid Up Equity Capital(Face Value of equity shares : Rs 2 each)	5,584	5,584	5,584	5,584	5,584	5,584
19	Reserve excluding revaluation reserves				124,358		119,930
20	**Basic and Diluted EPS(Rs) (Not Annualised)**						
	(Before Extraordinary& Prior Period Items) - Basic	2.50	1.43	8.80	12.05	6.96	10.52
	(After Extraordinary& Prior Period Items) - Basic	2.50	1.29	8.80	10.42	6.96	8.88
	(Before Extraordinary& Prior Period Items) - Diluted	2.50	1.43	8.80	12.04	6.96	10.51
	(After Extraordinary& Prior Period Items) - Diluted	2.50	1.29	8.80	10.41	6.96	8.88
21	**Public Share Holding :**						
	Number of Shares	125142914	129408133	125142914	129408133	125142914	129408133
	Percentage of Shareholding	44.82%	46.35%	44.82%	46.35%	44.82%	46.35%
22	**Promoters and Promoter Group Shareholding**						
	a) Pledged / Encumbered						
	Number of shares	19404700	40104700	19404700	40104700	19404700	40104700
	Percentage of shares (as a % of total shareholding of promoter & promoter grou	12.60%	26.77%	12.60%	26.77%	12.60%	26.77%
	Percentage of shares (as a % of total shareholding of the Company)	6.95%	14.36%	6.95%	14.36%	6.95%	14.36%
	b) Non-encumbered						
	Number of shares	134653606	109688387	134653606	109688387	134653606	109688387
	Percentage of shares (as a % of total shareholding of promoter & promoter grou	87.40%	73.23%	87.40%	73.23%	87.40%	73.23%
	Percentage of shares (as a % of total shareholding of the Company)	48.23%	39.29%	48.23%	39.29%	48.23%	39.29%

Reporting of Segment-wise Revenues, Results and Capital Employed (Consolidated)

		Year ended	
		31-Mar-11	31-Mar-10
1	**Segment Revenue**		
a)	Real Estate business	47890	76131
b)	Other Business	2205	1731
	Total	**50095**	**77862**
2	**Segment Results**		
a)	Real Estate business	20060	34380
b)	Other Business	57	77
	Total	**20117**	**34457**
	Other Unallocable net Income /(expenditure)	259	(5513)
	Net Interest Income / (expense)	4450	360
	Profit before Tax	**24826**	**29304**
3	**Capital Employed**		
a)	Real Estate business	222337	148428
b)	Other Business	1616	239
c)	Unallocated	11602	24711
	Total	**235555**	**173378**

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PENINSULA LAND
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Audited Financial Results for the Quarter/Year ended 31st March 2011

(Rs In Lakhs)

Statement of Assets and Liabilities as at 31st March 2011 (Standalone)

(Rs. Lacs)

	Year Ended	
	31-Mar-11	31-Mar-10
	Audited	Audited
SHARE HOLDERS FUNDS		
(a) Capital	5590	5590
(b) Reserve and Surplus	143421	124358
LOAN FUNDS	94413	46653
DEFERRED TAX LIABILITY (NET)	778	791
TOTAL	**244202**	**177392**
FIXED ASSETS	**4395**	**4116**
INVESTMENTS	**21989**	**5730**
CURRENT ASSETS, LOANS AND ADVANCES		
(a) Inventories	29488	18532
(b) Sundry Debtors	18956	24153
(c) Cash and Bank Balances	50250	64042
(d) Other Current assets	2491	3033
(e) Loans and Advances	133553	72722
	234738	**182482**
LESS : CURRENT LIABILITIES AND PROVISION		
(a) Current Liabilities	11044	9686
(b) Provisions	5876	5250
	16920	**14936**
NET CURRENT ASSETS	**217818**	**167546**
TOTAL	**244202**	**177392**

Notes:

1 The above audited results were reviewed by the Audit Committee and thereafter approved by the Board of directors at their meeting held on 12th May 2011, in terms of Clause 41 of the Listing Agreement

2 Board of Directors have recommended a dividend of Rs. 1.70 per equity share (85 %)

3 The company had no investor complaints pending at beginning of the quarter and had received 11 complaints during the quarter,of which 9 were resolved and there were 2 pending complaints at the quarter end, which too were resolved subsequently.

4 The Scheme of Amalgamation and Arrangement of Topstar Mercantile Private Ltd (TMPL) with the company, has been sanctioned by Hon'ble Bombay High court, whereby the entire business of TMPL would vest into the Company from the appointed date of the scheme, viz., October 27, 2010. Since the filing of the sanctioned scheme with the Ministry of Corporate Affairs is pending, the same has not become effective. Hence, the effect of the amalgamation has not been given in the accounts of the company for the quarter / year. There will be no adverse impact of the scheme on the financial position or results of the company for the year / quarter.

5 The previous quarter / year figures have been regrouped, wherever necessary.

For PENINSULA LAND LTD

Rajeev Piramal
Executive Vice Chairman

Place : Mumbai
Date : 12th May 2011

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