

SRL/SE/28/17-18

Date: 10th August, 2017

To
BSE Limited
P. J. Tower, Dalal Street,
Mumbai – 400 001
Scrip Code: 512179

To
National Stock Exchange of India Ltd
Listing Department, Exchange Plaza,
Plot no. C/1, G Block,
Bandra-Kurla Complex, Bandra (East),
Mumbai- 400 051
Scrip Code: SUNTECK

Sub: Outcome of Board Meeting

Dear Sir/Madam,

This is to inform you that the Board of Directors at their meeting held today i.e. August 10, 2017 transacted the following business:

1. Approved Unaudited Standalone and Consolidated financial results for the quarter ended June 30, 2017.

Pursuant to Regulation 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations 2015, we enclose herewith the following:

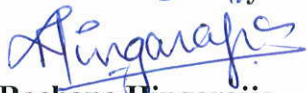
- Copy of unaudited financial results (standalone and consolidated) for the quarter ended June 30, 2017.
- Limited Review Report for the quarter ended June 30, 2017.

2. Noting of resignation of Mr. Desh Raj Dogra, Independent Director (DIN: 00226775) from the directorship of the Company.

The meeting of the Board of Directors commenced at 12.00 noon and concluded at 1.05 pm.

Kindly take the same on records.

Thanking You,
For Sunteck Realty Limited


Rachana Hingarajia
Company Secretary
Encl: a/a



SUNTECK REALTY LIMITED

Regd. Office: 5th Floor, Sunteck Centre, 37- 40 Subhash Road, Vile Parle (East), Mumbai 400057 CIN:L32100MH1981PLC025346 website:www.sunteckindia.com, Email :cosec@sunteckindia.com
Unaudited Financial Results for the Quarter Ended 30th June, 2017

Sr. No.		Particulars	CONSOLIDATED						STANDALONE						(Rs. In Lakhs)			
			Quarter Ended			Year Ended			Quarter Ended			Year Ended						
			30-Jun-2017		31-Mar-2017	30-Jun-2016		31-Mar-2017	30-Jun-2017		31-Mar-2017	30-Jun-2016		31-Mar-2017				
			Unaudited	Audited	Audited	Unaudited	Audited	Unaudited	Audited	Unaudited	Audited	Unaudited	Audited	Unaudited	Audited			
1		Income																
		Revenue from Operations	13,337.44	13,791.69		52,452.63	95,219.65		5,619.02	6,240.78		6,859.34	19,724.14					
		Other Income	207.61	(757.64)		380.25	816.38		1,021.76	(4,245.54)		2,010.01	1,843.72					
		Total Income	13,545.05	13,034.05		52,832.88	96,036.03		6,640.78	1,995.24		8,869.35	21,567.86					
2		Expenses																
		Operating Costs	5,668.48	5,245.75		37,748.05	56,557.85		1,488.89	1,028.70		222.53	2,105.31					
		Employee benefits expense	232.98	224.13		366.73	1,286.58		154.80	164.62		211.32	704.99					
		Finance costs	1,028.01	1,536.32		1,167.73	4,552.41		356.70	274.73		393.26	1,371.85					
		Depreciation and amortisation expense	36.45	55.30		49.66	227.01		17.69	22.76		16.70	93.69					
		Other expenses	362.38	1,076.23		2,835.10	2,568.15		238.58	672.13		197.18	1,336.76					
		Total Expenses	7,328.30	8,137.73		42,167.27	65,192.00		2,256.66	2,162.94		1,040.99	5,612.60					
3		Profit / (Loss) for the period before tax	6,216.75	4,896.32		10,665.61	30,844.03		4,384.12	(167.70)		7,828.36	15,955.26					
4		Tax expense :	2,233.37	2,278.05		3,848.80	8,720.26		206.21	(1,128.14)		652.68	119.80					
		(1) Current tax	2,308.48	1,711.81		3,848.80	8,639.06		-	36.17		652.68	36.17					
		(2) Deferred tax	(75.11)	566.24		-	81.20		206.21	(1,164.31)		-	83.63					
5		Profit / (Loss) for the period after tax	3,983.38	2,618.27		6,816.81	22,123.77		4,177.91	960.44		7,175.68	15,835.46					
6		Share of profit / (loss) of Associate / Joint Ventures	(18.81)	279.03		(368.55)	(509.76)		-	-		-	-					
7		Profit / (Loss) after tax and Share of profit / (loss) of Associate / Joint Ventures (a)	3,964.57	2,897.30		6,448.26	21,614.01		4,177.91	960.44		7,175.68	15,835.46					
8		Other Comprehensive Income																
(i)		Items that will not be reclassified to profit or loss																
		(a) Remeasurements of defined benefit plans	0.52	9.37		-	9.37		1.36	(3.50)		-	(3.50)					
		(b) Equity Instruments through Other Comprehensive Income	0.55	12.54		-	12.54		(0.02)	18.55		-	10.87					
		(c) Income tax relating to above items	0.92	-		-	-		0.03	-		-	-					
(ii)		Items that will be reclassified to profit or loss																
		(a) Exchange difference in translating the financial statements of foreign operations	20.45	770.08		20.15	384.47		-	-		-	-					
9		Total other Comprehensive Income (b)	22.44	791.99		20.15	406.38		1.37	15.05		-	7.37					
10		Total Comprehensive Income for the period (a+b)	3,987.01	3,689.29		6,468.41	22,020.39		4,179.28	975.49		7,175.68	15,842.83					
		Profit attributable to:																
		Non - Controlling Interest	(468.11)	(303.49)		(436.07)	(1,218.30)		-	-		-	-					
11		Total Income after Comprehensive Income for the period	3,518.90	3,385.80		6,032.34	20,802.09		4,179.28	975.49		7,175.68	15,842.83					
12		Earning per share (EPS) (Face value of Re. 1 each) - Refer note 3 below																
		a) Basic EPS (not annualised)	2.91	2.16		5.01	17.01		3.32	0.76		5.70	12.57					
		b) Diluted EPS (not annualised)	2.91	2.16		5.01	17.01		3.31	0.76		5.70	12.57					

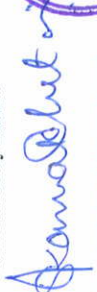


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Notes

- 1 The above unaudited results (Standalone and Consolidated) for the quarter ended June 30, 2017 have been reviewed by the Audit Committee and approved by the Board of Directors at their meeting held on August 10, 2017. The unaudited financial results for the quarter ended on June 30, 2017 have been subjected to Limited Review by the Statutory Auditors.
- 2 During the quarter ended June 30, 2017, the paid-up equity capital has gone up by Rs. 0.53 lakh due to allotment of 26,528 equity shares of Rs. 2/- each pursuant to exercise of stock options by eligible employees under Employee Stock Option Scheme, 2013.
- 3 Pursuant to the approval of the Shareholders vide resolution dated 13th July, 2017 passed through Postal Ballot, the Equity Shares of Face value Rs. 2/- were Sub-Divided into 2 Equity Shares of Re. 1/- each w.e.f. 26th July, 2017. Accordingly, EPS for all the reported periods has been calculated after considering the said sub-division of shares.
- 4 While calculating the Earnings per share for Consolidated Results, 60,00,000 number of Equity Shares have been excluded as they are held by wholly owned subsidiary companies.
- 5 The Company is engaged in only one segment viz. "Real Estate/Real Estate Development and Related Activities" and as such, there are no separate reportable segment as per Ind AS -108 "Operating Segments".
- 6 The figures for the quarter ended March 31, 2017 are the balancing figures between the audited figures in respect of the full financial year and unaudited published year to date figures upto the third quarter of the financial year.
- 7 Figures pertaining to previous quarter have been regrouped/reclassified wherever found necessary to conform to current period's classification.

For and on behalf of Board of Directors of
Sunteck Realty Limited


Kamal Khetan (DIN:00017527)
Chairman & Managing Director



Date: 10th August 2017

Place: Mumbai

LIMITED REVIEW REPORT

**To the Board of Directors
SUNTECK REALTY LIMITED**

1. We have reviewed the accompanying statement of unaudited consolidated financial results of **SUNTECK REALTY LIMITED** ("the Parent Company"), its subsidiaries and joint ventures, collectively referred to as "the Group", for the quarter ended June 30, 2017, being submitted by the Company Management pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. This statement is the responsibility of the Parent Company's management and has been approved by the Board of Directors of the Parent Company. Our responsibility is to issue a report on these consolidated financial statements based on our review.
2. We conducted our review in accordance with the Standard on Review Engagements (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 financial statements are free of material misstatement. A review is limited primarily to inquiries of Parent 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.
3. **Emphasis of Matter**

Without qualifying our opinion, we draw your attention to following matters:

- a) The Group has overdue trade receivable amounting to Rs. 1,203.50 lakhs from a customer against sale of a commercial unit. The management has taken necessary steps for recovery of this receivable, including filing of legal case and is hopeful of recovering the same in due course of time. In their opinion, therefore, no provision is considered necessary at this stage.
- b) The Parent Company is a partner in a partnership firm, Kanaka & Associates, a joint venture, in which the Group has total exposure comprising of capital invested, loans given and other receivables aggregating to Rs 902.64 lakhs. Since, there is some dispute with the other partner, the financial statements of the firm are not available and therefore, the same has not been consolidated for the



quarter, which as explained by the management, would be immaterial. The management is hopeful of recovering, realising the aforesaid exposure in due course of time, as concerted efforts are being made to resolve the dispute, including filing of an arbitration petition in the High Court. In their opinion, therefore, no provision is considered necessary at this stage.

4. Other Matters:

We have not reviewed the unaudited financial statements of:

- a) (i) twenty subsidiaries included in the unaudited consolidated financial results, whose financial statements reflect total assets of Rs. 377,652.28 lakhs as at June 30, 2017 and the total revenue of Rs. 11,923.12 lakhs for the quarter ended June 30, 2017.
- (ii) two joint ventures, included in the unaudited consolidated financial results, whose financial statements reflect net profit of Nil for the quarter ended June 30, 2017.

These financial statements of the said subsidiaries and joint ventures have been reviewed by other auditors whose review reports have been furnished to us, and our opinion is based solely on the reports of such other auditors.

- b) a foreign joint venture company included in the consolidated financial results, whose financial statements reflect net loss of Rs. 21.40 lakhs for the quarter ended June 30, 2017, out of which the Group's share of loss is Rs. 10.70 lakhs. These financial statements have been certified by the Company's management and furnished to us, and our opinion, in so far as it relates to the amount included in respect of the said joint venture company is solely based on these management certified financial statements provided to us.

5. The statement includes the financial results of following entities:

Companies reviewed by us:

- 1) Sunteck Realty Limited (Parent Company)
- 2) Piramal Sunteck Realty Private Limited (Joint venture)

Subsidiaries reviewed by other auditors:

- 1) Amenity Software Private Limited
- 2) Magenta Computer Software Private Limited
- 3) Satguru Infocorp Services Private Limited
- 4) Skystar Buildcon Private Limited
- 5) Sunteck Property Holdings Private Limited



- 6) Sunteck Realty Holdings Private Limited
- 7) Starlight Systems Private Limited
- 8) Sahrish Constructions Private Limited
- 9) Sunteck Fashions & Lifestyles Private Limited
- 10) Starteck Lifestyle Private Limited
- 11) Advait Infraprojects Private Limited
- 12) Satguru Corporate Services Private Limited
- 13) Sunteck Real Estates Private Limited
- 14) Sunteck Infraprojects Private Limited
- 15) Starlight Systems (I) LLP
- 16) Mithra Buildcon LLP
- 17) Clarissa Facility Management LLP
- 18) Sunteck Lifestyle Limited (UAE)
- 19) Sunteck Lifestyles International Private Limited (Mauritius)
- 20) Sunteck Lifestyle Management JLT (UAE)

Joint ventures reviewed by other auditors:

- 1) Nariman Infrastructure LLP
- 2) Uniworth Realty LLP

Joint venture not reviewed:

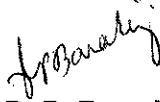
- 1) GGICO Sunteck Limited (UAE)

6. Based on our review, conducted as above and upon consideration of the review reports of other auditors, nothing has come to our attention that causes us to believe that the accompanying statement of unaudited consolidated financial results, prepared in accordance with applicable Indian Accounting Standards (IND AS) and other recognised accounting practices and policies, has not disclosed the information required to be disclosed in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 read with Circulars issued from time to time including the manner in which it is to be disclosed, or that it contains any material misstatement.



Place : Mumbai
Date : August 10, 2017

For Lodha and Co.
Chartered Accountants
Firm Registration No. 301051E


R. P. Baradiya
Partner
Membership No: 44101

LIMITED REVIEW REPORT

To the Board of Directors

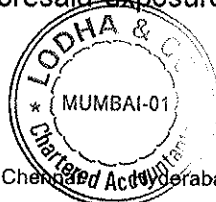
SUNTECK REALTY LIMITED

1. We have reviewed the accompanying statement of unaudited standalone financial results of **SUNTECK REALTY LIMITED** ('the Company') for the quarter ended June 30, 2017, being submitted by the Company Management pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and disclosure Requirements) Regulations, 2015. This statement is the responsibility of the Company's Management and has been approved by the Board of Directors. Our responsibility is to issue a report on these standalone financial statements based on our review.
2. We conducted our review 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 standalone financial statements are free of material misstatement. A review is limited primarily to inquiries of 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.

3. Emphasis of Matter:

Without qualifying our opinion, we draw your attention to following matters:

- a) The Company has overdue trade receivable amounting to Rs. 1,203.50 lakhs from a customer against sale of a commercial unit. The management has taken necessary steps for recovery of this receivable, including filing of legal case and are hopeful of recovering the same in due course of time. In their opinion, therefore, no provision is considered necessary at this stage.
- b) The Company is a partner in a partnership firm, Kanaka & Associates, in which the Company has total exposure comprising of capital invested, loans given and other receivables aggregating to Rs. 902.64 lakhs. Since, there is some dispute with the other partner, the financial statements of the firm are not available and therefore, the Company has not accounted for its share of profit or loss for the quarter from the said firm, which as explained by the management, would be immaterial. The management is hopeful of recovering/ realising the aforesaid exposure in due course of time, as



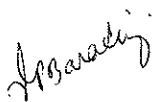
concerted efforts are being made to resolve the dispute, including filing of an arbitration petition in the High Court. In their opinion, therefore, no provision is considered necessary at this stage.

4. Based on our review, conducted as above, nothing has come to our attention that causes us to believe that the accompanying statement of unaudited standalone financial results, prepared in accordance with applicable Indian Accounting Standards (IND AS) and other recognised accounting practices and policies, has not disclosed the information required to be disclosed in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 read with Circulars issued from time to time, including the manner in which it is to be disclosed, or that it contains any material misstatement.

For Lodha and Co.
Chartered Accountants
Firm Registration No. 301051E



Place : Mumbai
Date : August 10, 2017


R. P. Baradiya
Partner
Membership No: 44101