

SRL/SE/c3/16-17

Date: 30th May, 2016

To
Corporate Relation Department
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

To
Metropolitan Stock Exchange of India Limited
(Formerly known as MCX Stock Exchange Limited)
Vigbyor Towers, 4th Floor,
Plot No.C 62, G Block,
Opp.Trident Hotel, BKC,
Bandra (East),
Mumbai – 400 098
Scrip Code: 512179

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. May 30, 2016 transacted the following business:

1. Approved Audited Standalone and Consolidated financial Results for the quarter and year ended March 31, 2016.
2. Recommended 100% dividend on Equity shares (Rs.2/- per equity share) for the financial year ended March 31, 2016.

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

- Copy of audited financial results (standalone and consolidated) for the quarter and year ended March 31, 2016.
- Auditor's Report on Standalone and Consolidated financial results.
- Declaration regarding Auditors' Report with unmodified opinion.

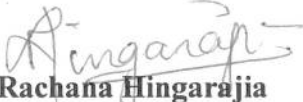
Email add: cosec@sunteckindia.com

The Certificates of the Debenture Trustees as required under Regulation 52(5) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations 2015 will be sent shortly.

The meeting of the Board of Directors commenced at 6.00 p.m. and concluded at 9.15 p.m.

Kindly take the same on records and acknowledge the receipt of the same.

Thanking You,
Yours Faithfully,
For Sunteck Realty Limited


Rachana Hingarajia
Company Secretary
Encl:a/a



Sr. No.	Particulars	CONSOLIDATED						STANDALONE				
		Quarter Ended			Year Ended			Quarter Ended		Year Ended		
		31-Mar-2016 Audited (Ref. Note No.8)	31-Dec-2015 Unaudited	31-Mar-2015 Audited (Ref. Note No.8)	31-Mar-2016 Audited	31-Mar-2015 Audited	31-Mar-2016 Audited (Ref. Note No.8)	31-Dec-2015 Unaudited	31-Mar-2015 Audited (Ref. Note No.8)	31-Mar-2016 Audited	31-Mar-2015 Audited	
1	Income from operations											
	(a) Net sales/income from operations	74,322.67	708.65	14,028.51	78,486.87	30,284.57	563.00	573.74	1,366.06	3,030.29	2,355.24	
	(b) Other operating income	-	-	-	-	-	12,769.49	108.66	2,991.36	13,314.73	6,946.43	
	Total income from operations (net)	74,322.67	708.65	14,028.51	78,486.87	30,284.57	13,332.49	682.40	4,357.42	16,345.02	9,301.67	
2	Expenses											
	(a) Operating Expenses	47,670.44	196.31	7,242.21	49,519.18	14,179.14	-	95.45	394.12	731.68	392.04	
	(b) Employee benefits expense	300.68	167.39	176.51	763.87	547.98	259.07	113.50	168.69	603.77	500.15	
	(c) Depreciation and amortisation expense	52.80	57.90	39.98	208.95	196.94	15.47	15.96	16.02	64.05	67.52	
	(d) Other expenses	2,791.04	188.89	204.39	3,365.29	2,164.08	235.29	102.11	138.58	557.41	714.97	
	Total expenses	50,814.96	610.49	7,663.09	53,857.29	17,088.14	509.83	327.02	717.41	1,956.91	1,674.68	
3	Profit / (Loss) from operations before other income, finance costs and exceptional items (1-2)	23,507.71	98.16	6,365.42	24,629.57	13,196.43	12,822.66	355.38	3,640.01	14,388.11	7,626.99	
4	Other income	(392.56)	334.50	101.01	758.65	1,402.48	(425.64)	(1.69)	183.41	408.46	892.53	
5	Profit / (Loss) from ordinary activities before finance costs and exceptional items (3+4)	23,115.15	432.66	6,466.43	25,388.22	14,598.91	12,397.02	353.69	3,823.42	14,796.57	8,519.52	
6	Finance costs	512.21	199.43	103.48	1,429.85	1,761.93	354.63	119.51	(320.80)	570.25	833.73	
7	Profit / (Loss) from ordinary activities after finance costs but before exceptional items (5-6)	22,602.94	233.23	6,362.95	23,958.37	12,836.98	12,042.39	234.18	4,144.22	14,226.32	7,685.79	
8	Exceptional items	-	-	-	-	-	-	-	-	-	-	
9	Profit / (Loss) from ordinary activities before tax (7-8)	22,602.94	233.23	6,362.95	23,958.37	12,836.98	12,042.39	234.18	4,144.22	14,226.32	7,685.79	
10	Tax expense	7,267.76	73.01	1,981.62	8,189.05	4,698.08	(271.15)	30.49	210.35	220.73	214.88	
11	Net Profit / (Loss) from ordinary activities after tax (9-10)	15,335.18	160.22	4,381.33	15,769.32	8,138.90	12,313.54	203.69	3,933.87	14,005.59	7,470.91	
12	Extraordinary items	-	-	-	-	-	-	-	-	-	-	
13	Net Profit / (Loss) for the period / year (11-12)	15,335.18	160.22	4,381.33	15,769.32	8,138.90	12,313.54	203.69	3,933.87	14,005.59	7,470.91	
14	Share of profit / (loss) of associates - (Refer note no. 7)	1,352.05	-	-	1,352.05	-	-	-	-	-	-	
15	Minority interest	1,088.22	16.22	406.99	1,007.26	1,323.14	-	-	-	-	-	
16	Net Profit / (Loss) after taxes, minority interest and share of profit / (loss) of associates (13+14-15)	15,599.01	144.00	3,974.34	16,114.12	6,815.76	12,313.54	203.69	3,933.87	14,005.59	7,470.91	
17	Paid-up equity share capital (Face value Rs. 2)	1,199.32	1,199.32	1,199.32	1,199.32	1,199.32	1,259.32	1,259.32	1,259.32	1,259.32	1,259.32	
18	Reserve excluding Revaluation Reserves as per balance sheet	-	-	-	162,067.26	145,828.88	-	-	-	69,276.38	56,752.49	
19	Basic and diluted earnings per share (of Rs. 2 each) (not annualised):	26.01	0.24	6.63	26.87	11.37	19.56	0.32	6.25	22.24	11.86	



Additional Disclosure as per Regulation 52(4) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015:

		Year Ended	
		31-Mar-2016	31-Mar-2015
a.	Net Worth (in lacs)	70,532.59	58,008.69
b.	Debt Equity Ratio (DER) (Times)	0.34	0.21
c.	Debt Service Coverage Ratio (DSCR) (Times)*	25.95	10.22
d.	Interest Service Coverage Ratio (ISCR) (Times)**	25.95	1-22
e.	Asset Cover (based on market value of assets) available for 11.75% Secured Redeemable Non Convertible Debentures (Times)	1.58	N.A.
f.	Debt Redemption Reserve (in lacs)	1,375.00	-

*DSCR = Net Profit before interest & tax/Interest on loans + long term debt paid during the year

**ISCR = Net Profit before interest & tax/Interest

Notes:

- The above financial results have been reviewed by the Audit Committee and approved by the Board of Directors at their meetings held on 30th May, 2016 and have been audited by the Statutory Auditors of the Company.
- The Board of Directors have recommended a final dividend of Rs. 2.00 per equity share of the face value of Rs. 2 each for the financial year ended 31st March, 2016, subject to the approval of the shareholders at the ensuing Annual General Meeting.
- As the Company is primarily engaged in only one business segment viz. "Real Estate/Real Estate Development and related activities" and substantial activities are carried out in India, there are no separate reportable segments as per Accounting Standard -17 "Segment Reporting".
- As per the Company's Accounting Policies, the Company continues to consistently follow "Project Completion Method" for revenue recognition as prescribed in Accounting Standards specified under Section 133 of the Companies Act, 2013, read with Rule 7 of the Companies (Accounts) Rules, 2014.
- While calculating the EPS for Consolidated Results for all the reported period, only 59,966,207 number of Equity Shares were considered as 3,000,000 number of Equity Shares are held by subsidiary companies.
- Disclosures as per Regulation 52(4) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015:
 - The Company's debt instruments were assigned a rating of 'IND A+' by India Ratings and Research (Ind-Ra) indicating stable outlook.
 - During the quarter, the Company has allotted 5,500 number of, 11.75% Secured Redeemable Non Convertible Debentures (NCTD's) of Rs. 1 lac each, aggregating to Rs. 5,500 lacs, on private placement basis. The said NCTD's are listed on the Wholesale Debt Market Segment of the BSE Limited.
 - The previous due date for the payment of interest: N.A. ii) The next due date for redemption of NCTD series A is January 13, 2017.
 - The secured listed non-convertible debentures of the Company aggregating to Rs. 5,500 lacs as on March 31, 2016 are secured by way of charge on the immovable assets and rent receivables of the company.
- Share of profit of an associate of Rs. 1,352.05 lacs is after adjustment of goodwill written off amounting to Rs. 753.54 lacs.
- The figures for the last quarter are the balancing figures between the audited figures in respect of the full financial year and the year to date unaudited (Reviewed) figures upto the third quarter of the respective financial years.
- Figures pertaining to previous periods year have been regrouped/reclassified wherever found necessary to conform to current period's year's presentation.

Date: 30th May, 2016

Place: Mumbai

For and on behalf of Board of Directors

 Kamal Khetan (DIN:00017527)
 Chairman & Managing Director

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

Statement of Assets and Liabilities as at 31st March, 2016

Sr. No.	Particulars	Consolidated		Standalone	
		As at 31/03/2016	As at 31/03/2015	As at 31/03/2016	As at 31/03/2015
		Audited	Audited	Audited	Audited
A	EQUITY AND LIABILITIES				
1	Shareholders' Fund				
	(a) Share Capital	1,199.32	1,199.32	1,259.32	1,259.32
	(b) Reserves and Surplus	162,229.71	145,828.88	69,276.38	56,752.49
	Sub-total- Shareholders' fund	163,429.03	147,028.20	70,535.70	58,011.81
2	Share application money pending allotment	-	-	-	-
3	Minority Interest	5,547.46	6,284.93	-	-
4	Non-current liabilities				
	(a) Long - term borrowings	3,500.00	6.56	3,500.00	-
	(b) Deferred tax liabilities (net)	71.25	63.58	71.23	63.13
	(c) Other long-term liabilities	314.40	298.50	314.40	166.90
	(d) Long-term provisions	96.18	51.01	39.95	26.15
	Sub-total- Non- current liabilities	3,981.83	419.65	3,925.58	256.18
4	Current liabilities				
	(a) Short- term borrowings	120,870.37	107,048.40	20,410.51	11,908.32
	(b) Trade payables	34,326.18	13,939.49	1,049.29	740.63
	(c) Other current liabilities	105,807.19	145,391.38	6,908.67	7,503.34
	(d) Short-term provisions	11,748.19	1,907.49	1,554.14	285.52
	Sub-total- current liabilities	272,751.93	268,286.76	29,922.61	20,437.81
	TOTAL -EQUITY AND LIABILITIES	445,710.25	422,019.54	104,383.89	78,705.80
B	ASSETS				
1	Non-current assets				
	(a) Fixed assets	1,230.59	1,320.95	739.90	798.73
	(b) Goodwill on consolidation	5,986.66	5,979.33	-	-
	(c) Non - current investments	2,466.23	2,719.74	55,382.14	38,876.03
	(d) Deferred tax assets (net)	71.89	46.52	-	-
	(e) Long-term loans and advances	1,292.69	1,877.23	219.22	4,521.51
	(f) Other non-current assets	119.50	-	1,340.68	1,269.94
	Sub-total- Non- current assets	11,167.56	11,943.77	57,681.94	45,466.21
2	Current Assets				
	(a) Current Investments	2,605.22	275.91	17,935.33	12,379.54
	(b) Inventories	376,805.45	345,919.58	20,494.07	17,621.72
	(c) Trade receivables	15,961.31	20,976.55	2,959.84	1,625.45
	(d) Cash and Bank equivalents	9,306.48	10,918.37	236.85	179.25
	(e) Short-term loans and advances	21,230.43	27,983.27	4,166.95	735.02
	(f) Other current assets	8,633.80	4,002.09	908.91	698.61
	Sub-total- current assets	434,542.69	410,075.77	46,701.95	33,239.59
	TOTAL ASSETS	445,710.25	422,019.54	104,383.89	78,705.80



For and on behalf of Board of Directors

Kamal Khetan
Kamal Khetan (DIN:00017527)
Chairman & Managing Director

Date: 30th May, 2016
Place: Mumbai

INDEPENDENT AUDITORS' REPORT

To,
Board of Directors of **Sunteck Realty Limited**

1. We have audited the accompanying Statement of Standalone Financial Results of **Sunteck Realty Limited** ('the Company') for the year ended 31st March, 2016 ("the Statement"), being submitted by the Company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. This Statement, which is the responsibility of the company's management and approved by the Board of Directors, has been prepared on the basis of the related financial statement which are in accordance with the Accounting Standard prescribed, under Section 133 of the Companies Act, 2013 read with relevant rules issued thereunder and other accounting principles generally accepted in India. Our responsibility is to express an opinion on the Statement.
2. We conducted our audit in accordance with the Standards on Auditing issued by the Institute of Chartered Accountants of India. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the Statement is free from material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts disclosed in the Statement. An audit also includes evaluating the appropriateness of the accounting policies used and the reasonableness of the significant accounting estimates made by the Management, as well as evaluating the overall presentation of the Statement. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our 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 lacs 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. Therefore, the management is hopeful of recovering the said dues in due course of time and hence, in their opinion 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, loan given and other receivables aggregating to Rs. 861.30 lacs. Since, there is some dispute with the other partner, the financial statements of the firm is not available and

therefore the Company has not accounted for its share of profit or loss for the year from the firm. As explained by the management, profit or loss for the year of the partnership firm would be immaterial. Also, the management is hopeful of recovering its dues in due course of time in view of concerted efforts being made for its recovery, including filing of an arbitration petition in the High Court, and hence, in their opinion no provision is considered necessary.

- c) The Company continues to apply 'project completion method' on transactions and activities of real estate development which it had applied over the years consistently. The Institute of Chartered Accountants of India has issued "Guidance note on Accounting for Real Estate Transactions (Revised 2012)" which is applicable to projects which have commenced on or after April 1, 2012 and also to projects which have already commenced but where revenue is being recognized for the first time on or after April 1, 2012 to follow 'percentage completion method'. The impact of the aforesaid guidance note on the consolidated financial results for the quarter has not been quantified by the Group (Also refer note no. 4 in the attached financial results).
4. In our opinion and to the best of our information and according to the explanations given to us, the Statement;
- a) is presented in accordance with the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015; and
- b) gives a true and fair view in conformity with aforesaid Accounting Standards and other accounting principles generally accepted in India of the Net Profit and other financial information of the Company for the year ended 31st March, 2016.
5. The Statement includes the results for the Quarter ended 31st March, 2016 being the balancing figure between audited figures in respect of full financial year and the published year to date figures up to the third quarter of the current financial year which were subject to limited review by us.



Place: Mumbai
Date: 30th May, 2016

For LODHA & CO.
Chartered Accountants
Firm Registration No: 301051E

A handwritten signature in blue ink, appearing to read "A. M. Hariharan", written over a horizontal line.

A. M. Hariharan
Partner
Membership No. 38323

INDEPENDENT AUDITORS' REPORT

To,
Board of Directors of **Sunteck Realty Limited**

1. We have audited the accompanying Statement of Consolidated Financial Results of **Sunteck Realty Limited** ('the Parent Company') and its subsidiaries, joint ventures and an associate (collectively referred to as the "Group") for the year ended 31st March, 2016 ("the Statement"), being submitted by the Parent Company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. This Statement, which is the responsibility of the Parent Company's management and approved by the Board of Directors, has been prepared on the basis of the related consolidated financial statement which are in accordance with the Accounting Standard prescribed, under Section 133 of the Companies Act, 2013 read with relevant rules issued thereunder and other accounting principles generally accepted in India. Our responsibility is to express an opinion on the Statement.
2. We conducted our audit in accordance with the Standards on Auditing issued by the Institute of Chartered Accountants of India. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the Statement is free from material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts disclosed in the Statement. An audit also includes evaluating the appropriateness of the accounting policies used and the reasonableness of the significant accounting estimates made by the Management, as well as evaluating the overall presentation of the Statement. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our 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 lacs 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. Therefore, the management is hopeful of recovering the said dues in due course of time and hence, in their opinion no provision is considered necessary at this stage.
- b) The Holding Company is a joint-venture partner in a partnership firm, Kanaka & Associates, in which the Holding Company has total exposure comprising of capital invested, loans given and other receivables aggregating to Rs. 861.30 lacs. Since, there is some dispute with the other partner, the financial statement of the



firm is not available and therefore the same has not been consolidated. As explained by the management, profit or loss for the year of the partnership firm would be immaterial. Also, the management is hopeful of recovering its dues in due course of time in view of concerted efforts being made for its recovery, including filing of an arbitration petition in the High Court, and hence, in their opinion no provision is considered necessary.

- c) The Company continues to apply 'project completion method' on transactions and activities of real estate development which it had applied over the years consistently. The Institute of Chartered Accountants of India has issued "Guidance note on Accounting for Real Estate Transactions (Revised 2012)" which is applicable to projects which have commenced on or after April 1, 2012 and also to projects which have already commenced but where revenue is being recognized for the first time on or after April 1, 2012 to follow 'percentage completion method'. The impact of the aforesaid guidance note on the consolidated financial results for the quarter has not been quantified by the Group (Also refer note no. 4 in the attached financial results).

4. Other Matters

We have not audited the financial results of:

- a) twenty-one subsidiaries and five joint ventures included in the consolidated financial results, whose financial statements reflect total assets of Rs. 447,594.67 lacs as on 31st March, 2016 and total revenue of Rs. 76,087.96 lacs for the quarter ended on that date and of Rs. 78,219.35 lacs for the year ended on that date;
- b) an associate included in the consolidated financial results, whose financial statements reflect net profit of Rs. 8,422.23 lacs (out of which Group's share is Rs. 2,105.56 lacs) for the quarter ended as on 31st March, 2016 and of Rs. 8,422.23 (out of which Group's share is Rs. 2,105.56 lacs) for the year ended on that date.

These financial results and other financial information have been audited by other auditors whose reports have been furnished to us by the company and our opinion, in so far as it relates to amounts included in respect of said subsidiaries, joint ventures and an associate are based solely on the reports of the other auditors.

5. In our opinion and to the best of our information and according to the explanations given to us the Statement;

- (i) include the accompanying statement of following entities:

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



- 7) Sunteck Realty Holdings Private Limited
- 8) Starlight Systems Private Limited
- 9) Sahrish Constructions Private Limited
- 10) Sunteck Fashion & Lifestyles Private Limited
- 11) Starteck Lifestyle Private Limited
- 12) Advaith Infraprojects Private Limited
- 13) Satguru Corporate Services Private Limited
- 14) Sunteck Real Estates Private Limited
- 15) Sunteck Infraprojects Private Limited
- 16) Denies Realities Private limited
- 17) Eleanor Lifespaces Private Limited
- 18) Piramal Sunteck Realty Private Limited
- 19) Starlight System (I) LLP
- 20) Mithra Buildcon LLP
- 21) Nariman Infrastructure LLP
- 22) Uniworth Realty LLP
- 23) Assable Buildcon LLP
- 24) Pathway Buildcon LLP
- 25) GGICO Sunteck Limited (UAE)
- 26) Sunteck Lifestyle Limited (UAE)
- 27) Sunteck Lifestyles International Private Limited (Mauritius)
- 28) Sunteck Lifestyle Management JLT (UAE)
- 29) Topzone Mercantile Company LLP

(ii) is presented in accordance with the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015; and

(iii) gives a true and fair view in conformity with aforesaid Accounting Standards and other accounting principles generally accepted in India of the Net Profit and other financial information of the Group for the year ended 31st March, 2016.

6. The Statement includes the results for the Quarter ended 31st March, 2016 being the balancing figure between audited figures in respect of full financial year and the published year to date figures up to the third quarter of the current financial year which were subject to limited review by us.



For LODHA & CO.

Chartered Accountants

Firm Registration No: 301051E

A. M. Hariharan

Partner

Membership No. 38323

Place: Mumbai

Date: 30th May, 2016

Date: 30th May, 2016

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Corporate Relation Department
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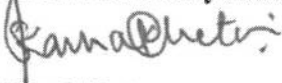
Sub: Declaration pursuant to Regulation 33(3)(d) of SEBI (Listing Obligation and Disclosure Requirements), Regulations, 2015

Dear Sir/Madam,

This is to declare that the Statutory Auditors of the Company i.e. M/s. Lodha & Co., Chartered Accountants (Firm Registration No. 301051E) have issued an Audit Report with unmodified opinions on Standalone and Consolidated Annual Audited Financial Results for the Year ended March 31, 2016. Hence, provisions of "Statement on Impact of Audit Qualifications" are not applicable to the Company.

This declaration is issued in compliance with Regulation 33(3)(d) of SEBI (Listing Obligations and Disclosure Requirements)(Amendment) Regulations, 2016, as issued by the Securities and Exchange Board of India vide Notification No. SEBI/LAD-NRO/GN/2016-17/001 dated May 25, 2016.

For Sunteck Realty Limited



Kamal Khetan
Managing Director
(DIN: 00017527)

