

SRL/SE/...../15-16

Date: 13th August, 2015

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

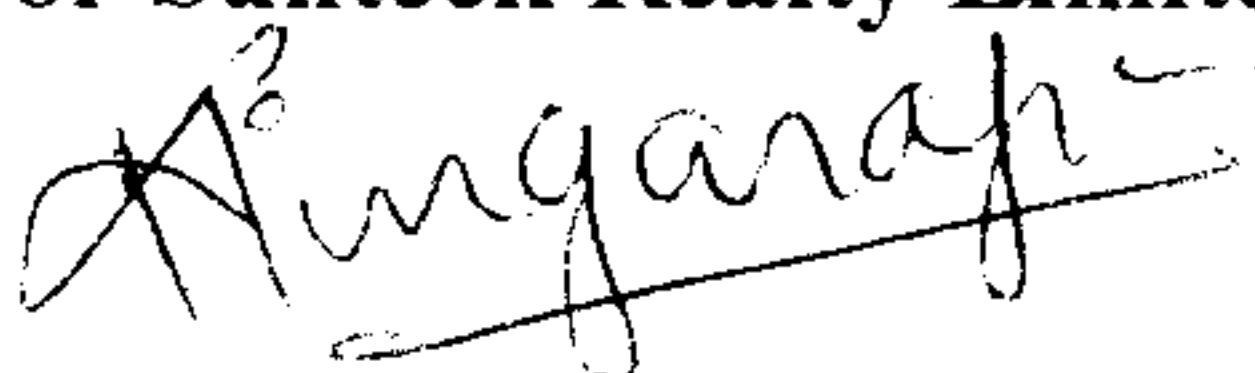
Sub: Outcome of Board Meeting

Dear Sir/Madam,

This is to inform you that the Board of Directors at their meeting held today i.e. 13th August, 2015 transacted the following business:

1. Considered and adopted the Unaudited Financial Results for the quarter ended 30th June 2015.

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

Thanking You,
For Sunteck Realty Limited

Rachana Hingarajia
Company Secretary



Email add: cosec@sunteckindia.com

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 add: cosec@sunteckindia.com
Unaudited Financial Results for the Quarter Ended 30th June, 2015

SR. NO.	PARTICULARS	CONSOLIDATED				STANDALONE				(Rs. In Lacs)
		Quarter Ended		Year Ended	Quarter Ended		Year Ended			
		30-Jun-2015	31-Mar-2015	30-Jun-2014	31-Mar-2015	30-Jun-2015	31-Mar-2015	30-Jun-2014	31-Mar-2015	
		Unaudited	Audited	Unaudited	Audited	Unaudited	Audited	Unaudited	Audited	
PART I										
1	Income from operations									
	(a) Net sales/income from operations	2,359.46	14,028.51	1,848.01	30,284.57	1,124.73	1,366.06	83.69	2,355.24	
	(b) Other operating income	-	-	-	-	10.29	2,991.36	-	6,946.43	
	Total income from operations (net)	2,359.46	14,028.51	1,848.01	30,284.57	1,135.02	4,357.42	83.69	9,301.67	
2	Expenses									
	(a) Operating expenses	1,292.58	7,242.21	1,557.50	14,473.35	482.31	394.12	(126.79)	392.04	
	(b) Employee benefits expense	132.76	176.51	128.53	547.98	117.34	168.69	110.98	500.57	
	(c) Depreciation and amortisation expense	48.84	39.98	47.16	196.94	16.22	16.02	17.41	67.52	
	(d) Other expenses	173.16	204.39	201.35	1,873.34	76.86	138.58	123.12	714.55	
	Total expenses	1,647.34	7,663.09	1,934.54	17,091.61	692.73	717.41	124.72	1,674.68	
3	Profit / (Loss) from operations before other income, finance costs and exceptional items (1-2)	712.12	6,365.42	(86.53)	13,192.96	442.29	3,640.01	(41.03)	7,626.99	
4	Other income	101.15	101.01	834.50	1,402.48	330.72	183.41	544.94	892.53	
5	Profit / (Loss) from ordinary activities before finance costs and exceptional items (3+4)	813.27	6,466.43	747.97	14,595.44	773.01	3,823.42	503.91	8,519.52	
6	Finance costs	443.56	103.48	297.13	1,758.45	37.49	(320.80)	379.32	833.73	
7	Profit / (Loss) from ordinary activities after finance costs but before exceptional items (5-6)	369.71	6,362.95	450.84	12,836.99	735.52	4,144.22	124.59	7,685.79	
8	Exceptional items	-	-	-	-	-	-	-	-	
9	Profit / (Loss) from ordinary activities before tax (7-8)	369.71	6,362.95	450.84	12,836.99	735.52	4,144.22	124.59	7,685.79	
10	Tax expense	285.49	1,981.62	279.71	4,698.08	255.78	210.35	1.12	214.88	
11	Net Profit / (Loss) from ordinary activities after tax (9-10)	84.22	4,381.33	171.13	8,138.91	479.74	3,933.87	123.47	7,470.91	
12	Extraordinary items	-	-	-	-	-	-	-	-	
13	Net Profit / (Loss) for the period / year (11-12)	84.22	4,381.33	171.13	8,138.91	479.74	3,933.87	123.47	7,470.91	
14	Share of profit / (loss) of associates	-	-	-	-	-	-	-	-	
15	Minority interest	1.83	406.99	86.94	1,323.14	-	-	-	-	
16	Net Profit / (Loss) after taxes, minority interest and share of profit / (loss) of associates (13+14-15)	82.39	3,974.33	84.19	6,815.76	479.74	3,933.87	123.47	7,470.91	
17	Paid-up equity share capital (Face value Rs. 2 each)	1,199.32	1,199.32	1,199.32	1,199.32	1,259.32	1,259.32	1,259.32	1,259.32	
18	Reserve excluding revaluation reserves as per balance sheet of previous accounting year	-	-	-	145,828.88	-	-	-	56,752.49	
19	Basic and diluted earnings per share (of Rs. 2 each) (not annualised):	0.14	6.63	0.14	11.37	0.76	6.25	0.20	11.86	

PART II (INFORMATION FOR THE QUARTER ENDED 30TH JUNE, 2015)

A		PARTICULARS OF SHAREHOLDING									
1	Public Shareholding :										
	- Number of Shares	16,695,142	16,695,142	16,695,142	16,695,142	16,695,142	16,695,142	16,695,142	16,695,142	16,695,142	
	- Percentage of Shareholding	26.51	26.51	26.51	26.51	26.51	26.51	26.51	26.51	26.51	26.51
2	Promoters and Promoters Group Shareholding										
	a) Pledged/ Encumbered										
	- Number of Shares	-	-	-	-	-	-	-	-	-	-
	- Percentage of Shares (as a % of the total shareholding of promoter and promoter group)	-	-	-	-	-	-	-	-	-	-
	- Percentage of Shares (as a % of the total share capital of the company)	-	-	-	-	-	-	-	-	-	-
	b) Non-encumbered										
	- Number of Shares	46,271,065	46,271,065	46,271,065	46,271,065	46,271,065	46,271,065	46,271,065	46,271,065	46,271,065	46,271,065
	- Percentage of Shares (as a % of the total shareholding of promoter and promoter group)	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
	- Percentage of Shares (as a % of the total share capital of the company)	73.49	73.49	73.49	73.49	73.49	73.49	73.49	73.49	73.49	73.49

Notes:

- The above unaudited results for the quarter ended 30th June, 2015 have been reviewed by the Audit Committee and approved by the Board of Directors at their meetings held on 13th August, 2015.
- The Statutory Auditors have carried out a Limited Review of the above financial results
- 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 periods, only 59,966,207 number of Equity Shares were considered, as 3,000,000 number of Equity Shares are held by subsidiary companies.
- During the quarter, the Company has acquired 50% stake in a Joint Venture Company for development of project in U.A.E, pursuant to Joint Venture Agreement dated on 27th April, 2014.
- Figures pertaining to previous periods/year have been regrouped/reclassified wherever found necessary to conform to current period/s/year's presentation.

For and on behalf of Board of Directors

Kamal Khetan

Kamal Khetan (DIN: 00017527)
Chairman & Managing Director

Place: Mumbai
Date: 13th August, 2015



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** for the quarter ended on **30th June, 2015** except for the disclosures regarding 'Public Shareholding' and 'Promoter and Promoter Group Shareholding' which have been traced from disclosures made by the management and have not been reviewed by us. 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 financial statements based on our review.
2. We conducted our review in accordance with the Standards 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 financial statements are free of material misstatements. 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. We did not review the unaudited financial results of the seventeen subsidiaries, six joint ventures and an associate whose financial statements reflect total assets of Rs. 418,835.94 lacs as on 30th June, 2015 and total revenue of Rs. 931.60 lacs for the quarter ended on that date. These unaudited financial results and other financial information have been reviewed 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 review carried out by such other auditors.
4. 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 financial results for the quarter has not been quantified by the Group (Also refer note no. 4 in the attached financial results).
5. Based on our review, conducted as above, nothing has come to our attention that causes us to believe that the accompanying statement of unaudited financial results prepared in accordance with Accounting Standards specified under Section 133 of the Companies Act, 2013, read with Rule 7 of the Companies (Accounts) Rules, 2014 and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of clause 41 of the Listing Agreement including the manner in which it is to be disclosed, or that it contains any material misstatement.

For LODHA & COMPANY
Chartered Accountants


R. P. Baradiya
Partner
Membership No. 44101
Firm Registration No.301051E

Place: Mumbai
Date: 13th August, 2015



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** for the quarter ended on **30th June, 2015** except for the disclosures regarding 'Public Shareholding' and 'Promoter and Promoter Group Shareholding' which have been traced from disclosures made by the management and have not been audited or reviewed by us. 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 financial statements based on our review.
2. We conducted our review in accordance with the Standards 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 financial statements are free of material misstatements. 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. 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 financial results for the quarter has not been quantified by the Company. (Also refer note no. 4 in the attached financial results).
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 financial results prepared in accordance with Accounting Standards specified under Section 133 of the Companies Act, 2013, read with Rule 7 of the Companies (Accounts) Rules, 2014 and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of clause 41 of the Listing Agreement including the manner in which it is to be disclosed, or that it contains any material misstatement.

For LODHA & COMPANY
Chartered Accountants

R. P. Baradiya

Partner

Membership No. 44101

Firm Registration No. 301051E

Place : Mumbai
Date : 13th August, 2015

