

16th October, 2025

SRL/SE/54/25-26

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

BSE Limited
Phiroze Jeejeebhoy Tower,
Dalal Street,
Mumbai - 400 001
Scrip Code: 512179

Sub: Outcome of Board Meeting - Unaudited Financial Results (Consolidated and Standalone) of the Company for the quarter and half year ended 30th September, 2025

Dear Sir/ Madam,

This is in continuation to our intimation dated 9th October, 2025, we wish to inform you that Board of Directors at their meeting held today i.e. Thursday, 16th October, 2025 has, inter alia, approved Unaudited Financial Results (Consolidated and Standalone) of the Company for the quarter and half year ended 30th September, 2025.

Pursuant to Regulation 33 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, we enclose herewith a copy of the Unaudited Financial Results (Consolidated and Standalone) of the Company for the quarter and half year ended 30th September, 2025 along with the Limited Review Report thereon.

The meeting of the Board of Directors commenced at 5.30 p.m. and concluded at 6.00 p.m.

This is for your information and records.

Yours sincerely,

For Sunteck Realty Limited

Rachana Hingarajia
Company Secretary
(ACS: 23202)
Encl: a/a

Walker Chandiook & Co LLP

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Independent Auditor's Review Report on Consolidated Unaudited Quarterly and Year to Date Financial Results of the Company pursuant to Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended)

To the Board of Directors of Sunteck Realty Limited

1. We have reviewed the accompanying statement of consolidated unaudited financial results ('the Statement') of **Sunteck Realty Limited** ('the Holding Company') and its subsidiaries (the Holding Company and its subsidiaries together referred to as 'the Group'), and its joint ventures (refer Annexure 1 for the list of subsidiaries and joint ventures included in the Statement) for the quarter ended **30 September 2025** and year to date results for the period 01 April 2025 to 30 September 2025, being submitted by the Holding Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) ('Listing Regulations').
2. This Statement, which is the responsibility of the Holding Company's management and approved by the Holding Company's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, Interim Financial Reporting ('Ind AS 34'), prescribed under section 133 of the Companies Act, 2013 ('the Act'), and other accounting principles generally accepted in India and is in compliance with the presentation and disclosure requirements of Regulation 33 of the Listing Regulations. Our responsibility is to express a conclusion on the Statement based on our review.
3. We conducted our review of the Statement 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. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with the Standards on Auditing specified under section 143(10) of the Act, and consequently, does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

We also performed procedures in accordance with the circular issued by the SEBI under Regulation 33(8) of the Listing Regulations, to the extent applicable.



Sunteck Realty Limited
Independent Auditor's Review Report on Consolidated Unaudited Quarterly and Year to Date
Financial Results of the Company pursuant to Regulation 33 of the SEBI (Listing Obligations and
Disclosure Requirements) Regulations, 2015 (as amended)

4. Based on our review conducted and procedures performed as stated in paragraph 3 above and upon consideration of the review reports of the other auditors referred to in paragraph 6 below, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in Ind AS 34, prescribed under section 133 of the Act, and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in accordance with the requirements of Regulation 33 of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.
5. We draw attention to:
- Note 2 to the accompanying Statement, which describes the uncertainties relating to recoverability of ₹ 1,402.73 lakhs as at 30 September 2025, from a partnership firm ('firm'), included in other non-current financial assets, in which the Holding Company was associated as a partner till 06 October 2020. On account of certain disputes with the other partner of the firm, the Holding Company had initiated arbitration proceedings against the other partner which was decided in favour of the Holding Company on 04 May 2018 but has been challenged by the other partner before the Hon'ble Bombay High Court. Further, as described in the said note, the financial statements of the firm are not available with the Holding Company and therefore, the Holding Company's share of profit/(loss) for the period from 01 April 2015 till 06 October 2020 has not been accounted by the management for preparation of the accompanying Statement, however the Management is of the view that the impact of such share of profit/(loss) would not be material to the accompanying Statement since there were no operations in the firm during the aforesaid period. Basis the favourable arbitration award and the legal opinion obtained, the Management believes that the aforesaid balances are fully recoverable and hence, no provision for impairment is required to be recognised in respect of such balances as at 30 September 2025.
 - Note 4 to the accompanying Statement which describes that the Group has non-current investment in Piramal Sunteck Realty Private Limited ('PSRPL'), a joint venture of the Group, amounting to ₹ 1,734.88 lakhs. The joint venture's non-current financial assets as at 30 September 2025 includes ₹ 1,715.46 lakhs (the Group's share ₹ 857.73 lakhs) pertaining to additional lease premium paid by PSRPL to the City and Industrial Development Corporation ('CIDCO') on account of delay in completion of a project beyond the control of PSRPL as explained in the said note. Further, during the year ended 31 March 2023, the joint venture had filed a writ petition before the Hon'ble Bombay High Court challenging the levy of additional lease premium by CIDCO, which is pending for hearing as on date. Basis a legal opinion obtained on the matter, Management believes that the aforesaid balance is fully recoverable and hence, no provision for impairment is required to be recognised in respect of such balances as at 30 September 2025.

Our conclusion is not modified in respect of the above matters.



Sunteck Realty Limited
Independent Auditor's Review Report on Consolidated Unaudited Quarterly and Year to Date Financial Results of the Company pursuant to Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended)

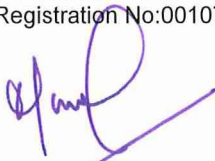
6. We did not review the interim financial results of twenty-three (23) subsidiaries included in the Statement, whose interim financial information (before eliminating intra-group transactions and balances) reflects total assets of ₹ 564,507.67 lakhs as at 30 September 2025, total revenues of ₹ 1,402.61 lakhs and ₹ 3,843.52 lakhs, total net loss after tax of ₹ 683.56 lakhs and ₹ 110.34 lakhs and total comprehensive income of ₹ 627.24 lakhs and ₹ 1,1159.68 lakhs, for the quarter and year to date period ended 30 September 2025, respectively and cash outflows (net) of ₹ 7,816.58 lakhs for the year to date period ended 30 September 2025, as considered in the Statement. The Statement also includes the Group's share of net loss after tax of ₹ 0.06 lakhs and ₹ 0.12 lakhs and total comprehensive loss of ₹ 0.06 lakhs and ₹ 0.12 lakhs, for the quarter and year to date period ended 30 September 2025, respectively, as considered in the Statement, in respect of two (2) joint ventures, whose interim financial results have not been reviewed by us. These interim financial results have been reviewed by other auditors whose review reports have been furnished to us by the management, and our conclusion in so far as it relates to the amounts and disclosures included in respect of these subsidiaries and joint ventures is based solely on the review reports of such other auditors and the procedures performed by us as stated in paragraph 3 above.

Our conclusion is not modified in respect of this matter with respect to our reliance on the work done by and the reports of the other auditors.

7. The Statement also includes the Group's share of net profit after tax of Nil and Nil and total comprehensive income of Nil and Nil for the quarter and year to date period ended 30 September 2025, respectively, in respect of one (1) joint venture, based on its interim financial information, which has not been reviewed by its auditor, and has been furnished to us by the Holding Company's management. Our conclusion on the Statement, in so far as it relates to the amounts and disclosures included in respect of aforesaid joint venture, is based solely on such unaudited/ unreviewed interim financial information. According to the information and explanations given to us by the Management, this interim financial information is not material to the Group.

Our conclusion is not modified in respect of this matter with respect to our reliance on the financial information certified by the management of the Holding Company.

For **Walker Chandiook & Co LLP**
Chartered Accountants
Firm Registration No:001076N/N500013



Rakesh R. Agarwal
Partner
Membership No:109632

UDIN:25109632BMLCYP9025

Place: Mumbai
Date: 16 October 2025

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Chartered Accountants

Offices in Ahmedabad, Bengaluru, Chandigarh, Chennai, Dehradun, Goa, Gurugram, Hyderabad, Indore, Kochi, Kolkata, Mumbai, New Delhi, Noida and Pune

Walker Chandiook & Co LLP is registered with limited liability with identification number AAC-2085 and has its registered office at L-41, Connaught Circus, Outer Circle, New Delhi, 110001, India

Sunteck Realty Limited
Independent Auditor's Review Report on Consolidated Unaudited Quarterly and Year to Date
Financial Results of the Company pursuant to Regulation 33 of the SEBI (Listing Obligations and
Disclosure Requirements) Regulations, 2015 (as amended)

Annexure 1

List of subsidiaries and joint ventures included in the Statement

Subsidiary Companies (Also, refer note 5 to the Statement)	
Satguru Corporate Services Private Limited	Sahrish Constructions Private Limited
Astrica Realtors Private Limited (w.e.f. 07 March 2025)	Eximius Buildcon Private Limited (w.e.f. 03 March 2025)
Sunteck Property Holdings Private Limited	Starteck Lifestyle Private Limited
Sunteck Realty Holdings Private Limited	Sunteck Real Estates Private Limited
Clarissa Facility Management LLP	Sunteck Infracore Private Limited
Sunteck Lifestyle International Private Limited (Mauritius)	Mithra Buildcon Private Limited (earlier known as Mithra Buildcon LLP)
Sunteck Lifestyles Limited (UAE)	Sunteck Lifestyle Management DMCC
Industele Property Private Limited	Sunteck Lifespace Private Limited
Sunteck Infracore Private Limited	Rammit Corporate Solutions Private Limited
Russel Multiventures Private Limited	Sunteck Realtors Private Limited
Sundunes Real Estate Private Limited	Promineo Buildcon Private Limited (earlier known as Sunteck YM Realty Private Limited)
Apricum Buildwell Private Limited (w.e.f. 16 May 2025)	Magenta Buildcon Private Limited (w.e.f. 13 August 2025)
Amenity Buildcon Private Limited (w.e.f. 21 August 2025)	

Joint Ventures	
Piramal Sunteck Realty Private Limited	Uniworth Realty LLP
Nariman Infrastructure LLP	GGICO Sunteck Limited



SUNTECK REALTY LIMITED

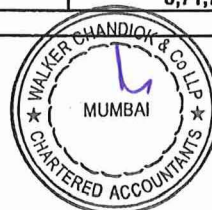
Regd. Office: 5th Floor, Sunteck Centre, 37- 40 Subhash Road, Vile Parle (East), Mumbai 400057
CIN:L32100MH1981PLC025346, website:www.sunteckindia.com, Email :cosec@sunteckindia.com

STATEMENT OF CONSOLIDATED UNAUDITED FINANCIAL RESULTS FOR THE QUARTER AND YEAR TO DATE PERIOD ENDED 30 SEPTEMBER 2025							
Sr. No.	Particulars	Quarter ended			Year to date period ended		Year ended
		30 September 2025	30 June 2025	30 September 2024	30 September 2025	30 September 2024	31 March 2025
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
1	Income						
	(a) Revenue from operations	25,236.75	18,831.89	16,904.85	44,068.64	48,532.84	85,313.40
	(b) Other income	979.51	1,321.29	1,300.74	2,300.80	2,474.59	4,954.51
	Total income	26,216.26	20,153.18	18,205.59	46,369.44	51,007.43	90,267.91
2	Expenses						
	(a) Cost of construction and development	4,544.59	6,853.81	6,954.17	11,398.40	12,068.12	28,474.19
	(b) Changes in inventories of work-in-progress and finished properties	7,156.90	1,908.90	1,336.96	9,065.80	19,386.01	14,895.09
	(c) Employee benefit expense	2,991.52	3,055.61	2,422.55	6,047.13	4,774.24	10,665.60
	(d) Finance costs	1,942.54	1,490.07	992.04	3,432.61	2,019.02	4,087.23
	(e) Depreciation and amortisation expense	360.28	344.87	362.40	705.15	698.59	1,287.48
	(f) Other expenses	2,760.24	2,239.21	2,452.99	4,999.45	5,428.61	12,696.33
	Total expenses	19,756.07	16,892.47	14,521.11	35,648.64	44,374.59	72,105.92
3	Profit before share of profit/ (loss) of Joint ventures and tax (1-2)	6,460.19	4,260.71	3,684.48	10,720.90	6,632.84	18,161.99
4	Share of profit/ (loss) of joint ventures (net) accounted for using the equity method	22.25	3.81	(5.14)	26.06	28.99	183.98
5	Profit before tax (3+4)	6,482.44	4,264.52	3,679.34	10,746.96	6,661.83	18,345.97
6	Tax expense / (credit)						
	(a) Current tax	1,222.43	170.81	866.23	1,393.24	1,407.21	3,014.71
	(b) Deferred tax	363.32	750.63	(649.53)	1,113.95	(486.11)	299.65
		1,585.75	921.44	216.70	2,507.19	921.10	3,314.36
7	Profit after tax for the period/ year (5-6)	4,896.69	3,343.08	3,462.64	8,239.77	5,740.73	15,031.61
8	Other comprehensive Income/ (loss)						
	(a) Items not to be reclassified subsequently to profit or loss						
	- Remeasurements of the defined benefit plan	(6.76)	(4.71)	(7.70)	(11.47)	(15.40)	(15.58)
	- Gain/(loss) on fair value of equity instruments	(0.53)	0.43	(1.63)	(0.10)	(1.84)	0.45
	- Income tax relating to above items	2.12	1.29	2.38	3.41	4.59	1.86
	- Share of other comprehensive income of joint ventures (net)	(0.11)	(0.12)	(0.11)	(0.23)	(0.23)	(0.11)
	(b) Items to be reclassified subsequently to profit or loss						
	- Translation exchange gain/ (loss) relating to foreign operations	1,305.46	(44.67)	92.85	1,260.79	95.24	547.81
	Other comprehensive Income/ (loss) for the period/ year, net of tax	1,300.18	(47.78)	85.79	1,252.40	82.36	634.43
9	Total comprehensive Income for the period/ year, net of tax (7 + 8)	6,196.87	3,295.30	3,548.43	9,492.17	5,823.09	15,666.04
10	Profit for the period/ year attributable to						
	Owners of the Holding Company	4,896.69	3,343.08	3,462.64	8,239.77	5,740.73	15,031.61
	Non- controlling interest	-	-	-	-	-	-
11	Other comprehensive Income/ (loss) for the period/ year attributable to						
	Owners of the Holding Company	1,300.18	(47.78)	85.79	1,252.40	82.36	534.43
	Non- controlling interest	-	-	-	-	-	-
12	Total comprehensive Income for the period/ year attributable to						
	Owners of the Holding Company	6,196.87	3,295.30	3,548.43	9,492.17	5,823.09	15,666.04
	Non- controlling interest	-	-	-	-	-	-
13	Paid up equity share capital (Face value of ₹ 1 each)	1,464.89	1,464.89	1,464.86	1,464.89	1,464.86	1,464.89
14	Other equity						3,24,538.11
15	Earnings per share (Face value of ₹ 1 each)*						
	(a) Basic EPS (in ₹)	3.34	2.28	2.36	5.62	3.92	10.26
	(b) Diluted EPS (in ₹)	3.34	2.28	2.36	5.63	3.92	10.26
	* (Quarterly and year to date figures are not annualised)						
	See accompanying notes to the consolidated unaudited financial results						



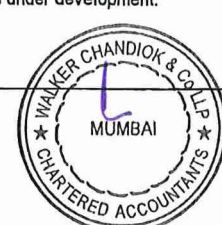
SUNTECK REALTY LIMITED

CONSOLIDATED STATEMENT OF ASSETS AND LIABILITIES		
Particulars	(₹ in lakhs)	
	As at 30 September 2025	As at 31 March 2025
	Unaudited	Audited
ASSETS		
Non-current assets		
Property, plant and equipment	7,500.87	7,222.53
Capital work in progress	8,248.35	3,184.58
Investment properties	42,043.69	42,276.77
Intangible assets	155.36	181.00
Intangible assets under development	175.04	175.04
Investments in joint venture accounted for using equity method (Refer notes 3 and 4)	23,396.39	23,335.93
Financial assets		
Investments	259.18	209.28
Loans (Refer note 3)	15,033.77	14,253.20
Other financial assets (Refer note 2)	2,918.62	2,925.26
Deferred tax assets (net)	2,961.22	4,118.19
Income tax assets (net)	3,472.36	2,265.43
Other non-current assets	2,177.06	2,445.17
Total non-current assets	1,08,341.91	1,02,592.38
Current assets		
Inventories	6,37,184.77	6,20,640.54
Financial assets		
Trade receivables	17,447.37	11,744.94
Cash and cash equivalents	2,508.72	16,403.59
Bank balances other than cash and cash equivalents	3,796.93	3,848.31
Loans	23,785.05	20,448.58
Other financial assets	47,198.12	28,385.89
Other current assets	31,478.79	28,590.91
Total current assets	7,63,399.75	7,30,062.76
TOTAL ASSETS	8,71,741.66	8,32,655.14
EQUITY AND LIABILITIES		
Equity		
Equity share capital	1,464.89	1,464.89
Other equity	3,32,040.92	3,24,538.11
Equity attributable to owners of Holding Company	3,33,505.81	3,26,003.00
Non-controlling interest	-	-
Total equity	3,33,505.81	3,26,003.00
Liabilities		
Non-current liabilities		
Financial liabilities		
Borrowings	30,840.89	15,553.87
Other financial liabilities	472.43	455.16
Provisions	358.86	328.54
Deferred tax liabilities (net)	373.26	419.69
Other non-current liabilities	1,616.05	1,653.11
Total non-current liabilities	33,661.49	18,410.37
Current liabilities		
Financial liabilities		
Borrowings	21,666.13	23,140.17
Trade payables		
- Total outstanding dues of micro enterprises and small enterprises	1,847.91	2,299.97
- Total outstanding dues of creditors other than micro enterprises and small enterprises	21,484.10	25,520.72
Liabilities towards land owners for joint development arrangements	3,16,073.95	3,05,621.72
Other financial liabilities	7,813.82	8,716.34
Other current liabilities	1,34,724.09	1,21,912.25
Provisions	912.23	706.63
Current tax liabilities (net)	52.13	323.97
Total current liabilities	5,04,574.36	4,88,241.77
Total liabilities	5,38,235.85	5,06,652.14
TOTAL EQUITY AND LIABILITIES	8,71,741.66	8,32,655.14
See accompanying notes to the consolidated unaudited financial results		



SUNTECK REALTY LIMITED

CONSOLIDATED STATEMENT OF CASH FLOWS		(₹ In lakhs)	
Particulars	Year to date period ended		
	30 September 2025	30 September 2024	
	Unaudited	Unaudited	
CASH FLOW FROM OPERATING ACTIVITIES			
Profit before tax	10,746.96	6,661.83	
Adjustments for			
Depreciation and amortisation expense	705.15	698.59	
Share-based payments to employees	203.82	-	
Interest income	(2,109.19)	(2,262.08)	
Finance costs	3,432.61	2,019.02	
Sundry balances written back (net)	-	(22.68)	
Profit/ (Loss) on sale of investment properties and property, plant and equipment (net)	(37.23)	21.16	
Gain on sale of investments (quoted)	-	(13.95)	
Share of profit of joint ventures (net)	(26.06)	(28.99)	
Unrealised foreign exchange gain (net)	(49.54)	(2.74)	
Operating profit before working capital changes	12,866.52	7,070.16	
Changes in working capital:			
(Increase)/ Decrease in inventories [refer note (iii) below]	(3,858.61)	15,446.91	
(Increase)/ Decrease in trade receivables	(7,334.26)	14,761.39	
Increase in loans, other financial assets and other assets	(17,379.72)	(10,674.02)	
Decrease in trade payables	(3,657.24)	(2,408.40)	
Increase/ (Decrease) in other financial liabilities, provisions and other liabilities [Refer note (iii) below]	5,388.00	(8,377.59)	
Cash flows (used in)/ generated from operations	(13,975.31)	15,818.45	
Direct taxes paid (net)	(2,872.01)	(3,106.06)	
Net cash (used in)/ generated from operating activities - [A]	(16,847.32)	12,712.39	
CASH FLOW FROM INVESTING ACTIVITIES			
Purchase of property, plant and equipment, investment properties and intangible assets [Refer note (ii) below]	(6,142.30)	(2,178.27)	
Proceeds from sale of property, plant and equipment	387.09	10.86	
Infusion of capital in joint ventures	(12.75)	(9.30)	
Receipts on buy-back of shares in joint venture entity	593.30	-	
Investment in mutual fund (quoted)	(50.00)	-	
Interest received	770.85	511.53	
Loans given to related parties	(6,980.00)	(1,250.00)	
Receipts on repayment of loans given to related parties	4,700.00	-	
Loans given to body corporates and others	(3,355.96)	(1,781.30)	
Receipts on repayment of loans given to body corporates and others	3,325.25	201.64	
Movement in bank balances other than cash and cash equivalents	1.49	55.38	
Fixed deposits matured/ (placed) (net)	142.66	(428.02)	
Net cash used in from Investing activities - [B]	(6,620.37)	(4,867.48)	
CASH FLOW FROM FINANCING ACTIVITIES			
Proceeds from long-term borrowings (net of processing fees)	19,934.19	6,987.06	
Repayment of long-term borrowings	(714.96)	(15,669.21)	
Repayment/ (Proceeds) from short term borrowings (net)	(4,714.29)	599.99	
Dividends paid	(0.38)	-	
Finance cost paid	(4,200.54)	(1,702.41)	
Net cash generated from/ (used in) financing activities - [C]	10,304.02	(9,784.57)	
Net decrease in cash and cash equivalents - [A+B+C]	(13,163.67)	(1,939.66)	
Cash and cash equivalents at the beginning of the period	8,531.11	3,564.30	
Effect of exchange rate fluctuation on cash and cash equivalents	28.22	0.03	
Cash and cash equivalents at the end of the period	(4,606.34)	1,624.67	
	As at	As at	
	30 September 2025	30 September 2024	
Component of cash and cash equivalents for statement of cash flows:			
Cash on hand	292.76	296.59	
Balances with banks:			
in current accounts	2,215.85	3,873.08	
bank deposits with original maturity less than 3 months	0.11	43.44	
Total cash and cash equivalents	2,508.72	4,213.11	
Less: Bank overdrafts	(7,115.06)	(2,588.44)	
	(4,606.34)	1,624.67	
Foot notes:			
i) The consolidated statement of cash flows has been prepared under the "Indirect method" as set out in Indian Accounting Standard (Ind AS) 7 - Statement of Cash Flows.			
ii) Includes movement in capital work in progress (including investment property under construction), capital advance and intangible assets under development.			
iii) Excludes non-cash movement towards unwinding of liabilities towards land owner for joint development arrangement.			
iv) Also, refer accompanying notes to the consolidated unaudited financial results.			




SUNTECK REALTY LIMITED

Notes to the consolidated unaudited financial results for the quarter and year to date period ended 30 September 2025

- 1 Sunteck Realty Limited ("the Company" or "the Holding Company") and its subsidiaries are together referred to as 'the Group' in the following notes. The consolidated unaudited financial results ('financial results') of the Group and its joint ventures have been prepared in accordance with the recognition and measurement principles of applicable Indian Accounting Standards ('Ind AS') notified under the Companies (Indian Accounting Standards) Rules, 2015 (as amended), as prescribed under Section 133 of the Companies Act 2013 (the 'Act') and other accounting principles generally accepted in India and the guidelines issued by the Securities and Exchange Board of India to the extent applicable. The financial results were reviewed and recommended by the Audit Committee and were thereafter approved by the Board of Directors at their respective meeting held on 16 October 2025.
- 2 In case of the Holding Company, other non-current financial assets as at 30 September 2025 include ₹ 1,402.73 lakhs, representing amount receivable from Kanaka and Associates, a partnership firm ('Firm') in which the Holding Company was associated as a partner till 6 October 2020, which is presently under dispute with respect to alleged illegal sale of the Firm's assets by the other partner. The Holding Company had received arbitration award dated 4 May 2018 in its favour in respect of this matter which has been further challenged by the other partner in the Hon'ble Bombay High Court, which has neither been admitted as yet nor any stay granted against the award. Basis the status of the case, favourable arbitration award and legal opinion, Management is confident of recovering the aforesaid dues and therefore, no provision has been considered necessary at this stage. Further, considering the dispute, the Holding Company has not accounted for its share of profits or losses for the period from 1 April 2015 till 6 October 2020, as the financial statements from the partnership firm are not available. Since there were no operations in the partnership firm since 2015, Management does not expect the impact of such share of profits or losses, not accounted, to be material.
- 3 Non-current investments and non-current loans as at 30 September 2025 include ₹ 16,446.06 lakhs and ₹ 4,687.65 lakhs respectively, representing amount receivable from GGICO Sunteck Limited (GGICO), a joint venture company, acquired through wholly owned subsidiary, Sunteck Lifestyles Limited (SLL), for development of real-estate project in Dubai, which was delayed due to some disputes. Both Joint Venture Partners arrived at an amicable settlement with respect to ongoing disputes and entered into a framework agreement on 26 March 2024. Pursuant to the said framework agreement both the joint venture partners have incorporated a Development Company, Sunteck MAS Real Estate Development LLC, and have entered into a joint development and license agreement (JDLA) dated 13 August 2024 and initiated the withdrawal of legal proceedings which is pending before a relevant authority. Further, SLL has received an order dated 17 December 2024 from one of the authorities i.e. Dubai International Financial Centre Court acknowledging the settlement between parties and withdrawal of the proceedings. In view of above, the Group has accounted for its share of profits or losses of Nil in GGICO based on the unaudited/ unreviewed financial information certified by the Management of the Holding Company. Management believes that the impact of any further adjustments arising from such unaudited/ unreviewed financial information is not expected to be material to the accompanying financial results. Considering the estimated future business results and cashflows once the project resumes, Management believes that the realisable amount of group's share in net assets of such joint venture company is higher than the carrying value of the non-current investments and non-current loans.
- 4 Non-current investments as at 30 September 2025 includes ₹ 1,734.88 lakhs representing amount receivable from Piramal Sunteck Realty Private Limited, a joint venture of the Group, which is in the business of real-estate development. Non-current financial assets of such joint venture includes other receivables aggregating ₹ 1,715.46 lakhs (the Group's share ₹ 857.73 lakhs) paid to City and Industrial Development Corporation ("CIDCO") on account of additional lease premium paid under protest for extension of time in respect of development of a project due to various delays in obtaining required approvals from the respective authorities and wrong interpretation by authority on applicability of specific rule on the project, though the same was not applicable to the project which has been subsequently clarified by the Government of Maharashtra. Further, during the earlier year, the joint venture company filed a writ petition before the Hon'ble Bombay High Court challenging the levy of the additional lease premium by CIDCO, which is pending for hearing as on date. Basis a legal opinion obtained on the matter, Management believes that such receivable is fully recoverable and accordingly, these amounts have been considered as good and recoverable.
- 5 The Board of Directors of the Holding Company in its meeting held on 30 May 2024 had approved arrangement for amalgamation of erstwhile wholly owned subsidiaries, Starlight Systems Private Limited and Satguru Infocorp Services Private Limited ("Transferor Companies") respectively with the Holding Company, which have been approved by the Hon'ble National Company Law Tribunal ('NCLT') vide order dated 27 February 2025. The certified copy of the Orders had been filed with Registrar of Companies on 25 April 2025, on which the aforesaid schemes became effective. The aforesaid amalgamation, have no impact on the consolidated financial results.
- 6 On 29 July 2025, Piramal Sunteck Realty Private Limited (PSRPL), a joint venture company, has completed the buyback of 106,900 fully paid-up equity share (of which 50% i.e. 53,450 equity share was of Holding company) having face value of ₹ 1,110 per equity share, on a proportionate basis from its existing equity shareholders.
- 7 On 13 August 2025 Magenta Buildcon Private Limited was incorporated, as a wholly owned subsidiary, wherein the Holding Company has subscribed 10,000 equity shares of face value of ₹ 10 per shares amounting to ₹ 1.00 lakh on 22 September 2025.
- 8 There is no separate reportable segment as per Ind AS 108 since the activity of the Group and its joint ventures is organised into a single reportable segment of "construction and development of real estate projects and allied activities".

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


Ajeet Singh
Whole-Time Director
(DIN: 00438277)



Date: 16 October 2025
Place: Mumbai

Walker ChandioK & Co LLP

Walker ChandioK & Co LLP

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Independent Auditor's Review Report on Standalone Unaudited Quarterly and Year to Date Financial Results of the Company pursuant to Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended)

To the Board of Directors of Sunteck Realty Limited

1. We have reviewed the accompanying statement of standalone unaudited financial results (the Statement') of **Sunteck Realty Limited** ('the Company') for the quarter ended **30 September 2025** and the year to date results for the period 01 April 2025 to 30 September 2025, being submitted by the Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) ('Listing Regulations').
2. The Statement, which is the responsibility of the Company's management and approved by the Company's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, Interim Financial Reporting ('Ind AS 34'), prescribed under section 133 of the Companies Act, 2013 ('the Act'), and other accounting principles generally accepted in India and is in compliance with the presentation and disclosure requirements of Regulation 33 of the Listing Regulations. Our responsibility is to express a conclusion on the Statement based on our review.
3. We conducted our review of the Statement 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. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with the Standards on Auditing specified under section 143(10) of the Act, and consequently, does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.
4. Based on our review conducted as above and the consideration of the review reports of the other auditors referred to in paragraph 6 below, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in Ind AS 34, prescribed under section 133 of the Act, and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in accordance with the requirements of Regulation 33 of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.



Sunteck Realty Limited

Independent Auditor's Review Report on Standalone Unaudited Quarterly and Year to Date Financial Results of the Company pursuant to Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended)

5. We draw attention to Note 2 to the accompanying Statement, which describes the uncertainties relating to recoverability of ₹ 1,402.73 lakhs as at 30 September 2025, from a partnership firm ('firm'), included in other non-current financial assets, in which the Company was associated as a partner till 06 October 2020. On account of certain disputes with the other partner of the firm, the Company had initiated arbitration proceedings against the other partner which was decided in favour of the Company on 04 May 2018 but has been challenged by the other partner before the Hon'ble Bombay High Court. Further, as described in the said note, the financial statements of the firm are not available with the Company and therefore, the Company's share of profit/(loss) for the period from 01 April 2015 till 06 October 2020 has not been accounted by the management for preparation of the accompanying Statement, however the management is of the view that the impact of such share of profit/(loss) would not be material to the accompanying Statement since there were no operations in the firm during the aforesaid period. Basis the favourable arbitration award and the legal opinion obtained, the management believes that the aforesaid balances are fully recoverable and hence, no provision for impairment is required to be recognised in respect of such balances as at 30 September 2025. Our conclusion is not modified in respect of the above matter.
6. The Statement includes the Company's share in the net loss (including other comprehensive loss) of ₹ 77.88 lakhs and ₹ 83.74 lakhs for the quarter and year to date period ended 30 September 2025 in respect of three (3) limited liability partnership (LLP) firms, whose interim financial information have not been reviewed by us. These interim financial information has been reviewed by other auditors, whose reports have been furnished to us by the management, and our conclusion, in so far as it relates to the amounts and disclosures included in respect of these LLPs, is based solely on the review reports of such other auditors. Our conclusion is not modified in respect of the above matter with respect to our reliance on the work done by and the reports of other auditors.
7. The comparative financial information presented in the accompanying Statement includes the financial information of the Satguru Infocorp Services Private Limited (SISPL) and Starlight Systems Private Limited (SSPL) (hereinafter referred to as "Transferor Companies") for the quarter and year to date period ended 30 September 2024, pursuant to the scheme of amalgamation between the Company and Transferor Companies as explained in Note 4 to the accompanying Statement. Financial information of the Transferor Companies has been reviewed by, Messrs N. Somani & Co., Chartered Accountants, who issued an unmodified conclusion vide review reports dated 07 November 2024 on the quarter and year to date period ended 30 September 2024. Our conclusion is not modified in respect of the above matter with respect to our reliance on the work done by and the reports of other auditors.

For **Walker Chandiook & Co LLP**

Chartered Accountants

Firm Registration No:001076N/N500013

Rakesh R. Agarwal

Partner

Membership No:109632

UDIN:25109632BMLCYO4691

Place: Mumbai

Date: 16 October 2025

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 STANDALONE UNAUDITED FINANCIAL RESULTS FOR THE QUARTER AND YEAR TO DATE PERIOD ENDED 30 SEPTEMBER 2025							
₹ In lakhs except earnings per share data							
Sr. No.	Particulars	Quarter ended			Year to date period ended		
		30 September 2025	30 June 2025	30 September 2024 (Restated) Refer note 4	30 September 2025	30 September 2024 (Restated) Refer note 4	31 March 2025
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
1	Income						
	(a) Revenue from operations	6,046.27	5,253.17	15,944.61	11,299.44	45,607.89	
	(b) Other income	394.95	400.50	660.11	795.45	1,215.03	
	Total Income	6,441.22	5,653.67	16,604.72	12,094.89	46,822.92	
2	Expenses						
	(a) Cost of construction and development	2,092.03	3,024.73	4,668.11	5,116.76	6,227.68	
	(b) Changes in inventories of work-in-progress and finished properties	(525.01)	(1,362.03)	3,714.26	(1,887.04)	25,545.56	
	(c) Employee benefits expense	1,545.70	1,765.94	1,249.46	3,311.64	2,382.60	
	(d) Finance costs	1,445.56	1,397.52	903.10	2,843.08	1,871.88	
	(e) Depreciation and amortisation expenses	197.11	196.50	199.87	393.61	385.18	
	(f) Other expenses	1,341.49	1,140.40	1,599.50	2,481.89	3,811.46	
	Total expenses	6,096.88	6,163.06	12,334.30	12,259.94	40,224.36	
3	Profit/ (loss) before tax (1-2)	344.34	(509.39)	4,270.42	(165.05)	6,598.56	
4	Tax expense/ (credit)						
	(a) Current tax	-	-	750.87	-	1,162.50	
	(b) Deferred tax	55.65	(312.69)	(410.37)	(257.04)	(292.14)	
		55.65	(312.69)	340.50	(257.04)	870.36	
5	Profit/ (loss) after tax for the period/ year (3-4)	288.69	(196.70)	3,929.92	91.99	5,728.20	
6	Other comprehensive Income/ (loss)						
	(a) Items not to be reclassified subsequently to profit or loss						
	- Remeasurements of the defined benefit plan	(3.44)	(1.36)	(5.82)	(4.82)	(11.64)	
	- Gain/ (loss) on fair value of equity instruments	(0.53)	0.43	(1.62)	(0.10)	(1.84)	
	- Income tax relating to above items	1.26	0.43	1.89	1.69	3.60	
	Other comprehensive loss for the period/ year, net of tax	(2.71)	(0.52)	(5.55)	(3.23)	(9.88)	
7	Total comprehensive income/ (loss) for the period/ year, net of tax (5 + 6)	285.98	(197.22)	3,924.37	88.76	5,718.32	
8	Paid up equity share capital (Face value of ₹ 1 each)	1,464.89	1,464.89	1,464.86	1,464.89	1,464.86	
9	Other equity					2,47,612.44	
10	Earnings/ (loss) per share (Face value of ₹ 1 each)*						
	(a) Basic EPS (in ₹)	0.20	(0.13)	2.68	0.06	3.91	
	(b) Diluted EPS (in ₹)	0.20	(0.13)	2.68	0.06	3.91	
	*(Quarterly and year to date figures are not annualised)						
	See accompanying notes to the standalone unaudited financial results						



SUNTECK REALTY LIMITED

STANDALONE STATEMENT OF ASSETS AND LIABILITIES		
Particulars	(₹ In lakhs)	
	As at 30 September 2025	As at 31 March 2025
	Unaudited	Audited
ASSETS		
Non-current assets		
Property, plant and equipment	4,366.75	4,490.81
Investment properties	30,840.37	31,012.39
Intangible assets	155.36	181.00
Intangible assets under development	175.04	175.04
Financial assets		
Investments (Refer note 3)	83,964.02	1,05,187.91
Loans	4,896.11	8,105.13
Other financial assets (Refer notes 2 and 3)	3,255.61	3,195.17
Deferred tax assets (net)	2,751.37	2,492.63
Income tax assets (net)	1,365.37	1,217.52
Other non-current assets	1,434.32	1,502.24
Total non-current assets	1,33,204.32	1,57,559.84
Current assets		
Inventories	88,420.52	86,103.66
Financial assets		
Trade receivables	5,631.49	5,746.75
Cash and cash equivalents	626.52	6,770.34
Bank balances other than cash and cash equivalents	3,796.93	3,848.31
Loans	74,502.62	50,053.50
Other financial assets	8,833.17	8,243.48
Other current assets	20,919.49	19,085.81
Total current assets	2,02,730.74	1,79,851.85
TOTAL ASSETS	3,35,935.06	3,37,411.69
EQUITY AND LIABILITIES		
Equity		
Equity share capital	1,464.89	1,464.89
Other equity	2,45,711.84	2,47,612.44
Total equity	2,47,176.73	2,49,077.33
Liabilities		
Non-current liabilities		
Financial liabilities		
Borrowings	22,957.30	15,536.91
Other financial liabilities	378.94	365.51
Provisions	201.11	191.32
Other non-current liabilities	805.32	826.34
Total non-current liabilities	24,342.67	16,920.08
Current liabilities		
Financial liabilities		
Borrowings	20,143.79	23,140.17
Trade payables		
- Total outstanding dues of Micro Enterprises and Small Enterprises	1,327.98	1,498.47
- Total outstanding dues of creditors other than Micro Enterprises and Small Enterprises	10,084.10	13,310.95
Other financial liabilities	3,151.17	1,209.83
Other current liabilities	29,191.33	31,635.41
Provisions	517.29	408.76
Current tax liabilities (net)	-	210.69
Total current liabilities	64,415.66	71,414.28
Total liabilities	88,758.33	88,334.36
TOTAL EQUITY AND LIABILITIES	3,35,935.06	3,37,411.69

See accompanying notes to the standalone unaudited financial results



SUNTECK REALTY LIMITED

Particulars	Year to date period ended	
	30 September 2025	30 September 2024 (Restated) Refer note 4
	Unaudited	Unaudited
	₹ In lakhs	
CASH FLOW FROM OPERATING ACTIVITIES		
(Loss)/ Profit before tax	(165.05)	6,598.56
Adjustments for:		
Depreciation and amortisation expenses	393.61	385.18
Share-based payments of employees	109.38	-
Dividend income	-	(0.09)
Interest income	(355.94)	(421.10)
Interest income from financial assets measured at amortised cost	(367.77)	(589.11)
Finance costs	2,843.08	1,871.88
Share of loss from LLPs (net)	83.74	66.05
Sundry balances written back (net)	-	(0.04)
Gain on fair valuation of mutual funds	-	(13.95)
Profit/ (Loss) on sale of investment properties and property, plant and equipment (net)	(37.23)	21.16
Unrealised foreign exchange gain (net)	(23.32)	(2.39)
Operating profit before working capital changes	2,480.50	7,916.15
Changes in working capital:		
(Increase)/ Decrease in inventories	(2,316.86)	25,591.15
Decrease in trade receivables	115.26	15,764.16
Increase in loans, other financial assets and other assets	(2,331.88)	(4,605.92)
Decrease in trade payables	(3,534.87)	(1,507.93)
Decrease in other financial liabilities, provisions and other liabilities	(2,564.81)	(18,629.42)
Cash flows (used In)/ generated from operations	(8,152.66)	24,528.19
Direct taxes paid (net)	(358.55)	(2,641.25)
Net cash (used In)/ generated from operating activities - [A]	(8,511.21)	21,886.94
CASH FLOW FROM INVESTING ACTIVITIES		
Purchase of property, plant and equipment, investment properties and intangible assets [Refer note (ii)]	(425.65)	(774.45)
Proceeds from sale of property, plant and equipment	387.09	10.86
Investment in mutual funds (quoted)	(50.00)	-
Investment in subsidiaries	(5,072.53)	(1.00)
Receipts on buy-back of equity shares in joint venture entity	593.30	-
Infusion of capital in Limited Liability Partnership (net) [Refer note (iii) below]	(103.79)	(287.84)
Receipts on redemption of debentures of subsidiaries	25,006.04	-
Dividend received	-	0.09
Interest received	228.13	341.01
Loans given to related parties [Refer note (iii)]	(62,780.82)	(29,072.21)
Receipts towards repayment of loans given to related parties [Refer note (iii)]	42,786.62	18,498.56
Loans given to body corporates	(3,185.33)	-
Receipts towards repayment of loans given to body corporates	3,170.00	-
Movement in bank balances other than cash and cash equivalents	1.49	52.66
Fixed deposit (placed)/matured (net)	99.69	(428.02)
Net cash generated from/ (used In) Investing activities - [B]	654.24	(11,660.34)
CASH FLOW FROM FINANCING ACTIVITIES		
Proceeds from long term borrowings (net of processing fees)	10,434.19	6,987.06
Repayment of long term borrowings	(603.92)	(15,669.21)
(Repayments)/ Proceeds from short term borrowings (net)	(4,714.29)	599.99
Dividends paid	(0.38)	-
Finance cost paid	(2,645.04)	(1,555.27)
Net cash generated from/ (used In) financing activities - [C]	2,470.56	(9,637.43)
Net (decrease)/ Increase in cash and cash equivalents - [A+B+C]	(5,386.41)	589.17
Cash and cash equivalents at the beginning of the period	(1,102.13)	224.62
Effect of exchange rate fluctuation on cash and cash equivalents	-	(0.01)
Cash and cash equivalents at the end of the period	(6,488.54)	813.78
	As at 30 September 2025	As at 30 September 2024
Component of cash and cash equivalents for statement of cash flows:		
Cash on hand	277.40	278.35
Balances with banks:		
in current accounts	349.12	3,123.87
Total cash and cash equivalents	626.52	3,402.22
Less: Bank overdrafts	(7,115.06)	(2,588.44)
Total	(6,488.54)	813.78

Foot notes:

- i) The standalone statement of cash flows has been prepared under the "Indirect method" as set out in Indian Accounting Standard (Ind AS) 7 - Statement of Cash Flows.
- ii) Includes movement in capital advance, payable for capital goods and intangible assets under development.
- iii) Significant non cash movement during the year includes conversion of current capital investments of the Company in Mittra Buildcon LLP, prior to its conversion into a private company, into loans amounting to Nil (30 September 2024: ₹ 10,980.28 lakhs).
- iv) Also, refer accompanying notes to the standalone unaudited financial results.

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SUNTECK REALTY LIMITED

Notes to the standalone unaudited financial results for the quarter and year to date period ended 30 September 2025

- The standalone unaudited financial results ('financial results') of Sunteck Realty Limited ('SRL' or 'the Company') have been prepared in accordance with the recognition and measurement principles of applicable Indian Accounting Standards ('Ind AS') notified under the Companies (Indian Accounting Standards) Rules, 2015 (as amended), as prescribed under Section 133 of the Companies Act 2013 (the 'Act'), and other accounting principles generally accepted in India and is in compliance with the presentation and disclosure requirements of Regulation 33 of the Listing Regulations. The financial results were reviewed and recommended by the Audit Committee and were thereafter approved by the Board of Directors at their respective meeting held on 16 October 2025.
- Other non-current financial assets as at 30 September 2025 include ₹ 1,402.73 lakhs, representing amount receivable from Kanaka and Associates, a partnership firm ('Firm') in which the Company was associated as a partner till 6 October 2020, which is presently under dispute with respect to alleged illegal sale of the Firm's assets by the other partner. The Company had received arbitration award dated 4 May 2018 in its favour in respect of this matter which has been further challenged by the other partner in the Hon'ble Bombay High Court, which has neither been admitted as yet nor any stay granted against the award. Basis the status of the case, favourable arbitration award and legal opinion, Management is confident of recovering the aforesaid dues and therefore, no provision has been considered necessary at this stage. Further, considering the dispute, the Company has not accounted for its share of profits or losses for the period from 1 April 2015 till 6 October 2020, as the financial statements from the partnership firm are not available. Since there were no operations in the partnership firm since 2015, Management does not expect the impact of such share of profits or losses, not accounted, to be material.
- Non-current investments as at 30 September 2025 include ₹ 39,163.32 lakhs representing investment in a wholly owned subsidiary, Sunteck Lifestyle International Private Limited (SLIPL), which had further acquired 50% share in a joint venture company, GGICO Sunteck Limited (GGICO), through its wholly owned subsidiary, Sunteck Lifestyles Limited (SLL), for development of real-estate project in Dubai, which was delayed due to some disputes. Further, the Company's other non-current financial assets include receivable from SLL amounting to ₹ 631.13 lakhs.
Both Joint Venture Partners arrived at an amicable settlement with respect to ongoing disputes and entered into a framework agreement on 26 March 2024. Pursuant to the said framework agreement both the joint venture partners have incorporated a Development Company, Sunteck MAS Real Estate Development LLC, and have entered into a joint development and license agreement (JDLA) dated 13 August 2024 and initiated the withdrawal of legal proceedings which is pending before a relevant authority. Further, SLL has received an order dated 17 December 2024 from one of the authorities i.e. Dubai International Financial Centre Court acknowledging the settlement between parties and withdrawal of the proceedings. Considering estimated future business results and cashflow once the project resumes, Management believes that the realisable amount of Company's investment in subsidiaries is higher than the carrying value of the non-current investments and other non-current financial assets.
- The Board of Directors of the Company had approved scheme of amalgamation of Satguru Infocorp Services Private Limited (SISPL) and Starlight Systems Private Limited (SSPL) ('Transferor Companies') with the Company (the 'Transferee Company') in its meeting held on 30 May 2024 with the appointed date of the scheme being 14 December 2023. The Scheme of amalgamation has been approved by the Hon'ble National Company Law Tribunal (NCLT) vide order dated 27 February 2025. The NCLT order received has erroneously stated the appointed date as 14 December 2024 instead of 14 December 2023 (appointed date as stated in the Scheme), accordingly the Company had filed a rectification application on 8 March 2025 seeking rectification of the clerical error in appointed date stated in the Order. The Company received an order dated 30 April 2025 from the NCLT rectifying the error on 9 May 2025. The certified copy of the Order dated 27 February 2025 has been filed with Registrar of Companies, Mumbai on 25 April 2025, on which the Scheme became effective. Accordingly, the Company has accounted for the aforesaid transaction in accordance with the accounting treatment approved in the scheme of amalgamation with effect from appointed date being 14 December 2023. Pursuant to above, the comparative financial information presented in the financial results of the Company in respect of the prior periods have been restated to reflect the aforesaid amalgamation with effect from the appointed date, being 14 December 2023.

The impact of the aforementioned amalgamations of SISPL and SSPL with the Company on the comparative information presented in the financial results is as under:

Details of revenue and profit restated due to amalgamation


Particulars	(₹ in lakhs)			
	Quarter ended		Year to date period ended	
	30 September 2024		30 September 2024	
	Reported	Restated	Reported	Restated
Revenue from operations	15,944.61	15,944.61	45,607.89	45,607.89
Profit before tax	4,270.48	4,270.42	6,599.01	6,598.56
Profit after tax	3,930.51	3,929.92	5,729.68	5,728.20
Other comprehensive income/ (loss)	(4.12)	(5.55)	(8.25)	(9.88)

Details of cash flow restated because of amalgamation

Particulars	(₹ in lakhs)	
	Year to date period ended	
	30 September 2024	
	Reported	Restated
Net cash generated from operating activities	21,887.60	21,886.94
Net cash (used in) investing activities	(11,652.58)	(11,660.34)
Net cash (used in) financing activities	(9,637.43)	(9,637.43)

- On 13 August 2025 Magenta Buildcon Private Limited was incorporated, as a wholly owned subsidiary, wherein the Company has subscribed 10,000 equity shares of face value of ₹ 10 per share amounting to ₹ 1.00 lakh on 22 September 2025.
- There is no separate reportable segment as per Ind AS 108 since the activity of the Company is organised into a single reportable segment of "construction and development of real estate projects and allied activities".

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


Ajeet Singh
Whole Time Director
(DIN: 00438277)



Date: 16 October 2025
Place: Mumbai