

SRL/NSE/29413-14

Date: 12th August 2013

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

Script Code: SUNTECK
Sub: Outcome of Board Meeting

Dear Sir,

This is to inform you that the Board of Directors at their meeting held today i.e. 12th August 2013 transacted the following businesses:

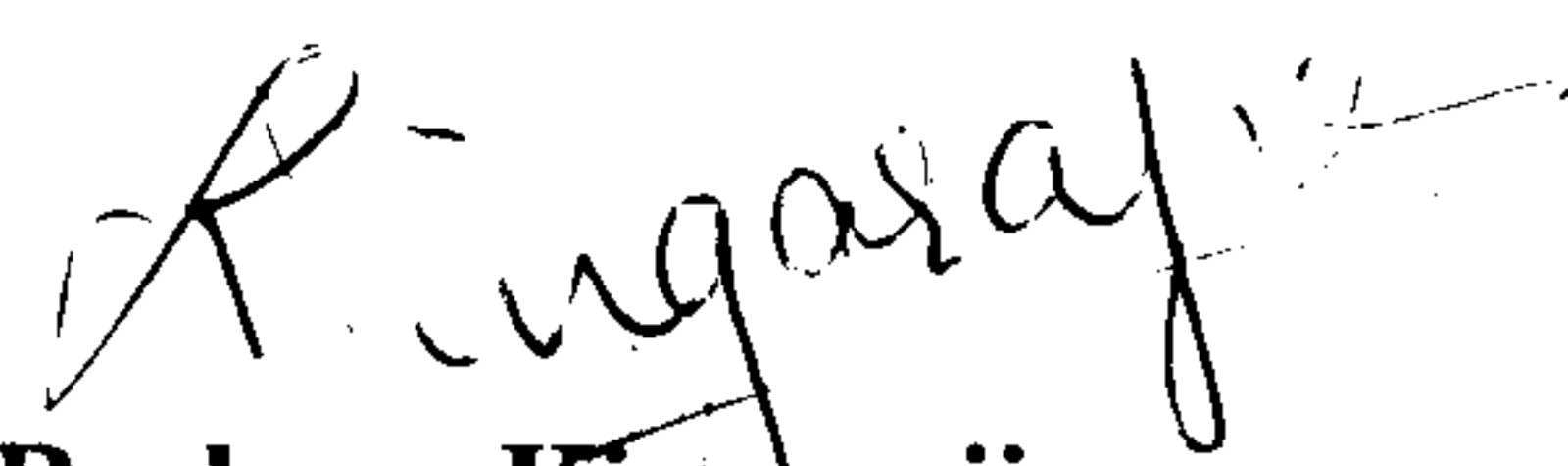
1. Considered and adopted the Unaudited Financial Results for the quarter ended 30th June 2013.
2. The Annual General Meeting of the Company to be convened on 27th September 2013.
3. Fixed the Book Closure dates from 24th September 2013 to 27th September, 2013 for the purpose of Annual General Meeting and Final Dividend.

Also enclosed herewith Limited Review Report along with Unaudited Results for the Quarter ended on 30th June 2013.

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

Thanking You,

For Sunteck Realty Limited


Rachana Hingarajia
Company Secretary
Encl. As stated above

SUNTECK REALTY LIMITED

Regd. Office: 5th Floor, Sunteck Centre, 37- 40 Subhash Road, Vile Parle (East), Mumbai 400057
Unaudited Financial Results for the Quarter Ended 30th June, 2013

(Rs. In Lacs except per share data)

SR. NO.	PARTICULARS	CONSOLIDATED				STANDALONE			
		Quarter Ended			Year Ended	Quarter Ended			Year Ended
		30-Jun-2013	31-Mar-2013	30-Jun-2012	31-Mar-2013	30-Jun-2013	31-Mar-2013	30-Jun-2012	31-Mar-2013
		Unaudited	Audited	Unaudited	Audited	Unaudited	Audited	Unaudited	Audited
PART I									
1	Income from operations								
	(a) Net sales/income from operations	1,559.20	1,730.85	382.27	3,021.18	1,560.60	1,828.52	396.50	3,185.84
	(b) Other operating income	-	-	-	-	-	-	-	-
	Total income from operations	1,559.20	1,730.85	382.27	3,021.18	1,560.60	1,828.52	396.50	3,185.84
2	Expenses								
	(a) Operating expenses	489.03	707.23	82.16	983.28	415.60	622.57	2.97	631.53
	(b) Employee benefits expenses	125.45	120.92	92.49	449.78	113.86	110.45	83.73	409.21
	(c) Depreciation and amortisation expenses	34.70	31.92	36.68	140.78	9.70	9.89	10.50	39.60
	(d) Other expenses	153.14	543.10	142.73	1,045.75	89.48	290.83	61.56	526.97
	Total expenses	802.32	1,403.17	354.06	2,619.59	628.64	1,033.74	158.76	1,607.31
3	Profit / (Loss) from operations before other income, finance costs and exceptional items (1-2)	756.88	327.68	28.21	401.59	931.96	794.78	237.74	1,578.53
4	Other income	415.15	1,064.89	305.54	1,995.63	297.87	(392.42)	313.61	629.49
5	Profit / (Loss) from ordinary activities before finance costs and exceptional items (3 +/- 4)	1,172.03	1,392.57	333.75	2,397.22	1,229.83	402.36	551.35	2,208.02
6	Finance costs	273.84	344.82	221.17	1,101.35	271.20	303.31	199.26	959.21
7	Profit / (Loss) from ordinary activities after finance costs but before exceptional items (5 +/- 6)	898.19	1,047.75	112.58	1,295.87	958.63	99.05	352.09	1,248.81
8	Exceptional items	-	223.06	-	223.06	-	223.06	-	223.06
9	Profit / (Loss) from ordinary activities before tax (7 +/- 8)	898.19	824.69	112.58	1,072.81	958.63	(124.01)	352.09	1,025.75
10	Tax expense	346.13	81.97	177.94	618.80	298.06	17.49	105.80	337.12
11	Net Profit / (Loss) from ordinary activities after tax (9 +/- 10)	552.06	742.72	(65.36)	454.01	660.57	(141.50)	246.29	688.63
12	Extraordinary items	-	-	-	-	-	-	-	-
13	Net Profit / (Loss) for the period / year (11 +/- 12)	552.06	742.72	(65.36)	454.01	660.57	(141.50)	246.29	688.63
14	Minority interest	13.28	(22.75)	23.27	51.69	-	-	-	-
15	Net Profit / (Loss) after taxes and minority interest (13 +/- 14)	538.78	765.47	(88.63)	402.32	660.57	(141.50)	246.29	688.63
16	Paid-up equity share capital (Face value Rs.2)	1,199.32	1,199.32	1,199.32	1,199.32	1,259.32	1,259.32	1,259.32	1,259.32
17	Reserve excluding revaluation reserves as per balance sheet of previous accounting year				38,835.93				35,900.54
18.i	Earnings per share (before extraordinary items) (of Rs. 2 each) (not annualised):								
	(a) Basic	0.90	1.28	(0.15)	0.67	1.05	(0.23)	0.39	1.09
	(b) Diluted	0.90	1.28	(0.15)	0.67	1.05	(0.23)	0.39	1.09
18.ii	Earnings per share (after extraordinary items) (of Rs. 2 each) (not annualised):								
	(a) Basic	0.90	1.28	(0.15)	0.67	1.05	(0.23)	0.39	1.09
	(b) Diluted	0.90	1.28	(0.15)	0.67	1.05	(0.23)	0.39	1.09

PART II (INFORMATION FOR THE QUARTER ENDED 30TH JUNE, 2013)

A	PARTICULARS OF SHAREHOLDING								
1	Public Shareholding :								
	- Number of Shares	16,720,823	16,720,823	18,520,980	16,720,823	16,720,823	16,720,823	18,520,980	16,720,823
	- Percentage of Shareholding	26.56	26.56	29.41	26.56	26.56	26.56	29.41	26.56
2	Promoters and Promoters Group Shareholding								
	a) Pledged/ Encumbered								
	- Number of Shares	-	-	295,000	-	-	-	295,000	-
	- Percentage of Shares (as a % of the total shareholding of promoter and promoter group)	-	-	0.66	-	-	-	0.66	-
	- Percentage of Shares (as a % of the total share capital of the company)	-	-	0.47	-	-	-	0.47	-
	b) Non-encumbered								
	- Number of Shares	46,245,384	46,245,384	44,150,227	46,245,384	46,245,384	46,245,384	44,150,227	46,245,384
	- Percentage of Shares (as a % of the total shareholding of promoter and promoter group)	100.00	100.00	99.34	100.00	100.00	100.00	99.34	100.00
	- Percentage of Shares (as a % of the total share capital of the company)	73.44	73.44	70.12	73.44	73.44	73.44	70.12	73.44
B	INVESTOR COMPLAINTS FOR THE QUARTER ENDED 30TH JUNE, 2013								
	Pending at the beginning of the quarter			Nil		Disposed of during the quarter			Nil
	Received during the quarter			Nil		Remaining unresolved at the end of the quarter			Nil

Notes:

- The above unaudited results for the quarter ended 30th June, 2013 have been reviewed and approved by the Audit Committee and Board of Directors at their respective meetings held on 12th August, 2013
- In the terms of Accounting Standard -17 "Segmental Reporting", the Company operates in a single business segment i.e. " Real Estate \ Real Estate Development" and substantial activities are carried out in India.
- As per the Company's Accounting Policies, the Company continues to consistently follow 'Project Completion Method' for revenue recognition as prescribed under the Companies (Accounting Standards) Rules, 2006.
- While calculating the Earnings Per Share (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.
- The figures of preceding quarter ended 31st March, 2013 are the balancing figure between the audited figures in respect of the full financial year ended 31st March, 2013 and the published year to date figures up to the 3rd quarter ended 31st December, 2012 of the relevant financial year.
- In Consolidated Results, other expenditure includes Advertisement expenses for the quarter ended 30th June, 2013 is NIL (Preceeding Quarter ended 31st March 2013 of Rs. 328.57 Lacs and Quarter ended 30th June, 2012 is NIL). In Standalone Results other expenditure includes Loss on Sale of Investments for quarter ended 30th June, 2013 is NIL (Preceeding Quarter ended 31st March 2013 of Rs.140.78 Lacs and Quarter ended 30th June, 2012 is NIL)
- Previous year/period figures have been regrouped/rearranged, wherever necessary to make them comparable with the current period figures.

Date: 12th August, 2013

Place: Mumbai


Kamal Khetan
 Chairman & Managing Director

LIMITED REVIEW REPORT

To
The Board of Directors
Sunteck Realty Limited

1. We have reviewed the accompanying statement of unaudited financial results of **Sunteck Realty Limited** for the quarter ended on 30th June 2013 which has been initialed by us for identification purpose 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 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 from 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'. There would not be any impact of the aforesaid guidance note on the financial results for the quarter considering the criteria prescribed for recognition of revenue. (Also refer note no.3 in the attached financial results).
4. Based on our limited review conducted as above, read with paragraph 3 above, nothing has come to our notice that causes us to believe that the accompanying statement of unaudited financial results prepared in accordance with the applicable accounting standards and other recognised accounting practices and policies, 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.

Place: Mumbai
Date: 12th August, 2013



**For LODHA & COMPANY
Chartered Accountants**

R. P. Baradiya

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

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, 2013 which has been initiated by us for identification purpose 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 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 from 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 ten subsidiaries, five joint ventures and an associate whose financial statements reflect total revenues of Rs. 401.26 lacs and net profit of Rs. 162.45 lacs for the quarter ended on that date. These unaudited financial results have been reviewed by the Independent Accountants 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 the independent accountants.
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 impact of "Guidance note on Accounting for Real Estate Transactions (Revised 2012)" issued by Institute of Chartered Accountants of India recommending the accounting treatment to be followed by real estate enterprises on the financial results for the quarter has not been quantified by the company (Also refer note no.3 in the attached financial results)
5. Based on our review conducted as above and read with para 4 above, nothing has come to our notice that causes us to believe that the accompanying statement of unaudited consolidated financial results prepared in accordance with the applicable accounting standards and other recognised accounting practices and policies, 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

R. P. Baradiya
Partner

Membership No. 44101

Firm Registration No.301051E

Place: Mumbai
Date: 12th August, 2013