

SRL/NSE/1073/12-13

Date: 30th May, 2012

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

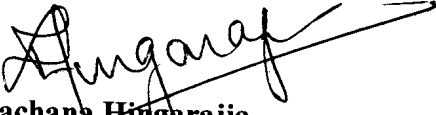
Dear Sir,

This is to inform you that the Board of Directors at their meeting held today ie. 30th May 2012 transacted the following businesses

1. Approved the Audited Financial Results for the quarter and year ended 31st March 2012.
2. Recommended Final Dividend at the rate of 6% ie Rs. 0.12 per Equity Share.
3. Mr. Sanjay Dutt, Executive Managing Director, South Asia for Cushman and Wakefield appointed as an Additional Director (Independent Director) of the Company.

Kindly take the information on your record

For Sunteck Realty Limited


Rachana Hingarajia
(Company Secretary)

Sunteck Realty Limited

Regd. Office: 5th Floor, Sunteck Centre, 37- 40 Subhash Road, Vile Parle (East), Mumbai 400057

Audited Financial Results for the Quarter and Year Ended 31.03.2012

(Rs. In Lacs)

Sr. No.	Particulars	CONSOLIDATED						STANDALONE					
		Quarter Ended			Year Ended			Quarter Ended			Year Ended		
		31-Mar-2012	31-Dec-2011	31-Mar-2011	31-Mar-2012	31-Mar-2011	31-Mar-2012	31-Mar-2012	31-Dec-2011	31-Mar-2011	31-Mar-2012	31-Mar-2011	31-Mar-2011
		Audited	Unaudited	Audited	Audited	Audited	Audited	Audited	Unaudited	Audited	Audited	Audited	Audited
PART I													
1	Income from operations												
	(a) Net sales/income from operations	388.34	483.73	537.82	1,700.39	2,039.36	384.18	335.70	389.25	1,377.56	1,475.25		
	(b) Other operating income												
	Total income from operations	388.34	483.73	537.82	1,700.39	2,039.36	384.18	335.70	389.25	1,377.56	1,475.25		
2	Expenses												
	(a) Operating Expenses	74.89	84.98	86.34	332.07	401.13	3.25	2.98	9.67	12.21	38.69		
	(b) Employee benefits expense	34.28	57.42	54.17	224.80	257.13	27.25	44.95	43.18	183.84	211.37		
	(c) Depreciation and amortisation expense	36.88	36.31	43.86	147.66	147.28	11.19	8.78	14.73	35.74	29.54		
	(d) Other expenses	168.47	272.22	412.48	722.38	1,037.13	48.59	148.10	166.15	283.12	440.81		
	Total expenses	314.51	450.93	586.65	1,426.51	1,842.67	91.28	204.81	233.73	524.91	720.41		
3	Profit / (Loss) from operations before other income, finance costs and exceptional items (1-2)	73.82	12.80	(59.03)	273.48	196.71	292.90	130.90	155.52	852.65	754.84		
4	Other income	398.15	244.82	237.59	1,336.60	1,030.18	425.54	215.74	8.08	1,286.27	108.77		
5	Profit / (Loss) from ordinary activities before finance costs and exceptional items (3 +/- 4)	471.98	257.62	178.56	1,510.08	1,226.89	718.44	346.64	163.60	2,138.92	863.61		
6	Finance costs	338.53	28.00	113.83	509.43	386.31	281.61	75.75	0.53	543.29	1.16		
7	Profit / (Loss) from ordinary activities after finance costs but before exceptional items (5 +/- 6)	133.44	229.62	64.73	1,000.64	860.58	436.83	270.89	163.07	1,595.63	862.45		
8	Exceptional items	-	-	-	-	-	-	-	-	-	-		
9	Profit / (Loss) from ordinary activities before tax (7 +/- 8)	133.44	229.62	64.73	1,000.64	860.58	436.83	270.89	163.07	1,595.63	862.45		
10	Tax expense	(592.84)	196.39	27.22	646.49	524.22	132.16	98.16	33.43	412.59	242.68		
11	Net Profit / (Loss) from ordinary activities after tax (9 +/- 10)	726.28	33.23	37.51	454.15	336.36	304.67	172.73	129.64	1,183.04	619.77		
12	Extraordinary items	-	-	-	-	-	-	-	-	-	-		
13	Net Profit / (Loss) for the period / year (11 +/- 12)	726.28	33.23	37.51	454.15	336.36	304.67	172.73	129.64	1,183.04	619.77		
14	Share of profit / (loss) of associates	-	-	(34.06)	144.13	63.80	-	-	-	-	-		
15	Minority interest	65.47	26.94	45.19	45.19	45.19	-	-	-	-	-		
16	Adjustment on conversion of subsidiary into joint venture	-	-	-	-	-	-	-	-	-	-		
17	Net Profit / (Loss) after taxes, minority interest and share of profit / (loss) of associates (13 +/- 14 +/- 15 +/- 16)	660.81	6.29	116.78	310.03	317.75	304.67	172.73	129.64	1,183.04	619.77		
18	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		
19	Reserve excluding Revaluation Reserves as per balance sheet of previous accounting year	-	-	-	-	38,844.23	-	-	-	-	34,294.53		
20.i	Earnings per share (before extraordinary items) (of Rs. 2 each) (not annualised):												
	(a) Basic	1.10	0.01	0.19	0.52	0.53	0.48	0.27	0.21	1.88	0.98		
	(b) Diluted	1.10	0.01	0.19	0.52	0.53	0.48	0.27	0.21	1.88	0.98		
20.ii	Earnings per share (after extraordinary items) (of Rs. 2 each) (not annualised):												
	(a) Basic	1.10	0.01	0.19	0.52	0.53	0.48	0.27	0.21	1.88	0.98		
	(b) Diluted	1.10	0.01	0.19	0.52	0.53	0.48	0.27	0.21	1.88	0.98		

Sr. No.	Particulars	CONSOLIDATED						STANDALONE					
		Quarter Ended		Year Ended		Quarter Ended		Year Ended		Quarter Ended		Year Ended	
		31-Mar-2012	31-Dec-2011	31-Mar-2011	31-Mar-2012	31-Mar-2011	31-Mar-2012	31-Mar-2011	31-Mar-2012	31-Dec-2011	31-Mar-2011	31-Mar-2012	31-Mar-2011
		Audited	Unaudited	Audited	Audited	Audited	Audited	Audited	Unaudited	Audited	Audited	Audited	Audited
PART II													
A	PARTICULARS OF SHAREHOLDING												
1	Public Shareholding :												
	- Numbers of Shares	18,659,644	18,674,543	20,764,790	18,659,644	20,764,790	18,659,644	18,674,543	20,764,790	18,659,644	20,764,790	18,659,644	20,764,790
	- Percentage of Shareholding	29.63	29.66	32.98	29.63	32.98	29.63	29.66	32.98	29.63	32.98	29.63	32.98
2	Promoters and Promoters Group Shareholding												
	a) Pledged/ Encumbered												
	- Numbers of Shares	295,000	295,000	295,000	295,000	295,000	295,000	295,000	295,000	295,000	295,000	295,000	295,000
	- Percentage of Shares (as a % of the total shareholding of promoter and promoter group)	0.67	0.67	0.70	0.67	0.70	0.67	0.67	0.70	0.67	0.70	0.67	0.70
	- Percentage of Shares (as a % of the total share capital of the company)	0.47	0.47	0.47	0.47	0.47	0.47	0.47	0.47	0.47	0.47	0.47	0.47
	b) Non-encumbered												
	- Numbers of Shares	44,011,563	43,996,664	41,906,417	44,011,563	41,906,417	44,011,563	43,996,664	41,906,417	44,011,563	41,906,417	44,011,563	41,906,417
	- Percentage of Shares (as a % of the total shareholding of promoter and promoter group)	99.33	99.33	99.30	99.33	99.30	99.33	99.33	99.30	99.33	99.30	99.33	99.30
	- Percentage of Shares (as a % of the total share capital of the company)	69.90	69.87	66.55	69.90	66.55	69.90	69.87	66.55	69.90	66.55	69.90	66.55
B	INVESTOR COMPLAINTS												
	Pending at the beginning of the quarter	Nil		Disposed of during the quarter									
	Received during the quarter	Nil	Remaining unresolved at the end of the quarter		Nil								

Notes:

- The above audited results for the year ended 31st March, 2012 have been reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on 30th May, 2012.
- In terms of Accounting Standard -17 "Segmental Reporting", the Company operates in a single business segment i.e. "Real Estate \ Real Estate Development".
- As per Company's Accounting Policies, Revenue recognition for the real estate development is based on "Project Completion Method".
- In Standalone Results, other expenditure for the quarter includes expenses towards Legal & Professional Fees of Rs.26.67 lacs (Previous quarter ended 31st March, 2011 Rs.81.06 lacs, Previous quarter ended 31st December, 2011 Rs.8.86 lacs & Year ended 31st March 2012, is Rs.71.10 lacs) & Business Promotion is Rs.13.82 lacs (Previous quarter ended 31st March, 2011 Rs.2.86 lacs quarter ended 31st December, 2011 Rs.5.68 lacs & Year ended 31st March 2012, is Rs.22.28 lacs)
- In Consolidated Results, other expenditure for the quarter includes expenses towards Legal & Professional Fees of Rs.42.18 lacs (Previous quarter ended 31st March, 2011 Rs.104.27 lacs quarter ended 31st December, 2011 Rs.12.28 lacs & Year ended 31st March 2012, is Rs.93.30 lacs)
- While calculating the EPS for Consolidated Results, 59,986,207 number of Equity Shares were only considered as 3,000,000 number of Equity Shares are held by subsidiary companies.
- The financial statements for the year ended 31st March, 2012 has been prepared as per revised Schedule VI to the Companies Act, 1956. Accordingly, figures pertaining to previous periods/year have been re-grouped / re-classified wherever found necessary to conform to current period/year presentation.
- The Board of Director have recommended a Final Dividend of 6 % i.e Rs 0.12 per equity share of the paid up capital of 31st March, 2012.
- The figures for last quarter are the balancing figures between the audited figures in respect of the full financial year ended 31st March and the unaudited published year to date figures up to the third quarter ended 31st December, which were subjected to limited review.

Date: 30th May, 2012
Place: Mumbai

For and on behalf of Board of Directors

Kamal Khetan
Chairman & Managing Director

SUNTECK REALTY LIMITED

Statement of Assets and Liabilities as at 31st March, 2012

(Rs.in lacs)

Sr. No.	Particulars	Consolidated		Standalone	
		As at 31/03/2012	As at 31/03/2011	As at 31/03/2012	As at 31/03/2011
		Audited	Audited	Audited	Audited
A	<u>EQUITY AND LIABILITIES</u>				
1	<u>Shareholders' Fund</u>				
	(a) Share Capital	1,199.32	1,199.32	1,259.32	1,259.32
	(b) Reserves and Surplus	38,998.75	38,844.23	35,332.35	34,294.53
	(c) Money received against share warrants				
	Sub-total- Shareholders'fund	40,198.07	40,043.55	36,591.67	35,553.85
2	Share application money pending allotment	29,713.17	28,644.25		
		-	-	-	-
3	Minority Interest	396.42	252.09		
4	<u>Non-current liabilities</u>		-	-	-
	(a) Long - term borrowings	7.08	83.15	-	-
	(b) Deferred tax liabilities (net)	85.52	38.59	81.50	27.70
	(c) Other long-term liabilities	786.44	853.83	203.21	136.35
	(d) Long-term provisions	23.01	14.62	12.09	9.06
	Sub-total- Non- current liabilities	902.05	990.19	296.80	173.11
4	<u>Current liabilities</u>				
	(a) Short- term borrowings	48,811.52	40,146.77	10,708.89	-
	(b) Trade payables	32,478.76	29,760.36	519.89	196.37
	(c) Other current liabilities	100,279.61	68,836.54	4,991.53	3,797.97
	(d) Short-term provisions	102.24	149.98	88.52	131.73
	Sub-total- current liabilities	181,672.13	138,893.65	16,308.83	4,126.07
	TOTAL -EQUITY AND LIABILITIES	252,881.84	208,823.73	53,197.30	39,853.03
B	<u>ASSETS</u>				
1	<u>Non-current assets</u>				
	(a) Fixed assets	1,560.42	1,614.45	917.21	872.63
	(b) Goodwill on consolidation	6,773.99	6,802.84		
	(c) Non - current investments	4,521.07	3,463.31	17,833.43	12,483.82
	(d) Deferred tax assets (net)	13.95	8.68		
	(e) Long-term loans and advances	1,770.01	2,052.32	84.40	58.25
	(f) Other non-current assets	-	416.76	700.25	-
	Sub-total- Non- current assets	14,639.44	14,358.36	19,535.29	13,414.70
2	<u>Current Assets</u>				
	(a) Current Investments	2,178.39	2,591.95	5,262.98	470.95
	(b) Inventories	190,355.63	156,964.97	11,250.26	7,258.75
	(c) Trade receivables	3,690.15	161.34	780.05	361.70
	(d) Cash and Bank equivalents	2,742.92	2,742.97	246.75	63.64
	(e) Short-term loans and advances	39,185.72	31,974.54	16,035.52	18,283.29
	(f) Other current assets	89.59	29.61	86.45	
	Sub-total- current assets	238,242.40	194,465.37	33,662.01	26,438.33
	TOTAL ASSETS	252,881.84	208,823.73	53,197.30	39,853.03