

SRL/NSE/355/13-14

Date: 12th February, 2014

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 February, 2014 transacted the following businesses:

1. Adopted the Unaudited Financial Results for the quarter ended 31st December, 2013
2. Approved matters under Section 180 (1) (a) and 180 (1) (c) of the Companies Act, 2013

Also enclosed Limited Review Report along with Unaudited Financial Results for the Quarter ended on 31st December, 2013.

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

Thanking You,
Yours Faithfully

For Sunteck Realty Limited



Rachana Hingarajia
(Company Secretary)

Encl. As stated above

SR. NO.	P A R T I C U L A R S	C O N S O L I D A T E D						S T A N D A L O N E										
		Quarter Ended			Nine Months Ended			Year Ended			Quarter Ended			Nine Months Ended			Year Ended	
		31-Dec-2013	30-Sep-2013	31-Dec-2012	31-Dec-2013	31-Dec-2012	31-Dec-2012	31-Mar-2013	31-Dec-2013	31-Dec-2012	31-Dec-2012	31-Dec-2013	31-Dec-2012	31-Dec-2012	31-Dec-2013	31-Mar-2013	31-Mar-2013	
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited	Audited	
P A R T I																		
1	Income from operations	1,565.07	363.16	416.51	3,487.42	1,290.33	3,021.18	1,652.94	281.31	476.38	3,494.85	1,357.32	3,185.84					
	(a) Net sales/income from operations	-	-	-	-	-	-	-	-	-	-	-	-					
	(b) Other operating income	1,565.07	363.16	416.51	3,487.42	1,290.33	3,021.18	1,652.94	281.31	476.38	3,494.85	1,357.32	3,185.84					
2	Total income from operations																	
	Expenses																	
	(a) Operating expenses	500.57	81.53	85.07	1,071.13	276.05	983.28	413.22	0.00	2.99	826.44	8.96	631.53					
	(b) Employee benefits expenses	124.29	142.34	122.30	392.08	328.86	449.78	111.16	129.32	111.73	354.35	298.76	409.21					
	(c) Depreciation and amortisation expenses	35.89	35.33	36.22	105.92	108.86	140.78	10.25	9.97	9.73	29.92	29.71	39.60					
	(d) Other expenses	242.20	217.07	202.15	612.41	502.65	1,045.75	99.98	104.07	88.40	295.91	236.14	526.97					
	Total expenses	902.95	476.27	445.74	2,181.54	1,216.42	2,619.59	634.61	243.36	212.85	1,506.62	573.57	1,607.31					
3	Profit / (Loss) from operations before other income, finance costs and exceptional items (1-2)	662.12	(113.11)	(29.23)	1,305.88	73.91	401.59	1,018.33	37.95	263.53	1,988.23	783.75	1,578.53					
4	Other income	211.31	270.55	316.85	897.00	930.74	1,995.63	75.77	357.13	316.87	730.78	1,021.91	629.49					
5	Profit / (Loss) from ordinary activities before finance costs and exceptional items (3 +/- 4)	873.43	157.44	287.62	2,202.88	1,004.65	2,397.22	1,094.10	395.08	580.40	2,719.01	1,805.66	2,208.02					
6	Finance costs	323.22	232.95	289.49	830.01	756.53	1,101.35	324.42	233.41	238.65	829.03	655.90	959.21					
7	Profit / (Loss) from ordinary activities after finance costs but before exceptional items (5 +/- 6)	550.21	(75.51)	(1.87)	1,372.87	248.12	1,295.87	769.68	161.67	341.75	1,889.98	1,149.76	1,248.81					
8	Exceptional items	-	-	-	-	-	223.06	-	-	-	-	-	223.06					
9	Profit / (Loss) from ordinary activities before tax (7 +/- 8)	550.21	(75.51)	(1.87)	1,372.87	248.12	1,072.81	769.68	161.67	341.75	1,889.98	1,149.76	1,025.75					
10	Tax expense	297.46	(14.08)	158.09	629.50	536.83	618.80	257.92	(55.82)	93.66	500.15	319.63	337.12					
11	Net Profit / (Loss) from ordinary activities after tax (9 +/- 10)	252.75	(61.43)	(159.96)	743.37	(288.71)	454.01	511.76	217.49	248.09	1,389.83	830.13	688.63					
12	Extraordinary items	-	-	-	-	-	-	-	-	-	-	-	-					
13	Net Profit / (Loss) for the period / year (11 +/- 12)	252.75	(61.43)	(159.96)	743.37	(288.71)	454.01	511.76	217.49	248.09	1,389.83	830.13	688.63					
14	Minority interest	(0.07)	0.25	25.87	13.45	74.44	51.69	-	-	-	-	-	-					
15	Net Profit / (Loss) after taxes and minority interest (13 +/- 14)	252.82	(61.68)	(185.83)	729.92	(363.15)	402.32	511.76	217.49	248.09	1,389.83	830.13	688.63					
16	Paid-up equity share capital (Face value Rs.2)	1,199.32	1,199.32	1,199.32	1,199.32	1,199.32	1,199.32	1,259.32	1,259.32	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	0.42	(0.10)	(0.31)	1.22	(0.61)	0.67	0.81	0.34	0.39	2.21	1.32	1.09					
	(b) Diluted	0.42	(0.10)	(0.31)	1.22	(0.61)	0.67	0.81	0.34	0.39	2.21	1.32	1.09					
18.ii	Earnings per share (after extraordinary items) (of Rs. 2 each) (not annualised):																	
	(a) Basic	0.42	(0.10)	(0.31)	1.22	(0.61)	0.67	0.81	0.34	0.39	2.21	1.32	1.09					
	(b) Diluted	0.42	(0.10)	(0.31)	1.22	(0.61)	0.67	0.81	0.34	0.39	2.21	1.32	1.09					

PART II (INFORMATION FOR THE QUARTER ENDED 31ST DECEMBER, 2013)

A PARTICULARS OF SHAREHOLDING												
1	Public Shareholding :											
	- Number of Shares	16,695,142	16,701,568	16,725,013	16,695,142	16,725,013	16,701,568	16,725,013	16,695,142	16,725,013	16,725,013	16,720,823
	- Percentage of Shareholding	26.51	26.52	26.56	26.51	26.56	26.52	26.56	26.51	26.56	26.56	26.56
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	46,264,639	46,241,194	46,271,065	46,241,194	46,264,639	46,241,194	46,271,065	46,241,194	46,241,194	46,245,384
	- 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	100.00
	- Percentage of Shares (as a % of the total share capital of the company)	73.49	73.48	73.44	73.49	73.44	73.48	73.44	73.49	73.44	73.44	73.44
B INVESTOR COMPLAINTS FOR THE QUARTER ENDED 31ST DECEMBER, 2013												
	Pending at the beginning of the quarter		Nil									1
	Received during the quarter		1									Nil
Notes:												
1 The above unaudited results for the quarter ended 31st December, 2013 have been reviewed and approved by the Audit Committee and Board of Directors at their respective meetings held on 12th February, 2014.												
2 The Statutory Auditors have carried out a Limited Review of the above financial results.												
3 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.												
4 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.												
5 While calculating the EPS for Consolidated Results for all the reported period, 59,966,207 number of Equity Shares were only considered as 3,000,000 number of Equity Shares are held by subsidiary companies.												
6 During the Quarter Two Overseas Subsidiary Companies have been incorporated viz. Sunteck Lifestyles International Private Limited and Sunteck Lifestyles Limited.												
7 Figures pertaining to previous periods / year have been regrouped / reclassified wherever found necessary to confirm to current period / year presentation.												

Date: 12.02.2014
Place: MumbaiFor and on behalf of Board of Directors

Kajal 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 31st December, 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.4 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: February 12, 2014



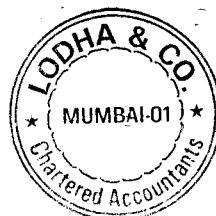
For LODHA & COMPANY
Chartered Accountants

[Signature]
A.M. Hariharan
Partner
Membership No. 38323
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 31st December, 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. 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. 1140.59 lacs and net profit of Rs. 322.14 lacs for the quarter ended on that date. These unaudited financial results 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 has consolidated the financial results of two foreign subsidiaries whose financial statements reflect total revenue of Rs. Nil and net loss of Rs. 8.88 lacs in the financial results for the quarter ended on that date which have not been reviewed by any auditors and our opinion is solely based on the written representation provided to us.*



5. 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)

6. Based on our review conducted as above and read with para 5 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



A.M. Hariharan
Partner
Membership No. 38323
Firm Registration No.301051E

Place: Mumbai
Date: February 12, 2014

