Sunteck WEALTHMAX

Sunteck Wealthmax Capital Pvt. Ltd.
(formerly known as "Satguru Capital & Finance Pvt. Ltd.")
4th Floor, Sunteck Center,
37-40, Subhash Road, Vile Parle (East),
Mumbai - 400 057, India
Tel. : +91-22-4268 7474
Fax : +91-22-4268 7436

To,
National Stock Exchange of India Limited
Exchange Plaza,
Bandra Kurla Complex,
Bandra (East),
Mumbai - 400 051

Dear Sir,

Ref: Disclosure under Regulation 31(1) and 31(2) of SEBI (Substantial Acquisition of Shares and Takeovers) Regulations, 2011

Please find enclosed herewith Disclosures under regulation 31(1) and 31(2) of SEBI (Substantial Acquisition of Shares & Takeovers) Regulation, 2011 for your information and records.

Kindly acknowledge the receipt of the same.

Thanking you,

Yours faithfully,
For Sunteck Wealthmax Capital Private Limited

Director
Encl: As above.

Format for disclosures by the Promoter(s) to the Stock Exchanges and to the Target Company for encumbrance of shares/invocation of encumbrance/release of encumbrance, in terms of Regulation 31(1) and 31(2) of SEBI (Substantial Acquisition of Shares and Takeovers) Regulations, 2011

1. Name of the Target Company (TC)	Sunteck Realty Limited
2. Name of the Promoter(s) on whose shares encumbrance was created / invoked / released	Sunteck Wealthmax Capital Private Limited (Formerly known as Satguru Capital and Finance Pvt. Ltd.)
3. Date of reporting	17th December, 2012
4. Name(s) of the Stock Exchange(s) where the shares of TC are Listed	**Bombay Stock Exchange Limited** **National Stock Exchange of India Limited**

5. Details of the Promoters' holding
(The term "event" indicates creation/ invocation / release of encumbrance, as the case may be)

Promoter(s) or PACs with him	Pre-event holding*		Details of events pertaining to encumbrance		Post event holding (encumbered shares to be excluded)		Details of encumbrance (Pledge/lien or others- give details)
Names	Number	% of total share Capital	Type-creation / invocation / release	Date(s)	Number	% of total share Capital	
Sunteck Wealthmax Capital Private Limited	24,35,000	3.87	Release of 38000 shares from Kotak Mahindra Bank Ltd	07/12/2012	2219000	3.52	Release of 38000 shares from Kotak Mahindra Bank Ltd.
Sunteck Wealthmax Capital Private Limited	24,35,000	3.87	Release of 10000 shares from IL&FS Securities Services Ltd.	07/12/2012	2229000	3.54	Release of 10000 shares from IL&FS Securities Services Ltd.

* Pre-event Holding indicates total no. of shares held by the promoter in the target Company including encumbered shares.

For Sunteck Wealthmax Capital Private Limited



Director

Place: Mumbai
Date: 11th December, 2012