

Registered Office : Commerz, 3rd floor, International Business Park, Oberoi Garden City, Goregaon (E), Mumbai – 400 063, India
Unaudited Standalone Financial Results for the Quarter and Nine Months Ended December 31, 2013

Part I

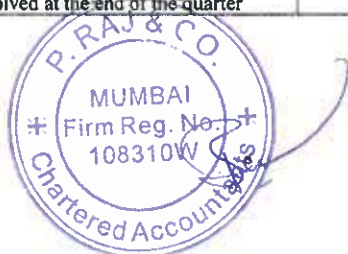
(Rs. in Lakh, except per share data)

No	Particulars	Quarter Ended			Nine Months Ended		Year Ended
		31/12/2013	30/09/2013	31/12/2012	31/12/2013	31/12/2012	31/03/2013
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
1	a. Net sales/Income from operations	13,873	14,799	17,429	45,450	41,453	59,291
	b. Other operating income	71	165	41	850	148	214
	Total (a+b)	13,944	14,964	17,470	46,300	41,601	59,505
2	Expenditure						
	a. Operating Costs	5,081	4,735	6,314	15,403	15,434	21,931
	b. Employee Benefits Expense	1,005	1,053	894	2,937	2,671	3,497
	c. Depreciation and Amortisation	554	559	595	1,679	1,778	2,367
	d. Other Costs	792	668	686	2,033	1,669	2,052
	Total (a+b+c+d)	7,432	7,015	8,489	22,052	21,552	29,847
3	Profit from operations before other income, interest and exceptional items (1-2)	6,512	7,949	8,981	24,248	20,049	29,658
4	Other Income	233	6,212	1,788	8,187	12,936	14,745
5	Profit before interest and exceptional items (3+4)	6,745	14,161	10,769	32,435	32,985	44,403
6	Interest and finance charges	8	7	5	21	27	34
7	Profit after interest but before prior period/ exceptional items (5-6)	6,737	14,154	10,764	32,414	32,958	44,369
8	Prior period income / (expenses)	-	-	-	-	-	(7)
9	Profit from ordinary activities before tax (7+8)	6,737	14,154	10,764	32,414	32,958	44,362
10	Tax expense	2,129	2,767	3,258	8,567	7,938	11,615
11	Net profit from ordinary activities after tax (9-10)	4,608	11,387	7,506	23,847	25,020	32,747
12	Extraordinary item (net of tax expense)	-	-	-	-	-	-
13	Net profit for the period (11-12)	4,608	11,387	7,506	23,847	25,020	32,747
14	Paid-up equity share capital (Face value of Rs.10 each)	32,823	32,823	32,823	32,823	32,823	32,823
15	Reserves and surplus (excluding revaluation reserves)						217,815
16	Earnings per share (EPS)*						
	a) Basic EPS						
	- Before extraordinary items	1.40	3.47	2.29	7.27	7.62	9.98
	- After extraordinary items	1.40	3.47	2.29	7.27	7.62	9.98
	b) Diluted EPS						
	- Before extraordinary items	1.40	3.47	2.29	7.27	7.62	9.98
	- After extraordinary items	1.40	3.47	2.29	7.27	7.62	9.98

* Not annualised, except year end basic and diluted EPS

Part II

A	Particulars of shareholdings	Quarter Ended			Nine Months Ended		Year Ended
		31/12/2013	30/09/2013	31/12/2012	31/12/2013	31/12/2012	31/03/2013
1	Public shareholding						
	- Number of shares	82,058,316	82,058,316	70,617,247	82,058,316	70,617,247	70,617,247
	- Percentage of shareholding	25.00%	25.00%	21.51%	25.00%	21.51%	21.51%
2	Promoters and Promoter 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	246,174,946	246,174,946	257,616,015	246,174,946	257,616,015	257,616,015
	- 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%
	- Percentage of shares (as a % of the total share capital of the company)	75.00%	75.00%	78.49%	75.00%	78.49%	78.49%
B	Investors complaints:						
	Pending at the beginning of the quarter	-	-	-	-	-	-
	Received during the quarter	-	-	-	-	-	-
	Disposed of during the quarter	-	-	-	-	-	-
	Remaining unresolved at the end of the quarter	-	-	-	-	-	-



Notes:

- a) The above results for the quarter ended December 31, 2013 have been reviewed by the Audit Committee and approved by the Board of Directors at its meeting held on February 1, 2014 and have been subjected to a Limited Review by the Statutory Auditors of the Company.
- b) Since the nature of the real estate business of the Company is such that profits / losses do not necessarily accrue evenly over the period, the result of a quarter may not be representative of the profits / losses for the year.
- c) Previous period figures have been regrouped, re-arranged and re-classified wherever necessary to conform to current period's classification.
- d) Unaudited Standalone Segment wise Revenue, Results and Capital Employed for the quarter ended December 31, 2013

Particulars	Quarter Ended			Nine Months Ended		Year Ended
	31/12/2013	30/09/2013	31/12/2012	31/12/2013	31/12/2012	31/03/2013
	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
Segment Revenue						
(a) Real estate	10,957	12,305	14,784	38,063	34,621	49,850
(b) Hospitality	2,987	2,659	2,686	8,237	6,980	9,655
Total	13,944	14,964	17,470	46,300	41,601	59,505
Less: Inter segment revenue	-	-	-	-	-	-
Net income from operations	13,944	14,964	17,470	46,300	41,601	59,505
Segment Results						
(Profit before tax, interest and unallocable expenditure)						
(a) Real estate	6,088	7,610	8,535	23,150	19,598	28,741
(b) Hospitality	513	413	559	1,385	868	1,443
Total	6,601	8,023	9,094	24,535	20,466	30,184
Add/(Less):						
i) Interest and finance charges	(8)	(7)	(5)	(21)	(27)	(34)
ii) Unallocable Income net of Unallocable Expenditure*	144	6,138	1,675	7,900	12,519	14,212
Profit before tax	6,737	14,154	10,764	32,414	32,958	44,362
Capital Employed						
(Segment assets less segment liabilities)						
(a) Real estate	203,787	187,334	90,868	203,787	90,868	97,202
(b) Hospitality	26,209	26,406	28,108	26,209	28,108	28,106
Total capital employed in segment	229,996	213,740	118,976	229,996	118,976	125,308
Add: Unallocated capital employed*	45,431	57,080	131,616	45,431	131,616	125,330
Total Capital Employed in the Company	275,427	270,820	250,592	275,427	250,592	250,638

* Unallocated Capital Employed includes temporary surplus. Income earned on temporary investment of the same has been shown in 'Unallocable Income net of Unallocable Expenditure'.

Mumbai, February 1, 2014



For and on behalf of the board

Vikas Oberoi
Vikas Oberoi
Chairman & Managing Director