

D B REALTY LIMITED
REGD. OFFICE : DB HOUSE, GEN A.K.VAIDYA MARG, GOREGAON (EAST), MUMBAI - 400063

PART I						₹ In Lacs
STATEMENT OF UNAUDITED RESULTS FOR THE QUARTER AND AUDITED RESULTS FOR THE YEAR ENDED 31/03/2013						
PARTICULARS	CONSOLIDATED RESULTS					
	Quarter Ended			Year Ended		
	31/03/2013	31/12/2012	31/03/2012	31/03/2013	31/03/2012	
	Unaudited			Audited		
1 Income from Operations						
Net Sales / Income From Operations	7,855.18	12,456.80	9,771.70	34,078.98	59,086.19	
Total Income from Operations (Net)	7,855.18	12,456.80	9,771.70	34,078.98	59,086.19	
2 Expenses						
a. Project Expenses	6,827.16	6,679.12	15,106.34	26,080.82	57,269.93	
b. (Increase) / Decrease in Inventories	2,594.46	1,675.68	(13,275.84)	1,833.35	(8,960.51)	
c. Employee Benefits Expenses	404.47	468.72	516.56	1,691.09	2,120.34	
d. Legal and Professional Expenses	151.43	198.77	321.15	583.74	700.72	
e. Advertisement and Publicity	314.03	314.32	223.55	838.63	1,010.30	
f. Depreciation and Amortisation	290.44	316.36	264.79	1,397.92	776.48	
g. Other Expenses	926.59	571.24	3,492.82	2,640.09	4,908.31	
Total Expenses	11,508.58	10,224.21	6,649.37	35,065.64	57,825.57	
3 Profit (Loss) from Operations before Other Income, Finance Costs and Exceptional Items (1-2)	(3,653.40)	2,232.59	3,122.33	(986.66)	1,260.62	
4 Other Income	703.89	605.51	323.32	2,665.57	10,465.18	
5 Profit (Loss) from ordinary activities before Finance Costs and Exceptional Items (3+4)	(2,949.51)	2,838.10	3,445.65	1,678.91	11,725.80	
6 Finance Costs	760.12	707.07	(412.08)	1,812.82	713.34	
7 Profit (Loss) from ordinary activities after Finance Costs but before Exceptional Items (5-6)	(3,709.63)	2,131.03	3,857.73	(133.91)	11,012.46	
8 Exceptional Items	(0.68)	-	(5.26)	(1.46)	(5.26)	
9 Profit (Loss) from ordinary activities before tax (7+8)	(3,710.31)	2,131.03	3,852.47	(135.37)	11,007.20	
10 Tax Expenses	(2,315.92)	1,535.77	60.35	(612.18)	1,596.95	
11 Net Profit (Loss) from Ordinary activities after tax (9-10)	(1,394.39)	595.26	3,792.12	476.81	9,410.25	
12 Prior Period Item	3.01	(2.29)	207.32	554.19	207.32	
13 Extraordinary items (Net of Tax Expenses)	-	-	-	-	-	
14 Net Profit (Loss) for the period (11-12-13)	(1,397.39)	597.55	3,584.80	(77.38)	9,202.93	
15 Minority Interest (net of taxes)	1,009.29	(485.84)	(1,577.17)	564.34	(587.40)	
16 Share of Profit / (Loss) in Associates, net	(59.01)	(90.34)	18.98	(152.26)	20.48	
17 Net Profit (Loss) of the Group (14+15+16)	(447.12)	21.37	2,026.61	334.70	8,636.01	
18 Paid up Equity Share Capital (243,258,782 Shares of ₹ 10 each)	24,325.88	24,325.88	24,325.88	24,325.88	24,325.88	
19 Reserves Excluding Revaluation Reserves (As per balance sheet of previous accounting year)	-	-	-	315,616.38	314,120.43	
20 EPS (In ₹) Before and After Extra Ordinary Items (Face value of ₹ 10 per Equity Share)						
Basic	(0.18)	0.01	0.83	0.14	3.55	
Diluted	(0.18)	0.01	0.83	0.14	3.55	

PART II					
SELECT INFORMATION FOR THE QUARTER AND YEAR ENDED 31/03/2013					
A	PARTICULARS OF SHAREHOLDING				
1	Public Shareholding				
	Number of Shares (Face value of ₹ 10 each)	94,422,784	94,422,784	90,918,896	94,422,784
	Percentage of Shareholding	38.82	38.82	37.38	38.82
2	Promoters and Promoter Group Shareholding				
a.	Pledged / Encumbered				
	Number of Shares	120,976,661	97,261,031	98,067,904	120,976,661
	Percentage of Shares (as a % of the total Shareholding of Promoter and promoter group)	81.28	65.35	64.37	81.28
	Percentage of Shares (as a % of the total Share Capital of the Company)	49.73	39.98	40.31	49.73
b.	Non-encumbered				
	Number of Shares	27,859,337	51,574,967	54,271,982	27,859,337
	Percentage of Shares (as a % of the total Shareholding of Promoter and promoter group)	18.72	34.65	35.63	18.72
	Percentage of Shares (as a % of the total Share Capital of the Company)	11.45	21.20	22.31	11.45

PARTICULARS	Quarter Ended
	31/03/2013
B INVESTOR COMPLAINTS	
Pending at the beginning of the quarter	Nil
Received during the quarter	Nil
Responded during the quarter	Nil
Pending at the end of the quarter	Nil



7. Statement of Assets & Liabilities :			₹ In Lacs	
PARTICULARS	CONSOLIDATED RESULTS			
	Year Ended			
	31/03/2013	31/12/2012	31/03/2012	31/03/2012
A EQUITY AND LIABILITIES				
1 Shareholders' Funds				
(a) Share Capital	24,325.88			24,325.88
(b) Reserve and Surplus	315,616.38			314,120.43
(c) Money received against Share Warrants	-			-
Sub-total Shareholders' Funds	339,942.26			338,446.31
2 Share Application Money pending allotment	-			-
3 Minority Interest	4,656.95			9,464.99
4 Non-current Liabilities				
(a) Long-term Borrowings	33,121.34			15,148.40
(b) Deferred Tax Liabilities (Net)	-			-
(c) Other Long-term Liabilities	2,847.45			4,377.05
(d) Long-term Provisions	652.00			2,554.01
Sub-total Non-current Liabilities	36,620.79			22,079.46
5 Current Liabilities				
(a) Short-term Borrowings	13,134.90			11,030.38
(b) Trade Payables	11,475.65			13,342.31
(c) Other Current Liabilities	113,281.65			114,309.30
(d) Short-term Provisions	7,769.88			8,419.62
Sub-total Current Liabilities	145,662.08			147,101.61
TOTAL EQUITY AND LIABILITIES	526,882.08			517,092.37
B ASSETS				
1 Non-Current Assets				
(a) Fixed Assets	21,421.50			24,501.78
(b) Goodwill on Consolidation	26,570.51			24,450.12
(c) Non-current Investments	115,631.33			100,523.84
(d) Deferred Tax Assets (Net)	1,449.04			579.48
(e) Long-term Loans and Advances	126,739.42			78,293.10
(f) Other Non-current Assets	6,137.01			5,345.53
Sub-total Non-Current Assets	297,948.81			233,693.85
2 Current Assets				
(a) Current Investments	100.95			10.00
(b) Inventories	150,385.63			184,318.66
(c) Trade Receivables	19,479.79			9,204.69
(d) Cash and Cash Equivalents	2,772.49			3,109.12
(e) Short-term Loans and Advances	37,130.71			65,550.94
(f) Other Current Assets	19,063.70			21,205.11
Sub-total Current Assets	228,933.27			283,398.52
TOTAL ASSETS	526,882.08			517,092.37

NOTES :

1 The Company has opted to publish Consolidated Financial Results. Key numbers of Standalone Financial Results of the Company for the quarter and year ended March 31, 2013 are as under :

PARTICULARS	₹ In Lacs				
	STANDALONE RESULTS				
	Quarter Ended			Year Ended	
	31/03/2013	31/12/2012	31/03/2012	31/03/2013	31/03/2012
	Unaudited			Audited	
Total Income from Operations (Net)	3,852.52	(160.52)	(3,752.53)	3,369.03	4,865.81
Profit (Loss) from Ordinary Activities before Tax	943.02	(972.34)	(7,031.90)	(315.42)	5,866.30
Profit (Loss) from Ordinary Activities after Tax	986.11	(953.65)	(6,989.41)	30.19	6,319.51

The Standalone Financial Results are available on Company's website.

- The above results for the quarter and year ended March 31, 2013 were reviewed by the Audit Committee and thereafter were approved and taken on record by the Board of Directors in its meeting held on May 18, 2013. The Statutory Auditors have carried out audit of the above results pursuant to clause 41 of the Listing Agreement.
- The Company is mainly engaged in the business of real estate development viz. construction of residential buildings/commercial complexes. On that basis, the Company has only one reportable business segment, the results of which are embodied above.
- The Consolidated Financial Results for the quarter and year ended March 31, 2013 have been prepared in accordance with principles and procedures as set in the AS-21 on 'Consolidated Financial Statements', AS-23 on 'Accounting for Investments in Associates in Consolidated Financial Statements' and AS-27 on 'Financial Reporting of Interests in Joint Ventures'.
- Neelkamal Realtors Tower Private Limited, which executes "Orchid Heights" Project has issued Equity Shares to IRF Holdings VII Limited group on their exercising the option of conversion of the Redeemable Optionally Convertible Preference Shares (ROCCPs) held by them in accordance with the Term Sheet executed with them. However the Company continues to retain the economic interest of 50.72% in the said Company. With this conversion of ROCCPs into equity shares by IRF Holdings VII Limited Neelkamal Realtors Tower Private Limited has ceased to be a subsidiary of the Company.
- The company and its subsidiary DB View Infracon Private Limited have invested in DB Hospitality Private Limited during the year amount aggregating Rs. 128.36 crores towards redeemable cumulative preference shares (RCPS), redeemable optionally convertible preference shares (ROCCPs) and compulsorily convertible preference shares (CCPS)
- The figures of the corresponding periods have been regrouped/reclassified, wherever necessary, to make them comparable.

PLACE : MUMBAI
DATED : May 18, 2013

Sd/-
VINOD K. GOENKA
EXECUTIVE CHAIRMAN