

PART I							₹ In Lacs
STATEMENT OF UNAUDITED RESULTS FOR THE QUARTER AND NINE MONTHS ENDED 31/12/2012							
PARTICULARS	CONSOLIDATED RESULTS						
	Quarter Ended			Nine Months Ended		Year Ended	
	31/12/2012	30/09/2012	31/12/2011	31/12/2012	31/12/2011	31/03/2012	
	Unaudited			Unaudited		Audited	
<b>1</b>	<b>Income from Operations</b>						
	Net Sales / Income From Operations						
	12,456.80	5,274.52	10,480.05	26,223.80	49,314.49	59,086.19	
	<b>Total Income from Operations (Net)</b>						
	<b>12,456.80</b>	<b>5,274.52</b>	<b>10,480.05</b>	<b>26,223.80</b>	<b>49,314.49</b>	<b>59,086.19</b>	
<b>2</b>	<b>Expenses</b>						
a.	Project Expenses						
	6,679.12	4,889.01	12,408.60	19,253.66	42,163.59	57,269.93	
b.	(Increase) / Decrease in Inventories						
	1,675.68	(1,351.59)	(3,600.43)	(761.11)	4,315.33	(8,960.51)	
c.	Employee Benefits Expenses						
	468.72	443.45	476.12	1,286.62	1,603.78	2,120.34	
d.	Legal and Professional Expenses						
	198.77	116.90	140.43	432.31	379.57	700.72	
e.	Advertisement and Publicity						
	314.32	70.24	86.65	524.60	786.75	1,010.30	
f.	Depreciation and Amortisation						
	316.36	395.09	170.31	1,107.48	511.69	776.48	
g.	Other Expenses						
	571.24	628.96	454.26	1,713.50	1,415.49	4,908.31	
	<b>Total Expenses</b>						
	<b>10,224.21</b>	<b>5,192.06</b>	<b>10,135.94</b>	<b>23,557.06</b>	<b>51,176.20</b>	<b>57,825.57</b>	
<b>3</b>	<b>Profit (Loss) from Operations before Other Income, Finance Costs and Exceptional Items (1-2)</b>						
	<b>2,232.59</b>	<b>82.46</b>	<b>344.11</b>	<b>2,666.74</b>	<b>(1,861.71)</b>	<b>1,260.62</b>	
4	Other Income						
	605.51	782.45	1,096.70	1,961.68	10,141.86	10,465.18	
<b>5</b>	<b>Profit (Loss) from ordinary activities before Finance Costs and Exceptional Items (3+4)</b>						
	<b>2,838.10</b>	<b>864.91</b>	<b>1,440.81</b>	<b>4,628.42</b>	<b>8,280.15</b>	<b>11,725.80</b>	
6	Finance Costs						
	707.07	222.50	300.68	1,052.70	1,125.42	713.34	
<b>7</b>	<b>Profit (Loss) from ordinary activities after Finance Costs but before Exceptional Items (5-6)</b>						
	<b>2,131.03</b>	<b>642.41</b>	<b>1,140.13</b>	<b>3,575.72</b>	<b>7,154.73</b>	<b>11,012.46</b>	
8	Exceptional Items						
	-	-	-	(0.78)	-	(5.26)	
<b>9</b>	<b>Profit (Loss) from ordinary activities before tax (7+8)</b>						
	<b>2,131.03</b>	<b>642.41</b>	<b>1,140.13</b>	<b>3,574.94</b>	<b>7,154.73</b>	<b>11,007.20</b>	
10	Tax Expenses						
	1,535.77	(269.81)	148.64	1,703.74	1,536.60	1,596.95	
<b>11</b>	<b>Net Profit (Loss) from Ordinary activities after tax (9-10)</b>						
	<b>595.26</b>	<b>912.22</b>	<b>991.49</b>	<b>1,871.20</b>	<b>5,618.13</b>	<b>9,410.25</b>	
12	Prior Period Item						
	(2.29)	-	-	551.18	-	207.32	
13	Extraordinary items (Net of Tax Expenses)						
	-	-	-	-	-	-	
<b>14</b>	<b>Net Profit (Loss) for the period (11-12-13)</b>						
	<b>597.55</b>	<b>912.22</b>	<b>991.49</b>	<b>1,320.02</b>	<b>5,618.13</b>	<b>9,202.93</b>	
15	Minority Interest (net of taxes)						
	(485.84)	61.51	182.89	(444.95)	989.77	(587.40)	
16	Share of Profit / (Loss) in Associates, net						
	(90.34)	(5.35)	(0.66)	(93.25)	1.56	20.48	
<b>17</b>	<b>Net Profit (Loss) of the Group (14+15+16)</b>						
	<b>21.37</b>	<b>968.38</b>	<b>1,173.72</b>	<b>781.82</b>	<b>6,609.46</b>	<b>8,636.01</b>	
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	24,325.88	
19	Reserves Excluding Revaluation Reserves (As per balance sheet of previous accounting year)						
	-	-	-	-	-	314,120.43	
20	EPS (In ₹ ) Before and After Extra Ordinary Items (Face value of ₹ 10 per Equity Share)						
	0.01	0.40	0.48	0.32	2.72	3.55	
	0.01	0.40	0.48	0.32	2.72	3.55	

PART II						
SELECT INFORMATION FOR THE QUARTER AND NINE MONTHS ENDED 31/12/2012						
A	PARTICULARS OF SHAREHOLDING					
1	Public Shareholding					
	Number of Shares (Face value of ₹ 10 each)					
	94,422,784	90,894,413	92,521,427	94,422,784	92,521,427	90,918,896
	Percentage of Shareholding					
	38.82	37.37	38.03	38.82	38.03	37.38
2	Promoters and Promoter Group Shareholding					
a.	Pledged / Encumbered					
	Number of Shares					
	97,261,031	98,067,904	97,567,904	97,261,031	97,567,904	98,067,904
	Percentage of Shares (as a % of the total Shareholding of Promoter and promoter group)					
	65.35	64.36	64.73	65.35	64.73	64.37
	Percentage of Shares (as a % of the total Share Capital of the Company)					
	39.98	40.31	40.11	39.98	40.11	40.31
b.	Non-encumbered					
	Number of Shares					
	51,574,967	54,296,465	53,169,451	51,574,967	53,169,451	54,271,982
	Percentage of Shares (as a % of the total Shareholding of Promoter and promoter group)					
	34.65	35.64	35.27	34.65	35.27	35.63
	Percentage of Shares (as a % of the total Share Capital of the Company)					
	21.20	22.32	21.86	21.20	21.86	22.31

PARTICULARS	Quarter Ended	
	31/12/2012	
<b>B</b>	<b>INVESTOR COMPLAINTS</b>	
	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	



**NOTES :**  
1 The Company has opted to publish Consolidated Financial Results. Key numbers of Standalone Financial Results of the Company for the quarter and nine months ended December 31, 2012 are as under :  
₹ In Lacs

PARTICULARS	STANDALONE RESULTS					
	Quarter Ended			Nine Months Ended		Year Ended
	31/12/2012	30/09/2012	31/12/2011	31/12/2012	31/12/2011	31/03/2012
	Unaudited			Unaudited		Audited
Total Income from Operations (Net)	(160.52)	(174.17)	2,885.74	(483.49)	8,618.34	4,865.81
Profit (Loss) from Ordinary Activities before Tax	(972.34)	(162.47)	2,750.05	(1,258.44)	12,898.20	5,866.30
Profit (Loss) from Ordinary Activities after Tax	(953.65)	175.08	2,750.05	(955.92)	13,308.92	6,319.51

- The Standalone Financial Results are available on Company's website.
- 2 The above results for the quarter and nine months ended December 31, 2012 were reviewed by the Audit Committee and thereafter were approved and taken on record by the Board of Directors in its meeting held on February 9, 2013. The Statutory Auditors have carried out limited review of the above results pursuant to clause 41 of the Listing Agreement, except the financial results of a subsidiary and six jointly controlled entities are reviewed and approved by the management.
- 3 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.
- 4 The Consolidated Financial Results for the quarter and nine months ended December 31, 2012 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' except one of the joint venture.
- 5 The figures of the corresponding periods have been regrouped/reclassified, wherever necessary, to make them comparable.
- 6 Neelkamal Realtors Tower Private Limited, which executes "Orchid Heights" Project has issued Equity Shares to IIRF 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 50.83% in the said Company. With this conversion of ROCCPs into equity shares by IIRF Holdings VII Limited Neelkamal Realtors Tower Private Limited has ceased to be a subsidiary of the Company.
- 7 The company and its subsidiary DB View Infracon Private Limited have invested in DB Hospitality Private Limited during the quarter amount aggregating Rs. 128.36 crores towards redeemable cumulative preference shares (RCPS), redeemable optionally convertible preference shares (ROCCPs) and compulsorily convertible preference shares (CCPS).

Sd/-  
**SHAHID BALWA**  
VICE CHAIRMAN AND MANAGING DIRECTOR

PLACE : MUMBAI  
DATED : 9th February, 2013