

DB REALTY LIMITED

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

UNAUDITED FINANCIAL RESULTS FOR THE QUARTER ENDED 30/06/2010

Rs. In Lacs

PARTICULARS	STANDALONE RESULTS			CONSOLIDATED RESULTS			
	Quarter Ended		Year Ended	Quarter Ended		Year Ended	
	30/06/2010	30/06/2009	31/03/2010	30/06/2010	30/06/2009	31/03/2010	
	Unaudited		Audited	Unaudited		Audited	
1	a. Net Sales / Income From Operations	-	-	-	26,475.33	11,833.03	95,120.77
	b. Share of profit from Partnership Firms, net	7,891.90	428.79	22,661.18	-	-	-
	Total Income	7,891.90	428.79	22,661.18	26,475.33	11,833.03	95,120.77
2	Expenditure						
	a. (Increase)/Decrease in Inventories	(2,833.77)	(380.69)	(3,281.83)	(1,048.62)	(2,577.29)	(23,338.27)
	b. Project Expenses	3,080.90	276.20	3,198.18	17,104.99	10,465.73	78,036.40
	c. Employee Cost	91.39	22.13	246.82	238.50	42.22	530.71
	d. Legal and Professional Expenses	162.08	37.19	495.79	182.62	43.44	724.83
	e. Advertisement and Publicity	167.02	11.90	518.15	389.12	22.66	1,038.61
	f. Depreciation and Amortisation	149.96	120.35	541.59	159.91	220.16	955.36
	g. Other Expenses	182.09	44.08	392.28	495.00	127.22	1,575.62
	Total Expenditure	999.67	131.16	2,110.98	17,521.52	8,344.13	59,523.26
3	Profit from Operations before Other Income, Interest and Exceptional Items (1-2)	6,892.23	297.63	20,550.20	8,953.81	3,488.90	35,597.51
4	Other Income	2,076.93	3,315.01	5,819.20	1,533.82	111.14	2,913.10
5	Profit before Interest and Exceptional Items (3+4)	8,969.16	3,612.64	26,369.40	10,487.63	3,600.04	38,510.61
6	Interest & Finance Charges	813.00	434.56	3,565.40	1,612.59	903.08	7,261.13
7	Profit after Interest but before Exceptional Items (5-6)	8,156.16	3,178.08	22,804.00	8,875.04	2,696.96	31,249.48
8	Exceptional Items	-	-	-	-	-	-
9	Profit from ordinary activities before tax (7+8)	8,156.16	3,178.08	22,804.00	8,875.04	2,696.96	31,249.48
10	Tax Expenses						
	Current Tax (Including earlier years')	-	-	65.00	1,732.64	117.63	4,192.75
	Deferred	-	-	-	4.23	(10.79)	(60.16)
11	Net Profit from Ordinary activities after tax (9-10)	8,156.16	3,178.08	22,739.00	7,138.17	2,590.12	27,116.89
12	Prior Period Items (Net)	-	-	-	140.81	-	-
13	Extraordinary items	-	-	-	-	-	-
14	Net Profit (11-12-13)	8,156.16	3,178.08	22,739.00	6,997.36	2,590.12	27,116.89
15	Minority Interest (net of taxes)				(812.71)	(69.21)	(1,918.57)
16	Share of Profit / (Loss) in Associates, net				0.22	0.56	(0.63)
17	Net Profit of the Group (14+15+16)				6,184.87	2,521.47	25,197.69

PARTICULARS		STANDALONE RESULTS			CONSOLIDATED RESULTS		
		Quarter Ended		Year Ended	Quarter Ended		Year Ended
		30/06/2010	30/06/2009	31/03/2010	30/06/2010	30/06/2009	31/03/2010
		Unaudited		Audited	Unaudited		Audited
18	Paid up Equity Share Capital (243,258,782 Shares of Rs. 10 each)	24,325.88	831.00	24,325.88	24,325.88	831.00	24,325.88
19	Reserves Excluding Revaluation Reserves (As per balance sheet of previous accounting year)	-	-	285,375.42	-	-	280,538.92
20	EPS (In Rs.) Before and After Extra Ordinary Items						
	Basic	3.35	1.82	10.61	2.54	1.44	11.76
	Diluted	3.35	1.82	10.59	2.54	1.44	11.74
21	Aggregate of Public Shareholding						
	No. of Shares (Face value of Rs.10/- each)	87,497,813	1,702,811	87,497,813	87,497,813	1,702,811	87,497,813
	% of holding	35.97	18.67	35.97	35.97	18.67	35.97
	Promoters and promoter group Shareholding						
	a. Pledged / Encumbered						
	Number of Shares	60,264,333	4,585,785	58,164,333	60,264,333	4,585,785	58,164,333
	Percentage of Shares (as a % of the total Shareholding of Promoter and promoter group)	38.69	61.83	37.34	38.69	61.83	37.34
	Percentage of Shares (as a % of the total Share Capital of the Company)	24.77	50.28	23.91	24.77	50.28	23.91
	b. Non-encumbered						
	Number of Shares	95,496,636	2,831,404	97,596,636	95,496,636	2,831,404	97,596,636
	Percentage of Shares (as a % of the total Shareholding of Promoter and promoter group)	61.31	38.17	62.66	61.31	38.17	62.66
	Percentage of Shares (as a % of the total Share Capital of the Company)	39.26	31.05	40.12	39.26	31.05	40.12

NOTES :

- The above results for the quarter ended on June 30, 2010 were reviewed by the Audit Committee and thereafter were approved and taken on record by the Board of Directors in its meeting held on July 28, 2010. The Statutory Auditors have carried out limited review 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 and has also placed its bid for certain infrastructure projects for which the outcome of bids are awaited. 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 ended on June 30, 2010 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'.

4 During the year the Company has acquired Equity Shares of the following companies pursuant to which they become subsidiaries :

Name of the Company	Ownership Interest
a. N.A. Estate Private Limited	100%
b. Royal Netra Construction Pvt Ltd	50.40%
c. Nine Paradise Erectors Pvt. Ltd. *	100%

* During the quarter the Company acquired remaining 67% Equity Shares and now it has become wholly owned subsidiary company as against an associate earlier.

5 Number of complaints received from investors / shareholders for the quarter ended on June 30, 2010 :

Pending at the beginning of the quarter	1
Received during the quarter	14
Disposed during the quarter	14
Pending at the end of the quarter	1

6 The figures of the corresponding period have been regrouped/reclassified, wherever necessary, to make them comparable.

PLACE : MUMBAI
DATED : July 28, 2010

Sd/-
Shahid Balwa
MANAGING DIRECTOR

Additional Disclosure in accordance with Clause 43 of the Listing Agreement for the quarter ended June 30, 2010

The utilisation of issue proceeds from IPO (Rs.150,000 lacs)* is as follows :

Particulars of funds utilisation for	Rs. In Lacs				
	Amount to be utilised as per prospectus			Amount utilised till	
	Total	upto March 2010	upto March 2011	March 31, 2010	June 30, 2010
Construction and development costs of projects specified in the prospectus	104,417	9,106	38,631	10,140	17,512
Prepayment of loan from IDFC as specified in the prospectus	8,000	8,000	-	8,000	8,000
Deployed for other projects of the Group **	-	-	-	28,789	49,461
General Corporate Purposes	31,483	10,000	21,483	8,656	11,664
Share Issue Expenses	6,100	6,100	-	3,798	5,193
Total (A)	150,000	33,206	60,114	59,383	91,830

* As stated in the Prospectus of the Company for IPO, PNB Capital Services Branch, Mumbai has been appointed as the monitoring agency and report from them for utilisation of IPO proceeds is awaited for the current quarter. The monitoring agency report of March 31, 2010 suggested utilisation of IPO funds directly from earmarked account instead of routing through general pool account for projects payments. The suggestion is under examination by the Company.

** Utilised for certain other project payments of Rs.36,330 lacs upto June 30, 2010 (Rs.15,658 lacs upto March 31, 2010)and repayment of borrowings of Rs.13,131 lacs upto June 30, 2010 (Rs.13,131 lacs upto March 31, 2010) as an interim measure though not forming part of specified utilisation of IPO proceeds as stated in the prospectus. The amount has been deployed till the actual requirement of funds for projects specified in the prospectus instead of parking it in low yield liquid instruments. The Management of the Company has taken approval of the Board in this respect for such revision in its utilisation plans.

Pending utilisation, the funds are temporarily invested / held in :

	March 31, 2010	June 30, 2010
a. Bank Balances (including Rs. Nil (Rs.84 Lacs upto March 31, 2010) in an escrow account and fixed deposits)	1,617	-
b. Mutual Funds	89,000	58,170 #
Total (B)	90,617	58,170
Grand Total (A+B)	150,000	150,000

Includes Rs.24,711 lacs pledge with a bank towards cash credit facility of Rs.13,917 lacs and the deployment of cc funds have not been considered in above utilisation.

PLACE : MUMBAI
DATED : July 28, 2010

Sd/-
Shahid Balwa
MANAGING DIRECTOR