

**ANNEXURE 1 TO CLAUSE 41**

**UNAUDITED FINANCIAL RESULTS FOR THE QUARTER ENDED 31ST MARCH, 2011**

(₹ In Lakhs)

Sr. No.	Particulars	QUARTER ENDED		YEAR ENDED	
		31.03.2011	31.03.2010	31.03.2011	31.03.2010
		Unaudited	Unaudited	Unaudited	Audited
1	Net Sales/Income from Operations	656.75	62.24	2,422.05	62.24
2	Share of Profit from Partnership Firm	-	248.73	-	248.73
3	<b>Total Income (1+2)</b>	<b>656.75</b>	<b>310.97</b>	<b>2,422.05</b>	<b>310.97</b>
4	Expenditure				
	a) (Increase)/decrease in stock in trade and work in progress	204.81	-	333.11	-
	b) Cost of construction and development	160.59	-	956.11	-
	c) Employee Cost	12.00	0.45	45.38	0.45
	d) Depreciation	3.06	-	10.66	-
	e) Other Expenditure	99.27	20.86	441.60	25.97
	<b>Total</b>	<b>479.73</b>	<b>21.31</b>	<b>1,786.86</b>	<b>26.42</b>
5	<b>Profit / (Loss) from Operations before Other Income, Interest, Exceptional items (3-4)</b>	<b>177.02</b>	<b>289.66</b>	<b>635.19</b>	<b>284.55</b>
6	Other Income	31.22	5.25	123.25	6.19
7	<b>Profit / (Loss) from Operations before Interest, Exceptional items and Tax(5)+(6)</b>	<b>208.24</b>	<b>294.91</b>	<b>758.44</b>	<b>290.74</b>
8	Interest	68.77	6.18	216.82	9.20
9	<b>Profit / (Loss) from Operations before Exceptional items and Tax(7)-(8)</b>	<b>139.48</b>	<b>288.73</b>	<b>541.61</b>	<b>281.54</b>
10	Exceptional Items	-	-	-	-
11	<b>Profit from Ordinary Activities before tax (9)+(10)</b>	<b>139.48</b>	<b>288.73</b>	<b>541.61</b>	<b>281.54</b>
12	Tax Expense including Deferred Tax	47.60	44.78	160.90	44.78
13	<b>Net Profit / (Loss) from Ordinary Activities after Tax (11)-(12)</b>	<b>91.88</b>	<b>243.95</b>	<b>380.71</b>	<b>236.75</b>
14	Extraordinary items (Net of tax expenses)	-	-	-	-
15	<b>Net Profit / (Loss) for the period (13)+(14)</b>	<b>91.88</b>	<b>243.95</b>	<b>380.71</b>	<b>236.75</b>
16	Paid up equity share capital Face value Rs.10/- per share	324.79	324.79	324.79	324.79
17	Reserves excluding revaluation	421.41	421.41	421.41	421.41
18	Reserves as per balance sheet of previous accounting year				
	EPS- Basic & Diluted Rs				
	a) Basic and diluted EPS before extra ordinary items for the period, for the year to date and for the previous year (not to be annualised)				
	b) Basic and diluted EPS after extraordinary items for the period, for the year to date and for the previous year	2.26	5.94	9.61	5.72
19	<b>Aggregate of Non-Promoters share holding</b>				
	- No. of Shares	1111460	1111460	1111460	1111460
	- Percentage of share holding	34.22%	34.22%	34.22%	34.22%
20	<b>Promoters and Promoter Group Shareholding</b>				
	a) <b>Pledged / Encumbered</b>				
	- Number of Shares	NIL	NIL	NIL	NIL
	- Percentage of shares (as a % of the total share holding of Promoter Group)	NIL	NIL	NIL	NIL
	- Percentage of shares (as a % of the total share capital of the company)	NIL	NIL	NIL	NIL
	b) <b>Non - encumbered</b>				
	- Number of Shares	2136440	2136440	2136440	2136440
	- Percentage of shares (as a % of the total share holding of Promoter Group)	100	100	100	100
	- Percentage of shares (as a % of the total share capital of the company)	65.78%	65.78%	65.78%	65.78%

Notes:

- The above results have been reviewed by the Audit Committee, approved and taken on record by the Board of Directors at its meeting held on 10.05.2011 and have been subjected to limited review by Auditors.
- The operations of the company during the quarter ended 31st March, 2011 are under a single segment "Real Estate Development and Services" as per Accounting Standard 17 on "Segment Reporting". There are no other reportable segments during the said period.
- During the quarter, the Company has received 3 complaints from the Shareholders and there are no complaints remaining unresolved at the beginning and at the end of the quarter.
- Figures for the previous periods have been regrouped/re-arranged wherever necessary.

Place : Mumbai  
Date : 10.05.2011

Sd/-  
Deepak Chheda  
Chairman and Managing Director

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