

Date: 17th July, 2025

SRL/SE/23/25-26

National Stock Exchange of India Ltd

Exchange Plaza, Plot no. C/1, G Block,
Bandra-Kurla Complex, Bandra (East),
Mumbai - 400 051

Symbol: SUNTECK

BSE Limited

Phiroze Jeejeebhoy Tower,
Dalal Street,
Mumbai - 400 001

Scrip Code: 512179

Sub: Outcome of Board Meeting - Unaudited Financial Results (Consolidated and Standalone) of the Company for the quarter ended 30th June, 2025

Dear Sir/ Madam,

This is in continuation to our intimation dated 11th July, 2025, we wish to inform you that Board of Directors at their meeting held today i.e. Thursday, 17th July, 2025 has, inter alia, approved Unaudited Financial Results (Consolidated and Standalone) of the Company for the quarter ended 30th June, 2025.

Pursuant to Regulation 33 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, we enclose herewith a copy of the Unaudited Financial Results (Consolidated and Standalone) of the Company for the quarter ended 30th June, 2025 along with the Limited Review Report thereon.

The meeting of the Board of Directors commenced at 5:00 p.m. and concluded at 6:00 p.m.

This is for your information and records.

Yours sincerely,

For Sunteck Realty Limited

Rachana Hingarajia

Company Secretary

(ACS: 23202)

Encl: a/a

Walker Chandiook & Co LLP

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Independent Auditor's Review Report on Consolidated Unaudited Quarterly Financial Results of the Company pursuant to Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended)

To the Board of Directors of Sunteck Realty Limited

1. We have reviewed the accompanying statement of consolidated unaudited financial results ('the Statement') of **Sunteck Realty Limited** ('the Holding Company') and its subsidiaries (the Holding Company and its subsidiaries together referred to as 'the Group') and joint ventures (refer Annexure 1 for the list of subsidiaries and joint ventures included in the Statement) for the quarter ended **30 June 2025**, being submitted by the Holding Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) ('Listing Regulations').
2. This Statement, which is the responsibility of the Holding Company's management and approved by the Holding Company's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, Interim Financial Reporting ('Ind AS 34'), prescribed under section 133 of the Companies Act, 2013 ('the Act'), and other accounting principles generally accepted in India and is in compliance with the presentation and disclosure requirements of Regulation 33 of the Listing Regulations. Our responsibility is to express a conclusion on the Statement based on our review.
3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410, Review of Interim Financial Information Performed by the Independent Auditor of the Entity, issued by the Institute of Chartered Accountants of India. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with the Standards on Auditing specified under section 143(10) of the Act, and consequently, does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

We also performed procedures in accordance with the circular issued by the SEBI under Regulation 33 (8) of the Listing Regulations, to the extent applicable.

Sunteck Realty Limited
Independent Auditor's Review Report on Consolidated Unaudited Quarterly Financial Results of the Company pursuant to Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended)

4. Based on our review conducted and procedures performed as stated in paragraph 3 above and upon consideration of the review reports of the other auditors referred to in paragraph 6 below, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in Ind AS 34, prescribed under section 133 of the Act, and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in accordance with the requirements of Regulation 33 of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.

Emphasis of Matters

5. We draw attention to:
- i. Note 2 to the accompanying Statement, which describes the uncertainties relating to recoverability of ₹ 1,402.73 lakhs as at 30 June 2025, from a partnership firm ('firm'), included in other non-current financial assets, in which the Holding Company was associated as a partner till 6 October 2020. On account of certain disputes with the other partner of the firm, the Holding Company had initiated arbitration proceedings against the other partner which was decided in favour of the Holding Company on 4 May 2018 but has been challenged by the other partner before the Hon'ble Bombay High Court. Further, as described in the said note, the financial statements of the firm are not available with the Company and therefore, the Holding Company's share of profit/(loss) for the period from 1 April 2015 till 6 October 2020 has not been accounted by the management for preparation of the accompanying Statement, however the Management is of the view that the impact of such share of profit/(loss) would not be material to the accompanying Statement since there were no operations in the firm during the aforesaid period. Basis the favourable arbitration award and the legal opinion obtained, the Management believes that the aforesaid balances are fully recoverable and hence, no provision for impairment is required to be recognised in respect of such balances as at 30 June 2025.
 - ii. Note 4 to the accompanying Statement which describes that the Group has non-current investment in Piramal Sunteck Realty Private Limited ('PSRPL'), a joint venture of the Group, amounting to ₹ 2,305.99 lakhs. The joint venture's non-current financial assets as at 30 June 2025 includes ₹ 1,715.46 lakhs (the Group's share ₹ 857.73 lakhs) pertaining to additional lease premium paid by PSRPL to the City and Industrial Development Corporation ('CIDCO') on account of delay in completion of a project beyond the control of PSRPL as explained in the said note. Further, during the year ended 31 March 2023, the joint venture had filed a writ petition before the Hon'ble Bombay High Court challenging the levy of additional lease premium by CIDCO, which is pending for hearing as on date. Basis a legal opinion obtained on the matter, Management believes that the aforesaid balance is fully recoverable and hence, no provision for impairment is required to be recognised in respect of such balances as at 30 June 2025.

Our conclusion is not modified in respect of the above matters.

Sunteck Realty Limited
Independent Auditor's Review Report on Consolidated Unaudited Quarterly Financial Results of the Company pursuant to Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended)

6. We did not review the interim financial results of twenty-two (22) subsidiaries included in the Statement included, whose financial information (before eliminating intra-group transactions) reflects total revenues of ₹ 2,440.91 lakhs, total net profit after tax of ₹ 573.22 lakhs and total comprehensive income of ₹ 532.44 lakhs, for the quarter ended on 30 June 2025, as considered in the Statement. The Statement also includes the Group's share of net loss after tax of ₹ 0.06 lakhs and total comprehensive loss of ₹ 0.06 lakhs, for the quarter ended on 30 June 2025, as considered in the Statement, in respect of two (2) joint ventures, whose interim financial results have not been reviewed by us. These interim financial results have been reviewed by other auditors whose review reports have been furnished to us by the management, and our conclusion in so far as it relates to the amounts and disclosures included in respect of these subsidiaries and joint ventures is based solely on the review reports of such other auditors and the procedures performed by us as stated in paragraph 3 above.

Our conclusion is not modified in respect of this matter with respect to our reliance on the work done by and the reports of the other auditors.

7. The Statement also includes the Group's share of net profit after tax of Nil and total comprehensive income of Nil for the quarter ended 30 June 2025, in respect of one (1) joint venture, based on its interim financial information, which has not been reviewed by its auditor, and has been furnished to us by the Holding Company's management. Our conclusion on the Statement, in so far as it relates to the amounts and disclosures included in respect of aforesaid joint venture, is based solely on such unaudited/ unreviewed interim financial information. According to the information and explanations given to us by the Management, this interim financial information is not material to the Group.

Our conclusion is not modified in respect of this matter with respect to our reliance on the financial information certified by the Board of Directors of the Holding Company.

For **Walker Chandiook & Co LLP**
Chartered Accountants
Firm Registration No:001076N/N500013

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AGARWAL

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Rakesh R. Agarwal
Partner

Membership No:109632

UDIN:25109632BMLCVG8968

Place: Mumbai
Date: 17 July 2025

Sunteck Realty Limited
Independent Auditor's Review Report on Consolidated Unaudited Quarterly Financial Results of the Company pursuant to Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended)

Annexure 1

List of entities included in the Statement

Subsidiary Companies (Also, refer notes 5 and 6 to the Statement)	
Satguru Corporate Services Private Limited	Sahrish Constructions Private Limited
Astrica Realtors Private Limited (w.e.f. 7 March 2025)	Eximius Buildcon Private Limited (w.e.f. 3 March 2025)
Sunteck Property Holdings Private Limited	Starteck Lifestyle Private Limited
Sunteck Realty Holdings Private Limited	Sunteck Real Estates Private Limited
Clarissa Facility Management LLP	Sunteck Infraprojects Private Limited
Sunteck Lifestyle International Private Limited (Mauritius)	Mithra Buildcon Private Limited (earlier known as Mithra Buildcon LLP)
Sunteck Lifestyles Limited (UAE)	Sunteck Lifestyle Management DMCC
Industele Property Private Limited	Sunteck Lifespace Private Limited
Sunteck Infracon Private Limited	Rammit Corporate Solutions Private Limited
Russel Multiventures Private Limited	Sunteck Realtors Private Limited
Sundunes Real Estate Private Limited	Promineo Buildcon Private Limited (earlier known as Sunteck YM Realty Private Limited)
Apricum Buildwell Private Limited (w.e.f. 16 May 2025)	

Joint Ventures	
Piramal Sunteck Realty Private Limited	Uniworth Realty LLP
Nariman Infrastructure LLP	GGICO Sunteck Limited (UAE)

SUNTECK REALTY LIMITED

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A. STATEMENT OF CONSOLIDATED UNAUDITED FINANCIAL RESULTS FOR THE QUARTER ENDED 30 JUNE 2025					
₹ in lakhs except earnings per share data					
Sr. No.	Particulars	Quarter ended			Year ended
		30 June 2025	31 March 2025	30 June 2024	31 March 2025
		Unaudited	Refer note 8	Unaudited	Audited
1	Income				
	(a) Revenue from operations	18,831.89	20,604.85	31,627.99	85,313.40
	(b) Other income	1,321.29	1,178.77	1,173.85	4,954.51
	Total income	20,153.18	21,783.62	32,801.84	90,267.91
2	Expenses				
	(a) Cost of construction and development	6,853.81	10,133.55	5,113.95	28,474.19
	(b) Changes in inventories of work-in-progress and finished properties	1,908.90	(3,215.64)	18,049.05	14,895.09
	(c) Employee benefits expense	3,055.61	3,147.47	2,351.69	10,665.60
	(d) Finance costs	1,490.07	1,193.86	1,026.98	4,087.23
	(e) Depreciation and amortisation expenses	344.87	276.29	336.19	1,287.48
	(f) Other expenses	2,239.21	3,671.60	2,975.62	12,696.33
	Total expenses	15,892.47	15,207.13	29,853.48	72,105.92
3	Profit before tax and share of profit of joint ventures (1-2)	4,260.71	6,576.49	2,948.36	18,161.99
4	Share of profit/ (loss) of joint ventures (net)	3.81	166.23	34.13	183.98
5	Profit before tax (3+4)	4,264.52	6,742.72	2,982.49	18,345.97
6	Tax expense / (credit)				
	(a) Current tax	170.81	1,330.04	540.98	3,014.71
	(b) Deferred tax	750.63	373.86	163.42	299.65
		921.44	1,703.90	704.40	3,314.36
7	Profit for the period/ year (5-6)	3,343.08	5,038.82	2,278.09	15,031.61
8	Other comprehensive income/ (loss)				
	(a) Items not to be reclassified subsequently to profit or loss				
	- Remeasurements of the defined benefit plan	(4.71)	8.32	(7.70)	(15.58)
	- Gain/(loss) on fair value of equity instruments	0.43	2.29	(0.21)	0.45
	- Income tax relating to above items	1.29	(5.07)	2.21	1.86
	- Share of other comprehensive income of joint ventures (net)	(0.12)	0.24	(0.12)	(0.11)
	(b) Items to be reclassified subsequently to profit or loss				
	- Translation exchange gain/ (loss) relating to foreign operations	(44.67)	(27.55)	2.39	547.81
	Other comprehensive income/ (loss) for the period/ year, net of tax	(47.78)	(21.77)	(3.43)	534.43
9	Total comprehensive income for the period/ year, net of tax (7 + 8)	3,295.30	5,017.05	2,274.66	15,566.04
10	Paid up equity share capital (Face value of ₹ 1 each)	1,464.89	1,464.89	1,464.86	1,464.89
11	Other equity (excluding revaluation reserves)				3,24,538.11
12	Earnings/(loss) per share (Face value of ₹ 1 each)*				
	(a) Basic EPS (in ₹)	2.28	3.44	1.56	10.26
	(b) Diluted EPS (in ₹)	2.28	3.44	1.56	10.26
	* (Quartely figures are not annualised)				
	See accompanying notes to the consolidated unaudited financial results				



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Notes to the consolidated unaudited financial results for the quarter ended 30 June 2025

- 1 Sunteck Realty Limited ("the Company" or "the Holding Company") and its subsidiaries are together referred to as 'the Group' in the following notes. The consolidated unaudited financial results ('financial results') of the Group and its joint ventures have been prepared in accordance with the recognition and measurement principles of applicable Indian Accounting Standards ('Ind AS') notified under the Companies (Indian Accounting Standards) Rules, 2015 (as amended), as prescribed under Section 133 of the Companies Act 2013 (the 'Act') and the guidelines issued by the Securities and Exchange Board of India to the extent applicable. The financial results were reviewed and recommended by the Audit Committee and were thereafter approved by the Board of Directors at their respective meetings held on 17 July 2025.
- 2 In case of the Holding Company, other non-current financial assets as at 30 June 2025 include ₹ 1,402.73 lakhs, representing amount receivable from Kanaka and Associates, a partnership firm ('Firm') in which the Holding Company was associated as a partner till 6 October 2020, which is presently under dispute with respect to alleged illegal sale of the firm's assets by the other partner. The Holding Company had received arbitration award dated 4 May 2018 in its favour in respect of this matter which has been further challenged by the other partner in the Hon'ble Bombay High Court, which has neither been admitted as yet nor any stay granted against the award. Basis the status of the case, favourable arbitration award and legal opinion, Management is confident of recovering the aforesaid dues and therefore, no provision has been considered necessary at this stage. Further, considering the dispute, the Holding Company has not accounted for its share of profits or losses for the period from 1 April 2015 till 6 October 2020, as the financial statements from the partnership firm are not available. Since there were no operations in the partnership firm since 2015, Management does not expect the impact of such share of profits or losses, not accounted, to be material.
- 3 Non-current investments and non-current loans in joint venture as at 30 June 2025 include ₹ 15,814.31 lakhs and ₹ 4,513.71 lakhs respectively, representing amount receivable from GGICO Sunteck Limited (GGICO), a joint venture company, acquired through wholly owned subsidiary, Sunteck Lifestyles Limited (SLL), for development of real-estate project in Dubai, which was delayed due to some disputes. Both Joint Venture Partners arrived at an amicable settlement with respect to ongoing disputes and entered into a framework agreement on 26 March 2024. Pursuant to the said framework agreement both the joint venture partners have incorporated a Development Company, Sunteck MAS Real Estate Development LLC, and have entered into a joint development and license agreement (JDLA) dated 13 August 2024 and initiated the withdrawal of legal proceedings which is pending before a relevant authority. Further, SLL has received an order dated 17 December 2024 from one of the authorities i.e. Dubai International Financial Centre Court acknowledging the settlement between parties and withdrawal of the proceedings. In view of above, the Group has accounted for its share of profits or losses of Nil in GGICO based on the unaudited/ unreviewed financial results certified by the Management of the Holding Company. Management believes that the impact of any further adjustments arising from such unaudited/ unreviewed financial information is not expected to be material to the accompanying financial results. Considering the estimated future business results and cashflows once the project resumes, Management believes that the realisable amount of investment in joint venture is higher than the carrying value of the non-current investments and non-current loans.
- 4 Non-current investments as at 30 June 2025 includes ₹ 2,305.99 lakhs representing amount receivable from Piramal Sunteck Realty Private Limited, a joint venture of the Group, which is in the business of real-estate development. Non-current financial assets of such joint venture includes other receivables aggregating ₹ 1,715.46 lakhs (the Group's share ₹ 857.73 lakhs) paid to City and Industrial Development Corporation ("CIDCO") on account of additional lease premium paid under protest for extension of time in respect of development of a project due to various delays in obtaining required approvals from the respective authorities and wrong interpretation by authority on applicability of specific rule on the project, though the same was not applicable to the project which has been subsequently clarified by the Government of Maharashtra. Further, during the earlier year, the joint venture company filed a writ petition before the Hon'ble Bombay High Court challenging the levy of the additional lease premium by CIDCO, which is pending for hearing as on date. Basis a legal opinion obtained on the matter, Management strongly believes that such receivable is fully recoverable and accordingly, these amounts have been considered as good and recoverable.
- 5 The Board of Directors of the Holding Company in its meeting held on 30 May 2024 had approved arrangement for amalgamation of erstwhile wholly owned subsidiaries, Starlight Systems Private Limited and Satguru Infocorp Services Private Limited ("Transferor Companies") respectively with the Holding Company, which have been approved by the Hon'ble National Company Law Tribunal ('NCLT') vide order dated 27 February 2025. The certified copy of the Orders had been filed with Registrar of Companies on 25 April 2025, on which the Schemes became effective. The aforesaid amalgamations, have no impact on the consolidated financial results.
- 6 On 16 May 2025 Apricum Buildwell Private Limited was incorporated, as a wholly owned subsidiary, wherein the Holding Company has subscribed 10,000 equity share of face value of ₹ 10 per share amounting to ₹ 1.00 lakh on 12 June 2025.
- 7 The Group's and its joint ventures primary business segment is reflected based on principal business activities carried on by the Group and its joint ventures. As per Ind AS 108, the Group and its joint ventures operates in one reportable business segment i.e. construction and development of real estate projects.
- 8 Figures for the quarter ended 31 March 2025 are the balancing figures between the audited figures in respect of full financial year and the published year to date figures upto the third quarter of the relevant financial year, which were subjected to limited review by the statutory auditor.

For and on behalf of Board of Directors of Sunteck Realty Limited



Kamal Khetan
Chairman and Managing Director
(DIN: 00017527)



Date: 17 July 2025
Place: Mumbai

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Independent Auditor's Review Report on Standalone Unaudited Quarterly Financial Results of the Company pursuant to Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended)

To the Board of Directors of Sunteck Realty Limited

1. We have reviewed the accompanying statement of standalone unaudited financial results (the Statement') of **Sunteck Realty Limited** ('the Company') for the quarter ended **30 June 2025**, being submitted by the Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) ('Listing Regulations').
2. The Statement, which is the responsibility of the Company's management and approved by the Company's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, Interim Financial Reporting ('Ind AS 34'), prescribed under section 133 of the Companies Act, 2013 ('the Act'), and other accounting principles generally accepted in India and is in compliance with the presentation and disclosure requirements of Regulation 33 of the Listing Regulations. Our responsibility is to express a conclusion on the Statement based on our review.
3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410, Review of Interim Financial Information Performed by the Independent Auditor of the Entity, issued by the Institute of Chartered Accountants of India. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with the Standards on Auditing specified under section 143(10) of the Act, and consequently, does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.
4. Based on our review conducted as above and the consideration of the review reports of the other auditors referred to in paragraph 6 (i) below, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in Ind AS 34, prescribed under section 133 of the Act, and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in accordance with the requirements of Regulation 33 of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.

Sunteck Realty Limited
Independent Auditor's Review Report on Standalone Unaudited Quarterly Financial Results of the Company pursuant to Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended)

Emphasis of Matter

5. We draw attention to Note 2 to the accompanying Statement, which describes the uncertainties relating to recoverability of ₹ 1,402.73 lakhs as at 30 June 2025, from a partnership firm ('firm'), included in other non-current financial assets, in which the Company was associated as a partner till 6 October 2020. On account of certain disputes with the other partner of the firm, the Company had initiated arbitration proceedings against the other partner which was decided in favour of the Company on 4 May 2018 but has been challenged by the other partner before the Hon'ble Bombay High Court. Further, as described in the said note, the financial statements of the firm are not available with the Company and therefore, the Company's share of profit/(loss) for the period from 1 April 2015 till 6 October 2020 has not been accounted by the management for preparation of the accompanying Statement, however the management is of the view that the impact of such share of profit/(loss) would not be material to the accompanying Statement since there were no operations in the firm during the aforesaid period. Basis the favourable arbitration award and the legal opinion obtained, the management believes that the aforesaid balances are fully recoverable and hence, no provision for impairment is required to be recognised in respect of such balances as at 30 June 2025. Our conclusion is not modified in respect of the above matter.

Other Matters

6. i The Statement includes the Company's share in the net profit (including other comprehensive income) of ₹ 5.86 lakhs for the quarter ended 30 June 2025 in respect of three (3) limited liability partnership (LLP) firms, whose interim financial information have not been reviewed by us. These interim financial information has been reviewed by other auditors, whose reports have been furnished to us by the management, and our conclusion, in so far as it relates to the amounts and disclosures included in respect of these LLPs, is based solely on the review reports of such other auditors. Our conclusion is not modified in respect of the above matter with respect to our reliance on the work done by and the reports of other auditors.
- ii. The comparative financial information presented in the accompanying Statement includes the financial information of the Satguru Infocorp Services Private Limited (SISPL) and Starlight Systems Private Limited (SSPL) (hereinafter referred to as "Transferor Companies") for the quarter ended 30 June 2024, pursuant to the scheme of amalgamation between the Company and Transferor Companies as explained in Note 4 to the accompanying Statement. Financial information of the Transferor Companies has been reviewed by, Messrs N. Somani & Co., Chartered Accountants, who issued an unmodified conclusion vide review reports dated 10 August 2024 on the quarter ended 30 June 2024. Our conclusion is not modified in respect of the above matter with respect to our reliance on the work done by and the reports of other auditors.

For **Walker Chandiook & Co LLP**
Chartered Accountants
Firm Registration No:001076N/N500013

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Rakesh R. Agarwal
Partner
Membership No:109632

UDIN:25109632BMLCVF4291

Place: Mumbai
Date: 17 July 2025

Page 2 of 2

SUNTECK REALTY LIMITED

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A. STATEMENT OF STANDALONE UNAUDITED FINANCIAL RESULTS FOR THE QUARTER ENDED 30 JUNE 2025

₹ in lakhs except earnings per share data

Sr. No.	Particulars	Quarter ended			Year ended
		30 June 2025	31 March 2025	30 June 2024	31 March 2025
		Unaudited	Refer note 7	Unaudited (Restated) Refer note 4	Audited
1	Income				
	(a) Revenue from operations	5,253.17	19,845.88	29,663.28	80,818.89
	(b) Other income	400.50	428.67	554.92	2,176.57
	Total income	5,653.67	20,274.55	30,218.20	82,995.46
2	Expenses				
	(a) Cost of construction and development	3,024.73	3,605.17	1,559.57	13,344.91
	(b) Changes in inventories of work-in-progress and finished properties	(1,362.03)	3,835.94	21,831.30	31,347.61
	(c) Employee benefits expense	1,765.94	1,839.98	1,133.14	5,752.65
	(d) Finance costs	1,397.52	1,124.66	968.78	3,800.38
	(e) Depreciation and amortisation expenses	196.50	183.99	185.31	760.02
	(f) Other expenses	1,140.40	2,472.01	2,211.96	8,524.33
	Total expenses	6,163.06	13,061.75	27,890.06	63,529.90
3	Profit/ (loss) before tax (1-2)	(509.39)	7,212.80	2,328.14	19,465.56
4	Tax expense/ (credit)				
	(a) Current tax	-	1,258.94	412.15	2,600.43
	(b) Deferred tax	(312.69)	495.83	117.72	864.26
		(312.69)	1,754.77	529.87	3,464.69
5	Profit/ (loss) for the period/ year (3-4)	(196.70)	5,458.03	1,798.27	16,000.87
6	Other comprehensive income/ (loss)				
	(a) Items not to be reclassified subsequently to profit or loss				
	- Remeasurements of the defined benefit plan	(1.38)	12.74	(5.82)	(5.52)
	- Gain/ (loss) on fair value of equity instruments	0.43	0.45	(0.21)	0.45
	- Income tax relating to above items	0.43	(5.73)	1.71	(0.41)
	(b) Items to be reclassified subsequently to profit or loss	-	-	-	-
	Other comprehensive income/ (loss) for the period/ year, net of tax	(0.52)	7.46	(4.32)	(5.48)
7	Total comprehensive income/ (loss) for the period/ year, net of tax (5 + 6)	(197.22)	5,465.49	1,793.95	15,995.39
8	Paid up equity share capital (Face value of ₹ 1 each)	1,464.89	1,464.89	1,464.86	1,464.89
9	Other equity (excluding revaluation reserves)				2,47,612.44
10	Earnings/ (loss) per share (Face value of ₹ 1 each)*				
	(a) Basic EPS (in ₹)	(0.13)	3.73	1.23	10.92
	(b) Diluted EPS (in ₹)	(0.13)	3.73	1.23	10.92
	*(Quarterly figures are not annualised) See accompanying notes to the standalone unaudited financial results				



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Notes to the standalone unaudited financial results for the quarter ended 30 June 2025

- The standalone unaudited financial results ('financial results') of Sunteck Realty Limited ('SRL' or 'the Company') have been prepared in accordance with the recognition and measurement principles of applicable Indian Accounting Standards ('Ind AS') notified under the Companies (Indian Accounting Standards) Rules, 2015 (as amended), as prescribed under Section 133 of the Companies Act 2013 (the 'Act'). The financial results were reviewed and recommended by the Audit Committee and were thereafter approved by the Board of Directors at their respective meetings held on 17 July 2025.
- Other non-current financial assets as at 30 June 2025 include ₹ 1,402.73 lakhs, representing amount receivable from Kanaka and Associates, a partnership firm ('Firm') in which the Company was associated as a partner till 6 October 2020, which is presently under dispute with respect to alleged illegal sale of the firm's assets by the other partner. The Company had received arbitration award dated 4 May 2018 in its favour in respect of this matter which has been further challenged by the other partner in the Hon'ble Bombay High Court, which has neither been admitted as yet nor any stay granted against the award. Basis the status of the case, favourable arbitration award and legal opinion, Management is confident of recovering the aforesaid dues and therefore, no provision has been considered necessary at this stage. Further, considering the dispute, the Company has not accounted for its share of profits or losses for the period from 1 April 2015 till 6 October 2020, as the financial statements from the partnership firm are not available. Since there were no operations in the partnership firm since 2015, Management does not expect the impact of such share of profits or losses, not accounted, to be material.
- Non-current investments as at 30 June 2025 include ₹ 37,944.59 lakhs representing investment in its wholly owned subsidiary, Sunteck Lifestyle International Private Limited (SLIPL), which had further acquired 50% share in joint venture company, GGICO Sunteck Limited (GGICO), through its wholly owned subsidiary, Sunteck Lifestyles Limited (SLL), for development of real-estate project in Dubai, which was delayed due to some disputes. Further, the Company's other non-current financial assets include receivable from SLL amounting to ₹ 607.68 lakhs. Both Joint Venture Partners arrived at an amicable settlement with respect to ongoing disputes and entered into a framework agreement on 26 March 2024. Pursuant to the said framework agreement both the joint venture partners have incorporated a Development Company, Sunteck MAS Real Estate Development LLC, and have entered into a joint development and license agreement (JDLA) dated 13 August 2024 and initiated the withdrawal of legal proceedings which is pending before a relevant authority. Further, SLL has received an order dated 17 December 2024 from one of the authorities i.e. Dubai International Financial Centre Court acknowledging the settlement between parties and withdrawal of the proceedings. Considering estimated future business results and cashflow once the project resumes, Management believes that the realisable amount of investment in subsidiaries is higher than the carrying value of the non-current investments and other non-current financial assets.
- The Board of Directors of the Company had approved scheme of amalgamation of Satguru Infocorp Services Private Limited (SISPL) and Starlight Systems Private Limited (SSPL) ("Transferor Companies") with the Company (the "Transferee Company") in its meeting held on 30 May 2024 with the appointed date of the scheme being 14 December 2023. The Scheme of amalgamation has been approved by the Hon'ble National Company Law Tribunal (NCLT) vide order dated 27 February 2025. The NCLT order received has erroneously stated the appointed date as 14 December 2024 instead of 14 December 2023 (appointed date as stated in the Scheme), accordingly the Company had filed a rectification application on 8 March 2025 seeking rectification of the clerical error in appointed date stated in the Order. The Company received an order dated 30 April 2025 from the NCLT rectifying the error on 9 May 2025. The certified copy of the Order dated 27 February 2025 has been filed with Registrar of Companies, Mumbai on 25 April 2025, on which the Scheme became effective. Accordingly, the Company has accounted for the aforesaid transaction in accordance with the accounting treatment approved in the scheme of amalgamation with effect from appointed date being 14 December 2023. Pursuant to above, the comparative financial information presented in the standalone financial statements of the Company in respect of the prior periods have been restated to reflect the aforesaid amalgamation with effect from the appointed date, being 14 December 2023.

The impact of the aforementioned amalgamations of SISPL and SSPL with the Company on the comparative information presented in the standalone financial results is as under:

Details of revenue and profit/ (loss) restated due to merger

(₹ in lakhs)

Particulars	Quarter ended	
	30 June 2024	
	Reported	Restated
Revenue from operations	29,663.28	29,663.28
Profit before tax	2,328.53	2,328.14
Profit after tax	1,799.17	1,798.27

- On 16 May 2025 Apricum Buildwell Private Limited was incorporated, as a wholly owned subsidiary, wherein the Company has subscribed 10,000 equity share of face value of ₹ 10 per share amounting to ₹ 1.00 lakh on 12 June 2025.
- The Company's primary business segment is reflected based on principal business activities carried on by the Company. As per Ind AS 108, the Company operates in one reportable business segment i.e. construction and development of real estate projects.
- Figures for the quarter ended 31 March 2025 are the balancing figures between the audited figures in respect of full financial year ended 31 March 2025 and the published year to date figures upto the third quarter of the relevant financial year, which were subjected to limited review by the statutory auditor.

For and on behalf of Board of Directors of Sunteck Realty Limited



Kamal Khetan
Chairman and Managing Director
(DIN: 00017527)



Date: 17 July 2025
Place: Mumbai