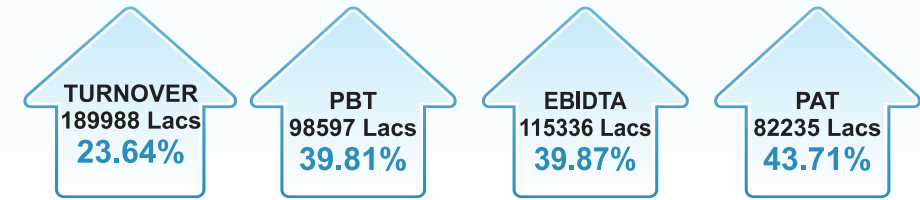


Sr. No	Particulars	Stand alone				Consolidated	
		Quarter Ended	Quarter Ended	Year Ended	Year Ended	Year Ended	Year Ended
		31.03.2011 (Audited)	31.03.2010 (Audited)	31.03.2011 (Audited)	31.03.2010 (Audited)	31.03.2011 (Audited)	31.03.2010 (Audited)
		(₹.in Lacs)					
(1)	a. Income from operations	52,371	43,407	180,263	149,199	184,999	150,212
	b. Other operating Income	-	-	-	-	-	-
	TOTAL REVENUE	52,371	43,407	180,263	149,199	184,999	150,212
(2)	EXPENDITURE						
	a. (Increase)/decrease in stock-in-trade and work-in-progress	(20,347)	(47,592)	(241,518)	(159,197)	(265,028)	(180,256)
	b. Cost of construction and development	39,879	55,728	269,560	191,477	286,661	201,359
	c. Purchase of traded goods	-	-	-	-	-	-
	d. Transfer to Investment/Fixed Assets	(8,313)	(1,935)	(10,525)	(6,907)	(12,386)	(6,967)
	e. Project specific interest	12,845	11,761	49,615	43,664	54,173	47,721
	f. Employees cost	1,068	782	4,173	2,603	4,639	2,851
	g. Depreciation / Amortisation	223	215	725	510	8,376	7,240
	h. Other expenditure	1,678	1,922	6,209	6,302	6,590	6,491
	i. Share of loss from partnership firm	3	-	3	-	3	-
	j. TOTAL	27,036	20,881	78,242	78,452	83,028	78,439
(3)	Profit from Operations before Other Income, Interest and Exceptional Items (1-2)	25,335	22,526	102,021	70,747	101,971	71,774
(4)	Other Income	2,392	3,039	12,013	10,759	4,989	3,451
(5)	Profit before interest and exceptional items (3+4)	27,727	25,565	114,034	81,506	106,960	75,225
(6)	Interest	1,809	2,479	8,181	7,978	8,363	4,706
(7)	Profit after interest but before exceptional items (5-6)	25,918	23,086	105,853	73,528	98,597	70,519
(8)	Exceptional items (Loss by fire)	-	-	450	-	450	-
(9)	Profit (+) / Loss (-) from ordinary activities before tax (7+8)	25,918	23,086	105,403	73,528	98,147	70,519
(10)	Tax expense	6,186	4,738	15,762	13,299	15,912	13,297
(11)	Net Profit (+) / Loss (-) from ordinary activities after tax (9-10)	19,732	18,348	89,641	60,229	82,235	57,222
(12)	Extraordinary items (net of tax expense ₹ NA)	-	-	-	-	-	-
(13)	Tax adjustment for earlier years	-	(564)	95	(564)	95	(564)
(14)	Net Profit (+) / Loss (-) (11+12-13)	19,732	17,784	89,736	59,665	82,330	56,658
(15)	Minority share of profit	-	-	-	-	57	(1)
(16)	Share of profit/(loss) in Associates	-	-	-	-	2	-
(17)	Net Profit (+) / Loss (-) for the year	19,732	17,784	89,736	59,665	82,271	56,657
(18)	Provision for Dividend on Equity Shares	-	-	-	-	-	-
(19)	Provision for Equity Dividend Tax	-	-	-	-	-	-
(20)	Retained Profit	19,732	17,784	89,736	59,665	82,271	56,657
(21)	Paid-up Equity Share Capital (Face value of share ₹ 10/- each)	41,500	35,884	41,500	35,884	41,500	35,884
(22)	Reserves excluding revaluation reserves (as per balance sheet of previous accounting year)	-	-	896,288	668,090	881,283	660,603
(23)	Earning per share (EPS)						
	a. EPS before extraordinary items for the period, for the year to date and for the previous year (not to be annualised)						
	- Basic	4.75	5.14	22.88	18.23	21.04	17.35
	- Diluted	4.65	4.98	22.48	17.81	20.67	16.95
	b. EPS after extraordinary items for the period, for the year to date and for the previous year (not to be annualised)						
	- Basic	4.75	5.14	22.88	18.23	21.04	17.35
	- Diluted	4.65	4.98	22.48	17.81	20.67	16.95
(24)	Public shareholding						
	Number of Shares	254978178	178868021	254978178	178868021	254978178	178868021
	Percentage of Shareholding	61.44	49.85	61.44	49.85	61.44	49.85
(25)	Promoters and Promoter group						
	a. Pledged / Encumber						
	Number of Shares	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
	Percentage of Shares (as a % of the total shareholding of promoter and promoter group)	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
	Percentage of Shares (as a % of the total share capital of the Company)	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
	b. Non - encumbered						
	Number of Shares	160025808	179974655	160025808	179974655	160025808	179974655
	Percentage of Shares (as a % of the total shareholding of promoter and promoter group)	38.56	50.15	38.56	50.15	38.56	50.15
	Percentage of Shares (as a % of the total share capital of the Company)	38.56	50.15	38.56	50.15	38.56	50.15



(Consolidated Accounts)

Statement of Assets and Liabilities as at (₹.in Lacs)

Sr. No	Particulars	Stand alone		Consolidated	
		Year Ended 31.03.2011 (Audited)	Year Ended 31.03.2010 (Audited)	Year Ended 31.03.2011 (Audited)	Year Ended 31.03.2010 (Audited)
(1)	Shareholders Fund :				
	a. Share capital	41,500	35,884	41,500	35,884
	b. Reserves and surplus	896,288	668,090	881,283	660,603
	c. Share warrant	25,920	7,800	25,920	7,800
(2)	Loan Funds	419,540	405,172	431,980	410,172
(3)	Minority interest	-	-	463	0
(4)	Deferred tax liability (net)	657	533	685	512
		1,383,905	1,117,479	1,381,831	1,114,971
(5)	Fixed Assets	26,879	18,298	31,922	20,470
(6)	Goodwill	-	-	22,025	25,906
(7)	Investments	78,595	59,648	5,201	24,291
(8)	Current assets, loans and advances:				
	a. Inventories	1,008,648	803,366	1,141,524	875,665
	b. Sundry debtors	34,285	20,072	36,110	20,299
	c. Cash and bank balances	22,601	78,739	22,970	79,177
	d. Other current asset	255	279	258	279
	e. Loans and advances	414,117	220,532	354,967	156,493
		1,479,906	1,122,987	1,555,829	1,131,913
(9)	Less : Current Liabilities and Provisions:				
	a. Current Liabilities	187,684	80,227	219,331	84,356
	b. Provisions	13,791	3,226	13,815	3,252
		201,475	83,454	233,146	87,608
	Net Current Assets	1,278,431	1,039,534	1,322,683	1,044,305
(10)	Miscellaneous expenditure (Not written off or adjusted)	-	-	-	-
		1,383,905	1,117,479	1,381,831	1,114,971

Notes

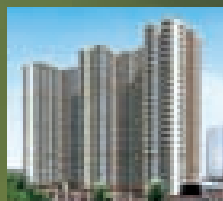
- The above results have been reviewed by the Audit Committee and thereafter approved by the Board of Directors at their meeting held on 27th May, 2011.
- Previous period figures have been regrouped, rearranged, restated and reclassified wherever necessary, for the purpose of comparison.
- The operations of the Company are substantially of real estate development and infrastructure and as such reporting is done on single segment basis.
- During the year, the Company has received ₹ 350 Crores (Quarter IV - ₹ 100 Crores) towards Secured NCD and have repaid ₹ 288.20 Crores (Quarter IV - ₹ 121.60 Crores) of existing NCDs.
- The status of complaints received from investors and redressal thereof during quarter ended 31st March, 2011 is as follows:

Complaints pending at the beginning of quarter	Complaints received during the quarter	Complaints resolved during the quarter	Complaints pending at the end of quarter
0	4	4	0

For and on behalf of Board of the Directors

Place: Mumbai
Date : 27th May, 2011

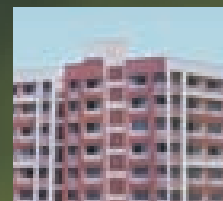
Sd/-
Rakesh Kumar Wadhawan
Executive Chairman



RESIDENTIAL



COMMERCIAL



SRA



INDUSTRIAL

DEFINING SPACES
REDEFINING LIFE