

Date: 21<sup>st</sup> April, 2026

**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**

Dear Sir/Madam,

This is in continuation to our intimation dated 14<sup>th</sup> April, 2026, we wish to inform you that Board of Directors at their meeting held today i.e. Tuesday, 21<sup>st</sup> April, 2026 has, *inter alia*, approved:

1. The Audited Financial Statements (Standalone and Consolidated) for the financial year ended 31<sup>st</sup> March, 2026 and the Audited Financial Results (Standalone and Consolidated) for the quarter and year ended 31<sup>st</sup> March, 2026, as recommended by the Audit Committee.

Pursuant to Regulation 33 of the Listing Regulations, we enclose herewith a copy of the Audited Financial Results (Standalone and Consolidated) for the quarter and year ended 31<sup>st</sup> March, 2026, along with the Auditor's Report thereon.

We hereby declare that M/s. Walker Chandiok & Co. LLP ("Grant Thornton"), Chartered Accountants, Statutory Auditors of the Company have issued the Audit Reports with unmodified (i.e. unqualified) opinion on the Audited Financial Statements (Standalone and Consolidated) for the financial year ended 31<sup>st</sup> March, 2026.

2. Recommended final dividend @ 150% of Rs. 1.50/- per equity share of the Face Value of Re. 1 each to the shareholders for the financial year ended 31<sup>st</sup> March, 2026. The dividend shall be subject to the approval of the shareholders at the ensuing Annual General Meeting ("AGM").
3. Based on the recommendations of Audit Committee, appointment of M/s. Kejriwal & Associates, Cost Accountants (Firm Registration No. 101363) as the Cost Auditor of the Company for the FY 2026-27. The brief profile is enclosed as Annexure A.

The meeting of the Board of Directors commenced at 6.00 p.m. and concluded at 6.45 p.m.

This is for your information and records.

Yours sincerely,

**For Sunteck Realty Limited**

**Rachana Hingarajia**  
**Company Secretary**  
**(ACS: 23202)**  
**Encl: a/a**

**Annexure A**

**Brief Profile of the Auditor**

**Cost Auditor:**

M/s. Kejriwal & Associates is a proprietorship firm, promoted by Fellow Member of the Institute of Cost Accountants of India (ICAI) (since 1995) and currently practicing in the field of Indirect Taxation and Costing. It is based in Mumbai and caters to clients all over India. The proprietor has more than 3 decades of post-qualification experience in GST, Excise, Service Tax, Customs, Foreign Trade Policy Matters and Cost Audit.

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Walker Chandiook & Co LLP

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Off Western Express Highway,  
Goregaon (East),  
Mumbai-400063  
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**Independent Auditor's Report on Consolidated Annual Financial Results of the Company Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended)**

**To the Board of Directors of Sunteck Realty Limited**

**Opinion**

1. We have audited the accompanying consolidated annual 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 its joint ventures for the year ended **31 March 2026**, attached herewith, 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. In our opinion and to the best of our information and according to the explanations given to us and based on the consideration of the reports of other auditors on separate audited financial statements of the subsidiaries and joint ventures, as referred to in paragraph 13 below, the Statement:
  - (i) includes the annual financial results of the entities listed in Annexure 1;
  - (ii) presents financial results in accordance with the requirements of Regulation 33 of the Listing Regulations; and
  - (iii) gives a true and fair view in conformity with the recognition and measurement principles laid down in the applicable Indian Accounting Standards ('Ind AS') prescribed under section 133 of the Companies Act, 2013 ('the Act') read with the Companies (Indian Accounting Standards) Rules, 2015, and other accounting principles generally accepted in India, of the consolidated net profit after tax and other comprehensive income and other financial information of the Group and its joint ventures, for the year ended 31 March 2026.

**Basis for Opinion**

3. We conducted our audit in accordance with the Standards on Auditing specified under section 143(10) of the Act. Our responsibilities under those standards are further described in *the Auditor's Responsibilities for the Audit of the Statement* section of our report. We are independent of the Group and its joint ventures, in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India ('the ICAI') together with the ethical requirements that are relevant to our audit of the consolidated financial results under the provisions of the Act, and the rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence obtained by us together with the audit evidence obtained by the other auditors in terms of their reports referred to in paragraph 13 of the Other Matters section below, is sufficient and appropriate to provide a basis for our opinion.



**Emphasis of Matters**

4. We draw attention to:

(i) Note 3 to the accompanying Statement which describes the uncertainties relating to recoverability of ₹ 1,402.73 lakhs as at 31 March 2026, 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 04 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 Holding Company and therefore, the Holding Company's share of profit/(loss) for the period from 1 April 2015 till 06 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 are no operations in the partnership 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 31 March 2026.

(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 ₹ 1,731.02 lakhs. The joint venture's non-current financial assets as at 31 March 2026 includes ₹ 1,715.46 lakhs (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 31 March 2026.

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

**Responsibilities of Management and Those Charged with Governance for the Statement**

5. The Statement has been prepared on the basis of the consolidated annual financial statements and has been approved by the Holding Company's Board of Directors. The Holding Company's Board of Directors is responsible for the preparation and presentation of the Statement that gives a true and fair view of the consolidated net profit or loss and other comprehensive income, and other financial information of the Group including its joint ventures in accordance with the Ind AS prescribed under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015 and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Listing Regulations. The Holding Company's Board of Directors is also responsible for ensuring accuracy of records including financial information considered necessary for the preparation of the Statement. Further, in terms of the provisions of the Act, the respective Board of Directors of the companies included in the Group and its joint ventures, covered under the Act, are responsible for maintenance of adequate accounting records in accordance with the provisions of the Act, for safeguarding of the assets of the Group, and its joint ventures, and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively, for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial results, that give a true and fair view and are free from material misstatement, whether due to fraud or error. These financial results have been used for the purpose of preparation of the Statement by the Directors of the Holding Company, as aforesaid.



6. In preparing the Statement, the respective Board of Directors of the companies included in the Group and of its joint ventures, are responsible for assessing the ability of the Group and of its joint ventures, to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting, unless the respective Board of Directors either intends to liquidate the Group or its joint ventures or to cease operations, or has no realistic alternative but to do so.
7. Those respective Board of Directors are also responsible for overseeing the financial reporting process of the companies included in the Group and of its joint ventures.

**Auditor's Responsibilities for the Audit of the Statement**

8. Our objectives are to obtain reasonable assurance about whether the Statement as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with Standards on Auditing specified under section 143(10) of the Act will always detect a material misstatement, when it exists. Misstatements can arise from fraud or error, and are considered material if, individually, or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of this Statement.
9. As part of an audit in accordance with the Standards on Auditing specified under section 143(10) of the Act, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:
  - Identify and assess the risks of material misstatement of the Statement, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control;
  - Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3) (i) of the Act, we are also responsible for expressing our opinion on whether the Holding Company has adequate internal financial controls with reference to financial statements in place and the operating effectiveness of such controls;
  - Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Board of Directors;
  - Conclude on the appropriateness of Board of Directors use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the ability of the Group and its joint ventures, to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the Statement or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group and its joint ventures to cease to continue as a going concern;
  - Evaluate the overall presentation, structure and content of the Statement, including the disclosures, and whether the Statement represents the underlying transactions and events in a manner that achieves fair presentation; and
  - Obtain sufficient appropriate audit evidence regarding the financial statements of the entities or business activities within the Group, and its joint ventures, to express an opinion on the Statement. We are responsible for the direction, supervision and performance of the audit of financial information of such entities included in the Statement, of which we are the independent auditors. For the other entities included in the Statement, which have been audited by the other auditors, such other auditors remain responsible for the direction, supervision and performance of the audits carried out by them. We remain solely responsible for our audit opinion.



10. We communicate with those charged with governance of the Holding Company and such other entities included in the Statement, of which we are the independent auditors, regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.
11. We also provide those charged with governance of the Holding Company with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.
12. We also performed procedures in accordance with circular issued by the SEBI under Regulation 33(8) of the Listing Regulations, to the extent applicable.

#### **Other Matters**

13. We did not audit the annual financial statements of thirty-two (32) subsidiaries included in the Statement whose financial statements (before consolidation adjustments) reflects total assets of ₹ 628,195.11 lakhs as at 31 March 2026, total revenues of ₹ 8,725.03 lakhs, total net loss after tax of ₹ 625.11 lakhs, total comprehensive loss of ₹ 626.98 lakhs and net cash outflows of ₹ 7,896.01 lakhs for the year ended on that date, as considered in the Statement. We also did not audit the financial statements of two (2) subsidiaries included in the Statement whose financial statements (before consolidation adjustments) reflects total assets of ₹ 441,858.08 lakhs as at 31 March 2026, total revenues of ₹ 17,136.00 lakhs, total net loss after tax of ₹ 16,671.46 lakhs, total comprehensive income of ₹ 16,671.46 lakhs and net cash outflows of ₹ 653.24 lakhs for the period 27 October 2025 to 31 March 2026, as considered in the Statement. The Statement also includes the Group's share of net loss after tax of ₹ 0.26 lakhs and total comprehensive loss of ₹ 0.26 lakhs for the year ended 31 March 2026, in respect of two (2) joint ventures, whose annual financial statements have not been audited by us. These financial statements have been audited by other auditors whose audit reports have been furnished to us by the management, and our opinion 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 audit reports of such other auditors, and the procedures performed by us as stated in paragraph 12 above.

Further, of these subsidiaries, six (6) subsidiaries are located outside India, whose financial statements have been prepared in accordance with accounting principles generally accepted in their respective countries, and which have been audited by other auditors under the auditing standards applicable in their respective countries. The Holding Company's management has converted the financial statements of such subsidiaries from accounting principles generally accepted in their respective countries to accounting principles generally accepted in India. We have audited these conversion adjustments made by the Holding Company's management. Our opinion, in so far as it relates to the amounts and disclosures included in respect of these subsidiaries located outside India, is based on the report of other auditors and the conversion adjustments prepared by the management of the Holding Company and audited by us.

Our opinion is not modified in respect of these matters with respect to our reliance on the work done by and the reports of the other auditors.

14. The Statement also includes the Group's share of net loss after tax of ₹ 3.43 lakhs, total comprehensive loss of ₹ 3.43 lakhs and net cash inflow of Nil for the period 1 April 2025 to 26 October 2025 in respect of one (1) joint venture, based on its interim financial information, which has not been audited/ 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, these interim financial information are not material to the Group.

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



**Sunteck Realty Limited**

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

15. The Statement includes the consolidated financial results for the quarter ended 31 March 2026, being the balancing figures between the audited consolidated figures in respect of the full financial year and the published unaudited year-to-date consolidated figures up to the third quarter of the current financial year, which were subject to limited review by us.

**For Walker Chandio & Co LLP**

Chartered Accountants

Firm Registration No.: 001076N/N500013



**Rakesh R. Agarwal**

Partner

Membership No. 109632

**UDIN: 26109632AAKHIZ4164**

**Place: Mumbai**

**Date : 21 April 2026**

**Sunteck Realty Limited****Independent Auditor's Report on Consolidated Annual Financial Results of the Company Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended)****Annexure 1****List of subsidiaries and joint ventures included in the Statement**

<b>Subsidiary Companies (Also, refer notes 5, 7 and 10 to the Statement)</b>	
Satguru Corporate Services Private Limited	Sahrish Constructions Private Limited
Astrica Realtors Private Limited	Eximius Buildcon Private Limited
Sunteck Property Holdings Private Limited	Starteck Lifestyle Private Limited
Sunteck Realty Holdings Private Limited	Sunteck Real Estates Private Limited
Clarissa Facility Management Private Limited (earlier known as 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 (UAE)
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)	Magenta Buildcon Private Limited (w.e.f. 13 August 2025)
Amenity Buildcon Private Limited (w.e.f. 21 August 2025)	Sunteck Mas Real Estate Development LLC (UAE) (w.e.f. 27 October 2025)
GGICO Sunteck Limited (UAE) (w.e.f. 27 October 2025)	Adyanta Constructions Private Limited (w.e.f. 29 October 2025)
Mantavya Real Estates Private Limited (w.e.f. 04 November 2025)	Sunteck Lifestyle Properties LLC (UAE) (w.e.f. 05 November 2025)
Ishitra Lifespace Private Limited (w.e.f. 23 November 2025)	Etashi Real Estates Private Limited (w.e.f. 22 December 2025)
Satshay Lifespace Private Limited (w.e.f. 11 February 2026)	Taraksh Real Estates Private Limited (w.e.f. 11 February 2026)
Shreejikrupa Hotels and Properties Private Limited (w.e.f. 19 January 2026)	

<b>Joint Ventures (Also, refer note 10 to the Statement)</b>	
Piramal Sunteck Realty Private Limited	Uniworth Realty LLP
Nariman Infrastructure LLP	GGICO Sunteck Limited (upto 26 October 2025)



**SUNTECK REALTY LIMITED**

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CIN:L32100MH1981PLC025346, website:www.sunteckindia.com, Email :cosec@sunteckindia.com

STATEMENT OF CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER AND YEAR ENDED 31 MARCH 2026						
₹ in lakhs except earnings per share data						
Sr. No.	Particulars	Quarter ended			Year ended	
		31 March 2026	31 December 2025	31 March 2025	31 March 2026	31 March 2025
		Refer note 11	Unaudited	Refer note 11	Audited	Audited
1	<b>Income</b>					
	(a) Revenue from operations	33,903.98	34,411.64	20,604.85	1,12,384.26	85,313.40
	(b) Other income	984.84	1,192.82	1,178.77	4,478.46	4,954.51
	<b>Total income</b>	<b>34,888.82</b>	<b>35,604.46</b>	<b>21,783.62</b>	<b>1,16,862.72</b>	<b>90,267.91</b>
2	<b>Expenses</b>					
	(a) Cost of construction and development	18,124.03	25,736.88	10,133.55	55,151.31	28,474.19
	(b) Changes in inventories of work-in-progress and finished properties	(2,193.77)	(6,983.89)	(3,215.64)	(111.86)	14,895.09
	(c) Employee benefits expense (Refer note 9)	3,263.11	3,279.76	3,147.47	12,590.00	10,665.60
	(d) Finance costs	2,017.56	1,173.47	1,193.86	6,731.64	4,087.23
	(e) Depreciation and amortisation expense	375.03	367.88	276.29	1,448.06	1,287.48
	(f) Other expenses	5,044.26	4,227.12	3,671.60	14,270.83	12,696.33
	<b>Total expenses</b>	<b>26,630.22</b>	<b>27,801.22</b>	<b>15,207.13</b>	<b>90,079.98</b>	<b>72,105.92</b>
3	<b>Profit before share of profit/ (loss) of joint ventures and tax (1-2)</b>	<b>8,258.60</b>	<b>7,803.24</b>	<b>6,576.49</b>	<b>26,782.74</b>	<b>18,161.99</b>
4	Share of profit/ (loss) of joint ventures (net) accounted for using the equity method	(4.30)	(3.26)	166.23	18.50	183.98
5	<b>Profit before tax (3+4)</b>	<b>8,254.30</b>	<b>7,799.98</b>	<b>6,742.72</b>	<b>26,801.24</b>	<b>18,345.97</b>
6	<b>Tax expense / (credit)</b>					
	(a) Current tax	1,188.73	3,744.99	1,330.04	6,326.96	3,014.71
	(b) Deferred tax	782.18	(1,628.97)	373.86	267.16	299.65
		<b>1,970.91</b>	<b>2,116.02</b>	<b>1,703.90</b>	<b>6,594.12</b>	<b>3,314.36</b>
7	<b>Profit after tax for the period/ year (5-6)</b>	<b>6,283.39</b>	<b>5,683.96</b>	<b>5,038.82</b>	<b>20,207.12</b>	<b>15,031.61</b>
8	<b>Other comprehensive income/ (loss)</b>					
	(a) Items not to be reclassified subsequently to profit or loss					
	- Remeasurements of the defined benefit plan	19.23	29.74	8.32	37.50	(15.58)
	- Gain on fair value of equity instruments	12.21	0.97	2.29	13.08	0.45
	- Income tax relating to above items	(7.53)	(10.75)	(5.07)	(14.87)	1.86
	- Share of other comprehensive income of joint ventures (net)	0.37	(0.29)	0.24	(0.15)	(0.11)
	(b) Items to be reclassified subsequently to profit or loss					
	- Translation exchange gain/ (loss) relating to foreign operations	6,611.90	1,143.09	(27.55)	9,015.78	547.81
	<b>Other comprehensive income/ (loss) for the period/ year, net of tax</b>	<b>6,636.18</b>	<b>1,162.76</b>	<b>(21.77)</b>	<b>9,051.34</b>	<b>534.43</b>
9	<b>Total comprehensive income for the period/ year, net of tax (7 + 8)</b>	<b>12,919.57</b>	<b>6,846.72</b>	<b>5,017.05</b>	<b>29,258.46</b>	<b>15,566.04</b>
10	<b>Profit/ (loss) for the period/ year attributable to</b>					
	Owners of the Holding Company	6,375.30	5,821.78	5,038.82	20,436.85	15,031.61
	Non- controlling interests	(91.91)	(137.82)	-	(229.73)	-
11	<b>Other comprehensive income/ (loss) for the period/ year attributable to</b>					
	Owners of the Holding Company	2,866.29	(562.72)	(21.77)	3,555.97	534.43
	Non- controlling interests	3,769.89	1,725.48	-	5,495.37	-
12	<b>Total comprehensive income for the period/ year attributable to</b>					
	Owners of the Holding Company	9,241.59	5,259.06	5,017.05	23,992.82	15,566.04
	Non- controlling interests	3,677.98	1,587.66	-	5,265.64	-
13	Paid up equity share capital (Face value of ₹ 1 each)	1,468.42	1,464.89	1,464.89	1,468.42	1,464.89
14	Other equity				3,59,638.84	3,24,538.11
15	Earnings per share (Face value of ₹ 1 each)* (Refer note 6)					
	(a) Basic EPS (in ₹)	4.34	3.97	3.44	13.94	10.26
	(b) Diluted EPS (in ₹)	4.34	3.97	3.44	13.94	10.26
	* (Quarterly figures are not annualised)					
	See accompanying notes to the consolidated financial results					



SUNTECK REALTY LIMITED

CONSOLIDATED STATEMENT OF ASSETS AND LIABILITIES		
Particulars	(₹ in lakhs)	
	As at 31 March 2026	As at 31 March 2025
	Audited	Audited
<b>ASSETS</b>		
<b>Non-current assets</b>		
Property, plant and equipment	7,724.92	7,222.53
Capital work in progress	-	3,184.58
Investment properties	55,857.18	42,276.77
Intangible assets	298.56	181.00
Intangible assets under development	-	175.04
Investments in joint venture accounted for using equity method (Refer note 4)	6,955.68	23,335.93
<b>Financial assets</b>		
Investments	372.36	209.28
Loans	18,082.89	14,253.20
Other financial assets (Refer note 3)	3,132.74	2,925.26
Deferred tax assets (net)	3,935.20	4,118.19
Income tax assets (net)	2,051.04	2,265.43
Other non-current assets	2,716.49	2,445.17
<b>Total non-current assets (a)</b>	<b>1,01,127.06</b>	<b>1,02,592.38</b>
<b>Current assets</b>		
Inventories	7,89,570.63	6,20,640.54
<b>Financial assets</b>		
Trade receivables	11,254.27	11,744.94
Cash and cash equivalents	5,441.52	16,403.59
Bank balances other than cash and cash equivalents	4,056.81	3,848.31
Loans	18,594.73	20,448.58
Other financial assets	34,789.82	28,385.89
Other current assets	26,448.71	28,590.91
<b>Total current assets (b)</b>	<b>8,90,156.49</b>	<b>7,30,062.76</b>
<b>TOTAL ASSETS (a)+(b)</b>	<b>9,91,283.55</b>	<b>8,32,655.14</b>
<b>EQUITY AND LIABILITIES</b>		
<b>Equity</b>		
Equity share capital (Refer note 6)	1,468.42	1,464.89
Other equity	3,59,638.84	3,24,538.11
<b>Equity attributable to owners of the Holding Company</b>	<b>3,61,107.26</b>	<b>3,26,003.00</b>
Non-controlling interest	86,105.84	-
<b>Total equity (c)</b>	<b>4,47,213.10</b>	<b>3,26,003.00</b>
<b>Liabilities</b>		
<b>Non-current liabilities</b>		
<b>Financial liabilities</b>		
Borrowings	47,760.58	15,553.87
Other financial liabilities	503.55	455.16
Provisions	677.71	328.54
Deferred tax liabilities (net)	518.73	419.69
Other non-current liabilities	1,652.08	1,653.11
<b>Total non-current liabilities (d)</b>	<b>51,112.65</b>	<b>18,410.37</b>
<b>Current liabilities</b>		
<b>Financial liabilities</b>		
Borrowings	29,656.50	23,140.17
Trade payables		
- Total outstanding dues of micro enterprises and small enterprises	2,393.66	2,299.97
- Total outstanding dues of creditors other than micro enterprises and small enterprises	25,181.67	25,520.72
Liabilities towards land owners for joint development arrangements	3,23,812.07	3,05,621.72
Other financial liabilities	8,399.10	8,716.34
Other current liabilities	1,02,581.90	1,21,912.25
Provisions	881.30	706.63
Current tax liabilities (net)	51.60	323.97
<b>Total current liabilities (e)</b>	<b>4,92,957.80</b>	<b>4,88,241.77</b>
<b>Total liabilities (d)+(e)</b>	<b>5,44,070.45</b>	<b>5,06,652.14</b>
<b>TOTAL EQUITY AND LIABILITIES (c)+(d)+(e)</b>	<b>9,91,283.55</b>	<b>8,32,655.14</b>

See accompanying notes to the consolidated financial results



## SUNTECK REALTY LIMITED

CONSOLIDATED STATEMENT OF CASH FLOWS		(₹ in lakhs)	
Particulars	Year ended		
	31 March 2026	31 March 2025	
	Audited	Audited	
<b>CASH FLOW FROM OPERATING ACTIVITIES</b>			
Profit before tax	26,801.24	18,345.97	
Adjustments for			
Depreciation and amortisation expense	1,448.06	1,287.48	
Share-based payments to employees	316.44	204.17	
Dividend income	-	(1.08)	
Interest income	(4,073.41)	(4,881.10)	
Finance costs	6,731.64	4,087.23	
Sundry balances written back (net)	-	50.00	
(Profit)/ loss on sale of investment properties and property, plant and equipment (net)	(25.58)	21.16	
Gain on sale of investments (quoted)	(238.77)	(14.74)	
Provision for expected credit loss	15.00	-	
Share of profit of joint ventures (net)	(18.50)	(183.98)	
Unrealised foreign exchange gain (net)	(67.83)	(17.14)	
Provision for corporate social responsibility	-	277.84	
<b>Operating profit before working capital changes</b>	<b>30,888.29</b>	<b>19,175.81</b>	
<b>Changes in working capital:</b>			
(Increase)/ Decrease in inventories [refer note (iii) below]	(16,785.49)	5,016.16	
(Increase)/ Decrease in trade receivables	(1,038.43)	19,252.62	
Increase in loans, other financial assets and other assets	(4,506.14)	(7,421.37)	
Decrease in trade payables	(2,386.19)	(2,445.70)	
Decrease in other financial liabilities, provisions and other liabilities [Refer note (iii) below]	(43,037.48)	(9,030.37)	
<b>Cash flows (used in)/ generated from operations</b>	<b>(36,865.44)</b>	<b>24,547.15</b>	
Direct taxes paid (net)	(6,384.94)	(5,563.23)	
<b>Net cash (used in)/ generated from operating activities - [A]</b>	<b>(43,250.38)</b>	<b>18,983.92</b>	
<b>CASH FLOW FROM INVESTING ACTIVITIES</b>			
Purchase of property, plant and equipment, investment properties and intangible assets [Refer notes (ii) and (iii) (b) below]	(15,666.51)	(3,251.99)	
Proceeds from sale of property, plant and equipment	395.83	10.86	
Proceeds from sale of investments other than Equity shares	6,712.41	47.03	
Purchase of Investments other than Equity shares	(6,623.64)	-	
Receipts on buy-back of shares in joint venture entity	593.30	-	
Infusion of capital in joint ventures	(26.90)	(19.97)	
Dividend received	-	1.08	
Interest received	1,201.55	1,403.14	
Loans given to related parties	(11,930.00)	(3,230.00)	
Receipts on repayment of loans given to related parties	8,725.00	3,800.00	
Loans given to body corporates and others	(6,644.33)	(6,319.64)	
Receipts on repayment of loans given to body corporates and others	6,166.28	3,369.79	
Movement in bank balances other than cash and cash equivalents	1.44	162.69	
Fixed deposits matured/ (placed) (net)	(313.12)	356.61	
<b>Net cash generated from/ (used in) from investing activities - [B]</b>	<b>(17,408.69)</b>	<b>(3,670.40)</b>	
<b>CASH FLOW FROM FINANCING ACTIVITIES</b>			
Proceeds from issue of equity shares (including securities premium) (Refer note 6)	1,499.99	6.00	
Receipts towards share warrants issued (net)	12,125.00	-	
Proceeds from long-term borrowings (net of processing fees)	57,446.49	8,257.62	
Repayment of long-term borrowings	(11,902.87)	(17,408.76)	
Repayment/ (Proceeds) from short term borrowings (net)	(3,717.49)	4,714.32	
Dividends paid	(2,197.70)	(2,198.28)	
Finance cost paid	(6,046.85)	(3,718.70)	
Infusion of capital contribution by non-controlling interest	6,602.15	-	
<b>Net cash generated from/ (used in) financing activities - [C]</b>	<b>53,808.72</b>	<b>(10,347.80)</b>	
<b>Net (decrease)/ increase in cash and cash equivalents - [A+B+C]</b>	<b>(6,850.35)</b>	<b>4,965.72</b>	
Cash and cash equivalents at the beginning of the period	8,531.12	3,564.30	
Effect of exchange rate fluctuation on cash and cash equivalents	3.40	1.10	
<b>Cash and cash equivalents at the end of the period</b>	<b>1,684.17</b>	<b>8,531.12</b>	
	As at 31 March 2026	As at 31 March 2025	
Cash and cash equivalents as per balance sheet	5,441.52	16,403.59	
Less: Bank overdrafts	(3,757.35)	(7,872.47)	
<b>Cash and cash equivalents as per cash flow statement</b>	<b>1,684.17</b>	<b>8,531.12</b>	
<b>Notes:</b>			
i) The consolidated statement of cash flows has been prepared under the "Indirect method" as set out in Indian Accounting Standard (Ind AS) 7 - Statement of Cash Flows.			
ii) Includes movement in capital work in progress (including investment property under construction), capital advance and intangible assets under development.			
iii) Significant transactions considered as non-cash activity :			
(a) Non-cash movement towards unwinding of liabilities towards land owner for joint development arrangement.			
(b) Transfer of properties from inventories to investment properties amounting ₹ 177.12 lakhs (31 March 2025 : Nil).			
iv) Also, refer accompanying notes to the consolidated unaudited financial results.			



SUNTECK REALTY LIMITED

Notes to the consolidated audited financial results for the quarter and year ended 31 March 2026

- 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 above consolidated 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') specified under section 133 of Companies Act 2013 read with (Indian Accounting Standards) Rules, 2015 (as amended), 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. The financial results were reviewed and recommended by the Audit Committee and were thereafter approved by the Board of Directors at their respective meeting held on 21 April 2026.
- 2 The Board of Directors of the Holding Company at its meeting held on 21 April 2026 has recommended final dividend @ 150 % of ₹ 1.50 per equity share of ₹ 1 each fully paid up to the shareholders for the financial year ended 31 March 2026. The dividend shall be subject to the approval of the shareholders at the ensuing Annual General Meeting.
- 3 In case of the Holding Company, other non-current financial assets as at 31 March 2026 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.
- 4 Non-current investments as at 31 March 2026 includes ₹ 1,731.02 lakhs representing amount receivable from Piramal Sunteck Realty Private Limited ("PSRPL"), 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, PSRPL 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 believes that such receivable is fully recoverable and accordingly, these amounts have been considered as good and recoverable.
- 5 On 19 January 2026, Apricum Buildwell Private Limited ('ABPL'), a wholly owned subsidiary of the Holding Company has acquired 100% equity stake of the Shreejkrupa Hotels and Properties Private Limited ('SHPPPL') for purchase consideration of ₹ 9,645.88 lakhs.  
The group has accounted for the aforesaid transaction as an asset acquisition in its books with effect from 19 January 2026.
- 6 On 23 January 2026, one of the warrant holders has exercised its right to convert 352,941 warrants held by it and accordingly the Holding Company has allotted 352,941 equity shares at issue price of ₹ 425 each per share. The allotment has been made upon receipt of the balance payment of rounding to ₹ 1,124.99 lakhs ( i.e. 75% of ₹ 1,499.99 lakhs).
- 7 The Holding Company has subscribed 10,000 equity shares having face value ₹10 per share, amounting to ₹ 1.00 lakh in each of the following wholly owned subsidiaries viz. Satsay Lifespace Private Limited (incorporated on 11 February 2026 and shares subscribed on 20 March 2026) and Taraksh Real Estates Private Limited (incorporated on 11 February 2026 and shares subscribed on 20 March 2026).
- 8 The Group operates in a single business segment, namely 'Construction and Development of Real Estate projects and allied activities'. The Group's Chief Operating Decision Maker (CODM) reviews the operating performance on an overall basis and, accordingly, as per Ind AS 108 (Operating Segments), the entire business constitutes a single operating segment. Further, the Group is presently carrying out its operations primarily in India.
- 9 On 21 November 2025, the Government of India notified the four Labour Codes consolidating 29 existing labour laws. The Ministry of Labour & Employment has also issued draft Central Rules and FAQs to help assess the financial impact of these changes.  
Based on internal management assessment and the best information available, and in line with ICAI guidance, the incremental impact of these changes has been recognised in these financial results.  
The Group continues to monitor the finalisation of Central and State Rules and clarifications from the Government on other aspects of the Labour Code and would provide appropriate accounting effect subsequently on the basis of such developments as needed.
- 10 Sunteck Lifestyles Limited ('SLL'), a wholly owned step down subsidiary of the Holding Company incorporated in Dubai, entered into a Supplemental Agreement to the Joint Venture Agreement on 27 October 2025 with its joint venture partner and GGICO Sunteck Limited ("GGICO Sunteck" or "Joint Venture Company"). Further, SLL entered into a Supplemental Joint Development and License Agreement on 27 October 2025 with its joint venture partner, GGICO Sunteck, Sunteck Mas Real Estate Development LLC ("Sunteck MAS") and a shareholder of Sunteck MAS. On 28 October 2025 Project Development Agreement was executed between Joint Venture Company and Sunteck Mas.  
Pursuant to the aforementioned agreements and arrangements with the counter parts, SLL acquired certain critical rights conferring control over GGICO Sunteck and Sunteck MAS. Accordingly, with effect from 27 October 2025, both GGICO Sunteck and Sunteck MAS became subsidiaries of SLL and, consequently, step down subsidiaries of the Holding Company in accordance with Ind AS 110 (Consolidated Financial Statements). The financial impact of this change, including that attributable to non controlling interests, have been appropriately recognised in these financial results.
- 11 Figures for the quarters ended 31 March 2026 and 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 auditors.

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

KAMAL  
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by KAMAL  
KHETAN  
KHETAN  
Date: 2026.04.21  
19:59:07 +05'30'

Kamal Khetan  
Chairman and Managing Director  
(DIN: 00017527)

Date: 21 April 2026  
Place: Mumbai



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**Walker Chandiook & Co LLP**

42nd Floor,  
Building Commerz III, International  
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Off Western Express Highway,  
Goregaon (East),  
Mumbai-400063  
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**Independent Auditor's Report on Standalone Annual Financial Results of the Company Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended)**

**To the Board of Directors of Sunteck Realty Limited**

**Opinion**

1. We have audited the accompanying standalone annual financial results ('the Statement') of **Sunteck Realty Limited** ('the Company') for the year ended **31 March 2026**, attached herewith, 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. In our opinion and to the best of our information and according to the explanations given to us, and based on the consideration of the reports of the other auditors as referred to in paragraph 13 below, the Statement:
  - (i) presents financial results in accordance with the requirements of Regulation 33 of the Listing Regulations; and
  - (ii) gives a true and fair view in conformity with the recognition and measurement principles laid down in the applicable Indian Accounting Standards ('Ind AS') specified under section 133 of the Companies Act, 2013 ('the Act'), read with the Companies (Indian Accounting Standards) Rules, 2015, and other accounting principles generally accepted in India, of the standalone net loss after tax and other comprehensive income and other financial information of the Company for the year ended 31 March 2026.

**Basis for Opinion**

3. We conducted our audit in accordance with the Standards on Auditing specified under section 143(10) of the Act. Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Statement* section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India ('the ICAI') together with the ethical requirements that are relevant to our audit of the financial results under the provisions of the Act and the rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence obtained by us together with the audit evidence obtained by the other auditors, in terms of their reports referred to in paragraph 13 of the Other Matters section below, is sufficient and appropriate to provide a basis for our opinion.



### **Emphasis of Matter**

4. We draw attention to Note 3 to the accompanying Statement, which describes the uncertainties relating to recoverability of ₹ 1,402.73 lakhs as at 31 March 2026, 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 31 March 2026.

Our opinion is not modified in respect of the above matter.

### **Responsibilities of Management and Those Charged with Governance for the Statement**

5. This Statement has been prepared on the basis of the standalone annual financial statements and has been approved by the Company's Board of Directors. The Company's Board of Directors is responsible for the preparation and presentation of the Statement that gives a true and fair view of the net profit/loss and other comprehensive income and other financial information of the Company in accordance with the Ind AS specified under section 133 of the Act, read with the Companies (Indian Accounting Standards) Rules, 2015 and other accounting principles generally accepted in India, and in compliance with Regulation 33 of the Listing Regulations. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Statement that gives a true and fair view and is free from material misstatement, whether due to fraud or error.
6. In preparing the Statement, the Board of Directors is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern, and using the going concern basis of accounting unless the Board of Directors either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.
7. The Board of Directors is also responsible for overseeing the Company's financial reporting process.

### **Auditor's Responsibilities for the Audit of the Statement**

8. Our objectives are to obtain reasonable assurance about whether the Statement as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with Standards on Auditing, specified under section 143(10) of the Act, will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of this Statement.
9. As part of an audit in accordance with the Standards on Auditing, specified under section 143(10) of the Act, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:



## Sunteck Realty Limited

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

- Identify and assess the risks of material misstatement of the Statement, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control;
  - Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Company has in place an adequate internal financial controls with reference to financial statements and the operating effectiveness of such controls;
  - Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Board of Directors;
  - Conclude on the appropriateness of the Board of Directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the Statement or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern;
  - Evaluate the overall presentation, structure and content of the Statement, including the disclosures, and whether the Statement represents the underlying transactions and events in a manner that achieves fair presentation; and
  - Obtain sufficient appropriate audit evidence regarding the business activities and financial information of the Company which includes financial information of its limited liability partnerships (LLPs), to express an opinion on the Statement. For the LLPs included in the Statement, which have been audited by the other auditors, such other auditors remain responsible for the direction, supervision and performance of the audits carried out by them. We remain solely responsible for our audit opinion.
10. We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.
11. We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

#### Other Matters

12. The Statement includes the standalone financial results for the quarter ended 31 March 2026, being the balancing figures between the audited figures in respect of the full financial year and the published unaudited year-to-date figures up to the third quarter of the current financial year, which were subject to limited review by us.



**Sunteck Realty Limited**

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

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13. The Statement also include the Company's share in the net loss (including other comprehensive income) of ₹ 161.65 lakhs for the year ended 31 March 2026 in respect of three (3) LLPs, whose financial statements have not been audited by us. These financial statements have been audited by other auditors, whose reports have been furnished to us by the management, and our opinion, in so far as it relates to the amounts and disclosures included in respect of these LLPs, is based solely on the audit report of such other auditors.

Our opinion 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



**Rakesh R. Agarwal**

Partner

Membership No. 109632

**UDIN: 26109632KBYIKY2163**

**Place: Mumbai**

**Date: 21 April 2026**

SUNTECK REALTY LIMITED

Regd. Office: 5th Floor, Sunteck Centre, 37- 40 Subhash Road, Vile Parle (East), Mumbai 400057

CIN:L32100MH1981PLC025346, website:www.sunteckindia.com, Email :cosec@sunteckindia.com

STATEMENT OF STANDALONE FINANCIAL RESULTS FOR THE QUARTER AND YEAR ENDED 31 MARCH 2026						
₹ in lakhs except earnings per share data						
Sr. No.	Particulars	Quarter ended			Year ended	
		31 March 2026	31 December 2025	31 March 2025	31 March 2026	31 March 2025
		Refer note 8	Unaudited	Refer note 8	Audited	Audited
1	<b>Income</b>					
	(a) Revenue from operations	3,473.72	6,168.33	19,845.88	20,941.49	80,818.89
	(b) Other income	711.48	580.88	428.67	2,087.81	2,176.57
	<b>Total income</b>	<b>4,185.20</b>	<b>6,749.21</b>	<b>20,274.55</b>	<b>23,029.30</b>	<b>82,995.46</b>
2	<b>Expenses</b>					
	(a) Cost of construction and development	3,318.10	4,925.07	3,605.17	13,251.93	13,344.91
	(b) Changes in inventories of work-in-progress and finished properties	(2,708.64)	(2,582.48)	3,835.94	(7,178.16)	31,347.61
	(c) Employee benefits expense (Refer note 6)	1,257.84	1,839.39	1,839.98	6,408.87	5,752.65
	(d) Finance costs	1,581.40	989.03	1,124.66	5,521.51	3,800.38
	(e) Depreciation and amortisation expenses	198.48	196.34	183.99	788.43	760.02
	(f) Other expenses	2,576.63	2,307.73	2,472.01	7,366.25	8,524.33
	<b>Total expenses</b>	<b>6,223.81</b>	<b>7,675.08</b>	<b>13,061.75</b>	<b>26,158.83</b>	<b>63,529.90</b>
3	<b>Profit/ (loss) before tax (1-2)</b>	<b>(2,038.61)</b>	<b>(925.87)</b>	<b>7,212.80</b>	<b>(3,129.53)</b>	<b>19,465.56</b>
4	<b>Tax expense/ (credit)</b>					
	(a) Current tax	(0.04)	0.04	1,258.94	-	2,600.43
	(b) Deferred tax	(758.77)	(147.12)	495.83	(1,162.93)	864.26
		<b>(758.81)</b>	<b>(147.08)</b>	<b>1,754.77</b>	<b>(1,162.93)</b>	<b>3,464.69</b>
5	<b>Profit/ (loss) after tax for the period/ year (3-4)</b>	<b>(1,279.80)</b>	<b>(778.79)</b>	<b>5,458.03</b>	<b>(1,966.60)</b>	<b>16,000.87</b>
6	<b>Other comprehensive income/ (loss)</b>					
	(a) Items not to be reclassified subsequently to profit or loss					
	- Remeasurements of the defined benefit plan	0.06	32.66	12.74	27.90	(5.52)
	- Gain on fair value of equity instruments	12.21	0.97	0.45	13.08	0.45
	- Income tax relating to above items	(2.70)	(11.52)	(5.73)	(12.53)	(0.41)
	<b>Other comprehensive income/ (loss) for the period/ year, net of tax</b>	<b>9.57</b>	<b>22.11</b>	<b>7.46</b>	<b>28.45</b>	<b>(5.48)</b>
7	<b>Total comprehensive income/ (loss) for the period/ year, net of tax (5 + 6)</b>	<b>(1,270.23)</b>	<b>(756.68)</b>	<b>5,465.49</b>	<b>(1,938.15)</b>	<b>15,995.39</b>
8	Paid up equity share capital (Face value of ₹ 1 each) (Refer note 4)	1,468.42	1,464.89	1,464.89	1,468.42	1,464.89
9	Other equity				2,57,422.12	2,47,612.44
10	<b>Earnings/ (loss) per share (Face value of ₹ 1 each)*</b>					
	(a) Basic EPS (in ₹)	(0.87)	(0.53)	3.73	(1.34)	10.92
	(b) Diluted EPS (in ₹)	(0.87)	(0.53)	3.73	(1.34)	10.92
	*(Quarterly figures are not annualised)					
	See accompanying notes to the standalone financial results					



SUNTECK REALTY LIMITED

STANDALONE STATEMENT OF ASSETS AND LIABILITIES		
Particulars	(₹ in lakhs)	
	As at 31 March 2026	As at 31 March 2025
	Audited	Audited
<b>ASSETS</b>		
<b>Non-current assets</b>		
Property, plant and equipment	4,208.43	4,490.81
Investment properties	30,831.36	31,012.39
Intangible assets	298.56	181.00
Intangible assets under development	-	175.04
<b>Financial assets</b>		
Investments	77,903.85	1,05,187.91
Loans	4,997.69	8,105.13
Other financial assets (Refer note 3)	3,473.88	3,195.17
Deferred tax assets (net)	3,643.03	2,492.63
Income tax assets (net)	1,778.70	1,217.52
Other non-current assets	1,401.91	1,502.24
<b>Total non-current assets (a)</b>	<b>1,28,537.41</b>	<b>1,57,559.84</b>
<b>Current assets</b>		
Inventories	94,021.02	86,103.66
<b>Financial assets</b>		
Trade receivables	3,973.84	5,746.75
Cash and cash equivalents	2,901.05	6,770.34
Bank balances other than cash and cash equivalents	4,056.81	3,848.31
Loans	1,12,461.70	50,053.50
Other financial assets	7,290.41	8,243.48
Other current assets	15,625.76	19,085.81
<b>Total current assets (b)</b>	<b>2,40,330.59</b>	<b>1,79,851.85</b>
<b>TOTAL ASSETS (a)+(b)</b>	<b>3,68,868.00</b>	<b>3,37,411.69</b>
<b>EQUITY AND LIABILITIES</b>		
<b>Equity</b>		
Equity share capital (Refer note 4)	1,468.42	1,464.89
Other equity	2,57,422.12	2,47,612.44
<b>Total equity (c)</b>	<b>2,58,890.54</b>	<b>2,49,077.33</b>
<b>Liabilities</b>		
<b>Non-current liabilities</b>		
<b>Financial liabilities</b>		
Borrowings	32,531.83	15,536.91
Other financial liabilities	405.77	365.51
Provisions	363.35	191.32
Other non-current liabilities	1,003.33	826.34
<b>Total non-current liabilities (d)</b>	<b>34,304.28</b>	<b>16,920.08</b>
<b>Current liabilities</b>		
<b>Financial liabilities</b>		
Borrowings	26,589.71	23,140.17
Trade payables		
- Total outstanding dues of Micro Enterprises and Small Enterprises	1,592.41	1,498.47
- Total outstanding dues of creditors other than Micro Enterprises and Small Enterprises	9,202.34	13,310.95
Other financial liabilities	1,046.94	1,209.83
Other current liabilities	36,738.14	31,635.41
Provisions	503.64	408.76
Current tax liabilities (net)	-	210.69
<b>Total current liabilities (e)</b>	<b>75,673.18</b>	<b>71,414.28</b>
<b>Total liabilities (d)+(e)</b>	<b>1,09,977.46</b>	<b>88,334.36</b>
<b>TOTAL EQUITY AND LIABILITIES (c)+(d)+(e)</b>	<b>3,68,868.00</b>	<b>3,37,411.69</b>

See accompanying notes to the standalone financial results



## SUNTECK REALTY LIMITED

STANDALONE STATEMENT OF CASH FLOWS		(₹ in lakhs)	
Particulars	Year ended		
	31 March 2026	31 March 2025	
	Audited	Audited	
<b>CASH FLOW FROM OPERATING ACTIVITIES</b>			
(Loss)/ Profit before tax	(3,129.53)	19,465.56	
<b>Adjustments for:</b>			
Depreciation and amortisation expenses	788.43	760.02	
Share-based payments of employees	166.88	112.68	
Dividend income	-	(1.08)	
Interest income	(1,058.87)	(760.02)	
Interest income from financial assets measured at amortised cost	(608.36)	(1,111.69)	
Finance costs	5,521.51	3,800.38	
Share of loss/ (profit) from LLPs (net)	161.65	(13.40)	
Sundry balances written back (net)	-	50.00	
Gain on sale of investments (net)	(238.77)	(14.74)	
Profit/ (Loss) on sale of investment properties and property, plant and equipment (net)	(25.58)	21.16	
Provision for expected credit loss	15.00	-	
Unrealised foreign exchange gain (net)	(64.43)	(16.05)	
Provision for corporate social responsibility	-	263.93	
<b>Operating profit before working capital changes</b>	<b>1,527.93</b>	<b>22,556.75</b>	
<b>Changes in working capital:</b>			
(Increase)/ decrease in inventories [refer note (iii) below]	(8,094.48)	32,285.81	
Decrease in trade receivables	1,757.91	19,920.50	
Decrease/ (increase) in loans, other financial assets and other assets	4,638.01	(6,738.53)	
Decrease in trade payables	(3,687.44)	(3,465.00)	
Increase/ (decrease) in other financial liabilities, provisions and other liabilities	5,306.25	(24,199.19)	
<b>Cash flows generated from operations</b>	<b>1,448.18</b>	<b>40,360.34</b>	
Direct taxes paid (net)	(771.87)	(5,038.67)	
<b>Net cash generated from operating activities - [A]</b>	<b>676.31</b>	<b>35,321.67</b>	
<b>CASH FLOW FROM INVESTING ACTIVITIES</b>			
Purchase of property, plant and equipment, investment properties and intangible assets [Refer notes (ii) and (iii) (b) below]	(460.67)	(1,188.27)	
Proceeds from sale of property, plant and equipment	395.83	10.86	
Proceeds from sale of investments other than Equity shares	6,712.41	47.03	
Purchase of Investments other than Equity shares	(6,623.64)	-	
Investment in subsidiaries	(6,925.95)	(7,962.81)	
Receipts on buy-back of equity shares in joint venture entity	593.30	-	
Infusion of capital in Limited Liability Partnership (net) [Refer note (iii) below]	(72.95)	(1,114.01)	
Receipts on redemption of debentures of subsidiaries	31,001.27	-	
Dividend received	-	1.08	
Interest received	641.93	769.90	
Loans given to related parties [Refer note (iii)]	(1,26,874.20)	(61,888.26)	
Receipts towards repayment of loans given to related parties [Refer note (iii)]	71,730.36	43,010.60	
Loans given to body corporates	(5,867.84)	(2,168.48)	
Receipts towards repayment of loans given to body corporates	5,536.79	3,372.59	
Movement in bank balances other than cash and cash equivalents	1.44	143.87	
Fixed deposit (placed)/ matured (net)	(356.69)	378.39	
<b>Net cash used in investing activities - [B]</b>	<b>(30,568.61)</b>	<b>(26,587.51)</b>	
<b>CASH FLOW FROM FINANCING ACTIVITIES</b>			
Proceeds from issue of equity shares (including securities premium) (Refer note 4)	1,499.99	6.00	
Receipts towards share warrants issued (net)	12,125.00	-	
Proceeds from long term borrowings (net of processing fees)	39,196.64	8,257.62	
Repayment of long term borrowings	(13,488.90)	(17,408.70)	
(Repayments)/ proceeds from short term borrowings (net)	(1,707.34)	4,714.32	
Dividends paid	(2,197.70)	(2,198.28)	
Finance cost paid	(4,851.36)	(3,431.86)	
<b>Net cash generated from/ (used in) financing activities - [C]</b>	<b>30,576.33</b>	<b>(10,060.90)</b>	
<b>Net increase/ (decrease) in cash and cash equivalents - [A+B+C]</b>	<b>684.03</b>	<b>(1,326.74)</b>	
Cash and cash equivalents at the beginning of the period	(1,102.13)	224.62	
Effect of exchange rate fluctuation on cash and cash equivalents	-	(0.01)	
<b>Cash and cash equivalents at the end of the period</b>	<b>(418.10)</b>	<b>(1,102.13)</b>	
<b>Cash and cash equivalents as per balance sheet</b>	<b>2,901.05</b>	<b>6,770.34</b>	
Less: Bank overdrafts	(3,319.15)	(7,872.47)	
<b>Cash and cash equivalents as per Cash flow statement</b>	<b>(418.10)</b>	<b>(1,102.13)</b>	
<b>Notes:</b>			
i) The standalone statement of cash flows has been prepared under the "Indirect method" as set out in Indian Accounting Standard (Ind AS) 7 - Statement of Cash Flows.			
ii) Includes movement in intangible assets under development, capital advance and payable for capital goods.			
iii) Significant transactions considered as non-cash activity:			
(a) Significant non cash movement during the year includes conversion of current capital investments of the Company in Clarissa Facility Management LLP, prior to its conversion into a private company, into loans amounting to ₹ 1,850.46 lakhs (31 March 2025 : Mithra Buildcon LLP of ₹ 10,980.28 lakhs).			
(b) Transfer of properties from inventories to investment properties amounting ₹ 177.12 lakhs (31 March 2025 : Nil).			
(c) Issue of equity shares against share warrants			
iv) Also, refer accompanying notes to the standalone financial results.			



## SUNTECK REALTY LIMITED

### Notes to the standalone financial results for the quarter and year ended 31 March 2026

- 1 The standalone financial results ('the 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') specified under section 133 of Companies Act 2013 read with (Indian Accounting Standards) Rules, 2015 (as amended), and other accounting principles generally accepted in India and is in compliance with the presentation and disclosure requirements of Regulation 33 of SEBI (Listing obligations and disclosure requirements) Regulations 2015. The financial results were reviewed and recommended by the Audit Committee and were thereafter approved by the Board of Directors at their respective meeting held on 21 April 2026.
- 2 The Board of Directors at its meeting held on 21 April 2026 has recommended final dividend @ 150 % of ₹ 1.50 per equity share of ₹ 1 each fully paid up to the shareholders for the financial year ended 31 March 2026. The dividend shall be subject to the approval of the shareholders at the ensuing Annual General Meeting.
- 3 Other non-current financial assets as at 31 March 2026 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.
- 4 On 23 January 2026, one of the warrant holders has exercised its right to convert 352,941 warrants held by it and accordingly the Company has allotted 352,941 equity shares at issue price of ₹ 425 each per share. The allotment has been made upon receipt of the balance payment of ₹ 1,124.99 lakhs ( i.e. 75% of ₹ 1,499.99 lakhs).
- 5 The Company has subscribed 10,000 equity shares having face value ₹10 per share, amounting to ₹ 1.00 lakh in each of the following wholly owned subsidiaries viz. Satshay Lifespace Private Limited (incorporated on 11 February 2026 and shares subscribed on 20 March 2026) and Taraksh Real Estates Private Limited (incorporated on 11 February 2026 and shares subscribed on 20 March 2026).
- 6 On 21 November 2025, the Government of India notified the four Labour Codes consolidating 29 existing labour laws. The Ministry of Labour & Employment has also issued draft Central Rules and FAQs to help assess the financial impact of these changes.  
Based on internal management assessment and the best information available, and in line with ICAI guidance, the incremental impact of these changes has been recognised in these financial results.  
The Company continues to monitor the finalisation of Central and State Rules and clarifications from the Government on other aspects of the Labour Code and would provide appropriate accounting effect subsequently on the basis of such developments as needed.
- 7 There is no separate reportable segment as per Ind AS 108 since the activity of the Company is organised into a single reportable segment of "construction and development of real estate projects and allied activities".
- 8 Figures for the quarters ended 31 March 2026 and 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 auditors.

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

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**Kamal Khetan**  
Chairman and Managing Director  
(DIN: 00017527)

Date: 21 April 2026  
Place: Mumbai

