**Mahindra Lifespace Developers Limited**

Registered Office :- Mahindra Towers, 5th Floor, Worli, Mumbai - 400018

**Unaudited Financial Results for the Period ended 31st December, 2012**

**(Standalone)** **(Rs. in Lakh)**

| | Quarter ended | | | Period ended | | Year ended |
|---|---|---|---|---|---|---|
| | 31.12.2012 Unaudited | 30.09.2012 Unaudited | 31.12.2011 Unaudited | 31.12.2012 Unaudited | 31.12.2011 Unaudited | 31.03.2012 Audited |
| Income from Operations | 6,141 | 8,383 | 15,377 | 24,937 | 32,899 | 46,895 |
| Cost of Projects | 3,683 | 5,329 | 9,572 | 14,852 | 20,201 | 29,219 |
| Operating Expenses | 293 | 293 | 233 | 795 | 592 | 979 |
| Staff Cost | 649 | 656 | 512 | 1,955 | 1,534 | 2,094 |
| Depreciation and amortisation | 43 | 43 | 67 | 129 | 201 | 268 |
| Other Expenditure | 613 | 599 | 445 | 1,740 | 1,650 | 2,500 |
| **Total Expenditure** | **5,281** | **6,920** | **10,829** | **19,471** | **24,178** | **35,060** |
| **Profit from Operations before Other income, Finance cost & Exceptional item** | **860** | **1,463** | **4,548** | **5,466** | **8,721** | **11,835** |
| Other Income | 1,328 | 3,008 | 869 | 5,675 | 3,600 | 5,217 |
| **Profit before Finance cost & Exceptional item** | 2,188 | 4,471 | 5,417 | 11,141 | 12,321 | 17,052 |
| Finance cost | 191 | 141 | 22 | 471 | 95 | 297 |
| **Profit before tax** | **1,997** | **4,330** | **5,395** | **10,670** | **12,226** | **16,755** |
| Provision for Current Tax | 656 | 1,341 | 1,453 | 3,407 | 3,506 | 4,859 |
| Provision for Deferred Tax Liability / (Asset) | (15) | (152) | (9) | (165) | (84) | (120) |
| **Profit after tax** | **1,356** | **3,141** | **3,951** | **7,428** | **8,804** | **12,016** |
| Paid-up Equity Share Capital (Face Value of Rs.10 each) | 4,084 | 4,084 | 4,084 | 4,084 | 4,084 | 4,084 |
| Reserves (excluding revaluation reserves) | | | | | | 1,07,932 |
| Basic Earnings per Share (Rs.) (not annualised) | 3.32 | 7.69 | 9.68 | 18.19 | 21.56 | 29.43 |
| Diluted Earnings per Share (Rs.) (not annualised) | 3.32 | 7.69 | 9.68 | 18.19 | 21.56 | 29.43 |
| Aggregate of Non Promoter shareholding | | | | | | |
| Number of shares | 1,99,89,024 | 1,99,89,024 | 1,99,89,024 | 1,99,89,024 | 1,99,89,024 | 1,99,89,024 |
| Percentage of holdings | 48.95% | 48.95% | 48.95% | 48.95% | 48.95% | 48.95% |
| Promoters and promoter group Shareholding | | | | | | |
| a) Pledged/Encumbered | | | | | | |
| 1. No of shares | - | | - | - | - | - |
| 2. Percentage of shares (as a % of the total shareholding of promoter and promoter group) | - | | - | | - | - |
| 3. Percentage of shares (as a % of the total share capital of the company) | - | | - | | - | - |
| b) Non-encumbered | | | | | | |
| 1. No of shares | 2,08,46,126 | 2,08,46,126 | 2,08,46,126 | 2,08,46,126 | 2,08,46,126 | 2,08,46,126 |
| 2. Percentage of shares (as a % of the total shareholding of promoter and promoter group) | 100% | 100% | 100% | 100% | 100% | 100% |
| 3. Percentage of shares (as a % of the total share capital of the company) | 51.05% | 51.05% | 51.05% | 51.05% | 51.05% | 51.05% |

**Reporting of Segment wise Revenue, Results & Capital Employed**

**(Standalone)** **(Rs. in Lakh)**

| | | Quarter ended | | | Period ended | | Year ended |
|---|---|---|---|---|---|---|---|
| | | 31.12.2012 Unaudited | 30.09.2012 Unaudited | 31.12.2011 Unaudited | 31.12.2012 Unaudited | 31.12.2011 Unaudited | 31.03.2012 Audited |
| **1** | **Segment Revenue** | | | | | | |
| | a) Projects, Project Management and Development | 5,779 | 7,850 | 15,066 | 23,731 | 31,954 | 45,450 |
| | b) Operating of Commercial Complexes | 362 | 533 | 311 | 1,206 | 945 | 1,445 |
| | **TOTAL** | **6,141** | **8,383** | **15,377** | **24,937** | **32,899** | **46,895** |
| **2** | **Segment Results** | | | | | | |
| | a) Projects, Project Management and Development | 1,920 | 2,356 | 5,330 | 8,445 | 11,379 | 15,662 |
| | b) Operating of Commercial Complexes | 318 | 489 | 263 | 1,071 | 812 | 1,260 |
| | **TOTAL** | **2,238** | **2,845** | **5,593** | **9,516** | **12,191** | **16,922** |
| | Less : Other unallocable expenditure / (income) (net) | 50 | (1,629) | 176 | (1,575) | (130) | (130) |
| | Less : Finance cost | 191 | 141 | 22 | 421 | 95 | 297 |
| | **Profit before Tax** | **1,997** | **4,330** | **5,395** | **10,670** | **12,226** | **16,755** |
| **3** | **Capital Employed** | | | | | | |
| | a) Projects, Project Management and Development | 79,328 | 77,059 | 86,311 | 79,328 | 86,311 | 79,321 |
| | b) Operating of Commercial Complexes | 1,834 | 2,410 | 1,830 | 1,834 | 1,830 | 1,742 |
| | c) Unallocated | 62,273 | 56,647 | 39,505 | 62,273 | 39,505 | 47,953 |
| | **TOTAL** | **1,43,435** | **1,36,116** | **1,27,646** | **1,43,435** | **1,27,646** | **1,29,016** |

**Notes:**

1 The above results have been reviewed by the Audit Committee and subsequently approved by the Board of Directors of the Company at the Board meeting held on 19th January, 2013. These have been subjected to Limited Review by the Statutory Auditors of the Company.

2 Investors Complaints received and disposed off during the quarter ended December 31, 2012

| | **Nos** |
|---|---|
| Complaints pending at the beginning of the quarter | - |
| Complaints received during the quarter | 1 |
| Disposal of the complaints | 1 |
| Complaints lying unresolved at the end of the quarter | - |

3 Since the nature of activities being carried out by the Company is such that profits / losses from certain transactions do not necessarily accrue evenly over the year, results of a quarter may not be representative of profits / losses for the year.

4 The guidance Note on Accounting for Real Estate Transactions (Revised 2012) has been made effective from 1st April 2012 and the Company has accounted its Project Income accordingly. However, there is no impact on the financial statements of the company for the period ended 31st December 2012 due to applicability of the above guidance note.

5 Previous period / year figure have been regrouped / reclassiffied whereever found necessary, to conform to current period / year classification.

For and on behalf of the Board

**Anita Arjundas**

Mumbai : January 19, 2013 **Managing Director & CEO**