

**Mahindra Lifespace Developers Limited**  
Registered Office :- Mahindra Towers, 5th Floor, Worli, Mumbai - 400018  
**Unaudited Financial Results for the Period ended 30th June, 2012**

	(Rs. In lacs)			
	Quarter ended			Year ended
	30.06.2012 Unaudited	31.03.2012 Unaudited	30.06.2011 Unaudited	31.03.2012 Audited
Income from Operations	10,413	13,996	8,145	46,895
Cost of Projects	5,840	9,018	5,194	29,219
Operating Expenses	209	387	115	979
Staff Cost	650	560	542	2,094
Depreciation and amortisation	43	67	67	268
Other Expenditure	528	850	570	2,500
<b>Total Expenditure</b>	<b>7,270</b>	<b>10,882</b>	<b>6,488</b>	<b>35,060</b>
<b>Profit from Operations before Other income, Finance cost &amp; Exceptional item</b>	<b>3,143</b>	<b>3,114</b>	<b>1,657</b>	<b>11,835</b>
Other Income	1,339	1,617	913	5,217
<b>Profit before Finance cost &amp; Exceptional item</b>	<b>4,482</b>	<b>4,731</b>	<b>2,570</b>	<b>17,052</b>
Finance cost	139	202	23	297
<b>Profit before tax</b>	<b>4,343</b>	<b>4,529</b>	<b>2,547</b>	<b>16,755</b>
Provision for Current Tax	1,410	1,353	814	4,859
Provision for Deferred Tax Liability / (Asset)	2	(36)	24	(120)
<b>Profit after tax</b>	<b>2,931</b>	<b>3,212</b>	<b>1,709</b>	<b>12,016</b>
Paid-up Equity Share Capital (Face Value of Rs.10 each)	4,084	4,084	4,084	4,084
Reserves (excluding revaluation reserves)		-	-	1,07,932
Basic Earnings per Share (Rs.) (not annualised)	7.18	7.87	4.18	29.43
Diluted Earnings per Share (Rs.) (not annualised)	7.18	7.87	4.18	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
Percentage of holdings	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. Percentage of shares (as a % of the total shareholding of promoter and promoter group)	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%

Reporting of Segment wise Revenue, Results & Capital Employed				(Rs. In lacs)	
	Quarter ended			Year ended	
	30.06.2012 Unaudited	31.03.2012 Unaudited	30.06.2011 Unaudited	31.03.2012 Audited	
<b>1 Segment Revenue</b>					
a) Projects, Project Management and Development	10,102	13,496	7,834	45,450	
b) Operating of Commercial Complexes	311	500	311	1,445	
<b>TOTAL</b>	<b>10,413</b>	<b>13,996</b>	<b>8,145</b>	<b>46,895</b>	
<b>2 Segment Results</b>					
a) Projects, Project Management and Development	4,169	4,283	2,595	15,662	
b) Operating of Commercial Complexes	264	448	272	1,260	
<b>TOTAL</b>	<b>4,433</b>	<b>4,731</b>	<b>2,867</b>	<b>16,922</b>	
Less : Other unallocable expenditure / (income) (net)	1	-	297	(130)	
Less : Finance cost	89	202	23	297	
<b>Profit before Tax</b>	<b>4,343</b>	<b>4,529</b>	<b>2,547</b>	<b>16,755</b>	
<b>3 Capital Employed</b>					
a) Projects, Project Management and Development	77,427	79,321	66,344	79,321	
b) Operating of Commercial Complexes	2,041	1,742	1,877	1,742	
c) Unallocated	53,998	47,953	46,320	47,953	
<b>TOTAL</b>	<b>1,33,466</b>	<b>1,29,016</b>	<b>1,14,541</b>	<b>1,29,016</b>	

**Notes:**

1 Investors Complaints received and disposed off during the quarter ended June 30, 2012

**Nos**

Complaints pending at the beginning of the quarter	-
Complaints received during the quarter	-
Disposal of the complaints	-
Complaints lying unresolved at the end of the quarter	-

2 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.

3 The figures for the quarter ended 31st March 2012 are the balancing figures between audited figures in respect of the full financial year and the published year- to -date figures up to third quarter.

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 quarter ended 30th June 2012 due to applicability of the above guidance note.

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

6 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 24th July, 2012. These have been subjected to Limited Review by the Statutory Auditors of the Company.

For and on behalf of the Board



**Anita Arjundas**  
**Managing Director & CEO**

Mumbai : July 24, 2012