

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

	(Standalone)		(Rs. in Lakh)			
	Quarter ended			Period ended		Year ended
	30.09.2012 Unaudited	30.06.2012 Unaudited	30.09.2011 Unaudited	30.09.2012 Unaudited	30.09.2011 Unaudited	31.03.2012 Audited
Income from Operations	8,383	10,413	9,377	18,796	17,522	46,895
Cost of Projects	-	-	-	-	-	-
Operating Expenses	5,329	5,840	5,435	11,169	10,629	29,219
Staff Cost	293	209	244	502	359	979
Depreciation and amortisation	656	650	480	1,306	1,022	2,094
Other Expenditure	43	43	67	86	134	268
Total Expenditure	6,920	7,270	6,861	14,190	13,349	35,060
	-	-	-	-	-	-
Profit from Operations before Other income, Finance cost & Exceptional item	1,463	3,143	2,516	4,606	4,173	11,835
Other Income	3,008	1,339	1,818	4,347	2,731	5,217
	-	-	-	-	-	-
Profit before Finance cost & Exceptional item	4,471	4,482	4,334	8,953	6,904	17,052
Finance cost	141	139	50	280	73	297
	-	-	-	-	-	-
Profit before tax	4,330	4,343	4,284	8,673	6,831	16,755
	-	-	-	-	-	-
Provision for Current Tax	1,341	1,410	1,239	2,751	2,053	4,859
Provision for Deferred Tax Liability / (Asset)	(152)	2	(99)	(150)	(75)	(120)
	-	-	-	-	-	-
Profit after tax	3,141	2,931	3,144	6,072	4,853	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)						107,932
Basic Earnings per Share (Rs.) (not annualised)	7.69	7.18	7.70	14.87	11.88	29.43
Diluted Earnings per Share (Rs.) (not annualised)	7.69	7.18	7.70	14.87	11.88	29.43
Aggregate of Non Promoter shareholding						
Number of shares	19,989,024	19,989,024	19,989,024	19,989,024	19,989,024	19,989,024
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	20,846,126	20,846,126	20,846,126	20,846,126	20,846,126	20,846,126
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%

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Reporting of Segment wise Revenue, Results & Capital Employed					(Standalone)	(Rs. in Lakh)
	Quarter ended			Period ended		Year ended
	30.09.2012 Unaudited	30.06.2012 Unaudited	30.09.2011 Unaudited	30.09.2012 Unaudited	30.09.2011 Unaudited	31.03.2012 Audited
1 Segment Revenue						
a) Projects, Project Management and Development	7,850	10,102	9,054	17,952	16,888	45,450
b) Operating of Commercial Complexes	533	311	323	844	634	1,445
TOTAL	8,383	10,413	9,377	18,796	17,522	46,895
2 Segment Results						
a) Projects, Project Management and Development	2,356	4,169	3,454	6,525	6,049	15,662
b) Operating of Commercial Complexes	489	264	277	753	549	1,260
TOTAL	2,845	4,433	3,731	7,278	6,598	16,922
Less : Other unallocable expenditure / (income) (net)	(1,626)	1	(603)	(1,625)	(306)	(130)
Less : Finance cost	141	89	50	230	73	297
Profit before Tax	4,330	4,343	4,284	8,673	6,831	16,755
3 Capital Employed						
a) Projects, Project Management and Development	77,059	77,427	78,016	77,059	78,016	79,321
b) Operating of Commercial Complexes	2,410	2,041	1,831	2,410	1,831	1,742
c) Unallocated	56,647	53,998	40,842	56,647	40,842	47,953
TOTAL	136,116	133,466	120,689	136,116	120,689	129,016

Statement of Assets and Liabilities as on 30th September, 2012		(Rs. in Lakh)	
	As at 30.09.2012 Unaudited	As at 31.03.2012 Unaudited	
EQUITY & LIABILITIES			
Shareholders' Funds			
Share Capital	4,084	4,084	
Reserves & Surplus	114,033	107,932	
	118,117	112,015	
Non Current Liabilities			
Long Term Borrowings	8,000	10,983	
Deferred Tax Liabilities(Net)	-	-	
Other Long Term Liabilities	-	-	
Long Term Provisions	110	72	
	8,110	11,055	
Current Liabilities			
Short Term Borrowings	-	-	
Trade Payables	10,616	11,038	
Other Current Liabilities	16,662	10,642	
Short Term Provisions	1,224	4,076	
	28,502	25,756	
TOTAL	154,728	148,827	
ASSETS			
Non Current Assets			
Fixed Assets			
Tangible Assets	2,602	2,907	
Intangible Assets	0	0	
	2,602	2,907	
Non Current Investments	32,013	32,013	
Deferred Tax Assets(Net)	182	32	
Long Term Loans & Advances	-	-	
Other Non Current Assets	134	275	
	34,931	35,227	
Current Assets			
Current Investments	20,432	12,847	
Inventories	30,771	23,357	
Trade Receivables	3,734	8,828	
Cash & Cash Equivalents	6,275	12,726	
Short-term loans and advances	50,777	46,353	
Other Current Assets	7,808	9,489	
	119,797	113,600	
TOTAL	154,728	148,827	

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Notes:

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

Nos

Complaints pending at the beginning of the quarter

-

Complaints received during the quarter

2

Disposal of the complaints

2

Complaints lying unresolved at the end of the quarter

-

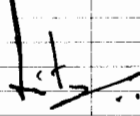
2 Since the nature of activities being carried out by the Company is such that profits / losses from certain transactions do not necessarily accrue evenly over the year, results of a quarter may not be representative of profits / losses for the year.

3 The 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 30th September 2012 due to applicability of the above guidance note.

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

5 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 18th October, 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 : October 18, 2012