

**Mahindra Lifespace Developers Limited**  
Registered Office :- Mahindra Towers, 5th Floor, Worli, Mumbai - 400018

**Unaudited Financial Results for the Quarter ended 31st December, 2011**

	(Standalone)						(Rs. in Lakh)
	Quarter ended			Nine months period ended		Year ended	
	31.12.2011 Unaudited	30.09.2011 Unaudited	31.12.2010 Unaudited	31.12.2011 Unaudited	31.12.2010 Unaudited	31.03.2011 Audited	
Income from Operations	15,377	9,377	15,582	32,899	31,273	47,656	
Cost of Projects	9,572	5,435	10,071	20,201	19,698	30,113	
Operating Expenses	233	244	266	592	755	1,254	
Staff Cost	512	480	432	1,534	1,182	1,594	
Depreciation	67	67	59	201	172	250	
Other Expenditure	445	635	535	1,650	1,400	2,421	
<b>Total Expenditure</b>	<b>10,829</b>	<b>6,861</b>	<b>11,363</b>	<b>24,178</b>	<b>23,207</b>	<b>35,632</b>	
<b>Profit from Operations before Other income, Interest &amp; Exceptional item</b>	<b>4,548</b>	<b>2,516</b>	<b>4,219</b>	<b>8,721</b>	<b>8,066</b>	<b>12,024</b>	
Other Income	869	1,818	658	3,600	2,288	3,029	
<b>Profit before Interest &amp; Exceptional item</b>	<b>5,417</b>	<b>4,334</b>	<b>4,877</b>	<b>12,321</b>	<b>10,354</b>	<b>15,053</b>	
Interest	22	50	-	95	-	116	
<b>Profit before tax</b>	<b>5,395</b>	<b>4,284</b>	<b>4,877</b>	<b>12,226</b>	<b>10,354</b>	<b>14,937</b>	
Provision for Current Tax	1,453	1,239	1,572	3,506	3,164	4,728	
Provision for Deferred Tax Liability / (Asset)	(9)	(99)	(37)	(84)	(66)	(96)	
<b>Profit after tax</b>	<b>3,951</b>	<b>3,144</b>	<b>3,342</b>	<b>8,804</b>	<b>7,256</b>	<b>10,305</b>	
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)	-	-	-	-	-	98,684	
Basic Earnings per Share (Rs.) (not annualised)	9.68	7.70	8.18	21.56	17.77	24.94	
Diluted Earnings per Share (Rs.) (not annualised)	9.68	7.70	8.17	21.56	17.75	24.94	
Aggregate of Non Promoter shareholding							
Number of shares	1,99,89,024	1,99,89,024	1,99,88,024	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			Nine months period ended		Year ended		
	31.12.2011 Unaudited	30.09.2011 Unaudited	31.12.2010 Unaudited	31.12.2011 Unaudited	31.12.2010 Unaudited	31.03.2011 Audited		
<b>1 Segment Revenue</b>								
a) Projects, Project Management and Development	15,066	9,054	15,225	31,954	30,091	46,165		
b) Operating of Commercial Complexes	311	323	307	945	921	1,229		
c) Business Centre (Refer Note 4)	-	-	50	-	261	262		
<b>TOTAL</b>	<b>15,377</b>	<b>9,377</b>	<b>15,582</b>	<b>32,899</b>	<b>31,273</b>	<b>47,656</b>		
<b>2 Segment Results</b>								
a) Projects, Project Management and Development	5,330	3,454	4,995	11,379	10,047	14,938		
b) Operating of Commercial Complexes	263	277	260	812	779	1,039		
c) Business Centre (Refer Note 4)	-	-	(10)	-	(6)	(8)		
<b>TOTAL</b>	<b>5,593</b>	<b>3,731</b>	<b>5,245</b>	<b>12,191</b>	<b>10,820</b>	<b>15,969</b>		
Less : Other unallocable expenditure / (income) (net)	176	(603)	368	(130)	466	1,032		
Less : Interest	22	50	-	95	-	-		
<b>Profit before Tax</b>	<b>5,395</b>	<b>4,284</b>	<b>4,877</b>	<b>12,226</b>	<b>10,354</b>	<b>14,937</b>		
<b>3 Capital Employed</b>								
a) Projects, Project Management and Development	86,311	78,016	68,391	86,311	68,391	70,141		
b) Operating of Commercial Complexes	1,830	1,831	737	1,830	737	1,851		
c) Business Centre (Refer Note 4)	(24)	(24)	(188)	(24)	(188)	(16)		
d) Unallocated	39,529	40,866	34,320	39,529	34,320	40,852		
<b>TOTAL</b>	<b>1,27,646</b>	<b>1,20,689</b>	<b>1,03,260</b>	<b>1,27,646</b>	<b>1,03,260</b>	<b>1,12,828</b>		

**Notes:**

1 Investors Complaints received and disposed off during the quarter ended December 31, 2011

	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 During the quarter, the Company has made the following investments:

Name of the Company	Nature of investment	No of equity shares	% holding
Mahindra World City Jaipur Limited	Equity	37,00,000	74%
Mahindra World City Jaipur Limited	Preference	1,85,00,000	74%

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 Company has discontinued the Operations of its segment- Business Centre during the quarter ended 31st December, 2010.

5 Figures relevant to the previous periods have been rearranged wherever necessary.

6 The above results were approved by the Board of Directors of the Company at the Board meeting held on 30th January, 2012

For and on behalf of the Board

*Arun Nanda*

Arun Nanda  
Chairman



Mumbai : January 30, 2012