



**Registered Office :** Commerz, 3rd Floor, International Business Park, Oberoi Garden City, Goregaon (E),  
Mumbai – 400 063, India

CIN: L45200MH1998PLC114818, E-mail ID: corporate@oberoiirealty.com, Website: www.oberoiirealty.com,

Tel: +9122 6677 3333, Fax: +91 22 6677 3334

Audited Standalone Financial Results for the Quarter and Year Ended March 31, 2020

(Rs. in Lakh, except per share data)

No	Particulars	Quarter ended			Year ended	
		31/03/2020	31/12/2019	31/03/2019	31/03/2020	31/03/2019
		Audited (Refer note 2)	Unaudited	Audited (Refer note 2)	Audited	Audited
1	Income					
	a. Revenue from operations	11,348	17,942	18,014	61,966	1,02,866
	b. Other income	1,256	1,199	1,415	12,420	12,972
	<b>Total income (a+b)</b>	<b>12,604</b>	<b>19,141</b>	<b>19,429</b>	<b>74,386</b>	<b>1,15,838</b>
2	Expenses					
	a. Operating costs	8,214	6,957	8,216	1,25,319	31,134
	b. Changes in inventories	(5,453)	(2,287)	(1,904)	(1,08,086)	2,413
	c. Employee benefits expense	1,219	1,311	1,531	5,505	6,216
	d. Finance cost	158	175	273	1,187	1,454
	e. Depreciation and amortisation	777	779	752	3,084	3,152
	f. Other expenses	1,206	1,226	1,375	5,486	6,981
	<b>Total expenses (a+b+c+d+e+f)</b>	<b>6,121</b>	<b>8,161</b>	<b>10,243</b>	<b>32,495</b>	<b>51,350</b>
3	Profit before exceptional items and tax (1-2)	6,483	10,980	9,186	41,891	64,488
4	Exceptional item	-	-	-	-	-
5	Profit before tax (3+4)	6,483	10,980	9,186	41,891	64,488
6	Tax expense					
	1. Current tax	1,859	3,335	2,769	10,371	18,739
	2. Deferred tax	(67)	61	106	36	379
7	<b>Net profit for the period (5-6)</b>	<b>4,691</b>	<b>7,584</b>	<b>6,311</b>	<b>31,484</b>	<b>45,370</b>
8	Other comprehensive income					
	1. Items that will not be reclassified to profit or loss	(23)	(31)	14	(22)	77
	2. Income tax relating to items that will not be reclassified to profit or loss	8	11	(5)	8	(27)
9	<b>Total comprehensive income for the period (7+8)</b>	<b>4,676</b>	<b>7,564</b>	<b>6,320</b>	<b>31,470</b>	<b>45,420</b>
10	Paid-up equity share capital (Face value of Rs.10 each)	36,360	36,360	36,360	36,360	36,360
11	Other equity				5,91,290	5,67,213
12	Earnings per share (EPS)* (Face value of Rs.10 each)					
	a) Basic EPS	1.29	2.09	1.74	8.66	12.66
	b) Diluted EPS	1.29	2.09	1.74	8.66	12.66

\* Not annualised, except year end Basic and Diluted EPS

**Notes:**

- The Audited Standalone Financial Results for the quarter and year ended March 31, 2020 have been reviewed by the Audit Committee and approved by the Board of Directors at its meeting held on July 14, 2020. The Statutory Auditors have expressed an unmodified audit opinion. The Standalone Financial Results are prepared in accordance with the Indian Accounting Standards (Ind AS) as prescribed under Section 133 of the Companies Act, 2013.
- The figures of the last quarter are the balancing figures between audited figures in respect of the full financial year and the unaudited published year to date figures up to the third quarter of the respective financial year.
- Pursuant to a clarification issued by the International Accounting Standards Board ('IASB') in relation to borrowing costs on real-estate projects where revenue is recognised on percentage of completion basis, the Company will with effect from April 1, 2019 exclude such borrowing costs relating to the post-launch period from its estimates of the balance cost to completion, and the same will be recognised as Finance costs in the Profit and Loss account. There are no projects which are impacted due to the above.
- The nature of the real estate business of the Company is such that the result of the quarter / year may not be representative of the profit / (loss) for the period.



Audited Standalone Statement of Assets and Liabilities as at March 31, 2020

(Rs. in Lakh)

Particulars	As at 31/03/2020	As at 31/03/2019
	Audited	Audited
<b>ASSETS</b>		
<b>I) Non-current assets</b>		
a) Property, plant and equipments	19,618	18,454
b) Capital work in progress	6,351	2,409
c) Investment properties	55,120	56,633
d) Intangible assets	185	165
e) Intangible assets under development	52	93
f) Financial assets		
i) Investments	71,329	73,789
ii) Other financial assets	653	192
g) Other non-current assets	54,067	14,720
	<b>2,07,375</b>	<b>1,66,455</b>
<b>II) Current assets</b>		
a) Inventories	2,16,891	1,10,025
b) Financial assets		
i) Investments	2,689	-
ii) Trade receivables	1,772	2,369
iii) Cash and cash equivalents	1,420	3,309
iv) Bank balances other than (iii) above	2,983	24,438
v) Loans	3,15,592	2,99,906
vi) Other financial assets	281	267
c) Current tax assets (net)	266	259
d) Other current assets	10,293	99,829
	<b>5,52,187</b>	<b>5,40,402</b>
<b>TOTAL ASSETS (I+II)</b>	<b>7,59,562</b>	<b>7,06,857</b>
<b>EQUITY AND LIABILITIES</b>		
<b>I) Equity</b>		
a) Equity share capital	36,360	36,360
b) Other equity	5,91,290	5,67,213
	<b>6,27,650</b>	<b>6,03,573</b>
<b>II) Liabilities</b>		
<b>i) Non-current liabilities</b>		
a) Financial liabilities		
i) Borrowings	-	58,851
ii) Trade payables		
a) Total outstanding dues of micro enterprises and small enterprises	10	303
b) Total outstanding dues of creditors other than micro enterprises and small enterprises	423	1,279
iii) Other financial liabilities		
i) Capital Creditors		
a) Total outstanding dues of micro enterprises and small enterprises	4	-
b) Total outstanding dues of creditors other than micro enterprises and small enterprises	46	-
ii) Others	6,794	6,661
b) Provisions	160	146
c) Deferred tax liabilities (net)	2,297	2,148
d) Other non-current liabilities	1,053	1,308
	<b>10,787</b>	<b>70,696</b>
<b>ii) Current liabilities</b>		
a) Financial liabilities		
i) Borrowings	96,264	8,240
ii) Trade payables		
a) Total outstanding dues of micro enterprises and small enterprises	580	671
b) Total outstanding dues of creditors other than micro enterprises and small enterprises	2,180	4,173
iii) Other financial liabilities		
i) Capital Creditors		
a) Total outstanding dues of micro enterprises and small enterprises	53	2
b) Total outstanding dues of creditors other than micro enterprises and small enterprises	106	142
ii) Others	11,465	13,803
b) Other current liabilities	7,686	5,287
c) Provisions	172	77
d) Current tax liabilities (net)	2,619	193
	<b>1,21,125</b>	<b>32,588</b>
<b>TOTAL LIABILITIES (i+ii)</b>	<b>1,31,912</b>	<b>1,03,284</b>
<b>TOTAL EQUITY AND LIABILITIES (I+II)</b>	<b>7,59,562</b>	<b>7,06,857</b>

For and on behalf of the Board

VIKAS RANVIR  
OBEROI

Vikas Oberoi  
Chairman & Managing Director

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Audited Standalone Cash Flow Statement for the Year Ended March 31, 2020

(Rs. in Lakh)

Particulars	Year ended	
	31/03/2020	31/03/2019
	Audited	Audited
<b>CASH FLOW FROM OPERATING ACTIVITIES:</b>		
<b>Profit before tax as per statement of profit and loss</b>	<b>41,891</b>	<b>64,488</b>
<b>Adjustments for</b>		
Depreciation and amortisation	3,084	3,152
Interest income (including fair value change in financial instruments)	(4,915)	(5,540)
Interest expenses (including fair value change in financial instruments)	1,187	1,454
Dividend income	(7,367)	(6,892)
Profit on sale of investments (net)	(30)	(529)
Loss / (gain) from foreign exchange fluctuation (net)	23	(2)
(Gain) / loss on sale / discarding of property, plant and equipment (net)	37	24
Sundry balances written off / (back)	(92)	(10)
<b>Operating cash profit before working capital changes</b>	<b>33,818</b>	<b>56,145</b>
<b>Movement for working capital</b>		
Increase / (decrease) in trade payables	(3,166)	240
Increase / (decrease) in other liabilities	2,146	(13,779)
Increase / (decrease) in financial liabilities	(2,164)	3,152
Increase / (decrease) in provisions	86	126
(Increase) / decrease in loans and advances	51,026	(1,084)
(Increase) / decrease in financial assets	(14)	(44)
(Increase) / decrease in trade receivables	597	5,586
(Increase) / decrease in inventories	(99,202)	7,459
<b>Cash generated / (used) from operations</b>	<b>(16,873)</b>	<b>57,801</b>
Direct taxes (paid) / refund (net)	(7,952)	(18,526)
<b>Net cash inflow / (outflow) from operating activities</b>	<b>(A) (24,825)</b>	<b>39,275</b>
<b>CASH FLOW FROM INVESTING ACTIVITIES:</b>		
(Acquisition) / (adjustments) of property, plant and equipments, investment properties, intangible assets / addition to capital work in progress (net)	(7,504)	(2,325)
Proceeds from sale of property, plant and equipment, investment properties, intangible assets	40	49
Interest received	762	2,084
Dividend received	7,367	6,892
Decrease / (increase) in loans and advances to / for subsidiaries / joint ventures (net)	(12,134)	(1,11,216)
(Acquisition) / sale of investments (net)	2,491	4,212
(Increase) / decrease in other financial assets	20,993	(22,520)
<b>Net cash inflow / (outflow) from investing activities</b>	<b>(B) 12,015</b>	<b>(1,22,824)</b>
<b>CASH FLOW FROM FINANCING ACTIVITIES:</b>		
Increase in equity share capital (including securities premium and netting off share issue expenses)	-	1,18,272
Repayment from long term secured borrowings	-	(9,150)
Proceeds from short term secured borrowings	91,826	17,890
Repayment of short term secured borrowings	(76,845)	(18,212)
Proceeds from short term unsecured borrowings	30,907	-
Repayment of short term unsecured borrowings	(16,632)	(11,130)
Interest paid (gross)	(8,376)	(6,864)
Dividend paid (including dividend distribution tax)	(7,272)	(6,792)
<b>Net cash inflow / (outflow) from financing activities</b>	<b>(C) 13,608</b>	<b>84,014</b>



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Audited Standalone Cash Flow Statement for the Year Ended March 31, 2020

(Rs. in Lakh)

Particulars	Year ended	
	31/03/2020	31/03/2019
	Audited	Audited
<b>Net increase / (decrease) in cash and cash equivalents</b> (A+B+C)	<b>798</b>	<b>465</b>
Add: cash and cash equivalents at the beginning of the year	3,310	2,845
<b>Cash and cash equivalents at the end of the year</b>	<b>4,108</b>	<b>3,310</b>

**Reconciliation statement of cash and bank balances**

Cash and cash equivalents at the end of the year as per above	4,108	3,310
Add: Balance with bank in dividend / unclaimed dividend accounts	4	3
Add: Fixed deposits with banks, having remaining maturity for less than twelve months	2,651	24,155
Add: Fixed deposits with banks (lien marked)	982	471
Less: Short term liquid investments	(2,689)	-
Fixed deposit with banks, having remaining maturity for more than twelve months	(653)	(192)
<b>Cash and bank balance as per statement of assets and liabilities</b>	<b>4,403</b>	<b>27,747</b>

For and on behalf of the Board

VIKAS RANVIR  
 OBEROI

Vikas Oberoi  
 Chairman & Managing Director

Mumbai, July 14, 2020