

Indiabulls

R E A L E S T A T E

Indiabulls Real Estate Limited
Audited Consolidated Financial Results
For the period from April 04, 2006 to March 31, 2007

	(Rupees in Lacs)		
Particulars	For the period from April 04, 2006 to December 31, 2006 (Unaudited)	Quarter ended March 31, 2007 (Unaudited)	For the period from April 04, 2006 to March 31, 2007 (Audited)
Income from Operations	927	464	1,391
Other Income	752	2,406	3,158
Total Revenue	1,679	2,870	4,549
Employees Remuneration & Benefits	143	267	367
Administrative & Other Expenses	529	539	1,068
Total Expenditure	672	763	1,435
Interest and Finance Charges	285	244	529
Depreciation	31	49	80
Profit before Tax	691	1,814	2,505
Provision for Taxation (including Deferred Tax and Fringe Benefits Tax)	611	584	1,195
Net Profit	80	1,230	1,310
Paid-up Equity Share Capital	3,374	3,594	3,594
Reserves excluding Revaluation Reserves	90,363	139,216	139,216
Earnings per Share (Face Value of Rs.2 per Share)-Basic (in Rs.)	(0.52)	0.34	0.03
-Diluted (in Rs.)	(0.52)	0.29	0.03
Aggregate of Public Shareholding			
Number of Shares	117,687,803	118,142,353	118,142,353
Percentage of Holding	69.77%	65.75%	65.75%

Notes to Financial Results:

- Indiabulls Real Estate Limited conducts its operations along with its subsidiaries, associates and joint venture partners. The Consolidated financial statements are prepared in accordance with the principles and procedures for the preparation and presentation of Consolidated Accounts as set out in the Accounting Standards (AS 21, AS 23 and AS 27) issued by The Institute of Chartered Accountants of India. The financial statements of the parent company and its subsidiaries have been combined on a line-by-line basis by adding together book values of like items of assets, liabilities, income and expenses, after eliminating intra-group balances and transactions and resulting unrealized gains / losses. The investment in associate companies, are accounted on "Equity Method". The interest in joint venture is reported using proportionate consolidation. The consolidated financial statements are prepared by applying uniform accounting policies.
- This being the first year of the Company, corresponding figures for the previous periods are not given

Indiabulls Real Estate Limited (as standalone entity)
Audited Financial Results for the period from April 04, 2006 to March 31, 2007

	(Rupees in Lacs)		
Particulars	For the period from April 04, 2006 to December 31, 2006 (Unaudited)	Quarter ended March 31, 2007 (Unaudited)	For the period from April 04, 2006 to March 31, 2007 (Audited)
Income from Operations	1,000	333	1,333
Other Income	267	1,106	1,373
Total Revenue	1,267	1,439	2,706
Employees Remuneration & Benefits	120	234	354
Administrative & Other Expenses	38	366	404
Total Expenditure	158	600	758
Interest and Finance Charges	11	1	12
Depreciation	28	43	71
Profit before Tax	1,070	795	1,865
Provision for Taxation (including Deferred Tax and Fringe Benefits Tax)	359	194	553
Net Profit	711	601	1,312
Paid-up Equity Share Capital	3,374	3,594	3,594
Reserves excluding Revaluation Reserves	42,147	49,577	49,577
Earnings per Share (Face Value of Rs.2 per Share)-Basic (in Rs.)	0.01	0.10	0.11
-Diluted (in Rs.)	0.00	0.09	0.10
Aggregate of Public Shareholding			
Number of Shares	117,687,803	118,142,353	118,142,353
Percentage of Holding	69.77%	65.75%	65.75%
Items exceeding 10% of Total Expenditure			
--Rent	25.95	141.20	167.15
--Repair & Maintenance	0.17	92.15	92.32

Notes to Financial Results:

- The audited financial results of Indiabulls Real Estate Limited (the Company) for the period ended March 31, 2007 have been reviewed by the Audit Committee and approved by the Board of Directors at their meeting held on 23rd March 2007.
- A Scheme of Arrangement ("Scheme") between Indiabulls Financial Services Limited ("IBFSL") and the Company ("IBREL", "Resulting Company") and their respective shareholders and creditors has been approved by the National Stock Exchange and the Bombay Stock Exchange during the month of March 2007. The trading of shares of the Company commenced on 23rd March 2007.
 - Certain assets comprising of investments and loans and advances to real estate companies aggregating to Rs. 4,627,889,740 have been transferred to the Company, at their book values.
 - Proportionate liability in respect of Share Warrants-I representing 10% of the application money amounting to Rs. 77,000,000 has been transferred to the Company.
 - The Equity Share Capital of the Company amounting to Rs. 500,000 was cancelled.
 - The Company had issued 168,675,378 Equity Shares of Rs. 2 each to eligible Shareholders of Indiabulls Financial Services Limited.
 - The net adjustment for such transfer of assets, liabilities and cancellation and issue of Equity Share Capital amounting to Rs. 4,214,038,984 has been credited to General Reserve Account.
 - In terms of the Scheme, all business activities of real estate undertaking, including all Investments and loans to real estate companies made by IBFSL in trust for the Company, carried out on or after the Appointed Date are deemed to have been carried out by IBFSL on behalf of the Company on a going concern basis and consequently, all profits and losses of IBFSL on activities undertaken on behalf of and in trust for the Company and related taxes paid are deemed to be the profits, losses and taxes of the Company. The Scheme had accordingly been given effect to in the third quarter of 2006-07.
 - Accordingly, assets comprising of investments and loans and advances aggregating to Rs.2,605,291,112; proportionate liability in respect of Share Warrants-II representing 10% application money and Preference Share Capital amounting to Rs.115,100,000 and Rs.2,962,400,046 respectively, have been transferred to the Company.
 - The Interest Income on such loans and advances to other real estate companies w.e.f May 1, 2006, amounting to Rs. 20,466,256 (TDS - Rs. 4,592,628) has been transferred to the Company.
 - On August 2, 2006, IBFSL had issued and allotted 9,966,667 Cumulative, Redeemable, Non Convertible Preference shares and 11,500,000 Cumulative, Redeemable, Convertible Preference shares respectively at Rs. 300 per share to Oberon Limited. The preference dividend for the quarter ended September 30, 2006 @5% on the full face value of Rs. 300 had already been declared and paid by IBFSL. Consequently the transfer of Preference Share Capital to IBREL, an amount of Rs. 27,763,370 being IBREL's share of proportionate dividend and corporate dividend tax on the same on the face value of Rs. 138 for the quarter ended on September 30, 2006 has been charged to IBREL.
 - The transfer of proportionate Preference Share Capital, Share Warrants-I and II has been made as per the net worth ratio between IBFSL and the Company as on April 30, 2006.
 - Consequent to the Scheme being given effect to, by IBFSL, IBFSL had declared January 09, 2007 to be the Record Date for determining the shareholders who would be entitled to be allotted shares of the Company. The Equity Shares of the Company got listed on the National Stock Exchange and the Bombay Stock Exchange during the month of March 2007. The trading of shares of the Company commenced on 23rd March 2007.
 - During the third quarter of 2006-07, IBFSL, investing in trust on behalf of the Company, increased its equity stake from 40% in its associate companies namely, Indiabulls Real Estate Company Private Limited ("IRECPL") to 50.5%, Indiabulls Estate Limited ("IEL") to 51.0%, Indiabulls Properties Private Limited ("IPPL") to 50.5% and Indiabulls Infrastructure Limited ("IIL") to 51.0% through conversion of Optionally Convertible Debentures held by IBFSL in these companies. The balance equity stake in these companies is held by FIM Limited, a company incorporated in Mauritius. Pursuant to the Scheme, the investments in IRECPL, IEL, IPPL and IIL have been transferred to IBREL.
- On January 11, 2007, the promoters exercised their options in respect of the Company's Warrants I and the Company received a sum of Rs. 693,000,000, being the balance exercise money on the proportionate transfer of Warrants I to the Company in terms of the Scheme of Arrangement between the Company and Indiabulls Financial Services Limited (IBFSL). Consequently, the Board of Directors of the Company at their meeting held on January 13, 2007 allotted 11,000,000 Equity Shares of face value of Rs.2 each at a price of Rs. 70 per share to its Promoters on conversion of the said Warrants I.
- During the Quarter, three subsidiary companies of the Company namely Indiabulls Properties Private Limited, Indiabulls Real Estate Company Private Limited and Indiabulls Infrastructure Development Limited issued 144,449 Equity Shares of Rs. 10 each, 155,894 Equity Shares of Rs. 10 each and 6,617,647 Equity Shares of Rs. 10 each respectively to Ariston Investments Sub A Limited, Ariston Investments Sub B Limited and Ariston Investments Sub C Limited respectively. Consequent to the above issue of shares by the said subsidiary companies, the stake of the Company in Indiabulls Properties Private Limited and Indiabulls Real Estate Company Private Limited has reduced from 50.5% to 47.95% and in Indiabulls Infrastructure Development Limited from 86.67% to 79.64%. Thus Indiabulls Properties Private Limited and Indiabulls Real Estate Company Private Limited have now become associates of the Company. Further, the Company also received advance of Rs. 264.49 Crore from Ariston Investments Sub A Limited and Rs. 172.89 Crore from Ariston Investments Sub B Limited towards sale of 7.95% stake each in Indiabulls Properties Private Limited and Indiabulls Real Estate Company Private Limited.
- During the quarter ended March 31, 2007, the Company had invested Rs. 65,00,000 (Sixty Five Lacs) in 13 new subsidiaries.
- The company's primary business segment is reflected based on principal business activities carried on by the Company. The Company operates in one reportable business segment i.e. "Real estate projects advisory, construction and development of real estate projects" and in one geographical segment i.e. within India.
- This being the first year of the Company, corresponding figures for the previous periods are not given.
- Number of Investor Complaints received and disposed off during the quarter ended March 31, 2007:
Opening: Nil, Received: 6, Disposed Off: 6, Pending: Nil.
- Registered Office: F-60, Malhotra Building, 2nd Floor, Connaught Place, New Delhi 110 001.

For and on behalf of Board of Directors

Place : New Delhi
Date : April 30, 2007

Sameer Gehlaut
Chairman