Quarter III Results FY08-09

UNAUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER ENDED 31st DECEMBER 2008

(Rs in Crores)

SL NO	PARTICULARS	QUARTER ENDED 31.12.2008 (Reviewed)	QUARTER ENDED 31.12.2007 (Reviewed)	NINE MONTHS ENDED 31.12.2008 (Reviewed)	NINE MONTHS ENDED 31.12.2007 (Reviewed)	YEAR ENDED 31.03.2008 (Audited)
1	Sales and other receipts	1,366.67	3,598.42	8,921.68	9,922.11	14,432.89
2	**Expenditure**					
	a) Cost of land, plots and constructed properties	185.61	896.93	2,484.59	2,381.82	3,777.39
	b) Cost of revenue - others	97.39	54.23	270.46	149.31	222.37
	c) Staff cost	120.97	60.86	321.72	174.10	299.78
	d) Depreciation	78.79	14.82	183.88	42.35	90.06
	e) Other expenditure	190.70	85.01	511.43	247.96	424.12
	Total	**673.46**	**1,111.85**	**3,772.08**	**2,995.54**	**4,813.72**
3	**Profit before Other income & Interest (1-2)**	693.21	2,486.57	5,149.60	6,926.57	9,619.17
4	Other Income	136.12	52.83	267.61	199.36	251.02
5	**Profit before Interest (3+4)**	**829.33**	**2,539.40**	**5,417.21**	**7,125.93**	**9,870.19**
6	Finance charges	93.78	78.77	194.83	190.12	310.00
7	**Profit before Tax (5-6)**	**735.55**	**2,460.63**	**5,222.38**	**6,935.81**	**9,560.19**
8	Provision for Taxation (including FBT)	105.81	310.51	805.14	1,229.26	1,721.54
9	Provision for Deferred Taxation	(52.08)	11.25	(93.52)	26.37	17.55
10	**Profit before Minority Interest (7-8-9)**	**681.82**	**2,138.87**	**4,510.76**	**5,680.18**	**7,821.10**
11	Minority Interest - Share of loss / (profit)	(2.04)	0.43	(20.24)	(6.30)	(35.48)
12	Share of Profit/ (Loss) in Associates	(8.99)	5.68	(20.42)	5.10	26.41
13	**Net Profit for the period**	**670.79**	**2,144.98**	**4,470.10**	**5,678.98**	**7,812.03**
14	Paid up Equity Share Capital (face value Rs. 2/- each)	340.54	340.96	340.54	340.96	340.96
15	Reserves excluding revaluation reserves	-*	-*	-*	-*	18,395.24
16	Basic EPS (on Rs.2/- Per share) (not annualised)	3.94	12.58	26.23	34.44	46.98
17	Diluted EPS (on Rs.2/- Per share) (not annualised)	3.93	12.56	26.19	34.39	46.90
18	Aggregate of non promoter shareholding					
	- Number of shares	199,888,793	201,729,560	199,888,793	201,729,560	201,789,560
	- Percentage of shareholding	11.74%	11.83%	11.74%	11.83%	11.84%

* As on 31st December 2008 Total Reserves (excluding revalution Reserve) - Consolidated - Rs. 23,012.59 crores.

Notes to the Consolidated Financial Results

1. The above results were reviewed by the Audit Committee and approved by the Board of Directors at its meetings held on January 31, 2009 and have undergone 'Limited Review' by the Statutory Auditors of the Company.

2. The Consolidated Financial results as given above, has been prepared in accordance with the principles and procedures for the preparation and presentations of the 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 (ICAI).

3. The Company is primarily engaged in the business of colonisation and real estate development, which as per AS-17 on "Segment Reporting" issued by the ICAI is considered to be the only reportable business segment. The Company is primarily operating in India which is considered as a single geographical segment.

4. As per the Employees Stock Option Scheme 2006, Rs. 3.85 crores has been provided as staff cost during the quarter, according to the Guidance Note issued by ICAI, as the proportionate cost of 59,84,515 Options outstanding as on December 31, 2008 (including the proportionate cost of 4,10,259 Options committed to be granted in the future).

5. Consolidated Financial Results includes total revenues of Rs.130.28 crores and net Profit amounting to Rs.18.06 crores of overseas subsidiaries [Silverlink Holding Limited & its subsidiaries ("SHL")] which are consolidated based on the financials for the quarter 1st July to 30 th September, 2008.

   The auditors of Silverlink Holdings Limited ("Silverlink"), a subsidiary of the Company acquired in January 2008, had qualified their report for the year ended December 31, 2007 in respect of carrying amounts of secured convertible note and non-current advances from minority shareholders which are measured based on proceeds received. Had SHL measured the convertible loans and non-current advances from minority shareholders at fair value on initial recognition and subsequently at amortized cost, using the effective interest rate method under IFRS 39 (Financial Instrument: Recognition and Measurement), SHL's loss after income tax for period ended December 31, 2007 would increase by approximately US $ 13.3 million, (Rs. 53.16 crores) to a loss of US $18.3 million (Rs. 73.15 crores). This adjustment will not have any impact on the consolidated financial results of the Company since fair valuation is not required under the applicable accounting standards notified pursuant to the Companies (Accounting Standards) Rules, 2006 in India.

   Further, the auditors have also given their observation on certain existing and previous shareholders of Silverlink having ongoing claims against Silverlink which include repurchase of shares held by the shareholders in exchange for secured convertible notes to be issued by Silverlink. These claims originated in the years prior to acquisition of Silverlink by the Company and based on the advice of the legal counsel, the Managemer has a reasonable chance to defend the claims and since the liability is contingent in nature based on the uncertainty with regard to the issuance of notes, the terms and conditions thereof and their subsequent redemption. Further a reliable estimate of the amount of the obligation cannot be mad as the final terms and conditions related to the notes are subject to court decision should the above shareholders succeed in their claims against Silverlink.

6. The auditors of one of the subsidiary, namely Eastern India Powertech Limited (formerly known as DLF Power Ltd) have qualified their report for the recovery of debtors aggregating to Rs. 43.21 (As at March 31, 2008 Rs. 39.30 crores).

   The Management is confident that these debts are good and recoverable based on the Power purchase agreements/ status of ongoing discussions/ correspondence/ arbitration/ legal actions with the concerned parties. Had these amounts been written off in the above financial results, the profit after tax for the quarter would have been lower by Rs. 42.25 crores.

7. The Standalone financial results of the Company for the Quarter ended December 31, 2008 are available on the Company's Website (www.dlf.in).

8. The previous period figures have been regrouped /re-arranged wherever necessary to make them comparable.

9. The weighted average number of equity shares outstanding during the period has been considered for calculating the Basic and Diluted Earning Per Share (not annualised) in accordance with AS-20.

10. Utilisation of funds received through Initial Public Offer (IPO):
    Expenditure incurred upto December 14, 2008.

Item Head		Rs in Crores
Acquisition of land and development rights	:	5,669.55
Development and construction costs for existing projects	:	636.25
Prepayment of Loans	:	2,577.95
Issue related expenses	:	302.98
Total	:	**9,186.73**

    The Monitoring Agency report for/upto the half year ended December 14, 2008, on utilization of proceeds duly reviewed by the Audit Committee, was noted by the Board.

11. Status of Investors Complaints (Nos) : Opening Balance as on October 1, 2008 (Nil); Received during the quarter (72); Disposed off during the quarter (72); Closing balance as on December 31, 2008 (NIL).

12. The Company had issued Public Announcement (PA) and Corrigendum to PA dated September 30, 2008 and October 15, 2008 respectively, for buyback of its shares from the open market at a price not exceeding Rs. 600/- per share for an aggregate amount not exceeding Rs. 1100 crore. Under the Buy-back programme, the Company has bought back 21,30,767 equity shares till December 31, 2008 at a consideration (excluding transaction cost) of Rs. 50.82 crores Of the above, 21,20,767 equity shares were been extinguished up to December 31, 2008.

On Behalf of the Board of Directors

Place: New Delhi
Dated: January 31, 2009

(T. C. Goyal)
Managing Director