



Investor Relations Quarterly Update

April-June, 2011

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Q1 FY12 Highlights

201 units(0.34 mn sft) sold in Q1 registering a growth of 129%

Launch of Royal Ivy at The Great Eastern Gardens in Kanjurmarg, Mumbai



Launch of 3rd Phase of project Aura, at Gurgaon, NCR

At **MWC, Chennai**, the total number of customers as of Q1 F-12 were at 58, of which 37 are operational. Holiday Inn Express is set to operate in **MWC, Chennai**.

At **MWC, Jaipur**, all the three Special Economic Zones of IT, Light Engineering, and Handicrafts became operational in June 2011.

MWC Jaipur, has 34 customers of which 5 are operational and 8 have initiated development.

Projects Snapshot

Location	Completed	Ongoing	Forthcoming	Land bank
Chennai	0.59	1.26	1.18	11.00
Mumbai	2.72	1.19	0.35	0.69
Pune	1.34	0.22	1.40	0.30
NCR	1.68	0.71	0.53	
Nagpur			1.46	
Hyderabad			1.00	
Nasik				0.60
Bangalore	0.05			
TOTAL	6.38	3.37	5.92	12.59

All areas in mn sq.ft.

Ongoing Projects Status

Location	Project Name	Company	MLDL Holding	Total Development Launched		Last Base Selling Price (Rs./sq.ft)	% sold (area)	Completion date
				mn sft	units			
Mumbai	Eminente Aspen	MLDL	100%	0.15	68	9,500	97%	Dec 2012
	Eminente Angelica	MLDL	100%	0.15	67	9,650	100%	Dec 2013
	Splendour -I	MLDL	100%	0.42	264	7,600	100%	Sep 2011
	Splendour -II	MLDL	100%	0.36	246	7,700	92%	Dec 2012
	GE Garden *	MLDL	100%	0.12	60	10,500	0%	Dec 2014
Pune	Royale -IV	MLDL	100%	0.22	168	3,000	100%	Sep 2011
NCR	Aura- I	MLDL	100%	0.27	231	2,450	100%	Mar 2012
	Aura- II	MLDL	100%	0.24	166	3,175	100%	Dec 2012
	Aura- III	MLDL	100%	0.21	110	4,100	85%	Dec 2013
Chennai	Aqualily Villas A	MRDL	49%	0.12	41	4,600	97%	Sep 2011
	Aqualily Villas B	MRDL	49%	0.11	33	4,600	84%	Dec 2011
	Aqualily Apts A	MRDL	49%	0.14	80	3,100	96%	Jan 2013
	Aqualily Apts B*	MRDL	49%	0.32	178	3,100	23%	Jul 2013
	Iris Court Ph I*	MITL	96%	0.27	244	2,700	100%	Jul 2012
	Iris Court Ph II*	MITL	96%	0.30	229	2,700	36%	Sep 2013
OVERALL				3.37	2,185	3,618	81%	

* Soft launch

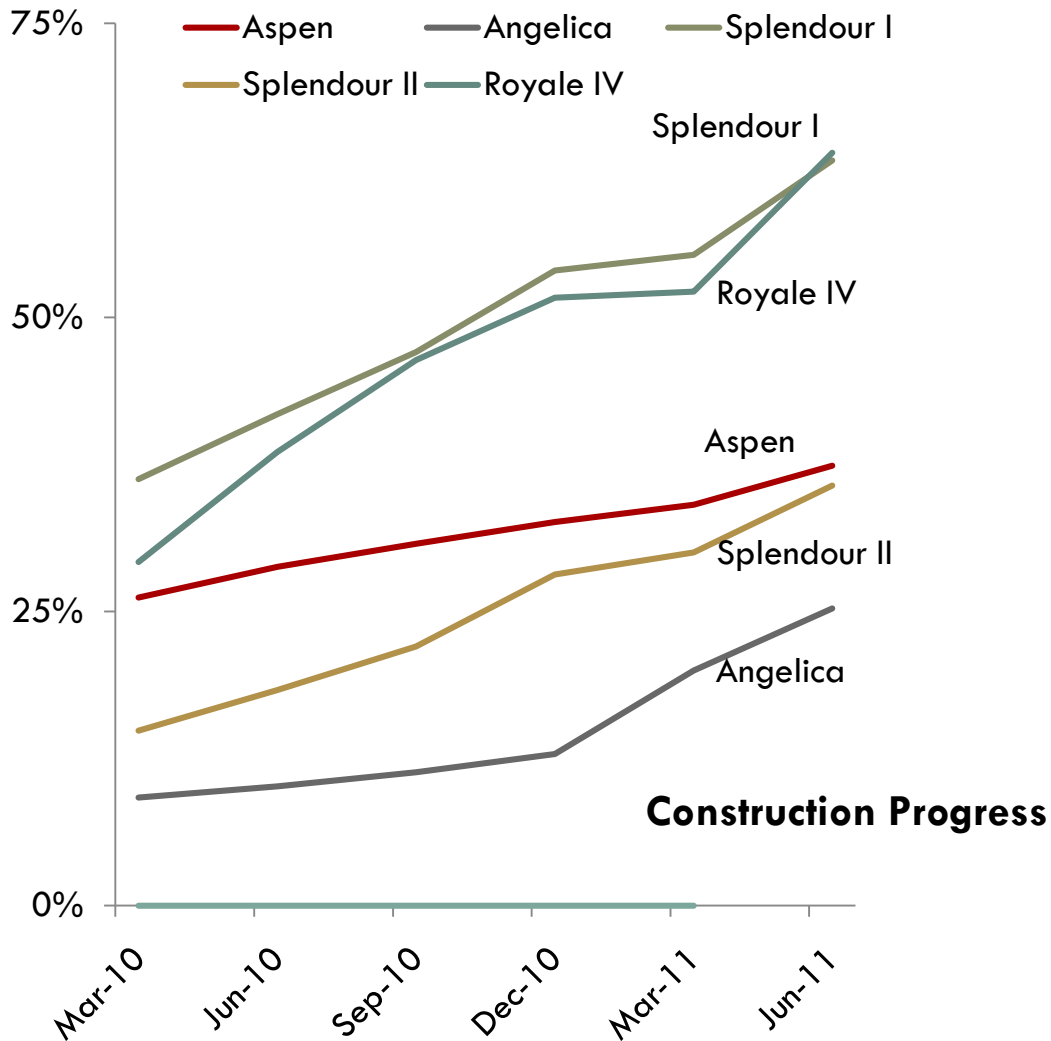


Forthcoming Projects and Land Bank

Category	Location	Project	Company	Interest to MLDL	DFP (mn sft)
Forthcoming	Mumbai	Ghatkopar	MLDL	100%	0.22
		GE Garden *	MLDL	100%	0.13
	Pune	Pimpri Residential Project	MLDL	100%	1.40
	NCR	Aura subsequent phases	MLDL	100%	0.53
	Hyderabad	Kukatapally Project*	MLDL	100%	1.00
	Chennai	Aqualily subsequent phases	MRDL	49%	0.89
		Iris Court	MITL	96%	0.29
	Nagpur	MIHAN Project	MBDL	70%	1.46
TOTAL Forthcoming					5.92
Land Bank	Nasik	Satpur Project	MLDL	100%	0.60
	Pune	Pimpri Commercial Project	MLDL	100%	0.30
	Chennai	MWC Chennai Residential	MITL	96%	11.00
	Mumbai	Thane Project	MLDL	100%	0.59
		Kandivli Project	MLDL	100%	0.10
TOTAL Land Bank					12.59

*Joint Development

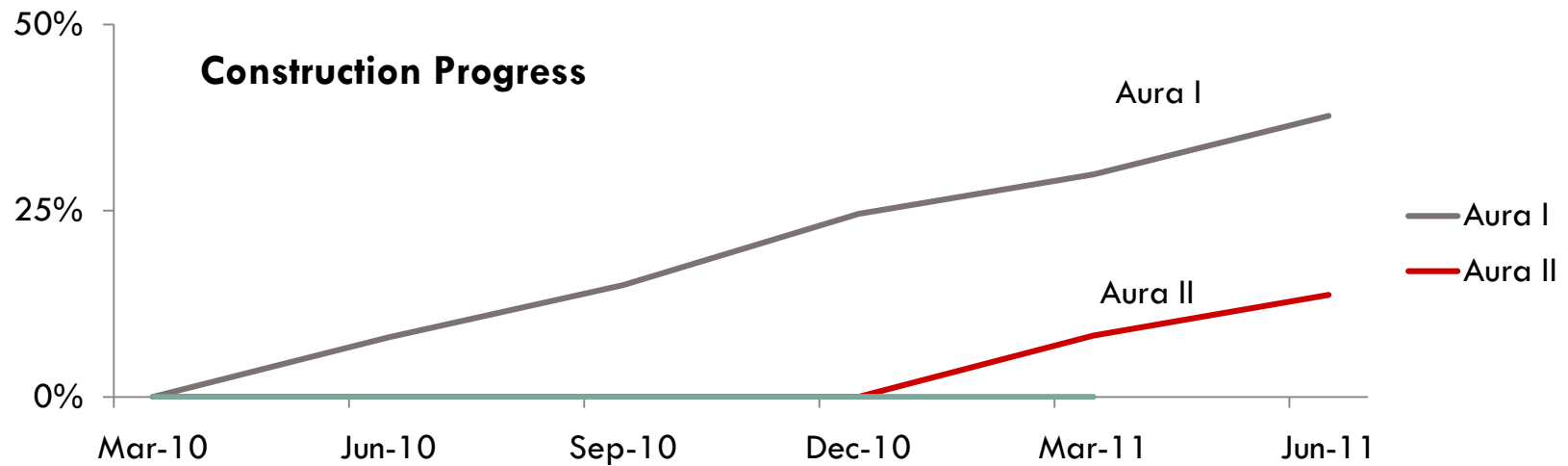
Construction Progress – West



Eminente Angelica, Mumbai



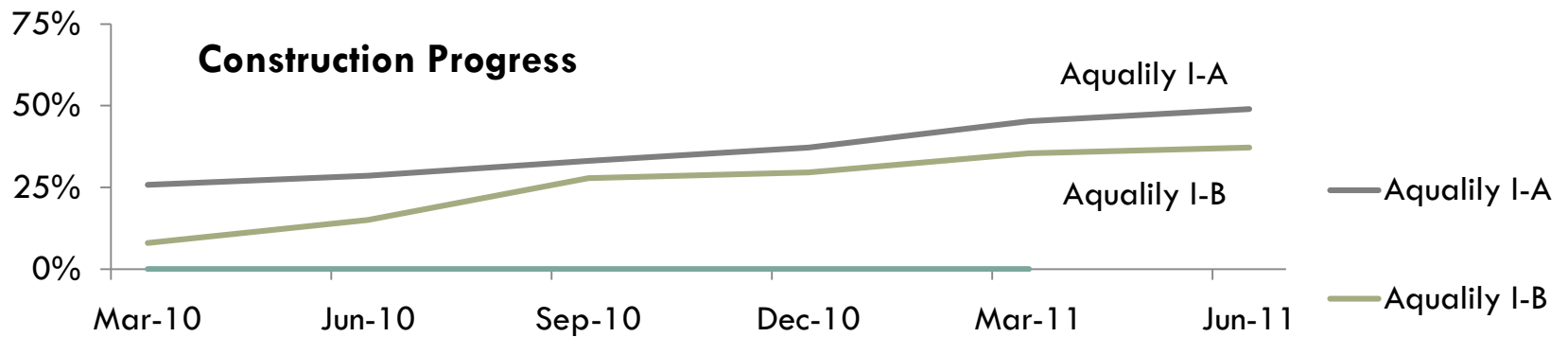
Construction Progress – North



Aura, Gurgaon



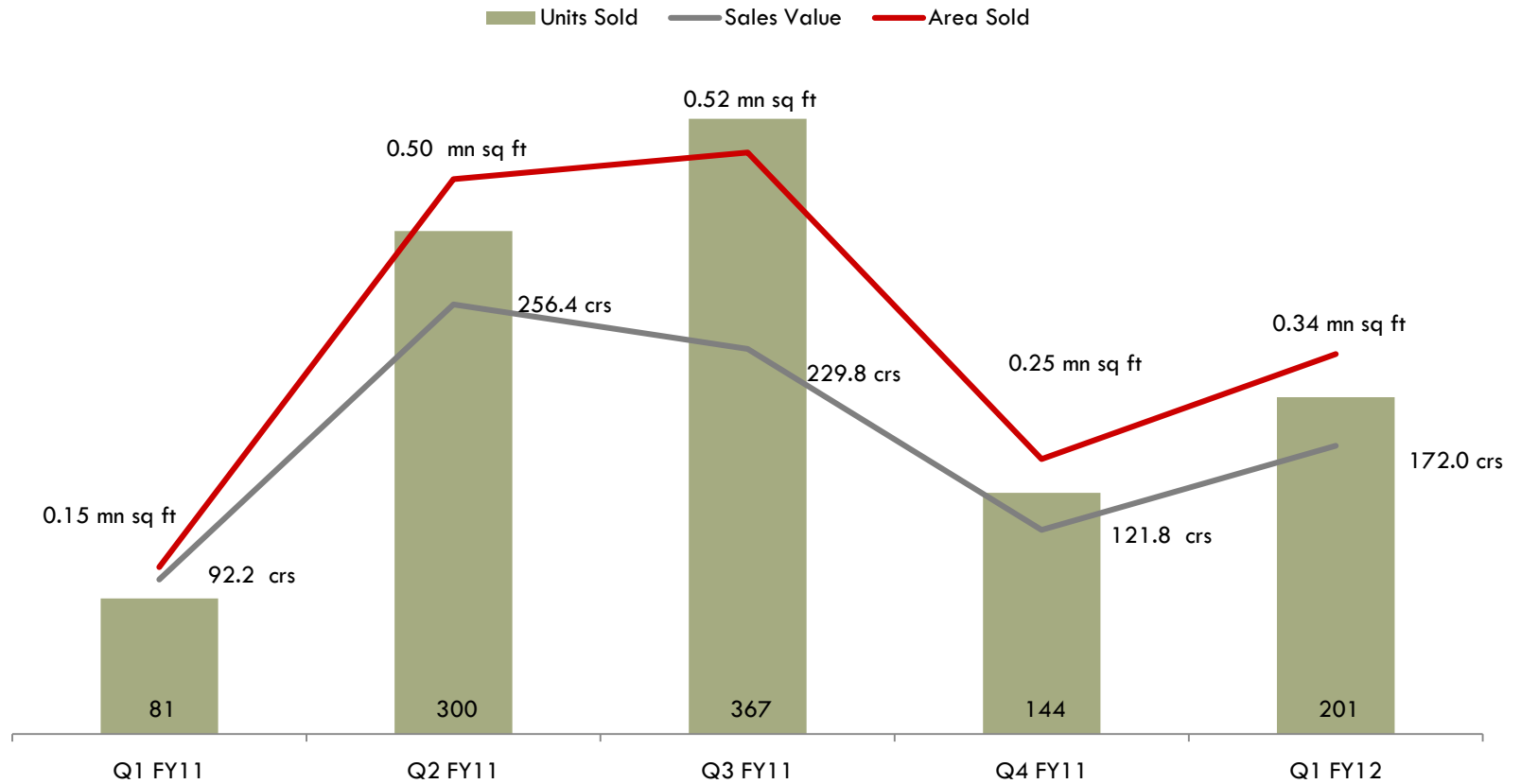
Construction Progress – South



Aqualily I-A, MWC Chennai



Sales Trend



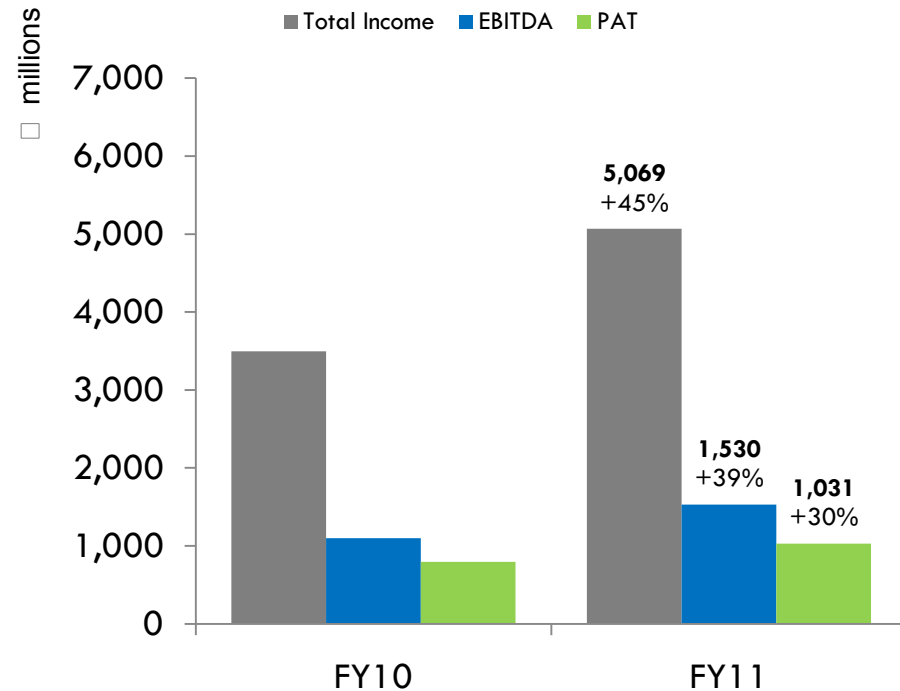
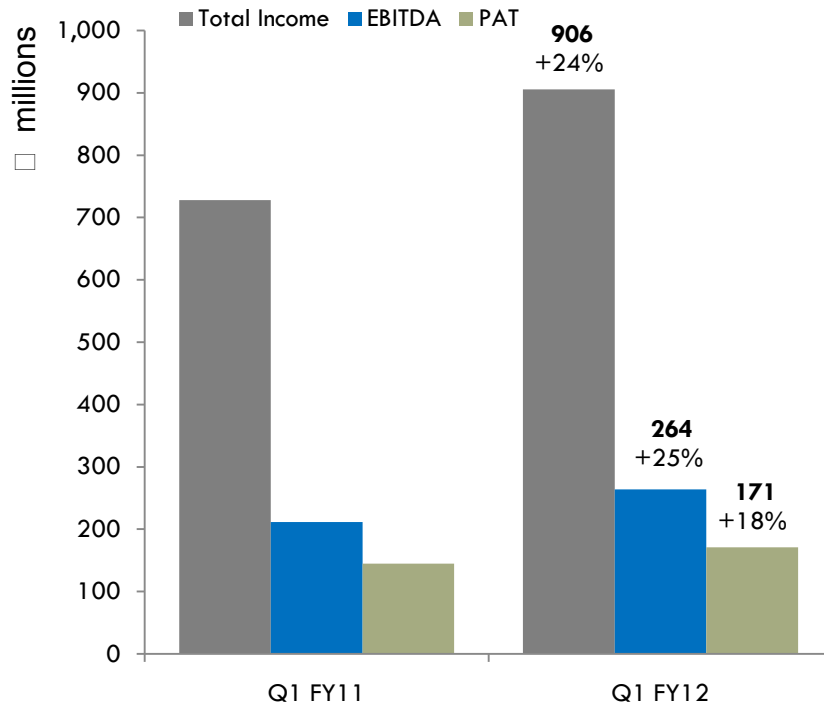
Launches :

Aspen
 Aura Ph II
 Aqualily Apt A

Iris Court

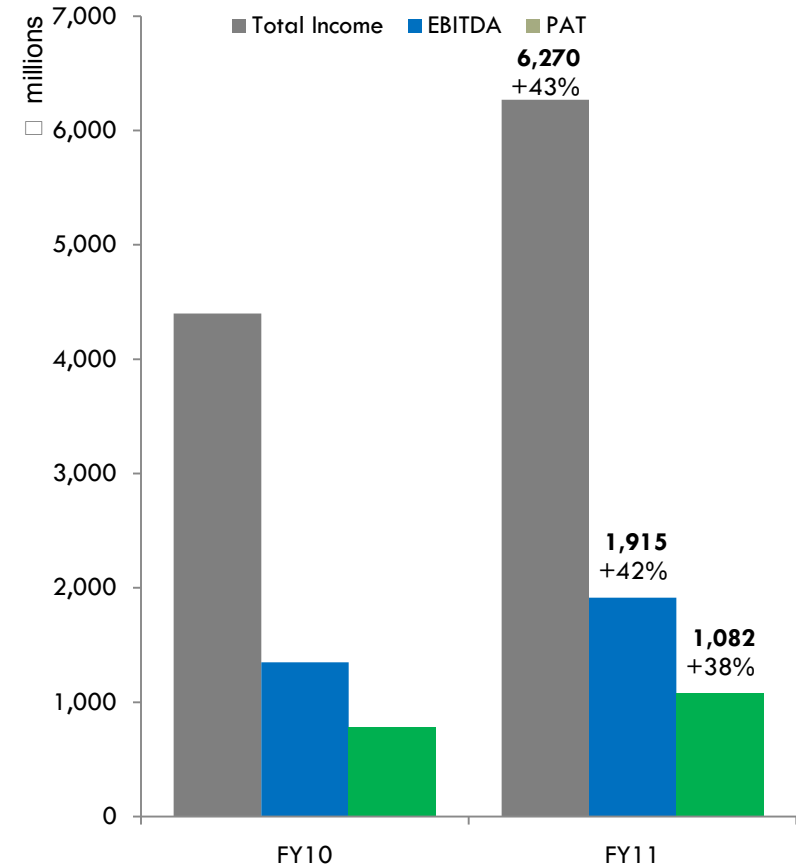
Aura Ph III

Financial Results – Standalone



- Earnings per share: □ 4.18 in Q1 F12 (+18% YoY)
- Sale of residential units (MLDL + subsidiaries) in Q1 FY12: □ 1,720 Mn

Financial Results – Consolidated



Limited Review not done for Quarter figures

Financial Snapshot – STANDALONE Profit & Loss

	Q1 2012	Q1 2011
Income		
Operating Income	815	679
Other Income	91	49
	906	728
Expenditure		
Operating Expenses	531	434
Employee Remuneration & Benefits	54	41
Administration & Other Expenses	57	42
Interest & Finance charges	2	-
Depreciation	7	6
	651	522
Profit before taxation	255	206
Less : Provision for Current Taxation	81	62
Less : Provision for Deferred Taxation	2	(1)
Profit for the year after Tax	171	145



All figures in ₹ millions



Thank You

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