

A strong foundation.
A strengthened commitment.



ANNUAL REPORT 2010-2011



D B REALTY LTD. ANNUAL REPORT 2010-2011

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A SUCCESS STORY THAT STEMS FROM A STRONG FOUNDATION

D B Realty Limited, founded in 2007, has in a short span of time covered enormous ground, thereby establishing its place as a leading real estate developer in India. While our growth story is rooted in facts and figures, our legacy will be built on a strong reputation of excellence in residential, commercial and gated community developments. This is why, even during these challenging times, we remain deeply committed to our mission of creating superior developments in each of our market segments, and fulfilling our promise to all of our stakeholders.

Our expanding portfolio consists of 70 million sq. ft. of prime property - carefully crafted by 15,000 experts and managed by over 500 internationally and nationally acclaimed executives – across 25 exclusive projects that have served over 4,500 satisfied customers till date. Most of the projects are based in and around Mumbai, and are under various stages of planning and construction.

Widely accredited with redefining luxury living in Mumbai, DB Realty constantly seeks to design aesthetically striking residences, responding to changing needs and evolving lifestyles. Our residential projects include a wide range of premium condominiums and duplexes across North and South Mumbai, built in partnership with best-in-class contractors and master architects.

With notable and consistent track record of growth, customer satisfaction and innovation, DB Realty is known to execute challenging projects with efficiency, speed and confidence. And being backed by a highly experienced team of experts from diverse backgrounds only strengthens our ability to do so.

Going forward, DB Realty hopes to continue changing the landscape of Mumbai, with growth and sustainability being the key highlights of the year to come.



MISSION STATEMENT

To always be India's preferred, premier real estate developer in each market segment through globally benchmarked developments, thereby maximizing the value-benefit for our customers, shareholders, business partners, communities, and employees.



OUR GUIDING PRINCIPLES

- Commitment to Excellence - We strive to exceed the expectations of our customers and shareholders, and aim for the highest standards of excellence in all of our operations.
- Integrity and Fairness - Our relationships are built on trust and integrity to ensure fairness and transparency in all that we do.
- Innovation - We set new benchmarks in innovating and implementing beneficial solutions to challenges affecting our business and the environment.
- Sustainability - We strategically and competitively balance environmental concerns and economic objectives as we operate our business and invest in new opportunities.



THE GROWTH STORY

DB Realty owns over 70 million square feet of prime residential and commercial real estate space across key locations in the country. Most of these land parcels are concentrated in Mumbai – India's financial capital and one of the most expensive real estate destinations in the world.



OUR PROJECTS

With a holistic approach to design, DB Realty has reconceptualised urban living in Mumbai. Our core philosophy of designing spaces from the inside out underscores our desire to deliver perfect spaces to our customers.

DB Realty partners with leading contractors such as Larsen & Toubro and Man Infrastructure, as well as with the renowned master architect, Hafeez Contractor, and global giants such as SOM (Skidmore, Owings and Merrill LLP) to work on its projects.

We currently have 25 ongoing and forthcoming projects across both the residential and commercial sectors. Some of our key ongoing projects are Orchid Turf View, Orchid Heights, Orchid Crown, Orchid Woods, Orchid Suburbia, Orchid Ozone and Mahul Mass Housing Project.

Orchid Turf View
RACE COURSE ROAD, MUMBAI



December 2010



August 2011



Orchid Turf View

ORCHID HEIGHTS
MAHALAXMI, MUMBAI



December 2010



August 2011



Orchid Heights

Orchid Crown
PRABHADEVI, MUMBAI



December 2010



August 2011



Orchid Crown

COMMITTED TO DELIVER

ORCHID WOODS GOREGAON, MUMBAI



December 2010



August 2011

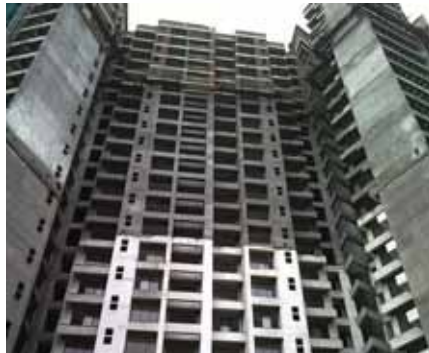


Orchid Woods

ORCHID SUBURBIA KANDIVALI, MUMBAI



December 2010



August 2011



Orchid Suburbia

ORCHID OZONE MIRA-DAHISAR, MUMBAI



December 2010



August 2011



Orchid Ozone



CORPORATE SOCIAL RESPONSIBILITY

At DB Realty, we believe our growth is inextricably linked to the well-being of our society. Consequently, DB Realty has developed a program called 'Vision Mumbai' to tackle Mumbai's urbanisation challenges with a different perspective. Vision Mumbai is a three-point sustainability strategy, centred on our belief to build intelligently, respectfully and sustainably. Urban renewal, community engagement and philanthropy are the key action points we've adopted to help realise this vision.

As part of Vision Mumbai, we are in the process of handing over a 45.24 acre property in Mahul to the Government of Maharashtra, to provide shelter for those in need of homes. Across this piece of land are 17,205 houses, 173 balwadis, 2 buildings of welfare centres and 173 society offices. We are also currently developing a beautifully landscaped promenade along the Bandra - Worli Sea Link for all to enjoy. We understand we have a larger responsibility to achieve our vision of truly transforming Mumbai, and this is our way of assisting the ongoing government infrastructure.

In addition to these projects, DB Realty supports NGOs through philanthropic initiatives.



AWARDS & RECOGNITION

Orchid Crown, Prabhadevi, has been featured in the Merit Category at the British Safety Council Awards, 2010. The Award of Merit demonstrates our commitment to the health, safety and well-being of our workforce.

This inspirational achievement is a testimony to our endeavour to improve our Environment, Health and Safety (EHS) standards to an international level.

About British Safety Council:

The British Safety Council (BSC) is one of the world's leading professional bodies in Occupational Health, Safety & Environment (OHSE) and the awarded status is a prestigious one in the field of Environment, Health & Safety.