



we make your dreams come true

February 14, 2019

To,  
BSE Limited  
Phiroze Jeejeebhoy Towers,  
Dalal Street, Fort,  
Mumbai - 400 001.  
**Scrip Code: 521149**

**Sub: Outcome of Board Meeting held on February 14, 2019**

Dear Sir(s),

Pursuant to Regulation 33 read with Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations"), we would like to inform you that the Board of Directors of the Company at its Meeting held today, *inter-alia* considered and approved the Standalone Unaudited Financial Results of the Company for the quarter and nine months ended December 31, 2018 alongwith the Limited Review Report of the Statutory Auditors thereon.

We are enclosing herewith a copy of Standalone Unaudited Financial Results along with Limited Review Report for the quarter and nine months ended December 31, 2018 duly approved at the Meeting of the Board of Directors of the Company.

The Meeting of the Board of Directors of the Company commenced at 2:30 p.m and concluded at 3:45 p.m.

We request you to take the same on record.

Thanking you,

Yours faithfully,  
**For Prime Urban Development India Limited**

**Krunal Shah**  
**Senior Manager- Legal and Company Secretary**



Encl: as above

**PRIME URBAN**<sup>®</sup>  
DEVELOPMENT INDIA LTD.  
(A PATODIA GROUP COMPANY)

**Registered Office :** 110, Avinashi Road, Gandhinagar P.O., Tirupur - 641 603. (T.N.)  
Ph.: (0) 91-421-4307800 / 4307821. Our Website : [www.ptlonline.com](http://www.ptlonline.com) / [www.primeurban.in](http://www.primeurban.in)  
**GST No :** 33AABCP9571D1ZH **PAN NO :** AABCP9571D **CIN No :** L70200 TZ1936 PLC 000001.  
**Corporate Office :** 106, Mittal Chambers 10th Floor 228, Nariman Point, Mumbai - 400 021.  
Ph.: 022-61645000, **GST No :** 27AABCP9571D2Z9  
**Export Office :** B-41, Ground Floor, Cotton Exchange Building, Cotton Green Rly Stn,  
Avenue 3rd Boundary Road, Kalachowky, Mumbai - 400033.  
Tel. No.+91-22-23787608 / 23787600

**PRIME URBAN DEVELOPMENT INDIA LIMITED**

CIN NO.L70200TZ1936PLC000001

Registered Office : No. 110, Avinashi Road, Gandhinagar, P.O., Tirupur - 641 603 ,Tamil Nadu, India

Telephone: 0421 430782 Email: companysecretary@ptlonline.com; Website: www.ptlonline.com

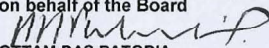

(One Star Export House)

**Part I - Statement of Standalone Un-audited Financial Results for the Quarter and Nine Months ended 31st December, 2018**

Sr. No	Particulars	Rs. in Lakhs except per share data					
		Quarter Ended			Nine Months Ended		Year Ended
		December 31, 2018 (Unaudited)	September 30, 2018 (Unaudited)	December 31, 2017 (Unaudited)	December 31, 2018 (Unaudited)	December 31, 2017 (Unaudited)	March 31, 2018 (Audited)
<b>1</b>	<b>Income from Operations</b>						
a	Revenue from Operations	4,013.57	4,024.06	2,653.55	11,430.65	5,597.07	9,517.57
b	Other Income	12.91	10.43	30.12	120.61	247.38	298.86
	<b>Total income</b>	<b>4,026.48</b>	<b>4,034.49</b>	<b>2,683.67</b>	<b>11,551.26</b>	<b>5,844.45</b>	<b>9,816.43</b>
<b>2</b>	<b>Expenses</b>						
a	Cost of Land Sold	(0.00)	75.18	70.27	304.60	80.60	115.40
b	Purchase of Stock in Trade	3,649.62	3,406.37	628.50	9,705.66	7,696.56	10,010.59
c	Changes in inventories of finished goods and stock in trade	148.17	102.91	1,419.34	347.09	(3,182.64)	(2,141.96)
d	Employee Benefit expenses	83.73	73.44	68.70	231.84	206.96	278.50
e	Finance cost	70.05	91.12	157.32	238.26	329.06	460.82
f	Depreciation and Amortisation expense	9.01	9.44	8.04	27.04	24.12	32.44
g	Other Expenses	396.83	348.45	239.04	988.83	554.22	879.09
	<b>Total expenses</b>	<b>4,357.41</b>	<b>4,106.91</b>	<b>2,691.21</b>	<b>11,843.32</b>	<b>5,708.88</b>	<b>9,634.88</b>
<b>3</b>	<b>Profit / (Loss) before tax and exceptional/extraordinary items (1-2)</b>	<b>(330.93)</b>	<b>(72.42)</b>	<b>92.46</b>	<b>(292.06)</b>	<b>135.57</b>	<b>181.55</b>
<b>4</b>	<b>Exceptional items</b>						<b>(1,115.46)</b>
<b>5</b>	<b>Profit / (Loss) before extraordinary and tax (3 + 4)</b>	<b>(330.93)</b>	<b>(72.42)</b>	<b>92.46</b>	<b>(292.06)</b>	<b>135.57</b>	<b>(933.91)</b>
<b>6</b>	<b>Extraordinary items</b>						
<b>7</b>	<b>Profit / (Loss) before tax (5 + 6)</b>	<b>(330.93)</b>	<b>(72.42)</b>	<b>92.46</b>	<b>(292.06)</b>	<b>135.57</b>	<b>(933.91)</b>
<b>8</b>	<b>a) Tax expenses</b>	<b>33.43</b>	<b>5.97</b>	<b>(44.75)</b>		<b>(60.98)</b>	<b>(122.28)</b>
	b) MAT Credit entitlement for the year / reversed for earlier years			<b>(2.34)</b>		<b>13.89</b>	<b>8.54</b>
	c) Deferred Tax Liability						
	d) Income Tax for Prior Year's	<b>(18.86)</b>			<b>(18.86)</b>		
<b>9</b>	<b>Net Profit / (Loss) after tax (7 + 8)</b>	<b>(316.36)</b>	<b>(66.45)</b>	<b>45.37</b>	<b>(310.92)</b>	<b>88.48</b>	<b>(1,047.65)</b>
<b>10</b>	<b>Other Comprehensive income, net of income tax</b>						
	Impact on remeasurement of Employees Benefit	<b>(0.19)</b>	<b>(0.18)</b>	<b>(0.03)</b>	<b>(0.56)</b>	<b>(0.42)</b>	<b>(16.54)</b>
<b>11</b>	<b>Total Comprehensive income (9+10)</b>	<b>(316.55)</b>	<b>(66.63)</b>	<b>45.34</b>	<b>(311.48)</b>	<b>88.06</b>	<b>(1,064.19)</b>
<b>12</b>	<b>Paid up Equity Share Capital (Face value Rs.2 per share )</b>	<b>532.87</b>	<b>532.87</b>	<b>532.87</b>	<b>532.87</b>	<b>532.87</b>	<b>532.87</b>
<b>13</b>	<b>Reserves excluding revaluation reserve (as per balancesheet of previous accounting year)</b>						<b>1,180.94</b>
<b>14</b>	<b>i Earning Per Share (before extraordinary and exceptional items)(not annualised)</b>						
	Basic and Diluted	<b>(1.19)</b>	<b>(0.25)</b>	<b>0.17</b>	<b>(1.17)</b>	<b>0.33</b>	<b>0.25</b>
	<b>ii Earning Per Share (after extraordinary and exceptional items)(not annualised)</b>						
	Basic and Diluted	<b>(1.19)</b>	<b>(0.25)</b>	<b>0.17</b>	<b>(1.17)</b>	<b>0.33</b>	<b>(3.93)</b>





SEGMENT WISE REVENUE, RESULTS AND CAPITAL EMPLOYED							
Sl. nos.	Particulars	Quarter Ended			Nine Months Ended		Year Ended
		December 31, 2018 (Unaudited)	September 30, 2018 (Unaudited)	December 31, 2017 (Unaudited)	December 31, 2018 (Unaudited)	December 31, 2017 (Unaudited)	March 31, 2018 (Audited)
<b>1</b>	<b>Segment Revenue:-</b>						
	a. Segment - Realty	5.53	600.00	1,833.09	1,273.06	2,315.35	3,885.74
	b. Segment - Textiles	4,008.04	3,424.06	820.46	10,157.59	3,281.72	5,631.83
	<b>Total</b>	<b>4,013.57</b>	<b>4,024.06</b>	<b>2,653.55</b>	<b>11,430.65</b>	<b>5,597.07</b>	<b>9,517.57</b>
<b>2</b>	<b>Segment Results:-</b>						
	Profit/(Loss) before tax, interest and exceptional items from each segment						
	a. Segment - Realty	(228.66)	10.19	260.53	(165.81)	472.71	612.75
	b. Segment - Textiles	(30.28)	17.65	0.31	124.20	6.43	45.60
	<b>Total</b>	<b>(258.94)</b>	<b>27.84</b>	<b>260.84</b>	<b>(41.61)</b>	<b>479.14</b>	<b>658.35</b>
	<b>Less:</b>						
	a. Finance Costs	(70.05)	(91.12)	(157.33)	(238.26)	(329.06)	(460.82)
	b. Exceptional items	-	-	-	-	-	(1,115.46)
	c. Unallocable expenditure	(1.95)	(9.14)	(11.05)	(12.20)	(14.51)	(15.98)
	<b>Profit/(Loss) before tax and extraordinary items</b>	<b>(330.93)</b>	<b>(72.42)</b>	<b>92.46</b>	<b>(292.06)</b>	<b>135.57</b>	<b>(933.91)</b>
	Less: Extraordinary items						
	<b>Profit/(Loss) before tax</b>	<b>(330.93)</b>	<b>(72.42)</b>	<b>92.46</b>	<b>(292.06)</b>	<b>135.57</b>	<b>(933.91)</b>
<b>3</b>	<b>Capital Employed (excluding Business Reconstruction Reserve)</b>						
	a. Segment - Realty	3,560.15	3,862.46	8,085.78	3,560.15	8,085.78	3,859.64
	b. Segment - Textiles	519.38	666.10	239.43	519.38	239.43	680.60
	<b>Total</b>	<b>4,079.52</b>	<b>4,528.56</b>	<b>8,325.21</b>	<b>4,079.52</b>	<b>8,325.21</b>	<b>4,540.24</b>
<b>NOTES:</b>							
1	The above Unaudited Financial Results were reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on February 14, 2019. The Statutory Auditors of the Company have carried out a Limited Review of these results.						
2	The Company is engaged in Realty Business and Yarn Trading business and as such has two reportable segments i.e., "Realty" and "Textiles" in terms of requirement of Ind AS 108.						
3	The figures for the corresponding previous period have been regrouped/reclassified wherever necessary, to make them comparable.						
Place : Mumbai		For and on behalf of the Board					
Date : 14.02.2019		 PURUSOTTAM DAS PATODIA Chairman and Managing Director DIN 00032088					
							



L. U. KRISHNAN & CO  
CHARTERED ACCOUNTANTS

Limited Review Report

To,  
The Board of Directors,  
Prime Urban Development India Limited

We have reviewed the accompanying statement of unaudited standalone financial results of Prime Urban Development India Limited ('the Company') for the quarter ended December 31, 2018 and year to date results for the period from April 01, 2018 to December 31, 2018 attached herewith, being submitted by the Company pursuant to the requirements of Regulations 33 of the SEBI (Listing, Obligations and Disclosure requirements) Regulations, 2015 ('Listing regulations').

This statement is the responsibility of the Company's Management and has been approved by the Board of Directors. Our responsibility is to issue a report on these results based on our review.

We conducted our review in accordance with the Standard on Review Engagement (SRE) 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the financial statements are free of material misstatement. A review is limited primarily to inquiries of company personnel and analytical procedures applied to financial data and thus provide less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.

Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying statement of unaudited financial results prepared in accordance with applicable Indian Accounting Standards (IND AS) and other recognized accounting practices and policies, has not disclosed the information required to be disclosed in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, including the manner in which it is to be disclosed, or that it contains any material misstatement.

For L.U Krishnan & Co.  
Chartered Accountants  
ICAI FRN 001527S



*Manoj*  
P.K.Manoj  
Partner  
M.No. 207550

Chennai  
14.02.2019