

Godrej Properties Limited
Regd. Office: Godrej One,
5th Floor, Pirojshanagar,
Eastern Express Highway,
Vikhroli (E), Mumbai- 400 079. India
Tel.: +91-22-6169 8500
Fax: +91-22-6169 8888
Website: www.godrejproperties.com

CIN : L74120MH1985PLC035308

November 1, 2018

BSE Limited
Phiroze Jeejeebhoy Towers,
Dalal Street,
Mumbai – 400 001

The National Stock Exchange of India Limited
Exchange Plaza,
Plot No. C/1, G Block,
Bandra Kurla Complex,
Bandra (East)
Mumbai – 400 051

Ref: **Godrej Properties Limited**
BSE - Script Code: 533150, Scrip ID - GODREJPRP
BSE- Security ID 782GPL20 – Debt Segment
NSE - GODREJPROP

Unaudited Financial Results for the quarter /half year ended September 30, 2018

Dear Sir/Madam,

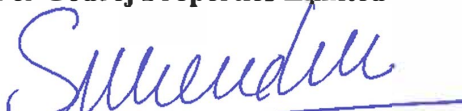
Please note that the Board of Directors of the Company, at its meeting held on November 1, 2018, considered and approved the Unaudited Standalone & Consolidated Financial Results of the Company for the quarter/half year ended September 30, 2018.

Pursuant to Regulation 33 of SEBI (Listing Obligation and Disclosure Requirements) Regulation, 2015, please find enclosed the Unaudited Financial Results for the quarter/half year ended September 30, 2018 duly approved by Board of Directors and the Limited Review Reports thereon issued by the Statutory Auditors of the Company, BSR & Co LLP. The meeting of Board of Directors of the company commenced at 11.30 a.m. and the results were approved at 11.45 a.m.

Kindly take the same on records.

Thank you.

Yours truly
For Godrej Properties Limited


Surender Varma
Company Secretary & Chief Legal Officer

Encl: a/a



B S R & Co. LLP

Chartered Accountants

5th Floor, Lodha Excelus,
Apollo Mills Compound
N. M. Joshi Marg, Mahalaxmi
Mumbai - 400 011
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Limited Review Report on Unaudited Quarterly Standalone Financial Results and Unaudited Standalone year-to-date results of Godrej Properties Limited pursuant to the Regulation 33 and Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

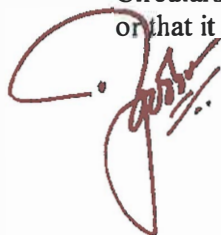
To the Board of Directors of Godrej Properties Limited

We have reviewed the accompanying statement of unaudited standalone financial results ('the Statement') of Godrej Properties Limited ('the Company') for the quarter ended 30 September 2018 and the year to date results for the period from 1 April 2018 to 30 September 2018 attached herewith, being submitted by the Company pursuant to the requirements of Regulation 33 and Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ('Listing Regulations') read with Circular No. CIR/CFD/FAC/62/2016 dated 5 July 2016 and Circular No. CIR/IMD/DFI/69/2016 dated 10 August 2016.

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 the Statement 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', specified under Section 143 (10) of the Companies Act, 2013. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the unaudited standalone financial results are free of material misstatement. A review is limited primarily to inquiries of company personnel and analytical procedures applied to financial data and thus provides 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 standalone financial results prepared in accordance with applicable accounting standards i.e. Indian Accounting Standards ('Ind AS') prescribed under Section 133 of the Companies Act, 2013 and other recognised accounting practices and policies has not disclosed the information required to be disclosed in terms of Regulation 33 and Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 and SEBI Circulars dated 5 July 2016 and 10 August 2016, including the manner in which it is to be disclosed, or that it contains any material misstatement.



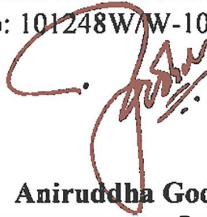
Limited Review Report on Unaudited Quarterly Standalone Financial Results and Unaudited Standalone year-to-date results of Godrej Properties Limited pursuant to the Regulation 33 and Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

**To the Board of Directors of
Godrej Properties Limited**

We draw attention to the fact that the figures for the corresponding quarter ended 30 September 2017 and the year to date results for the period from 1 April 2017 to 30 September 2017, prepared in accordance with Ind AS and included in the unaudited standalone financial results, are based on the previously issued unaudited standalone financial results vide the unmodified review opinion dated 3 November 2017, as adjusted to give effect to the amalgamation of Godrej Vikhroli Properties India Limited ('GVPIL') and Godrej Real Estate Private Limited ('GREPL') with the Company pursuant to the orders of NCLT dated 30 November 2017 and 11 April 2018 respectively, and made effective from the appointed date of 1 April 2017.

Our conclusion is not modified in respect of the above matter.

For **B S R & Co. LLP**
Chartered Accountants
Firm's Registration No: 101248W/W-100022



Aniruddha Godbole
Partner
Membership No: 105149

Mumbai
1 November 2018

GODREJ PROPERTIES LIMITED

CIN : L74120MH1985PLC035308

Read Office : Godrej One, 5th Floor, Piroshanagar, Eastern Express Highway, Vikhroli (East), Mumbai – 400 079. www.godrejproperties.com

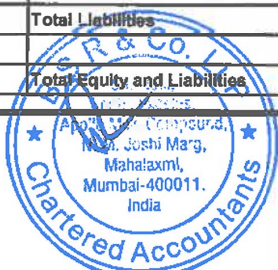
Statement of Unaudited Standalone Financial Results for the Quarter and Half Year Ended September 30, 2018

		Quarter Ended			Half Year Ended		Year Ended
Sr. No.	Particulars	30.09.2018	30.06.2018	30.09.2017	30.09.2018	30.09.2017	31.03.2018
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
				Restated (Refer Note 3)		Restated (Refer Note 3)	
1	Income						
	Revenue from Operations	179.05	87.82	173.02	266.87	340.23	540.93
	Other Income	99.44	89.50	78.88	188.94	202.62	493.61
	Total Income	278.49	177.32	251.90	455.81	542.85	1,034.54
2	Expenses						
	Cost of Sales	152.93	69.59	97.60	222.52	216.72	398.69
	Employee Benefits Expense	21.83	23.47	16.76	45.30	31.63	98.74
	Finance Costs	65.24	62.34	55.87	127.58	88.67	191.95
	Depreciation and Amortisation Expense	3.17	3.02	3.67	6.19	6.84	14.53
	Other Expenses	31.05	28.79	34.85	59.84	76.47	168.67
	Total Expenses	274.22	187.21	208.75	461.43	420.33	872.58
3	Profit / (Loss) before Tax	4.27	(9.89)	43.15	(5.62)	122.52	161.96
4	Tax Expense (Credit) / Charge (Refer Note 4)	(22.12)	0.81	23.79	(21.31)	43.87	56.92
5	Profit/ (Loss) after Tax	26.39	(10.70)	19.36	15.69	78.65	105.04
6	Other Comprehensive Income						
	Items that will not be subsequently reclassified to profit or loss						
	Remeasurements of the defined benefit plan	(0.14)	(0.14)	(0.12)	(0.28)	(0.23)	(4.24)
	Tax on Above	0.05	0.05	0.04	0.10	0.08	1.48
7	Total Comprehensive Income/ (Loss) for the period/ year	26.30	(10.79)	19.28	15.51	78.50	102.28
8	Paid-up Equity Share Capital Face Value – INR 5/- per share	114.66	114.66	108.24	114.66	108.24	108.24
9	Reserves Excluding Revaluation Reserves and Debenture Redemption Reserve						1,575.39
10	Debenture Redemption Reserve				50.00	-	50.00
11	Earning Per Equity Share (EPS) (Amount in INR)						
	Basic EPS (* not annualized)	1.15*	(0.49)*	0.89*	0.70*	3.63*	4.85
	Diluted EPS (* not annualized)	1.15*	(0.49)*	0.89*	0.70*	3.63*	4.85
12	Debt Equity Ratio				0.61	1.89	1.70
13	Debt Service Coverage Ratio (DSCR)				0.86	1.65	1.28
14	Interest Service Coverage Ratio (ISCR)				0.86	1.65	1.28



Unaudited Standalone Statement of Assets & Liabilities as on September 30, 2018

Sr. No.	Particulars	(INR in Crore)	
		As at	As at
		30.09.2018	31.03.2018
		Unaudited	(Restated) Audited
A	ASSETS		
1	Non-Current Assets		
a	Property, Plant and Equipment	85.66	88.09
b	Capital Work-In-Progress	0.06	-
c	Investment Property	2.41	2.48
d	Intangible assets	23.67	25.11
e	Intangible Assets under Development	0.12	0.12
f	Financial Assets		
	Investments in Subsidiaries, Joint Ventures and Associate	354.09	343.84
	Other Investments	584.16	533.71
	Loans	27.50	83.81
g	Deferred Tax Assets (Net)	319.65	307.14
h	Income Tax Assets (Net)	86.65	94.64
i	Other Non-Current Non Financial Assets	28.90	15.28
	Total Non-Current Assets	1,512.87	1,494.22
2	Current assets		
a	inventories	2,370.38	2,409.59
b	Financial Assets		
	Investments	1,390.07	463.85
	Trade Receivables	87.43	81.45
	Cash and Cash Equivalents	202.06	110.70
	Bank Balances Other than Above	182.18	174.80
	Loans	2,003.75	2,117.63
	Other Current Financial Assets	264.10	299.04
c	Other Current Non-Financial Assets	233.20	244.02
	Total Current Assets	6,733.17	5,901.08
	Total Assets	8,246.04	7,395.30
B	EQUITY AND LIABILITIES		
1	EQUITY		
a	Equity Share Capital	114.66	108.24
b	Other Equity	2,632.58	1,625.39
	Total Equity	2,747.24	1,733.63
2	LIABILITIES		
2.1	Non-Current Liabilities		
a	Financial Liabilities		
	Borrowings	500.00	500.00
	Provisions	12.05	11.33
	Total Non-Currant Liabilities	512.05	511.33
2.2	Current Liabilities		
a	Financial Liabilities		
	Borrowings	2,939.14	3,202.86
	Trade Payables		
	Total Outstanding Dues of Micro Enterprises and Small Enterprises	5.71	6.32
	Total Outstanding Dues of Creditors other than Micro Enterprises and Small Enterprises	132.58	202.19
	Other Current Financial Liabilities	131.98	190.79
b	Other Current Non-Financial Liabilities	1,766.16	1,524.36
c	Provisions	3.91	3.32
d	Current Tax Liabilities (Net)	5.27	20.50
	Total Current Liabilities	4,986.75	5,150.34
	Total Liabilities	5,498.80	5,661.67
	Total Equity and Liabilities	8,246.04	7,395.30



Notes:

- 1 The above unaudited standalone financial results which are published in accordance with Regulation 33 and 52 of the SEBI (Listing Obligations & Disclosure Requirements) Regulations, 2015 have been reviewed by the Audit Committee and approved by the Board of Directors at their meeting held on November 01, 2018. The above results have been subjected to "limited review" by the statutory auditors of the Company. The financial results are in accordance with the Indian Accounting Standards (Ind AS) as prescribed under Section 133 of the Companies Act, 2013, read with rule 3 of the Companies (Indian Accounting Standards) Rules, 2015, as amended from time to time.
- 2 The Ministry of Corporate Affairs (MCA) wide notification dated October 11, 2018 has amended Schedule III to the Companies Act, 2013 in respect of certain disclosures. The Company has incorporated appropriate changes in the above results.
- 3 IND AS 115 - Revenue from Contracts with Customers has been notified by Ministry of Corporate Affairs (MCA) on March 28, 2018 and is effective from accounting period beginning on or after April 01, 2018. The Company has applied full retrospective approach in adopting the new standard (for all contracts other than completed contracts) and accordingly restated the previous period numbers as per point in time (Project Completion Method) of revenue recognition.

The following table summarises the impact net of taxes of adopting Ind AS 115 on the Standalone Financial Results :

Particulars	(INR in Crore)		
	Quarter Ended 30.09.2017	Half Year Ended 30.09.2017	Year Ended 31.03.2018
Total Comprehensive Income as reported	25.94*	98.60*	238.09
Change on adoption of IND AS 115 (net of taxes)	(6.66)	(20.10)	(135.81)
Total Comprehensive Income post adoption of IND AS 115	19.28	78.50	102.28

* Restated on amalgamation of Godrej Vikhroli Properties India Limited and Godrej Real Estate Private Limited.

The following table summarises the impact, net of taxes, of transition to IND AS 115 on net worth as at March 31, 2018:

Particulars	(INR in Crore)
	As at 31.03.2018
Net Worth (as reported)	2,231.81
Change in the net worth on adoption of IND AS 115 (net of taxes)	(498.18)
Net worth on adoption of IND AS 115	1,733.63

- 4 Tax expense for the current quarter includes current tax of Nil, Deferred tax of INR (7.59) Crs. and prior period tax adjustments of INR (14.53) Crs.
- 5 As the Company's business activity falls within a single business segment viz. 'Development of Real Estate Property', the financial statements are reflective of the information required by Ind AS 108 "Operating Segments".
- 6 During the period ended September 30, 2018, the Company has granted 58,635 new stock grants to eligible employees under the Employee Stock Grant Scheme (ESGS) and the Company has allotted 76,804 equity shares upon exercise of stock grants under the ESGS.
- 7 Previous period figures have been regrouped and reclassified wherever necessary.
- 8 Formula used for Calculation of Debt-Equity Ratio, DSCR and ISCR:
Debt-Equity Ratio= (Borrowings-Cash and Bank Balances -Fixed Deposits-Liquid Investments)/ Equity
DSCR=EBIT/(Finance Cost+Principal Payment due to Long Term Borrowing repayable within one year)
ISCR=EBIT/Finance Cost
EBIT= Profit before tax + Finance cost + Finance cost Included in Cost of Sales
- 9 The statutory auditors of Godrej Properties Limited have expressed an unqualified opinion on the unaudited standalone financial results for the quarter and half year ended September 30, 2018.

By Order of the Board
For Godrej Properties Limited



Poojisha Godrej
Executive Chairman

Place: Mumbai
Date: November 01, 2018



B S R & Co. LLP

Chartered Accountants

5th Floor, Lodha Excelus,
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N. M. Joshi Marg, Mahalaxmi
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Limited Review Report on Unaudited Quarterly Consolidated Financial Results and Unaudited Consolidated Year to Date Results of Godrej Properties Limited pursuant to the Regulation 33 and Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

To the Board of Directors of Godrej Properties Limited

We have reviewed the accompanying statement of unaudited consolidated financial results ('the Statement') of Godrej Properties Limited (hereinafter referred to as 'the Holding Company'), its subsidiaries (the Holding Company and its subsidiaries together referred to as 'the Group'), its joint ventures and its associate, as listed in Annexure I, for the quarter ended 30 September 2018 and the year to date results for the period from 1 April 2018 to 30 September 2018 attached herewith, being submitted by the Holding Company pursuant to the requirements of Regulation 33 and Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ('Listing Regulations').

This Statement is the responsibility of the Holding Company's management and has been approved by the Board of Directors. Our responsibility is to issue a report on the Statement 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', specified under Section 143 (10) of the Companies Act, 2013. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the unaudited consolidated financial results are free of material misstatement. A review is limited primarily to inquiries of company personnel and analytical procedures applied to financial data and thus provides 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 consolidated financial results prepared in accordance with applicable accounting standards i.e. Indian Accounting Standards ('Ind AS') prescribed under Section 133 of the Companies Act, 2013 read with relevant rules issued thereunder and other recognised accounting practices and policies has not disclosed the information required to be disclosed in terms of Regulation 33 and Regulation 52 of the Listing Regulations including the manner in which it is to be disclosed, or that it contains any material misstatement.

For B S R & Co. LLP
Chartered Accountants

Firm's Registration No: 101248W/W-100022

Aniruddha Godbole
Partner

Membership No: 105149

Mumbai
1 November 2018

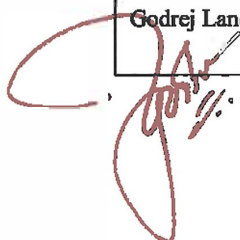
Limited Review Report on Unaudited Quarterly Consolidated Financial Results and Unaudited Consolidated Year to Date Results of Godrej Properties Limited pursuant to the Regulation 33 and Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (Continued)

Godrej Properties Limited

Annexure I

List of entities consolidated as at 30 September 2018:

Name of the Entity	Relationship
Godrej Project Development Limited (<i>formerly known as Godrej Projects Development Private Limited</i>)	Wholly Owned Subsidiary
Godrej Garden City Properties Private Limited	Wholly Owned Subsidiary
Godrej Home Developers Private Limited	Wholly Owned Subsidiary
Godrej Hillside Properties Private Limited	Wholly Owned Subsidiary
Godrej Land Developers LLP	Wholly Owned Subsidiary
Godrej Highrises Realty LLP	Wholly Owned Subsidiary
Godrej Prakriti Facilities Private Limited	Wholly Owned Subsidiary
Godrej Project Developers & Properties LLP	Wholly Owned Subsidiary
Godrej Highrises Properties Private Limited	Wholly Owned Subsidiary
Godrej Genesis Facilities Management Private Limited	Wholly Owned Subsidiary
Prakritiplaza Facilities Management Private Limited	Wholly Owned Subsidiary
Citystar InfraProjects Limited	Wholly Owned Subsidiary
Godrej Residency Private Limited	Wholly Owned Subsidiary
Godrej Skyview LLP	Wholly Owned Subsidiary
Godrej Green Properties LLP	Wholly Owned Subsidiary
Godrej Projects (Pune) LLP	Wholly Owned Subsidiary
Godrej Projects (Soma) LLP	Wholly Owned Subsidiary
Godrej Projects North LLP (<i>formerly known as Godrej Projects (Bluejay) LLP</i>)	Wholly Owned Subsidiary
Godrej Athenmark LLP	Wholly Owned Subsidiary
Godrej Vestamark LLP	Wholly Owned Subsidiary
Godrej Avamark LLP	Wholly Owned Subsidiary
Godrej Properties Worldwide Inc., USA	Wholly Owned Subsidiary
Mosaic Landmarks LLP	Joint Venture
Godrej Property Developers LLP	Joint Venture
Godrej Realty Private Limited	Joint Venture
Godrej Landmark Redevelopers Private Limited	Joint Venture



**Limited Review Report on Unaudited Quarterly Consolidated Financial Results and Unaudited Consolidated Year to Date Results of Godrej Properties Limited pursuant to the Regulation 33 and Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015
(Continued)**

Godrej Properties Limited

Annexure I (Continued)

Name of the Entity	Relationship
Godrej Redevelopers (Mumbai) Private Limited	Joint Venture
Dream World Landmarks LLP	Joint Venture
Wonder Space Properties Private Limited	Joint Venture
Wonder City Buildcon Private Limited	Joint Venture
Godrej Green Homes Limited	Joint Venture
Oxford Realty LLP	Joint Venture
Godrej SSPDL Green Acres LLP	Joint Venture
Caroa Properties LLP	Joint Venture
M S Ramaiah Ventures LLP	Joint Venture
Oasis Landmarks LLP	Joint Venture
Godrej Construction Projects LLP	Joint Venture
Godrej Housing Projects LLP	Joint Venture
Amitis Developers LLP	Joint Venture
Godrej Home Constructions Private Limited	Joint Venture
Godrej Developers & Properties LLP	Joint Venture
Godrej Greenview Housing Private Limited	Joint Venture
Wonder Projects Development Private Limited	Joint Venture
A R Landcraft LLP	Joint Venture
Prakhhyat Dwellings LLP	Joint Venture
Pearlite Real Properties Private Limited	Joint Venture
Godrej Real View Developers Private Limited	Joint Venture
Bavdhan Realty @ Pune 21 LLP	Joint Venture
Godrej Skyline Developers Private Limited	Joint Venture
Godrej Highview LLP	Joint Venture
Godrej Projects North Star LLP (formerly known as Godrej Century LLP)	Joint Venture
Godrej Irismark LLP	Joint Venture
Sai Sruhti Onehub Projects LLP	Joint Venture
Rosebery Estate LLP (with effect from 18 September 2018)	Joint Venture
Ashank Macbricks Private Limited (with effect from 31 July 2018)	Joint Venture
Godrej One Premises Management Private Limited	Associate

GODREJ PROPERTIES LIMITED

CIN : L74120MH1985PLC035308

Regd Office : Godrej One, 5th Floor, Pirojshanagar, Eastern Express Highway, Vikhroli (East), Mumbai – 400 078. www.godrejproperties.com

Statement of Unaudited Consolidated Financial Results for the Quarter and Half Year Ended September 30, 2018

(INR in Crore)

Sr. No.	Particulars	Quarter Ended			Half Year Ended		Year Ended
		30.09.2018	30.06.2018	30.09.2017	30.09.2018	30.09.2017	31.03.2018
		Unaudited	Unaudited	Unaudited Restated (Refer Note 4)	Unaudited	Unaudited	Audited
1	Income						
	Revenue from operations	393.25	996.73	313.07	1,389.98	1,113.61	1,588.28
	Other Income	93.82	70.00	35.93	163.82	132.10	498.84
	Total Income	487.07	1,066.73	349.00	1,553.80	1,245.71	2,086.92
2	Expenses						
	Cost of Sales	327.80	857.85	222.14	1,185.45	828.41	1,345.52
	Employee Benefits Expense	28.33	30.93	31.49	60.26	53.16	138.42
	Finance Costs	61.52	59.02	39.98	120.54	71.73	150.13
	Depreciation and Amortisation Expense	3.48	3.32	4.04	6.80	7.61	16.13
	Other Expenses	47.96	41.02	46.13	88.98	115.85	283.29
	Total Expenses	469.89	992.14	343.78	1,462.03	1,076.76	1,933.49
3	Profit before share of loss of Joint ventures, associate and tax	17.18	74.59	5.22	91.77	168.95	153.43
4	Share of loss of Joint Ventures and Associate (net of tax)	(13.62)	(11.50)	(1.43)	(25.12)	(10.15)	(36.55)
5	Profit before Tax	3.56	63.09	3.79	66.65	158.80	116.88
6	Tax Expense (Credit) / Charge (Refer Note 5)	(17.01)	28.79	3.58	11.78	59.42	29.97
7	Profit after Tax	20.57	34.30	0.21	54.87	99.38	86.91
8	Other Comprehensive Income						
	Items that will not be subsequently reclassified to profit or loss						
	Remeasurements of the defined benefit plan	(0.14)	(0.14)	(0.11)	(0.28)	(0.23)	(4.31)
	Tax on Above	0.05	0.05	0.04	0.10	0.08	1.50
	Exchange difference in translating the financial statements of foreign operation	(0.05)	0.04	-	(0.01)	-	-
9	Total Comprehensive Income for the period/ year	20.43	34.25	0.14	54.68	99.23	84.10
10	Profit attributable to:						
	Equity holders of Parent	20.57	34.30	0.21	54.87	99.38	86.91
	Non-Controlling Interest	-	-	-	-	-	-
11	Total Comprehensive Income/(Loss) attributable to:						
	Equity holders of Parent	20.43	34.25	0.14	54.68	99.23	84.10
	Non-Controlling Interest	-	-	-	-	-	-
12	Paid-up Equity Share Capital	114.88	114.88	108.24	114.66	108.24	108.24
	Face Value – INR 5/- per share						
13	Reserves including Revaluation Reserves and Debenture Redemption Reserve						1,337.84
14	Earning Per Equity Share (EPS) (Amount in INR)						
	Basic EPS (* not annualized)	0.90*	1.56*	0.01*	2.44*	4.59*	4.01
	Diluted EPS (* not annualized)	0.90*	1.56*	0.01*	2.44*	4.59*	4.01



Unaudited Consolidated Statement of Assets & Liabilities as on September 30, 2016

Sr. No.	Particulars	(INR In Crore)	
		As at	As at
		30.09.2016	31.03.2016
		Unaudited	(Restated) Audited
A	ASSETS		
1	Non-current Assets		
a	Property, Plant and Equipment	81.82	84.62
b	Capital Work-In-Progress	80.74	71.37
c	Investment Property	2.41	2.48
d	Goodwill	0.04	0.04
e	Other Intangible assets	23.81	25.29
f	Intangible Assets under Development	0.12	0.12
g	Investment In Joint Ventures and Associate	219.10	223.83
h	Financial Assets		
	Investments	737.01	686.33
	Loans	27.50	83.81
	Other Non-Current Financial Assets	1.93	0.01
i	Deferred Tax Assets (Net)	445.76	489.30
j	Income Tax Assets (Net)	117.71	116.40
k	Other Non-Current Non Financial Assets	28.89	15.28
	Total Non-Current Assets	1,766.84	1,799.08
2	Current Assets		
a	Inventories	3,078.04	4,051.30
b	Financial Assets		
	Investments	1,470.34	543.84
	Trade Receivables	132.19	132.17
	Cash and Cash Equivalents	221.17	126.31
	Bank Balances Other than Above	210.67	206.39
	Loans	1,113.70	1,019.74
	Other Current Financial Assets	254.23	226.08
c	Other Current Non Financial Assets	319.39	333.63
	Total Current Assets	6,799.73	6,638.48
	Total Assets	8,566.57	8,438.54
B	EQUITY AND LIABILITIES		
1	EQUITY		
a	Equity Share Capital	114.66	108.24
b	Other Equity	2,434.30	1,387.94
	Total Equity	2,548.96	1,496.18
2	LIABILITIES		
2.1	Non-current Liabilities		
a	Financial Liabilities		
	Borrowings	500.00	500.00
b	Deferred Tax Liabilities (Net)	0.59	0.59
c	Provisions	12.05	11.34
	Total Non-Current Liabilities	512.64	511.93
2.2	Current Liabilities		
a	Financial Liabilities		
	Borrowings	2,939.14	3,202.86
	Trade Payables		
	Total Outstanding Dues of Micro Enterprises and Small Enterprises	7.73	8.88
	Total Outstanding Dues of Creditors other than Micro Enterprises and Small Enterprises	210.33	303.95
	Other Current Financial Liabilities	162.56	258.40
b	Other Current Non Financial Liabilities	2,172.04	2,606.58
c	Provisions	4.05	3.46
d	Current Tax Liabilities (Net)	8.12	46.50
	Total Current Liabilities	5,504.97	6,430.43
	Total Liabilities	6,017.61	6,942.36
	Total Equity and Liabilities	8,566.57	8,438.54



Notes:

- The above unaudited consolidated financial results which are published in accordance with Regulation 33 and 34 of the SEBI (Listing Obligations & Disclosure Requirements) Regulations, 2015 have been reviewed by the Audit Committee and approved by the Board of Directors at their meeting held on November 01, 2018. The above results have been subjected to "limited review" by the statutory auditors of the Company. The financial results are in accordance with the Indian Accounting Standards (Ind AS) as prescribed under Section 133 of the Companies Act, 2013, read with rule 3 of the Companies (Indian Accounting Standards) Rules, 2015, as amended from time to time.
- The Ministry of Corporate Affairs (MCA) wide notification dated October 11, 2018 has amended Schedule III to the Companies Act, 2013 in respect of certain disclosures. The Company has incorporated appropriate changes in the above results.
- Financial Results of Godrej Properties Limited (Stand-alone Information):

Particulars	Quarter Ended			Half Year Ended		Year Ended
	30.09.2018	30.06.2018	30.09.2017 (Restated)	30.09.2018	30.09.2017 (Restated)	31.03.2018 (Restated)
Total Income*	278.49	177.32	251.90	456.81	542.85	1,034.54
Profit / (Loss) before Tax	4.27	(9.89)	43.15	(5.62)	122.98	161.96
Profit / (Loss) after Tax	26.39	(10.70)	19.36	15.69	78.65	105.04

* Includes Sales, Operating Income and Other Income.

- IND AS 115 - Revenue from Contracts with Customers has been notified by Ministry of Corporate Affairs (MCA) on March 28, 2018 and is effective from accounting period beginning on or after April 01, 2018. The Company has applied full retrospective approach in adopting the new standard (for all the contracts other than completed contracts) and accordingly restated the previous period numbers as per point in time (Project Completion Method) of revenue recognition.

The following table summarises the impact (net of taxes) of adopting Ind AS 115 on the Group's Financial Results :

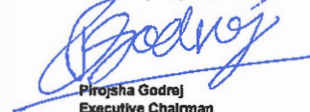
Particulars	Quarter ended	Half Year ended	Year ended
	30.09.2017	30.09.2017	31.03.2018
Total Comprehensive Income as reported	44.08	67.34	232.15
Change on adoption of IND AS 115 (net of taxes)	(43.94)	31.89	(148.05)
Total Comprehensive Income on adoption of IND AS 115	0.14	99.23	84.10

The following table summarises the impact, net of taxes, of transition to IND AS 115 on net worth as at March 31, 2018 :

Particulars	As at
	31.03.2018
Net Worth (as reported)	2,240.29
Change in the net worth on adoption of IND AS 115 (net of taxes)	(744.11)
Net Worth on adoption of IND AS 115	1,496.18

- Tax expense for the current quarter includes current tax of INR. (0.03) Crs., Deferred tax of INR. 20.78 Crs. and prior period tax adjustments of INR. (37.76) Crs.
- The National Company Law Tribunal at Mumbai Bench has, vide order dated August 27, 2018, sanctioned a Scheme of Amalgamation of Godrej Bulkcon Private Limited (GBPL) with the Godrej Projects Development Limited (GPDL).
- As the Company's business activity falls within a single business segment viz. 'Development of Real Estate Property', the financial statements are reflective of the information required by Ind AS 108 "Operating Segments".
- During the period ended September 30, 2018, the Company has granted 58,635 new stock grants to eligible employees under the Employee Stock Grant Scheme (ESGS) and the Company has allotted 76,804 equity shares upon exercise of stock grants under the ESGS.
- Previous period figures have been regrouped and reclassified wherever necessary.
- The statutory auditors of Godrej Properties Limited have expressed an unqualified opinion on the unaudited consolidated financial results for the quarter and half year ended September 30, 2018.

By Order of the Board
For Godrej Properties Limited



Poojisha Godrej
Executive Chairman

Place: Mumbai
Date: November 01, 2018

