

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

February 04, 2021

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 - GODREJPROP

BSE - Security Code - 959822 – Debt Segment

NSE - GODREJPROP

Unaudited Financial Results for the quarter and nine months ended December 31, 2020

Dear Sir/Madam,

Please note that the Board of Directors of the Company, at its meeting held on February 04, 2021, considered and approved the Unaudited Standalone and Consolidated Financial Results of the Company for the quarter and nine months ended December 31, 2020.

Pursuant to Regulations 30 and 33 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, please find enclosed the Unaudited Standalone and Consolidated Financial Results for the quarter and nine months ended December 31, 2020 duly approved by Board of Directors and the Limited Review Report thereon issued by the Statutory Auditors of the Company, B S R & Co LLP. The meeting of Board of Directors of the Company commenced at 11.00 a.m. and the results were approved at 11.15 a.m.

Kindly take the same on records.

Thank you.

Yours truly,
For **Godrej Properties Limited**



Surender Varma
Company Secretary & Chief Legal Officer

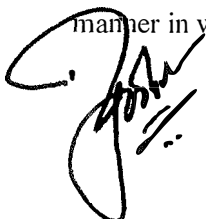
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Limited review report on unaudited quarterly standalone financial results and standalone year-to-date results of Godrej Properties Limited under Regulation 33 and Regulation 52(4) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

To the Board of Directors of
Godrej Properties Limited

1. We have reviewed the accompanying Statement of unaudited standalone financial results of Godrej Properties Limited ('the Company') for the quarter ended and year to date results for the period from 1 April 2020 to 31 December 2020 ("the Statement"), attached herewith, in which are incorporated returns from branches in Singapore, Qatar and United Arab Emirates.
2. This Statement, which is the responsibility of the Company's management and approved by the Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 "Interim Financial Reporting" ("Ind AS – 34"), prescribed under Section 133 of the Companies Act, 2013, and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Listing Regulations and Regulation 52(4) as per SEBI Circular SEBI/HO/DDHS/DDHS/CIR/P/2019/115 dated 22 October 2019, as amended. Our responsibility is to issue a report on the Statement based on our review.
3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (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 Statement is 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.
4. Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with applicable accounting standards and other recognised 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 and Regulation 52(4) as per SEBI Circular SEBI/HO/DDHS/DDHS/CIR/P/2019/115 dated 22 October 2019, as amended including the manner in which it is to be disclosed, or that it contains any material misstatement.



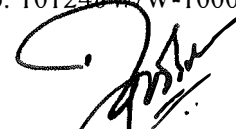
**Limited review report on unaudited quarterly standalone financial results and standalone year-to-date results of Godrej Properties Limited under Regulation 33 and Regulation 52(4) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015
(Continued)**

5. We draw attention to Note 4 of the unaudited standalone financial results which describes the accounting for the Scheme of Amalgamation between the Company and Wonder Space Properties Private Limited, a wholly owned subsidiary ('the Scheme' or 'business combination'). The Scheme has been approved by the National Company Law Tribunal ('NCLT') vide its order dated 14 September 2020 and a certified copy has been filed by the Company with the Registrar of Companies, Mumbai, Maharashtra, on 26 October 2020. The appointed date as per the NCLT approved Scheme is 5 April 2019 and as per the requirements of Appendix C to Ind AS 103 "Business Combination", the business combination has been accounted for as if it had occurred from the date of acquisition of control i.e. 5 April 2019. Accordingly, the amounts relating to the financial year ended 31 March 2020 include the impact of the business combination and the corresponding amounts for the previous quarter and year-to-date ended 31 December 2019, have been restated by the Company after recognising the effect of the amalgamation as above. The aforesaid note (Note 4) also describes in detail the impact of the business combination on the unaudited standalone financial results.

Our conclusion is not modified in respect of this matter.

Mumbai
4 February 2021

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



Aniruddha Godbole
Partner

Membership No: 105149
UDIN: 21105149AAAAAU5730

GODREJ PROPERTIES LIMITED

CIN : L74120MH1985PLC035308

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

Statement of Unaudited Standalone Financial Results for the Quarter and Nine Months Ended December 31, 2020

(INR In Crore)

Sr. No	Particulars	Quarter Ended			Nine Months Ended		Year Ended
		31.12.2020	30.09.2020	31.12.2019	31.12.2020	31.12.2019	31.03.2020
		Unaudited	Unaudited	Unaudited Restated (Refer Note 4)	Unaudited	Unaudited Restated (Refer Note 4)	Audited Restated (Refer Note 4)
1	Income						
	Revenue from Operations	72.63	57.46	275.25	162.58	1,304.24	2,085.36
	Other Income	167.45	171.27	143.09	469.15	370.29	519.96
	Total Income	240.28	228.75	418.34	671.73	1,674.53	2,605.32
2	Expenses						
	Cost of Materials Consumed	435.16	302.22	79.50	698.61	462.88	765.72
	Changes in inventories of finished goods and construction work-in-progress	(400.90)	(273.34)	62.90	(616.09)	288.72	442.51
	Employee Benefits Expense	23.60	27.56	26.14	77.48	76.21	152.43
	Finance Costs	57.02	62.49	71.57	162.59	202.66	266.20
	Depreciation and Amortisation Expense	4.14	4.03	4.25	11.63	12.06	16.67
	Other Expenses	84.61	75.09	64.70	230.36	173.24	339.74
	Total Expenses	203.63	198.05	309.06	584.78	1,215.79	1,983.27
3	Profit before Tax for the period/ year	36.65	30.70	109.28	86.95	458.74	822.05
4	Tax expense charge						
	Current Tax	6.67	3.72	(4.96)	10.39	31.00	48.91
	Deferred Tax	21.62	16.06	46.09	53.21	135.16	168.96
5	Profit after Tax for the period/ year	8.36	10.92	68.15	23.35	292.58	384.16
6	Other Comprehensive Income for the period/ year						
	Items that will not be subsequently reclassified to profit or loss						
	Remeasurements of the defined benefit plan	(0.26)	(0.26)	(0.13)	(0.76)	(0.37)	(1.04)
	Tax on Above	0.09	0.09	0.04	0.27	0.13	0.36
7	Total Comprehensive Income for the period/ year	8.19	10.76	66.06	22.84	292.34	383.48
8	Paid-up Equity Share Capital	126.04	126.04	126.01	126.04	126.01	126.01
	Face Value – INR 5/- per share						
9	Reserves Excluding Revaluation Reserve and Debenture Redemption Reserve						4,879.98
10	Debenture Redemption Reserve					100.00	100.00
11	Earning Per Equity Share (EPS) (Amount in INR)						
	Basic EPS (* not annualized)	0.33*	0.43*	2.62*	0.93*	11.98*	15.68
	Diluted EPS (* not annualized)	0.33*	0.43*	2.82*	0.93*	11.95*	15.58
12	Debt Equity Ratio (Refer Note 5)				0.83	0.24	0.25
13	Debt Service Coverage Ratio (DSCR) (Refer Note 5)				1.11	0.99	1.20
14	Interest Service Coverage Ratio (ISCR) (Refer Note 5)				1.27	3.19	3.28



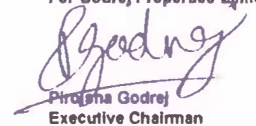
Notes:

- 1 The above unaudited standalone financial results which are published in accordance with Regulation 33 and 52(4) of the SEBI (Listing Obligations & Disclosure Requirements) Regulations, 2015, as amended, have been reviewed by the Audit Committee and approved by the Board of Directors at their meeting held on February 04, 2021. The above results have been subjected to 'limited review' by the statutory auditors of the Company. The unaudited standalone financial results are in accordance with the Indian Accounting Standards (Ind AS) as prescribed under Section 133 of the Companies Act, 2013.
- 2 As the Company's business activity falls within a single business segment viz. 'Development of Real Estate Property', the unaudited standalone financial results are reflective of the information required by Ind AS 108 'Operating Segments'.
- 3 During the quarter and nine months ended December 31, 2020, the Company has granted 44,452 new stock to eligible employees under the Employee Stock Grant Scheme (ESGS). Further, during the nine months ended December 31, 2020 Company has allotted 57,072 equity shares upon exercise of stock grants under the Employee Stock Grant Scheme.
- 4 The National Company Law Tribunal at Mumbai Bench has, vide order dated September 14, 2020, sanctioned a Scheme of Arrangement ('the Scheme') of Wonder Space Properties Private Limited (Subsidiary of Company with effect from April 05, 2019) with the Company. The effective date of the Scheme is April 05, 2019. In accordance with the requirements of Para 9(iii) of Appendix C of Ind AS 103, the standalone financial results of the Company in respect of prior periods have been restated from effective date. Increase / (Decrease) in previous periods published numbers are as below.

Particulars	Quarter Ended	Nine Months Ended	Year Ended
	31.12.2019	31.12.2019	31.03.2020
Total Income	(5.38)	322.54	317.64
Profit before tax for the period/ year	(5.39)	115.85	109.86
Profit after tax for the period/ year	(3.52)	75.35	71.34

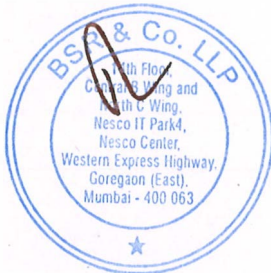
- 5 Formula used for Calculation of Debt-Equity Ratio, DSCR and ISCR:
 Debt-Equity Ratio = (Borrowings-Cash and Bank Balances -Fixed Deposits-Liquid Investments)/ Equity
 DSCR=EBIT/(Finance Cost (excludes interest accounted on customer advance as per EIR Principal)+Principal Payment due to Long Term Borrowing repayable within one year)
 ISCR=EBIT/Finance Cost (excludes interest accounted on customer advance as per EIR Principal)
 EBIT= Profit before tax + Finance cost + Finance cost included in Cost of Sales
- 6 The statutory auditors of Godrej Properties Limited have expressed an unqualified opinion on the unaudited standalone financial results for the quarter and nine months ended December 31, 2020.

By Order of the Board
For Godrej Properties Limited



Pooja Godrej
Executive Chairman

Place: Mumbai
Date: February 04, 2021



Limited review report on unaudited quarterly consolidated financial results and consolidated year-to-date results of Godrej Properties Limited under Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

To the Board of Directors of
Godrej Properties Limited

1. We have reviewed the accompanying Statement of unaudited consolidated financial results of Godrej Properties Limited (“the Parent”), and its subsidiaries (the Parent and its subsidiaries together referred to as “the Group”), and its share of the net (loss) after tax and total comprehensive loss of its associate and joint ventures for the quarter ended and year to date results for the period from 1 April 2020 to 31 December 2020 (“the Statement”), being submitted by the Parent pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (“Listing Regulations”).
2. This Statement, which is the responsibility of the Parent’s management and approved by the Parent’s Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 “Interim Financial Reporting” (“Ind AS 34”), prescribed under Section 133 of the Companies Act, 2013, and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Listing Regulations. Our responsibility is to express a conclusion on the Statement based on our review.
3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410 “*Review of Interim Financial Information Performed by the Independent Auditor of the Entity*”, issued by the Institute of Chartered Accountants of India. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

We also performed procedures in accordance with the circular issued by the SEBI under Regulation 33 (8) of the Listing Regulations, to the extent applicable.



Limited review report on unaudited quarterly consolidated financial results and consolidated year-to-date results of Godrej Properties Limited under Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (Continued)

4. The Statement includes the results of the following entities:

Company / LLP Name	Relationship
Godrej Projects Development Limited	Wholly Owned Subsidiary
Godrej Garden City Properties Private Limited	Wholly Owned Subsidiary
Godrej Hillside Properties Private Limited	Wholly Owned Subsidiary
Godrej Home Developers Private Limited	Wholly Owned Subsidiary
Godrej Prakriti Facilities Private Limited	Wholly Owned Subsidiary
Prakritiplaza Facilities Management Private Limited	Wholly Owned Subsidiary
Godrej Highrises Properties Private Limited	Wholly Owned Subsidiary
Godrej Genesis Facilities Management Private Limited	Wholly Owned Subsidiary
Citystar InfraProjects Limited	Wholly Owned Subsidiary
Godrej Highrises Realty LLP	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 (Soma) LLP	Wholly Owned Subsidiary
Godrej Projects North LLP	Wholly Owned Subsidiary
Godrej Athenmark LLP	Wholly Owned Subsidiary
Godrej Properties Worldwide Inc., USA	Wholly Owned Subsidiary
Godrej Project Developers & Properties LLP	Wholly Owned Subsidiary
Godrej Landmark Redevelopers Private Limited	Wholly Owned Subsidiary
Godrej City Facilities Management LLP	Wholly Owned Subsidiary
Embellish Houses LLP (up to 10 May 2020)	Wholly Owned Subsidiary
Godrej Florentine LLP	Wholly Owned Subsidiary
Godrej Olympia LLP	Wholly Owned Subsidiary
Ashank Realty Management LLP	Wholly Owned Subsidiary
Ashank Facility Management LLP	Wholly Owned Subsidiary
Wonder Space Properties Private Limited (merged with Godrej Properties Limited w.e.f. 5 April 2019)	Wholly Owned Subsidiary
Cear Lifespaces Private Limited	Wholly Owned Subsidiary
Godrej Green Woods Private Limited (w.e.f. 26 May 2020)	Wholly Owned Subsidiary
Godrej Precast Construction Private Limited (w.e.f. 19 July 2020)	Wholly Owned Subsidiary
Embellish Houses LLP (w.e.f. 11 May 2020)	Joint Venture
Godrej Odyssey LLP	Joint Venture
Godrej Realty Private Limited	Joint Venture
Godrej Property Developers LLP	Joint Venture
Mosaic Landmarks LLP	Joint Venture
Godrej Redevelopers (Mumbai) Private Limited	Joint Venture
Dream World Landmarks LLP	Joint Venture

Limited review report on unaudited quarterly consolidated financial results and consolidated year-to-date results of Godrej Properties Limited under Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (Continued)

Company / LLP Name	Relationship
Wonder City Buildcon Private Limited	Joint Venture
Oxford Realty LLP	Joint Venture
Caroa Properties LLP	Joint Venture
M S Ramaiah Ventures LLP	Joint Venture
Oasis Landmarks LLP	Joint Venture
Godrej Macbricks Private Limited	
<i>(formerly known as Ashank Mackbricks Private Limited)</i>	Joint Venture
Suncity Infrastructure (Mumbai) LLP	Joint Venture
Godrej Skyline Developers Private Limited	Joint Venture
Godrej Highview LLP	Joint Venture
Godrej Greenview Housing Private Limited	Joint Venture
Godrej Housing Projects LLP	Joint Venture
Godrej Amitis Developers LLP	Joint Venture
Wonder Projects Development Private Limited	Joint Venture
AR Landcraft LLP	Joint Venture
Godrej Real View Developers Private Limited	Joint Venture
Pearlite Real Properties Private Limited	Joint Venture
Bavdhan Realty @ Pune 21 LLP	Joint Venture
Maan-Hinje Township Developers LLP	Joint Venture
Manjari Housing Projects LLP	Joint Venture
Godrej SSPDL Green Acres LLP	Joint Venture
Prakhhyat Dwellings LLP	Joint Venture
Roseberry Estate LLP	Joint Venture
Godrej Projects North Star LLP	Joint Venture
Godrej Developers & Properties LLP	Joint Venture
Godrej Irismark LLP	Joint Venture
Godrej Reserve LLP	Joint Venture
Godrej Green Homes Private Limited	Joint Venture
Godrej Home Constructions Private Limited	Joint Venture
Manyata Industrial Parks LLP	Joint Venture
Mahalunge Township Developers LLP	Joint Venture
Godrej Construction Projects LLP	Joint Venture
Munjal Hospitality Private Limited	Joint Venture
Godrej Vestamark LLP	Joint Venture
Yujya Developers Private Limited	Joint Venture
Universal Metro Properties LLP	Joint Venture
Madhuvan Enterprises Private Limited	Joint Venture
Vivrut Developers Private Limited	Joint Venture
Godrej One Premises Management Private Limited	Associate

Limited review report on unaudited quarterly consolidated financial results and consolidated year-to-date results of Godrej Properties Limited under Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (Continued)

5. Based on our review conducted and procedures performed as stated in paragraph 3 above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in the aforesaid Indian Accounting Standard and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of Regulation 33 of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.
6. We draw attention to Note 3 of the unaudited consolidated financial results which describes the accounting for the Scheme of Amalgamation between the Parent and Wonder Space Properties Private Limited, a wholly owned subsidiary ('the Scheme' or 'business combination'). The Scheme has been approved by the National Company Law Tribunal ('NCLT') vide its order dated 14 September 2020 and a certified copy has been filed by the Parent with the Registrar of Companies, Mumbai, Maharashtra, on 26 October 2020. The appointed date as per the NCLT approved Scheme is 5 April 2019 and as per the requirements of Appendix C to Ind AS 103 "Business Combination", the business combination has been accounted for as if it had occurred from the date of acquisition of control i.e. 5 April 2019. Accordingly, the amounts relating to the financial year ended 31 March 2020 include the impact of the business combination and the corresponding amounts for the previous quarter and year-to-date ended 31 December 2019, have been restated by the Parent after recognising the effect of the amalgamation as above. The aforesaid note (Note 3) also describes in detail the impact of the business combination on the unaudited consolidated financial results.

Our conclusion is not modified in respect of this matter.

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


Aniruddha Godbole
Partner

Membership No: 105149
UDIN: 21105149AAAAAV7239

Mumbai
4 February 2021



GODREJ PROPERTIES LIMITED

CIN L74120MH1985PLC035308

Regd Office : Godrej One, 5th Floor, Pirojshanagar, Eastern Express Highway, Vikhroli (East), Mumbai - 400 079
www.godrejproperties.com

Statement of Unaudited Consolidated Financial Results for the Quarter and Nine Months Ended December 31, 2020

(INR in Crore)

Sr. No.	Particulars	Quarter Ended			Nine Months Ended		Year Ended
		31.12.2020	30.09.2020	31.12.2019	31.12.2020	31.12.2019	31.03.2020
		Unaudited	Unaudited	Unaudited Restated (Refer Note 3)	Unaudited	Unaudited Restated (Refer Note 3)	Audited Restated (Refer Note 3)
1	Income						
	Revenue from operations	170.49	89.50	382.82	332.28	1,278.37	2,441.42
	Other income	140.83	160.73	134.65	424.73	348.05	473.17
	Total Income	311.12	250.23	517.47	757.01	1,626.42	2,914.59
2	Expenses						
	Cost of materials consumed	511.83	1,773.24	130.46	2,486.39	988.51	1,489.53
	Changes in inventories of finished goods and construction work-in-progress	(394.40)	(1,722.63)	106.77	(2,287.54)	(205.82)	73.77
	Employee benefits expense	33.93	37.09	33.50	105.98	98.88	184.68
	Finance costs	44.91	49.29	57.47	144.10	164.46	220.07
	Depreciation and amortisation expense	5.00	4.86	5.27	14.29	14.95	20.52
	Other expenses	73.47	73.16	69.80	206.69	206.82	348.01
	Total Expenses	274.74	215.01	403.27	669.91	1,267.80	2,336.58
3	Profit before share of (loss) of Joint ventures, associate and tax	36.38	35.22	114.20	87.10	358.62	578.01
4	Share of (loss) of Joint Ventures and Associate (net of tax)	(4.99)	(12.65)	(26.07)	(47.83)	(57.48)	(85.12)
5	Profit before tax for the period / year	31.39	22.57	88.13	39.27	301.14	492.89
6	Tax expense charge						
	Current tax	6.61	3.79	(4.58)	10.49	32.01	51.33
	Deferred tax	10.43	11.68	46.02	26.59	97.58	167.82
7	Profit after tax for the period / year	14.35	7.10	46.69	2.19	171.55	273.94
8	Other Comprehensive Income for the period / year						
	Items that will not be subsequently reclassified to profit or loss						
	Remeasurements of the defined benefit plan	(0.26)	(0.27)	(0.12)	(0.79)	(0.37)	(1.05)
	Tax on Above	0.10	0.09	0.04	0.28	0.13	0.37
	Items that will be subsequently reclassified to profit or loss						
	Exchange differences in translating the financial statements of a foreign operation	(0.08)	0.00	0.04	(0.08)	0.14	0.18
9	Total Comprehensive Income for the period/ year	14.11	6.92	46.65	1.60	171.45	273.44
10	Profit attributable to:						
	Equity holders of Parent	14.35	7.10	46.66	2.19	168.13	270.52
	Non-Controlling Interests	-	-	0.03	-	3.42	3.42
11	Other Comprehensive Income attributable to:						
	Equity holders of Parent	(0.24)	(0.18)	(0.04)	(0.59)	(0.10)	(0.50)
	Non-Controlling Interests	-	-	-	-	-	-
12	Total Comprehensive Income attributable to:						
	Equity holders of Parent	14.11	6.92	46.62	1.60	168.03	270.02
	Non-Controlling Interests	-	-	0.03	-	3.42	3.42
13	Paid-up Equity Share Capital	128.04	128.04	128.01	126.04	126.01	126.01
	Face Value - INR 5/- per share						
14	Reserves Excluding Revaluation Reserve and Debenture Redemption Reserve						4,581.78
15	Earning Per Equity Share (EPS) (Amount in INR)						
	Basic EPS (* not annualized)	0.57*	0.28*	1.85*	0.09*	6.87*	10.97*
	Diluted EPS (* not annualized)	0.57*	0.28*	1.85*	0.09*	6.87*	10.97*



Notes:

1 The above unaudited consolidated financial results which are published in accordance with Regulation 33 of the SEBI (Listing Obligations & Disclosure Requirements) Regulations, 2015, as amended, have been reviewed by the Audit Committee and approved by the Board of Directors at their meeting held on February 04, 2021. The above results have been subjected to "limited review" by the statutory auditors of the Company. The unaudited consolidated financial results are in accordance with the Indian Accounting Standards (Ind AS) as prescribed under Section 133 of the Companies Act, 2013.

2 Financial Results of Godrej Properties Limited (Standalone Information).

(INR in Crore)

Particulars	Quarter Ended			Nine Months Ended		Year Ended
	31.12.2020	30.09.2020	31.12.2019 Restated (Refer Note 3)	31.12.2020	31.12.2019 Restated (Refer Note 3)	31.03.2020 Restated (Refer Note 3)
Total Income*	240.28	228.75	418.34	671.73	1,674.53	2,605.32
Profit before tax for the period / year	36.65	30.70	109.28	86.95	458.74	622.05
Profit after tax for the period / year	8.36	10.92	66.15	23.35	292.58	384.16

* Includes Revenue from operations and Other Income.

3 The National Company Law Tribunal at Mumbai Bench has, vide order dated September 14, 2020, sanctioned a Scheme of Arrangement (the Scheme) of Wonder Space Properties Private Limited (subsidiary of the Holding Company with effect from April 05, 2019) with the Holding Company. The effective date of the Scheme is April 05, 2019. In accordance with the requirements of Para 9(iii) of Appendix C of Ind AS 103, the consolidated financial results of the Group in respect of prior periods have been restated from effective date. Increase / (Decrease) in previous periods published numbers are as below:

Particulars	Quarter Ended	Nine Months Ended	Year Ended
	31.12.2019	31.12.2019	31.03.2020
Profit before tax for the period / year	-	-	1.95
Profit after tax for the period / year	1.21	2.00	3.31

4 As the Group's business activity falls within a single business segment viz. 'Development of Real Estate Property', the consolidated financial results are reflective of the information required by Ind AS 108 "Operating Segments".

5 During the quarter and nine months ended December 31, 2020, the Holding Company has granted 44,452 new stock to eligible employees under the Employee Stock Grant Scheme (ESGS). Further, during the nine months ended December 31, 2020 Holding Company has allotted 57,072 equity shares upon exercise of stock grants under the Employee Stock Grant Scheme.

6 The statutory auditors of Godrej Properties Limited have expressed an unqualified opinion on the unaudited consolidated financial results for the quarter and nine months ended December 31, 2020.

By Order of the Board
For Godrej Properties Limited

Anil Godrej
Executive Chairman

Place: Mumbai
Date: February 04, 2021

