



we make your dreams come true

November 5, 2019

To,
BSE Limited,
Listing Department,
P.J. Towers, 1st Floor,
Dalal Street, Fort,
Mumbai - 400 001

Dear Sir,

Sub: Outcome of Board Meeting held on November 5, 2019
Ref.: Scrip Code: 521149

Pursuant to Regulations 30 and 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations"), please be informed that the Board of Directors of the Company at its Meeting held today, i.e. on Tuesday, November 5, 2019, inter-alia, transacted the following businesses:

1. Considered and approved Standalone and Consolidated Unaudited Financial Results of the Company for quarter and half year ended September 30, 2019. A copy of the said results alongwith the Limited Review Report of the Statutory Auditors is attached herewith for your reference.
2. Noted Resignation of Mr. Krunal Shah, Company Secretary and Compliance Officer of the Company w.e.f. September 30, 2019.
3. Considered and approved appointment of Ms. Darshi Shah, (Mem. No. A30508) as Company Secretary and Compliance Officer of the Company w.e.f. November 5, 2019.
4. Authorised Mr. Purusottamdas Patodia, Chairman and Managing Director and/or Mr. Manoj Kumar Patodia, Vice Chairman and Managing Director and/or Mr. Anuj Patodia, Managing Director and/or Mr. S. Udayananda, Chief Financial Officer and/or Ms. Darshi Shah, Company Secretary and Compliance Officer of the Company, under Regulation 30(5) of securities and Exchange Board of India Listing Obligations and Disclosure Requirements Regulations, 2015 to determine materiality of an event or information and for the purpose of making disclosures to the stock exchange(s) under this regulation and their contact details are enclosed herewith.

This is for your information and records.

Thanking you,

Yours faithfully,
For Prime Urban Development India Limited

Purusottamdas Patodia
Chairman and Managing Director
(DIN:00032088)



Encl: as above

PRIME URBAN[®]
DEVELOPMENT INDIA LTD.
(A PATODIA GROUP COMPANY)

Registered Office: No.83, 3rd Floor, Plot No.4, Avinashi Main Road, Near Petrol Bunk,
Asher Nagar, Tirupur - 641 603. Ph.: (0) 91-421-4242061/62 Ext 803.

Our Website : www.ptlonline.com / 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 : 27AABCP9571D229

**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 : Door No.83, Plot No.4, 3rd Floor, Near Petrol Bunk, Avinashi Road, Asher Nagar, Tirupur - 641 603, Tamil Nadu, India

Email: companysecretary@ptlonline.com; Website: www.ptlonline.com : Telephone No. 0421 4242062

Part I - Statement of Unaudited Standalone Financial Results for the Quarter and Half Year Ended 30th September, 2019

Rs. in Lakhs except per share data

Sr. No	Particulars	Quarter Ended			Half Year Ended		Year Ended
		30.09.2019	30.06.2019	30.09.2018	30.09.2019	30.09.2018	31.03.2019
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
1	Income from Operations						
a	Revenue from Operations	1,988.39	2,385.21	4,024.06	4,373.60	7,417.08	15,185.26
b	Other Income	29.40	23.88	10.43	53.28	107.70	173.20
	Total income	2,017.79	2,409.09	4,034.49	4,426.88	7,524.78	15,358.46
2	Expenses						
a	Cost of Land Sold / land development cost	45.74	167.39	75.18	213.13	304.60	347.41
b	Purchase of Stock in Trade	2,021.34	1,993.72	3,406.37	4,015.06	6,056.04	12,221.34
c	Changes in inventories of finished goods and stock in trade	(156.11)	73.75	102.91	(82.36)	198.92	1,110.11
d	Employee Benefit expenses	41.46	47.70	73.44	89.16	148.11	311.31
e	Finance cost	56.74	64.18	91.12	120.92	168.21	313.50
f	Depreciation and Amortisation expense	8.29	8.35	9.44	16.64	18.03	35.12
g	Other Expenses	170.86	171.37	348.45	342.23	592.00	1,271.71
	Total expenses	2,188.32	2,526.46	4,106.91	4,714.78	7,485.91	15,610.50
3	Profit / (Loss) before tax and exceptional/extraordinary items (1-2)	(170.53)	(117.37)	(72.42)	(287.90)	38.87	(252.04)
4	Exceptional Items	-	-	-	-	-	-
5	Profit / (Loss) before extraordinary and tax (3 + 4)	(170.53)	(117.37)	(72.42)	(287.90)	38.87	(252.04)
6	Extraordinary items	-	-	-	-	-	-
7	Profit / (Loss) before tax (5 + 6)	(170.53)	(117.37)	(72.42)	(287.90)	38.87	(252.04)
8	a) Tax expenses	-	-	5.97	-	(33.43)	(7.56)
	b) MAT Credit entitlement for the year / reversed for earlier years	-	-	-	-	-	-
	c) Deferred Tax Liability	-	-	-	-	-	-
	d) Income Tax for Prior Year	-	-	-	-	-	(18.86)
9	Net Profit / (Loss) after tax (7 + 8)	(170.53)	(117.37)	(66.45)	(287.90)	5.44	(278.46)
10	Other Comprehensive income, net of income tax						
	Impact on remeasurement of Employees Benefit	(0.00)	0.19	(0.18)	0.19	(0.37)	10.61
11	Total Comprehensive income (9+10)	(170.53)	(117.18)	(66.63)	(287.71)	5.07	(267.85)
12	Paid up Equity Share Capital (Face value Rs.2 per share)	532.87	532.87	532.87	532.87	532.87	532.87
13	Reserves excluding revaluation reserve (as per balancesheet of previous accounting year)						913.10
14	i Earning Per Share (before extraordinary and exceptional items)(not annualised)						
	Basic and Diluted	(0.64)	(0.44)	(0.25)	(1.08)	0.02	(1.05)
	ii Earning Per Share (after extraordinary and exceptional items)(not annualised)						
	Basic and Diluted	(0.64)	(0.44)	(0.25)	(1.08)	0.02	(1.05)

NOTES:

The Unaudited Standalone Financial Results have been prepared in accordance with the recognition and measurement Principles provided in Indian Accounting Standards (Ind AS 34), the provisions of the Companies Act, 2013 (the Act), as applicable and guidelines issued by the Securities and Exchange Board of India (SEBI) under SEBI (Listing Obligations and Disclosure Requirements) Regulations 2015, as amended.

The above results were reviewed by the Audit Committee and approved by the Board of Directors at their Meeting held on November 05, 2019. The Statutory Auditors have carried out a Limited Review of the aforesaid results in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

The Company is engaged in Realty Business and Yarn Trading business and as such has two reportable segments ie., "Realty" and "Textile" in terms of requirement of Ind AS 108.

4 The figures for the corresponding previous period/year's have been regrouped/reclassified wherever necessary, to make them comparable.

For and on behalf of the Board

PURUSOTTAMDAS PATODIA
Chairman and Managing Director
DIN 00032088



Place : Mumbai
Date : 05.11.2019

PRIME URBAN DEVELOPMENT INDIA LIMITED

CIN NO.L70200TZ1936PLC000001

Registered Office : Door No.83, Plot No.4, 3rd Floor, Near Petrol Bunk, Avinashi Road, Asher Nagar, Tirupur - 641 603 ,Tamil Nadu, India

Email: companysecretary@ptlonline.com; Website: www.ptlonline.com : Telephone: 0421 4242062

Rs. in Lakhs

STANDALONE BALANCE SHEET

As at

A		As at	
		30.09.2019	31.03.2019
		Unaudited	Audited
	ASSETS		
1	Non-current assets		
	Property, Plant and Equipment	657.87	733.22
	Financial Assets		
	a. Non current investments		
	(i) Investments in subsidiaries and associates	4,830.34	4,830.58
	(ii) Other Investments	5.00	5.00
	(iii) Long term Loans and Advances	-	-
	(iv) Other Financial Assets	12.54	12.29
	b. Deferred Tax Assets	14.58	14.58
	Sub-total Non current assets	5,520.33	5,595.67
2	Current Assets		
	Inventories	1,857.03	1,881.85
	Financial Assets		
	Current investments	172.54	378.17
	Trade receivables	441.87	2,014.85
	Cash and Cash equivalents	57.57	58.32
	Other Bank balances	7.86	7.86
	Loans to Corporates	860.50	159.00
	Loans to others	-	-
	Current Tax Assets (Net)	220.94	214.49
	Other current assets	157.85	242.83
	Sub-total Current assets	3,776.16	4,957.37
	Total Assets	9,296.49	10,553.04
B	EQUITY AND LIABILITIES		
1	EQUITY		
	a. Equity	532.87	532.87
	b. Other Equity	625.39	913.10
	Sub-total - Equity	1,158.26	1,445.97
	LIABILITIES		
2	Non current liabilities		
	Financial Liabilities		
	a. Other Financial Liabilities	565.26	576.41
	b. Other Non-current Liabilities	1,271.63	1,269.74
	Sub-total - Non current liabilities	1,836.89	1,846.15
3	Current Liabilities		
	Financial Liabilities		
	a. Current Borrowings	1,994.66	2,638.92
	b. Trade payables	4,063.29	4,498.54
	c. Other Financial Liabilities	53.57	51.75
	Other Current Liabilities	170.10	51.59
	Provisions	19.72	20.12
	Sub-total - Current liabilities	6,301.34	7,260.92
	Total Equity and Liabilities	9,296.49	10,553.04



For and on behalf of the Board

Purusottamdas Patodia
Purusottamdas Patodia

Chairman and Managing Director
DIN 00032088

Place : Mumbai
Date : 05.11.2019

PRIME URBAN DEVELOPMENT INDIA LIMITED

Registered Office: Door No.83, Plot No. 4, 3rd Floor, Near Petrol Bunk, Avinashi Road, Asher Nagar, Tirupur 641 603

STANDALONE STATEMENT OF CASH FLOW

Rupees in Lakhs

Particulars	Half Year Ended	Year Ended
	30.09.2019	31.03.2019
A. Cash Flow from Operating Activities	Unaudited	Audited
Net Profit/(Loss) before tax, exceptional items and after other comprehensive income	(287.71)	(241.43)
Adjustments for:		
Depreciation and amortisation expense	16.64	35.12
(Profit) / Loss on sale of property, plant and equipment (net)	0.88	13.34
Interest income	(43.72)	(49.82)
Dividend receipts	(3.84)	(3.64)
Finance cost	120.76	306.98
Operating profit before working capital changes	(196.99)	60.55
Changes in Working Capital:		
Increase / (Decrease) in trade payables	(435.25)	47.06
Increase / (Decrease) in provisions	(0.40)	(4.68)
Increase / (Decrease) in other financial liabilities	1.81	(25.09)
Increase / (Decrease) in other current liabilities	118.51	25.74
(Increase) / Decrease in margin money and unpaid dividend	-	(0.17)
(Increase) / Decrease in trade receivables	1,572.98	(1,400.99)
(Increase) / Decrease in inventories	24.82	1,457.51
(Increase) / Decrease in short term loans and advances	(701.50)	124.90
(Increase) / Decrease in other financial assets	(0.25)	(3.60)
(Increase) / Decrease in other current assets	84.97	(65.86)
Cash Generated from Operations	468.71	215.37
Taxes paid (net of refunds)	(6.46)	(53.33)
Net cash generated from operations before exceptional items	462.25	162.04
Exceptional items	-	-
Net cash generated from operating activities	462.25	162.04
B. Cash flow from Investing Activities:		
Purchase of property, plant and equipments /intangible assets	(4.12)	(80.80)
Sale of tangible/intangible assets	61.95	11.50
Dividend received	3.84	3.64
Interest received	43.72	49.82
Sale of investments	205.87	582.55
Net cash from investing activities	311.26	566.71
C. Cash flow from Financing Activities		
Repayment of Long Term borrowings	(9.26)	18.86
Net Proceeds / repayment of short term borrowings	(644.26)	(591.68)
Finance Cost	(120.76)	(306.98)
Net cash used in Financing Activities	(774.27)	(879.80)
Net increase in cash and cash equivalents	(0.76)	(151.05)
Cash and Bank balances at the beginning of the year	58.32	209.37
Cash and Bank balances at the end of the year	57.57	58.32
Reconciliation of Cash and Bank balances with the Balance sheet		
Cash and Cash equivalents as per Balance Sheet	65.42	66.18
Less : Bank Balances not considered as Cash and Cash equivalents		
Margin Money Deposit	-	
Unpaid dividend	7.86	7.86
Net Cash and Cash equivalents at the year end	57.57	58.32

Place : Mumbai
Date : 05.11.2019



For and on behalf of the Board

Purusottamdas Patodia

Chairman and Managing Director

DIN 00032088

PRIME URBAN DEVELOPMENT INDIA LIMITED

CIN NO.L70200TZ1936PLC000001

Registered Office : Door No.83, Plot No.4, 3rd Floor, Near Petrol Bunk, Avinashi Road, Asher Nagar, Tirupur - 641 603 ,Tamil Nadu, India

Email: companysecretary@ptfonline.com; Website: www.ptfonline.com : Telephone No. 0421 4242062

STANDALONE - SEGMENT WISE REVENUE, RESULTS AND CAPITAL EMPLOYED FOR THE QUARTER AND HALF YEAR ENDED 30TH SEPTEMBER 2019

Rs. in Lakhs

Sl. nos.	Particulars	Quarter Ended			Half Year Ended		Year Ended
		30.09.2019	30.06.2019	30.09.2018	30.09.2019	30.09.2018	31.03.2019
		Unaudited	Audited	Unaudited	Unaudited	Unaudited	Audited
1	Segment Revenue:-						
	a. Segment - Realty	0.00	328.11	600.00	328.11	1,267.53	2,251.09
	b. Segment - Textiles	1,988.39	2,057.10	3,424.06	4,045.49	6,149.55	12,934.17
	Total	1,988.39	2,385.21	4,024.06	4,373.60	7,417.08	15,185.26
2	Segment Results:-						
	Profit/(Loss) before tax, interest and exceptional items from each segment						
	a. Segment - Realty	(80.03)	(37.67)	10.19	(117.70)	62.85	14.38
	b. Segment - Textiles	(32.73)	(14.65)	17.65	(47.38)	154.48	50.09
	Total	(112.76)	(52.32)	27.84	(165.08)	217.33	64.47
	Less:						
	a. Finance Costs	(56.75)	(64.17)	(91.12)	(120.92)	(168.21)	(313.50)
	b. Exceptional items	-	-	-	-	-	-
	c. Unallocable expenditure	(1.02)	(0.88)	(9.14)	(1.90)	(10.25)	(3.01)
	Profit/(Loss) before tax and extraordinary items	(170.53)	(117.37)	(72.42)	(287.90)	38.87	(252.04)
	Less: Extraordinary items						
	Profit/(Loss) before tax	(170.53)	(117.37)	(72.42)	(287.90)	38.87	(252.04)
3	Capital Employed						
	a. Segment - Realty	2,665.98	2,017.71	3,862.46	2,665.98	3,862.46	3,179.21
	b. Segment - Textiles	879.66	1,008.19	666.10	879.66	666.10	1,103.92
	Total	3,545.64	3,025.90	4,528.56	3,545.64	4,528.56	4,283.13

Place : Mumbai
Date : 05.11.2019



For and on behalf of the Board

Purusottamdas Patodia
Chairman and Managing Director
DIN 00032088



L. U. KRISHNAN & CO
CHARTERED ACCOUNTANTS

Independent Auditor's Limited Review Report on the Unaudited Stand-alone Financial Results of the Company for the Quarter ended September 30, 2019 and Year-To-Date


**Review report to
The Board of Directors
Prime Urban Development India Limited
Tiruppur**

We have reviewed the accompanying statement of unaudited financial results of Prime Urban Development India Limited (the "Company") for the Quarter ended September 30, 2019 and year to date results for the period from April 1, 2019 to September 30, 2019. 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 financial statements based on our review.

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 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 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 Standalone unaudited financial results prepared in accordance with applicable accounting standards 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.

Place: Chennai
Date: November 5, 2019.

For L.U.Krishnan & Co.
Chartered Accountants

P K Manoj
(Partner)
M.No 207550
UDIN: 19207550AAAAEH9461

Sam's Nathaneal Tower, # 3-1, West Club Road, Shenoy Nagar, Chennai - 600 030.
Tel : 044 - 2620 9657 / 2620 9410 | Telefax : 044 - 2620 9415
E-mail : lukrishco@gmail.com, ca@lukrishco.com | Website : www.lukrishco.com

PRIME URBAN DEVELOPMENT INDIA LIMITED

CIN NO.L70200TZ1936PLC000001

Registered Office : Door No.83, Plot No.4, 3rd Floor, Near Petrol Bunk, Avinashi Road, Asher Nagar, Tirupur - 641 603 ,Tamil Nadu, India

Email: companysecretary@ptlonline.com; Website: www.ptlonline.com : Telephone No. 0421 4242062

Part I - Statement of Unaudited Consolidated Financial Results for the Quarter and Half Year Ended 30th September, 2019

Rs. in Lakhs except per share data

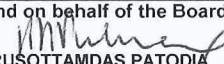
Sr. No	Particulars	Quarter Ended			Half Year Ended		Year Ended
		30.09.2019	30.06.2019	30.09.2018	30.09.2019	30.09.2018	31.03.2019
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
1	Income from Operations						
a	Revenue from Operations	2,000.88	2,094.65	4,023.06	4,095.53	7,416.08	15,190.06
b	Other Income	30.06	23.06	10.82	53.12	108.39	164.30
	Total income	2,030.94	2,117.71	4,033.88	4,148.65	7,524.47	15,354.36
2	Expenses						
a	Cost of Land Sold / land development cost	45.75	167.38	75.18	213.13	304.60	347.41
b	Purchase of Stock in Trade	2,400.99	2,057.97	3,453.11	4,458.96	6,140.41	12,388.64
c	Changes in inventories of finished goods and stock in trade	(527.98)	(287.95)	102.91	(815.93)	198.92	1,090.11
d	Employee Benefit expenses	44.95	63.48	80.57	108.43	161.76	337.32
e	Finance cost	64.37	72.02	102.67	136.39	191.77	354.84
f	Depreciation and Amortisation expense	8.39	9.22	11.20	17.61	19.79	38.83
g	Other Expenses	167.08	157.77	271.55	324.85	463.79	1,071.97
	Total expenses	2,203.55	2,239.89	4,097.19	4,443.44	7,481.04	15,629.12
3	Profit / (Loss) before tax and exceptional/extraordinary items (1-2)	(172.61)	(122.18)	(63.31)	(294.79)	43.43	(274.76)
4	Exceptional Items	-	-	-	-	-	-
5	Profit / (Loss) before extraordinary and tax (3 + 4)	(172.61)	(122.18)	(63.31)	(294.79)	43.43	(274.76)
6	Extraordinary items	-	-	-	-	-	-
7	Profit / (Loss) before tax (5 + 6)	(172.61)	(122.18)	(63.31)	(294.79)	43.43	(274.76)
8	a) Tax expenses	-	-	5.97	-	(33.43)	(11.09)
	b) MAT Credit entitlement for the year / reversed for earlier years	-	-	-	-	-	0.09
	c) Deferred Tax Liability	-	-	-	-	-	1.78
	d) Income Tax for Prior Year	-	-	-	-	-	(18.86)
9	Net Profit / (Loss) after tax (7 + 8)	(172.61)	(122.18)	(57.34)	(294.79)	10.00	(302.84)
10	Other Comprehensive income, net of income tax						
	Impact on remeasurement of Employees Benefit	0.00	0.19	(0.18)	0.19	(0.37)	10.61
11	Total Comprehensive income (9+10)	(172.61)	(121.99)	(57.52)	(294.60)	9.63	(292.23)
12	Paid up Equity Share Capital (Face value Rs.2 per share)	532.87	532.87	532.87	532.87	532.87	532.87
13	Reserves excluding revaluation reserve (as per balancesheet of previous accounting year)						544.63
14	i Earning Per Share (before extraordinary and exceptional items)(not annualised)						
	Basic and Diluted	(0.65)	(0.46)	(0.22)	(1.11)	0.04	(1.14)
	ii Earning Per Share (after extraordinary and exceptional items)(not annualised)						
	Basic and Diluted	(0.65)	(0.46)	(0.22)	(1.11)	0.04	(1.14)

NOTES:

- The Unaudited Consolidated Financial Results have been prepared in accordance with the recognition and measurement Principles provided in Indian Accounting Standards (Ind AS 34), the provisions of the Companies Act, 2013 (the Act), as applicable and guidelines issued by the Securities and Exchange Board of India (SEBI) under SEBI (Listing Obligations and Disclosure Requirements) Regulations 2015, as amended.
- The above results were reviewed by the Audit Committee and approved by the Board of Directors at their Meeting held on November 05, 2019. The Statutory Auditors have carried out a Limited Review of the aforesaid results in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015
- The Company is engaged in Realty Business and Yarn Trading business and as such has two reportable segments ie., "Realty" and "Textile" in terms of requirement of Ind AS 108.
- The figures for the corresponding previous period/year's have been regrouped/reclassified wherever necessary, to make them comparable.

Place : Mumbai
Date : 05.11.2019



For and on behalf of the Board

PURUSOTTAMDAS PATODIA
 Chairman and Managing Director
 DIN 00032088

PRIME URBAN DEVELOPMENT INDIA LIMITED

CIN NO.L70200TZ1936PLC000001

Registered Office : Door No.83, Plot No.4, 3rd Floor, Near Petrol Bunk, Avinashi Road, Asher Nagar, Tirupur - 641 603 ,Tamil Nadu, India

Email: companysecretary@ptlonline.com; Website: www.ptlonline.com : Telephone: 0421 4242062

Rs. in Lakhs

CONSOLIDATED BALANCE SHEET		As at	
		30.09.2019 Unaudited	31.03.2019 Audited
A	ASSETS		
1	Non-current assets		
	Property, Plant and Equipment	686.46	762.78
	Financial Assets		
	a. Non current investments		
	(i) Other Investments	5.00	5.00
	(ii) Long term Loans and Advances	5.50	7.50
	(iii) Other Financial Assets	18.29	17.17
	b. Deferred Tax Assets	16.68	15.84
	Sub-total Non current assets	731.93	808.29
2	Current Assets		
	Inventories	2,610.60	1,901.85
	Financial Assets		
	Current investments	12.46	-
	Trade receivables	500.16	2,074.64
	Cash and Cash equivalents	94.90	96.79
	Other Bank balances	20.77	20.56
	Loans to Corporates	381.62	150.00
	Current Tax Assets (Net)	230.73	224.26
	Other current assets	620.54	641.13
	Sub-total Current assets	4,471.78	5,109.23
	Total Assets	5,203.71	5,917.52
B	EQUITY AND LIABILITIES		
1	EQUITY		
	a. Equity	532.87	532.87
	b. Other Equity	233.80	544.63
	Sub-total - Equity	766.67	1,077.50
	LIABILITIES		
2	Non current liabilities		
	Financial Liabilities		
	a. Other Financial Liabilities	49.94	60.83
	b. Other Non-current Liabilities		
	Sub-total - Non current liabilities	49.94	60.83
3	Current Liabilities		
	Financial Liabilities		
	a. Current Borrowings	2,674.66	3,148.42
	b. Trade payables	99.90	142.48
	c. Other Financial Liabilities	1,417.31	1,415.10
	Other Current Liabilities	175.35	53.08
	Provisions	19.88	20.11
	Sub-total - Current liabilities	4,387.10	4,779.19
	Total Equity and Liabilities	5,203.71	5,917.52

Place : Mumbai
Date : 05.11.2019



For and on behalf of Board
Purusottamdas Patodia
Chairman and Managing Director
DIN 00032088

PRIME URBAN DEVELOPMENT INDIA LIMITED

Registered Office: Door No.83, Plot No. 4, 3rd Floor, Near Petrol Bunk, Avinashi Road, Asher Nagar, Tirupur 641 603

CONSOLIDATED STATEMENT OF CASH FLOW

Particulars	Rs. In Lakhs	
	Half Year Ended	Year Ended
	30.09.2019 Unaudited	31.3.2019 Audited
A. Cash Flow from Operating Activities		
Net Profit/(Loss) before tax, exceptional items and after other	(294.60)	(264.15)
Adjustments for:		
Depreciation and amortisation expenses	17.61	38.83
Unrealised Profit on Intra group transactions	(16.22)	(3.54)
Bad debts written off	-	34.50
(Profit)/ Loss on sale of property, plant and equipment (net)	0.88	13.34
Interest income	(44.35)	(51.79)
Dividend Income	(3.84)	(3.64)
Finance Cost	136.22	348.32
Operating profit before working capital changes	(204.29)	111.87
Changes in Working Capital:		
Increase / (Decrease) in trade payables	(42.58)	(48.67)
Increase / (Decrease) in provisions	(0.23)	(4.67)
Increase / (Decrease) in other financial liabilities	2.21	(25.56)
Increase / (Decrease) in other current liabilities	122.27	24.11
(Increase) / Decrease in margin money and unpaid dividend	(0.21)	(0.94)
(Increase) / Decrease in trade receivables	1,574.48	(1,196.45)
(Increase) / Decrease in inventories	(708.75)	1,436.50
(Increase) / Decrease in short term loans and advances	(231.62)	125.00
(Increase) / Decrease in other financial assets	(1.12)	(3.61)
(Increase) / Decrease in other current assets	20.60	(239.84)
(Increase) / Decrease in long term loans and advances	2.00	65.50
Cash Generated from Operations	532.77	243.24
Taxes paid (net of refunds)	(7.32)	(57.35)
Net cash generated from operations before exceptional items	525.44	185.89
Exceptional items	-	-
Net cash generated from operating activities	525.44	185.89
B. Cash flow from Investing Activities:		
Purchase of property, plant and equipment/intangible assets	(4.13)	(81.14)
Sale of tangible/intangible assets	61.95	19.03
Interest received	44.35	51.79
Dividend received	3.84	3.64
Sale/ (Purchase) of non-current investments	(12.46)	765.19
Net cash from investing activities	93.55	758.51
C. Cash flow from Financing Activities		
Finance Cost	(136.22)	(348.32)
Increase / (Decrease) in short term borrowings	(473.76)	(754.84)
Proceeds from Long Term borrowings	(10.89)	19.41
Net cash used in Financing Activities	(620.88)	(1,083.75)
Net increase in cash and Cash equivalents	(1.88)	(139.35)
Cash and Cash Equivalents at the beginning of the year	96.79	236.14
Cash and Cash equivalents at the end of the year	94.90	96.79
Reconciliation of Cash and Cash equivalents with the Balance sheet		
Cash and Cash equivalents as per Balance Sheet	115.67	117.35
Less : Bank Balances not considered as Cash and Cash equivalents		
Margin Money Deposit	-	-
Unpaid dividend	7.86	7.86
Other Deposits	12.91	12.70
Net Cash and Cash equivalents at the year end	94.90	96.79

Place : Mumbai
Date : 05.11.2019



For and on behalf of the Board

[Signature]

Purusottamdas Patodia
Chairman and Managing Director
DIN 00032088

PRIME URBAN DEVELOPMENT INDIA LIMITED

CIN NO.L70200TZ1936PLC000001

Registered Office : Door No.83, Plot No.4, 3rd Floor, Near Petrol Bunk, Avinashi Road, Ashe Nagar, Tirupur - 641 603 ,Tamil Nadu, India

Email: companysecretary@ptlonline.com; Website: www.ptlonline.com : Telephone No. 0421 4242062

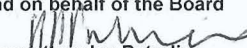
CONSOLIDATED - SEGMENT WISE REVENUE, RESULTS AND CAPITAL EMPLOYED FOR THE QUARTER AND HALF YEAR ENDED 30TH SEPTEMBER 2019.

Rs. in Lakhs

SI. nos.	Particulars	Quarter Ended			Half Year Ended		Year Ended
		30.09.2019	30.06.2019	30.09.2018	30.09.2019	30.09.2018	31.03.2019
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
1	Segment Revenue:-						
	a. Segment - Realty	12.49	37.55	599.00	50.04	1,266.53	2,255.89
	b. Segment - Textiles	1,988.39	2,057.10	3,424.06	4,045.49	6,149.55	12,934.17
	Total	2,000.88	2,094.65	4,023.06	4,095.53	7,416.08	15,190.06
2	Segment Results:-						
	Profit/(Loss) before tax, interest and exceptional items from each segment						
	a. Segment - Realty	(74.49)	(34.64)	30.85	(109.13)	90.97	32.99
	b. Segment - Textiles	(32.73)	(14.65)	17.65	(47.38)	154.48	50.09
	Total	(107.22)	(49.29)	48.50	(156.51)	245.45	83.08
	Less:						
	a. Finance Costs	(64.37)	(72.02)	(102.67)	(136.39)	(191.77)	(354.83)
	b. Exceptional items	-	-	-	-	-	-
	c. Unallocable expenditure	(1.02)	(0.87)	(9.14)	(1.89)	(10.25)	(3.01)
	Profit/(Loss) before tax and extraordinary items	(172.61)	(122.18)	(63.31)	(294.79)	43.43	(274.76)
	Less: Extraordinary items						
	Profit/(Loss) before tax	(172.61)	(122.18)	(63.31)	(294.79)	43.43	(274.76)
3	Capital Employed						
	a. Segment - Realty	2,611.61	2,246.41	3,593.93	2,611.61	3,593.93	3,182.84
	b. Segment - Textiles	879.66	1,008.19	666.10	879.66	666.10	1,103.92
	Total	3,491.27	3,254.60	4,260.03	3,491.27	4,260.03	4,286.76

Place : Mumbai
Date : 05.11.2019



For and on behalf of the Board

 Purusottamdas Patodia
 Chairman and Managing Director
 DIN 00032088



Independent Auditor's Review Report On consolidated unaudited quarterly and year to date financial results of the Company Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

TO THE BOARD OF DIRECTORS OF
PRIME URBAN DEVELOPMENT INDIA LIMITED

1. We have reviewed the accompanying Statement of Consolidated Unaudited Financial Results of Prime Urban Development India 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 associates and joint ventures for the quarter ended September 30, 2019 and year to date results for the period from April 1, 2019 to September 30, 2019 ("the Statement"), being submitted by the Parent pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended. Attention is drawn to the fact that the consolidated figures for the corresponding quarter ended September 30, 2018 and the corresponding period from April 1, 2018 to September 30, 2018, as reported in these financial results have been approved by the Parent's Board of Directors, but have not been subjected to review by us since the requirement of submission of quarterly consolidated financial results has become mandatory only from April 1, 2019.

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. 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 SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, to the extent applicable.

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

Name of the Entity	Relationship
ATL Textile Processors Limited	Wholly owned subsidiary
Manoj Yarn Processors Limited	Wholly owned subsidiary
Pee Dee Yarn Processors Limited	Wholly owned subsidiary



Sam's Nathaneal Tower, # 3-1, West Club Road, Shenoy Nagar, Chennai - 600 030.

Tel : 044 - 2620 9657 / 2620 9410 | Telefax : 044 - 2620 9415

E-mail : lukrishco@gmail.com, ca@lukrishco.com | Website : www.lukrishco.com

Patodia Developers Private Limited	Wholly owned subsidiary
Srivarsha Realtors Private Limited	Wholly owned subsidiary
Newline Buildtech Private Limited	Wholly owned subsidiary
Prime Developers	Associate
Prime Newline AOP	Associate
Prime Mall Developers	Associate
Prime Urban Developers	Associate
Prathan City Developers LLP	Associate


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 SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, including the manner in which it is to be disclosed, or that it contains any material misstatement.

6. The consolidated unaudited financial results includes the interim financial information of six wholly owned subsidiaries which have not been reviewed by their auditors, whose interim financial information reflect total assets of Rs.454.33 lacs as at September 30, 2019 and reflect total revenue of Rs.12.46 lacs and Rs. 46.23 lacs for the quarter ended September 30, 2019 and for the half year ended September 30, 2019 respectively and total loss after tax of Rs.0.57 lacs and loss of Rs. 0.40 lacs for the quarter ended September 30, 2019 and for the half year ended September 30, 2019 respectively and Total comprehensive loss Rs. 0.57 lacs and comprehensive loss of Rs. 0.40 lacs for the quarter ended September 30, 2019 and for the half year ended September 30, 2019 and negative cash flows (net) of Rs. 1.12 lacs for the half year ended September 30, 2019, as considered in the consolidated unaudited financial results. The consolidated unaudited financial results also includes the Group's share of loss after tax of Rs. 9.85 lacs and Rs. 31.87 lacs for the quarter ended September 30, 2019 and for the half year ended September 30, 2019 respectively as considered in the consolidated unaudited financial results, in respect of five associates based on their interim financial information which have not been reviewed by their auditors. According to the information and explanations given to us by the Management, these interim financial information are not material to the Group except for the financial information of ATL Textile Processors Limited and Newline Buildtech Private Limited.

Our conclusion on the Statement is not modified in respect of above matters.

Place: Chennai
Date: November 5, 2019

For L.U.Krishnan & Co.
Chartered Accountants



Manoj
P K Manoj
(Partner)
M.No. 207550
UDIN: 19207550AAAAAEG1891



we make your dreams come true

Contact details under Regulation 30(5) of Securities and Exchange Board of India (Listing Obligation and Disclosure Requirements) Regulations, 2015:

As per Regulation 30(5) of securities and Exchange Board of India Listing Obligations and Disclosure Requirements Regulations, 2015, the Board of Directors of the Company has authorised Mr. Purusottamdas Patodia, Chairman and Managing Director and/or Mr. Manoj Kumar Patodia, Vice Chairman and Managing Director and/or Mr. Anuj Patodia, Managing Director and/or Mr. S Udayananda, Chief Financial Officer and/or Ms. Darshi Shah, Company Secretary and Compliance Officer of the Company, to determine materiality of events or information and for the purpose of making disclosures to the stock exchange(s) under this regulation and their contact details are as follows:

Sr. No.	Name of the Key Managerial Personal and Designation	Tel. no.
1.	Mr. Purusottamdas Patodia Chairman and Managing Director	+91-022-6164 5000
2.	Mr. Manoj Kumar Patodia Vice Chairman and Managing Director	+91-022-6164 5000
3.	Mr. Anuj Patodia, Managing Director	+91-022-6164 5000
4.	Mr. S Udayananda Chief Financial Officer	+91-421-4242 062
5.	Ms. Darshi Shah Company Secretary and Compliance Officer	+91-022-6164 5000



Handwritten signature of Ms. Darshi Shah

PRIME URBAN[®]
DEVELOPMENT INDIA LTD.
(A PATODIA GROUP COMPANY)

Registered Office : No.83, 3rd Floor, Plot No.4, Avinashi Main Road, Near Petrol Bunk, Asher Nagar, Tirupur - 641 603. Ph.: (0) 91-421-4242061/62 Ext 803.

Our Website : www.ptonline.com / 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