

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

March 29, 2023

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 - Scrip Code: 533150, Scrip ID - GODREJPROP

BSE - Security Code – 959822 – Debt Segment

NSE - GODREJPROP

Sub: - Disclosures pursuant to Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

Dear Sir/ Madam,

Please note that Godrej Properties Limited ('the Company') has increased its stake in equity share capital of Wonder City Buildcon Private Limited ('WCBPL') and Godrej Home Constructions Private Limited ('GHCPL') from 25.10% to 74%. Pursuant to the said acquisition, WCBPL and GHCPL have become subsidiaries of the Company with effect from March 29, 2023.

The details required under Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 read with SEBI circular No. CIR/CFD/CMD/4/2015 dated September 09, 2015, are enclosed herewith as Annexure – I for WCBPL and Annexure – II for GHCPL.

You are requested to take the above on record.

Thank You.

Yours truly,

For Godrej Properties Limited

Ashish Karyekar

Company Secretary & Compliance Officer

Encl.: a/a



ANNEXURE - I

Sr. No.	Details of Events that need to be provided	Information of such Events								
1.	Name of the Target Entity	Wonder City Buildcon Private Limited (hereinafter referred as “WCBPL”)								
2.	Details in brief such as size, turnover, etc.	Paid-up share capital of WCBPL is Rs. 111,62,12,600. The turnover of WCBPL is Rs. 131,92,51,479								
3.	Whether the Acquisition would fall within related party transaction(s) and whether the promoter/promoter group/group companies have any interest in the entity being acquired? If yes, nature of interest and details thereof and whether the same is done at “arm’s length”	The acquisition does not fall within related party transactions. The promoter/ promoter group of the Company have no interest in the company being acquired.								
4.	Industry to which the entity being acquired belongs	Construction and Real Estate Development.								
5.	Objects and effects of acquisition (including but not limited to, disclosure of reasons for acquisition of target entity, if its business is outside the main line of Business of the listed entity)	Acquisition is done in accordance with the Share Purchase Agreement dated March 29, 2023 entered into with the shareholders of WCBPL.								
6.	Brief details of any governmental or regulatory approvals required for the acquisition	Not applicable								
7.	Indicative time period for completion of the acquisition	The Shares of the WCBPL are acquired on March 29, 2023.								
8.	Nature of consideration – whether Cash consideration or share swap and details of the same	Cash consideration								
9.	Cost of acquisition or the price at which the shares are acquired	Total consideration of Rs. 84,88,127								
10.	Percentage of Shareholding/ Control Acquired/ or No. of Shares Acquired	5,45,82,762 Equity Shares of Rs.10 each, representing 48.90% paid-up equity share capital of WCBPL are acquired from existing shareholders. Post-acquisition, WCBPL has become subsidiary of the Company.								
11.	Brief background about the Entity acquired in terms of products/line of business acquired, Date of Incorporation, History of last 3 years turnover, Country in which the acquired entity has presence and any other significant information (in brief)	WCBPL, incorporated on August 30, 2013, is primarily engaged in the business of construction, development and sale of residential project in India, having its registered office in Mumbai. Turnover of the Company during last 3 years is as follow: Rs. Lakh <table border="1" data-bbox="849 1912 1519 2024"> <thead> <tr> <th>Particulars</th> <th>FY 2019-20</th> <th>FY 2020-21</th> <th>FY 2021-2022</th> </tr> </thead> <tbody> <tr> <td>Turnover</td> <td>28576.65</td> <td>22735.07</td> <td>13192.52</td> </tr> </tbody> </table>	Particulars	FY 2019-20	FY 2020-21	FY 2021-2022	Turnover	28576.65	22735.07	13192.52
Particulars	FY 2019-20	FY 2020-21	FY 2021-2022							
Turnover	28576.65	22735.07	13192.52							



ANNEXURE - II

Sr. No.	Details of Events that need to be provided	Information of such Events								
1.	Name of the Target Entity	Godrej Home Constructions Private Limited (hereinafter referred as “GHCPL”)								
2.	Details in brief such as size, turnover, etc.	Paid-up share capital of GHCPL is Rs. 85,20,99,500. The turnover of GHCPL is Rs. 282,26,15,473								
3.	Whether the Acquisition would fall within related party transaction(s) and whether the promoter/promoter group/group companies have any interest in the entity being acquired? If yes, nature of interest and details thereof and whether the same is done at “arm’s length”	The acquisition does not fall within related party transactions. The promoter/ promoter group of the Company have no interest in the company being acquired.								
4.	Industry to which the entity being acquired belongs	Construction and Real Estate Development.								
5.	Objects and effects of acquisition (including but not limited to, disclosure of reasons for acquisition of target entity, if its business is outside the main line of Business of the listed entity)	Acquisition is done in accordance with the Share Purchase Agreement dated March 29, 2023 entered into with the shareholders of GHCPL.								
6.	Brief details of any governmental or regulatory approvals required for the acquisition	Not applicable								
7.	Indicative time period for completion of the acquisition	The Shares of the GHCPL are acquired on March 29, 2023.								
8.	Nature of consideration – whether Cash consideration or share swap and details of the same	Cash consideration								
9.	Cost of acquisition or the price at which the shares are acquired	Total consideration of Rs. 28,19,11,693								
10.	Percentage of Shareholding/ Control Acquired/ or No. of Shares Acquired	4,16,67,663 Equity Shares of Rs.10 each, representing 48.90% paid-up equity share capital of GHCPL are acquired from existing shareholders. Post-acquisition, GHCPL has become subsidiary of the Company.								
11.	Brief background about the Entity Acquired in terms of products/line of business acquired, Date of Incorporation, History of last 3 years turnover, Country in which the acquired entity has presence and any other significant information (in brief)	GHCPL, incorporated on April 15, 2015, is primarily engaged in the business of construction, development and sale of residential project in India, having its registered office in Mumbai. Turnover of the Company during last 3 years is as follow: Rs. Lakh <table border="1" data-bbox="847 1877 1520 2018"> <thead> <tr> <th>Particulars</th> <th>FY 2019-20</th> <th>FY 2020-21</th> <th>FY 2021-2022</th> </tr> </thead> <tbody> <tr> <td>Turnover</td> <td>19,840.07</td> <td>8,487.89</td> <td>28,226.16</td> </tr> </tbody> </table>	Particulars	FY 2019-20	FY 2020-21	FY 2021-2022	Turnover	19,840.07	8,487.89	28,226.16
Particulars	FY 2019-20	FY 2020-21	FY 2021-2022							
Turnover	19,840.07	8,487.89	28,226.16							

