

**Godrej Properties Limited**  
**Regd. Office:** Godrej One,  
5<sup>th</sup> 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 03, 2020

**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 ID 782GPL20 – Debt Segment

NSE - GODREJPROP

**Unaudited Financial Results for the quarter /nine months ended December 31, 2019**

Dear Sir/Madam,

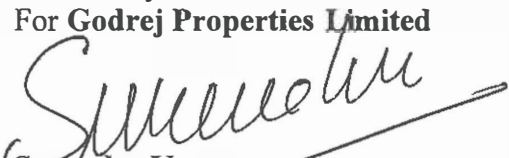
Please note that the Board of Directors of the Company, at its meeting held on February 03, 2020, considered and approved the Unaudited Standalone & Consolidated Financial Results of the Company for the quarter and nine months ended December 31, 2019.

Pursuant to Regulations 30 and 33 of SEBI (Listing Obligation and Disclosure Requirements) Regulation, 2015, please find enclosed the Unaudited Financial Results for the quarter and nine months ended December 31, 2019 duly approved by Board of Directors and the Limited Review Reports 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 11.45 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  
India

Telephone +91 (22) 4345 5300  
Fax +91 (22) 4345 5399

## 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 the unaudited standalone financial results of Godrej Properties Limited ("the Company") for the quarter ended 31 December 2019 and year to date results for the period from 1 April 2019 to 31 December 2019 ("the Statement"), attached herewith, in which are incorporated returns from branches in Singapore and Dubai, UAE.
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.

For B S R & Co. LLP  
Chartered Accountants

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

  
Aniruddha Godbole  
Partner

Membership No: 105149

UDIN: 20105149AAAAAK5911

Mumbai  
3 February 2020

## GODREJ PROPERTIES LIMITED

CIN : L74120MH1986PLC035308

Regd Office : Godrej One, 5<sup>th</sup> 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, 2019

Sr. No.	Particulars	Quarter Ended			Nine Months Ended		Year Ended
		31.12.2019	30.09.2019	31.12.2018	31.12.2019	31.12.2018	31.03.2019
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
<b>1</b>	<b>Income</b>						
	Revenue from Operations	275.54	80.62	184.99	966.22	446.47	1,433.75
	Other income	148.18	136.72	104.61	385.77	293.55	460.25
	<b>Total Income</b>	<b>423.72</b>	<b>217.34</b>	<b>289.60</b>	<b>1,351.99</b>	<b>740.02</b>	<b>1,894.00</b>
<b>2</b>	<b>Expenses</b>						
	Cost of Materials Consumed	79.50	131.92	175.11	375.63	358.44	509.34
	Changes in inventories of finished goods and construction work-in-progress	62.90	(104.23)	(9.31)	163.87	29.88	500.54
	Employee Benefits Expense	26.14	27.14	19.79	76.21	65.09	143.52
	Finance Costs	71.57	71.06	58.14	208.02	180.33	251.95
	Depreciation and Amortisation Expense	4.25	4.03	3.49	12.08	9.67	13.12
	Other Expenses	64.69	55.89	41.10	173.29	100.94	190.55
	<b>Total Expenses</b>	<b>309.05</b>	<b>185.81</b>	<b>288.32</b>	<b>1,009.10</b>	<b>744.35</b>	<b>1,609.02</b>
<b>3</b>	<b>Profit/ (Loss) before Tax</b>	<b>114.67</b>	<b>31.53</b>	<b>1.28</b>	<b>342.89</b>	<b>(4.33)</b>	<b>284.98</b>
<b>4</b>	<b>Tax expense charge / (credit) (Refer Note 3)</b>						
	Current Tax	6.94	2.37	-	21.72	(14.53)	(8.90)
	Deferred Tax	38.06	11.60	(3.91)	103.94	(10.69)	84.53
<b>5</b>	<b>Profit after Tax for the period/ year</b>	<b>69.67</b>	<b>17.58</b>	<b>5.19</b>	<b>217.23</b>	<b>20.89</b>	<b>209.35</b>
<b>6</b>	<b>Other Comprehensive income for the period/ year</b>						
	items that will not be subsequently reclassified to profit or loss						
	Remeasurements of the defined benefit plan	(0.13)	(0.12)	(0.14)	(0.37)	(0.41)	(0.50)
	Tax on Above	0.04	0.05	0.05	0.13	0.14	0.17
<b>7</b>	<b>Total Comprehensive Income for the period/ year</b>	<b>69.58</b>	<b>17.49</b>	<b>5.10</b>	<b>216.99</b>	<b>20.62</b>	<b>209.02</b>
<b>8</b>	<b>Paid-up Equity Share Capital</b>	<b>126.01</b>	<b>126.01</b>	<b>114.66</b>	<b>126.01</b>	<b>114.66</b>	<b>114.66</b>
	Face Value – INR 5/- per share						
<b>9</b>	<b>Reserves Excluding Revaluation Reserve and Debenture Redemption Reserve</b>						<b>2,442.39</b>
<b>10</b>	<b>Debenture Redemption Reserve</b>				<b>100.00</b>	<b>50.00</b>	<b>100.00</b>
<b>11</b>	<b>Earning Per Equity Share (EPS) (Amount in INR)</b>						
	Basic EPS (* not annualized)	2.76*	0.70*	0.23*	8.88*	0.92*	9.22
	Diluted EPS (* not annualized)	2.76*	0.70*	0.23*	8.88*	0.92*	9.22
<b>12</b>	<b>Debt Equity Ratio</b>				0.24	0.70	0.89
<b>13</b>	<b>Debt Service Coverage Ratio (DSCR)</b>				0.77	0.95	1.92
<b>14</b>	<b>Interest Service Coverage Ratio (ISCR)</b>				2.47	1.00	2.05



**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 03, 2020. 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 Effective April 01, 2019, the Company has adopted Ind AS 116 "Leases", applied to all lease contracts existing on April 01, 2019 using the modified retrospective method and has taken the cumulative adjustment to retained earnings, on the date of initial application. Accordingly, comparatives for the year ended March 31, 2019 and quarter/period ended December 31, 2018 have not been retrospectively restated. The cumulative effect of applying the standard resulted in INR 1.02 Crore being debited to retained earnings, net of taxes, increase in property, plant and equipment by INR.9.44 Crore and Borrowings by INR.11.00 Crore. The effect of this adoption is not material on the profit for the quarter and nine months ended December 31, 2019 and earnings per share.
- 3 A new Section 115BAA was inserted in the Income Tax Act, 1961, by The Government of India on September 20, 2019 vide the Taxation Laws (Amendment) Ordinance 2019 which provides an option to companies for paying income tax at reduced rates in accordance with the provisions/conditions defined in the said section. The Company is in the process of evaluating the impact of this ordinance and has continued to apply the original provisions as at December 31, 2019.
- 4 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".
- 5 During the nine months ended December 31, 2019, the Company has granted 50,797 new stock grants to eligible employees and allotted 70,363 equity shares upon exercise of stock grants under the Employee Stock Grant Scheme.
- 6 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
- 7 Pursuant to SEBI Circular no. SEBI/HO/DDHS/DDHS/CIR/P/2019/115 dated 22 October 2019, the Company has listed Commercial Papers on National Stock Exchange (NSE) during the current quarter ended December 31, 2019.
- 8 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, 2019.

By Order of the Board  
For Godrej Properties Limited



Anisha Godrej  
Executive Chairman

Place: Mumbai  
Date: February 03, 2020



# B S R & Co. LLP

Chartered Accountants

5th Floor, Lodha Excelus,  
Apollo Mills Compound  
N. M. Joshi Marg, Mahalaxmi  
Mumbai - 400 011  
India

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Fax +91 (22) 4345 5399

## Limited Review Report on Unaudited Quarterly Consolidated Financial Results and Consolidated Year-to-Date Results of Godrej Properties Limited under Regulation 33 of 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 31 December 2019 and year to date results for the period from 1 April 2019 to 31 December 2019 (“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 SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (Continued)**

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

<b>Company Name</b>	<b>Relationship</b>
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	Wholly Owned Subsidiary
Godrej Florentine LLP (w.e.f. 21 June 2019)	Wholly Owned Subsidiary
Godrej Odyssey LLP (w.e.f. 21 June 2019 upto 25 September 2019)	Wholly Owned Subsidiary
Godrej Olympia LLP (w.e.f. 21 June 2019)	Wholly Owned Subsidiary
Ashank Realty Management LLP (w.e.f. 30 May 2019)	Wholly Owned Subsidiary
Ashank Facility Management LLP (w.e.f. 9 July 2019)	Wholly Owned Subsidiary
Godrej Vestamark LLP (upto 2 May 2019)	Wholly Owned Subsidiary
Wonder Space Properties Private Limited (w.e.f. 20 December 2019)	Wholly Owned Subsidiary
Wonder Space Properties Private Limited (w.e.f. 5 April 2019 upto 19 December 2019)	Subsidiary
Godrej Odyssey LLP (w.e.f. 26 September 2019)	Joint Venture
Godrej Realty Private Limited	Joint Venture
Godrej Property Developers LLP	Joint Venture
Ashank Macbricks Private Limited	Joint Venture
Mosiac Landmarks LLP	Joint Venture
Godrej Redevelopers (Mumbai) Private Limited	Joint Venture
Suncity Infrastructures (Mumbai) LLP	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 SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (Continued)**

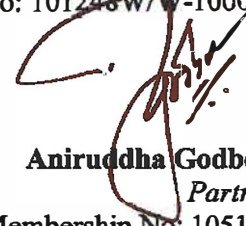
<b>Company Name</b>	<b>Relationship</b>
Oxford Realty LLP	Joint Venture
Wonder City Buildcon Private Limited	Joint Venture
Caroa Properties LLP	Joint Venture
M S Ramaiah Ventures LLP	Joint Venture
Oasis Landmarks LLP	Joint Venture
Godrej Skyline Developers Private Limited	Joint Venture
Godrej Highview LLP	Joint Venture
Godrej Greenview Housing Private Limited	Joint Venture
Godrej Housing Projects LLP	Joint Venture
Godrej Amitis Developers LLP ( <i>formerly known as Amitis Developers LLP</i> )	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 ( <i>formerly known as Godrej Projects (Pune) LLP</i> )	Joint Venture
Manjari Housing Projects LLP ( <i>formerly known as Godrej Avamark LLP</i> )	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 ( <i>formerly known as Sai Srushti Onehub Projects LLP</i> )	Joint Venture
Godrej Green Homes Private Limited ( <i>formerly known as Godrej Green Homes Limited</i> )	Joint Venture
Godrej Home Constructions Private Limited	Joint Venture
Manyata Industrial Parks LLP (w.e.f. 22 April 2019)	Joint Venture
Mahalunge Township Developers LLP ( <i>formerly known as Godrej Land Developers LLP</i> )	Joint Venture
Godrej Construction Projects LLP	Joint Venture
Godrej Vestamark LLP (w.e.f. 3 May 2019)	Joint Venture
Wonder Space Properties Private Limited (upto 4 April 2019)	Joint Venture
Munjhal Hospitality Private Limited (w.e.f. 29 June 2019)	Joint Venture
Yujya Developers Private Limited (w.e.f. 2 December 2019)	Joint Venture
Universal Metro Properties LLP (w.e.f. 2 December 2019)	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 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.

For B S R & Co. LLP  
Chartered Accountants

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



Aniruddha Godbole  
Partner

Membership No: 105149

UDIN: 20105149AAAAAL5327

Mumbai  
3 February 2020



# GODREJ PROPERTIES LIMITED

CIN : L74120MH1985PLC035306

Regd Office : Godrej One, 5<sup>th</sup> 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, 2019

(INR In Crore)

Sr. No.	Particulars	Quarter Ended			Nine Months Ended		Year Ended
		31.12.2019	30.09.2019	31.12.2018	31.12.2019	31.12.2018	31.03.2019
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
<b>1</b>	<b>Income</b>						
	Revenue from operations	382.82	259.67	340.06	1,278.37	1,724.64	2,817.40
	Other income	134.65	135.44	90.64	348.05	254.46	404.58
	<b>Total Income</b>	<b>517.47</b>	<b>395.11</b>	<b>430.70</b>	<b>1,626.42</b>	<b>1,979.10</b>	<b>3,221.98</b>
<b>2</b>	<b>Expenses</b>						
	Cost of materials consumed	130.46	91.55	183.87	988.51	398.07	565.11
	Changes in inventories of finished goods and construction work-in-progress	106.77	41.06	102.40	(205.82)	1,075.66	1,628.75
	Employee benefits expense	33.50	33.59	26.46	98.88	86.72	173.04
	Finance costs	57.47	58.76	54.22	164.46	169.37	234.03
	Depreciation and amortisation expense	5.27	4.96	3.79	14.95	10.59	14.34
	Other expenses	68.80	68.77	66.06	206.82	155.04	272.46
	<b>Total Expenses</b>	<b>403.27</b>	<b>298.69</b>	<b>436.80</b>	<b>1,267.80</b>	<b>1,893.45</b>	<b>2,887.73</b>
<b>3</b>	<b>Profit before share of (loss) / profit of Joint ventures, associate and tax</b>	<b>114.20</b>	<b>98.42</b>	<b>(6.10)</b>	<b>358.62</b>	<b>85.65</b>	<b>334.25</b>
<b>4</b>	<b>Share of (loss) / profit of Joint Ventures and Associate (net of tax)</b>	<b>(26.07)</b>	<b>(25.54)</b>	<b>42.11</b>	<b>(57.48)</b>	<b>16.99</b>	<b>13.95</b>
<b>5</b>	<b>Profit before tax</b>	<b>88.13</b>	<b>72.88</b>	<b>38.01</b>	<b>301.14</b>	<b>102.64</b>	<b>348.20</b>
<b>6</b>	<b>Tax expense charge / (credit) (refer note 4)</b>						
	Current tax	1.71	38.00	0.18	52.46	(37.49)	(31.59)
	Deferred tax	40.93	0.69	(5.80)	79.13	43.65	126.64
<b>7</b>	<b>Profit after tax for the period / year</b>	<b>45.49</b>	<b>34.19</b>	<b>41.83</b>	<b>169.55</b>	<b>96.48</b>	<b>253.15</b>
<b>8</b>	<b>Other Comprehensive Income for the period / year</b>						
	Items that will not be subsequently reclassified to profit or loss						
	Remeasurements of the defined benefit plan	(0.12)	(0.13)	(0.13)	(0.37)	(0.41)	(0.50)
	Tax on Above	0.04	0.05	0.04	0.13	0.14	0.17
	Items that will be subsequently reclassified to profit or loss						
	Exchange differences in translating the financial statements of a foreign operation	0.04	0.02	-	0.14	(0.01)	0.10
<b>9</b>	<b>Total Comprehensive Income for the period/ year</b>	<b>45.45</b>	<b>34.14</b>	<b>41.54</b>	<b>169.45</b>	<b>96.20</b>	<b>252.92</b>
<b>10</b>	<b>Profit/(Loss) attributable to:</b>						
	Equity holders of Parent	45.46	30.78	41.63	166.13	96.48	256.15
	Non- Controlling Interest	0.03	3.41	-	3.42	-	-
<b>11</b>	<b>Other Comprehensive Income/(Loss) attributable to:</b>						
	Equity holders of Parent	(0.04)	(0.06)	(0.09)	(0.10)	(0.28)	(0.23)
	Non- Controlling Interest	-	-	-	-	-	-
<b>12</b>	<b>Total Comprehensive Income/(Loss) attributable to:</b>						
	Equity holders of Parent	45.42	30.72	41.54	166.03	96.20	252.92
	Non- Controlling Interest	0.03	3.41	-	3.42	-	-
<b>13</b>	<b>Paid-up Equity Share Capital</b>	<b>126.01</b>	<b>126.01</b>	<b>114.88</b>	<b>126.01</b>	<b>114.66</b>	<b>114.66</b>
	Face Value – INR 5/- per share						
<b>14</b>	<b>Reserves Excluding Revaluation Reserve and Debenture Redemption Reserve</b>						<b>2,254.35</b>
<b>15</b>	<b>Earning Per Equity Share (EPS) (Amount in INR)</b>						
	Basic EPS (* not annualized)	1.80*	1.22*	1.82*	6.79*	4.27*	11.18
	Diluted EPS (* not annualized)	1.80*	1.22*	1.81*	6.79*	4.26*	11.15



**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 03, 2020. 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
	31.12.2019	30.09.2019	31.12.2018	31.12.2019	31.12.2018	31.03.2019
Total Income*	423.72	217.34	289.60	1,351.99	740.02	1,894.00
Profit before tax	114.67	31.53	1.28	342.89	(4.33)	284.98
Profit after tax for the period/ year	69.67	17.56	5.19	217.23	20.89	209.35

\* Includes Revenue from operations and Other Income.

- 3 Effective April 01, 2019, the Group has adopted Ind AS 116 "Leases", applied to all lease contracts existing on April 01, 2019 using the modified retrospective method and has taken the cumulative adjustment to retained earnings, on the date of initial application. Accordingly, comparatives for the year ended March 31, 2019 and quarter/period ended December 31, 2018 have not been retrospectively restated. The cumulative effect of applying the standard resulted in INR 1.37 Crore being debited to retained earnings, net of taxes, increase in property, plant and equipment by INR.12.76 Crore and Borrowings by INR.14.83 Crore. The effect of this adoption is not material on the profit for the quarter and nine months ended December 31, 2019 and earnings per share.
- 4 A new Section 115BAA was inserted in the Income Tax Act, 1961, by The Government of India on September 20, 2019 vide the Taxation Laws (Amendment) Ordinance 2019 which provides an option to companies for paying Income tax at reduced rates in accordance with the provisions/conditions defined in the said section. The Group is in the process of evaluating the impact of this ordinance and has continued to apply the original provisions as at December 31, 2019.
- 5 As the Group's business activity falls within a single business segment viz. 'Development of Real Estate Property', the unaudited consolidated financial results are reflective of the information required by Ind AS 108 "Operating Segments".
- 6 During the nine months ended December 31, 2019, the Company has granted 50,797 new stock grants to eligible employees and allotted 70,363 equity shares upon exercise of stock grants under the Employee Stock Grant Scheme.
- 7 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, 2019.

By Order of the Board  
For Godrej Properties Limited



Pirojsha Godrej  
Executive Chairman

Place: Mumbai  
Date: February 03, 2020

