



To,
The Corporate Services Department
The Bombay Stock Exchange Limited,
Phiroze Jeejeebhoy Towers, Dalal Street,
Fort, Mumbai - 400 001.
Scrip Code: 521149

Date: November 2, 2016

Sub: Outcome of Board Meeting held on November 2, 2016

Dear Sir(s),

The Board of Directors of Prime Urban Development India Limited ("Company") at its Meeting held on November 2, 2016 inter-alia transacted the following business:

- 1) Approved the Standalone Unaudited Financial Results of the Company for the quarter and half year ended September 30, 2016.
- 2) Approved the Corporate Social Responsibility Policy of the Company.

Please find enclosed herewith a copy of Standalone Unaudited Financial Results along with Limited Review Report for the quarter and half year ended September 30, 2016 pursuant to Regulation 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

Press Release relating to the Standalone Unaudited Financial Results for the quarter and half year ended September 30, 2016 is also enclosed.

Kindly take the same on record. The Meeting commenced at 11.30 a.m. and concluded at 4:15 p.m.

Thanking you,

Yours faithfully,

For Prime Urban Development India Limited

Krunal Shah
Senior Manager- Legal and Company Secretary
Membership No: A26087



PRIME URBAN DEVELOPMENT INDIA LIMITED

Registered Office : No. 110, Avinashi Road, Gandhinagar, P.O., Tirupur - 641 603 ,Tamil Nadu - Phone -0421 4307821

(One Star Export House)

Part I - Statement of Un-Audited Standalone Financial Results for the Quarter and Half Year Ended 30th September 2016

CIN NO.L70200TZ1936PLC000001

companysecretary@ptlonline.com

Rs. in lacs

PARTICULARS	Quarter Ended			Half Year ended		Year Ended
	30.09.2016	30.09.2015	30.06.2016	30.09.2016	30.09.2015	31.03.2016
	Reviewed	Reviewed	Reviewed	Reviewed	Reviewed	Audited
1 Income from Operations						
a Net Sales/Income from operations	1,445.03	1,047.97	1,137.77	2,582.80	2,568.52	6,973.63
b Other operating income						-
Total income from operations (net)	1,445.03	1,047.97	1,137.77	2,582.80	2,568.52	6,973.63
2 Expenses						
a Purchase of Stock in Trade	932.65	407.46	613.58	1,546.23	1,497.01	3,331.16
b Changes in inventories of finished goods and stock in trade	58.45	160.23	80.61	139.06	266.56	156.51
c Employee Benefit expenses	71.04	65.81	65.26	136.30	126.63	255.97
d Depreciation and Amortisation expense	6.76	5.28	6.76	13.52	10.55	27.62
e Other Expenses	130.70	138.68	121.63	252.33	265.93	705.50
Total expenses	1,199.60	777.46	887.84	2,087.44	2,166.68	4,476.76
3 Profit / (Loss) from operation before other income, finance cost and exceptional /extraordinary items (1-2)	245.43	270.51	249.93	495.36	401.84	2,496.87
4 Other Income	28.48	0.97	33.74	62.22	10.79	97.77
5 Profit / (Loss) from ordinary activities before finance costs and exceptional items (3 + 4)	273.92	271.48	283.67	557.59	412.63	2,594.64
6 Finance cost	(19.95)	(54.55)	(15.51)	(35.46)	(125.95)	(211.97)
7 Profit / (Loss) from ordinary activities after finance cost but before exceptional items (5 + 6)	253.96	216.93	268.16	522.12	286.68	2,382.67
8 Exceptional Items		-	-	-	-	(555.55)
9 Profit / (Loss) from ordinary activities before tax (7 + 8)	253.96	216.93	268.16	522.12	286.68	1,827.12
10 a) Tax expenses	(51.46)	(44.47)	(54.58)	(106.04)	(55.24)	(369.52)
b) MAT Credit entitlement for the year / reversed for earlier years	3.39	(9.34)	2.90	6.29	(9.34)	(3.46)
11 Net Profit / (Loss) from ordinary activities after tax (9 + 10)	205.90	163.12	216.48	422.38	222.10	1,454.14
12 Extraordinary items		-	-	-	-	-
13 Net Profit / (loss) after tax for the period (11 + 12)	205.90	163.12	216.48	422.38	222.10	1,454.14
14 Paid up Equity Share Capital (Face value Rs.2 per share)	532.87	532.87	532.87	532.87	532.87	532.87
15 Reserves (excluding revaluation reserve)						1,396.92
16 i Earning Per Share (before extraordinary items)(not annualised)						
Basic	0.77	0.61	0.81	1.59	0.83	7.54
Diluted						
ii Earning Per Share (after extraordinary items)(not annualised)						
Basic	0.77	0.61	0.81	1.59	0.83	5.46
Diluted						

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PART II							
A PARTICULARS OF SHARE HOLDING							
1	Public Shareholding						
	-Number of shares	7,730,024	7,731,244	7,731,244	7,730,024	7,731,244	7,731,244
	-Percentage of shares	29.012%	29.019%	29.019%	29.012%	29.019%	29.019%
2	Promoters & Promoter Group Shareholding						
a	Pledged / Encumbered						
	- Number of Shares	Nil	Nil	Nil	Nil	Nil	Nil
	- Percentage of Shares (% of total shareholding of promoter group)	NA	NA	NA	NA	NA	NA
	- Percentage of Shares (% of total share capital of the Company)	NA	NA	NA	NA	NA	NA
b	Non-encumbered						
	- Number of Shares	18,913,576	18,912,356	18,912,356	18,913,576	18,912,356	18,912,356
	- Percentage of Shares (% of total shareholding of promoter group)	100%	100%	100%	100%	100%	100%
	- Percentage of Shares (% of total share capital of the Company)	70.988%	70.981%	70.981%	70.988%	70.981%	70.981%
B INVESTOR COMPLAINTS							
	Pending at the beginning of the quarter	Nil					
	Received during the quarter	Nil					
	Disposed of during the quarter	Nil					
	Remaining un resolved at the end of the quarter	Nil					

Rs. in lacs

SEGMENT WISE REVENUE, RESULTS AND CAPITAL EMPLOYED							
Sl. nos.	Particulars	Quarter Ended			Half Year Ended		Year Ended
		30.09.2016 Reviewed	30.09.2015 Reviewed	30.06.2016 Reviewed	30.09.2016 Reviewed	30.09.2015 Reviewed	31.03.2016 Audited
1	Segment Revenue:-						
	a. Segment - Realty	380.12	424.67	384.11	764.23	660.88	3,174.24
	b. Segment - Textiles	1,064.90	623.30	753.66	1,818.56	1,907.64	3,799.39
	Total	1,445.03	1,047.97	1,137.77	2,582.80	2,568.52	6,973.63
2	Segment Results:-						
	Profit/(Loss) before tax, interest and exceptional items from each segment						
	a. Segment - Realty	257.06	265.80	270.81	527.87	383.51	2,528.07
	b. Segment - Textiles	17.41	6.94	14.31	31.72	30.98	94.62
	Total	274.47	272.74	285.12	559.59	414.49	2,622.69
	Less:						
	Finance Costs	(19.95)	(54.56)	(15.51)	(35.46)	(125.95)	(211.97)
	Exceptional items	-	-	-	-	-	(555.55)
	Unallocable expenditure	(0.56)	(1.25)	(1.45)	(2.01)	(1.86)	(28.05)
	Profit /(Loss) before tax and extraordinary items	253.96	216.93	268.16	522.12	286.68	1,827.12
	Less: Extraordinary items						-
	Profit /(Loss) before tax	253.96	216.93	268.16	522.12	286.68	1,827.12
3	Capital Employed (excluding Business Reconstruction Reserve)						
	a. Segment - Realty	2,924.56	4,846.87	2,719.03	2,924.56	4,846.87	2,511.15
	b. Segment - Textiles	94.73	134.73	264.42	94.73	134.73	152.58
	Total	3,019.29	4,981.60	2,983.45	3,019.29	4,981.60	2,663.73

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Statement of Assets and Liabilities as at 30th September 2016		Standalone		
		Figures as at		
		30.09.2016	30.09.2015	31.03.2016
A	<u>EQUITY AND LIABILITIES</u>			
1	Shareholders' Funds:			
	a. Share Capital	532.87	532.87	532.87
	b. Reserves and Surplus (excluding revaluation reserve and misc expenditure)	1,819.30	3,194.59	1,396.92
	c. Money received against Share Warrants	-	-	-
	d. Business Reconstruction Reserve	1,944.93	11,628.67	2,903.97
	Sub-total - Shareholders' fund	4,297.10	15,356.13	4,833.76
2	Non current liabilities			
	a. Long term borrowings	572.39	560.36	581.36
	b. Deferred tax liabilities	-	-	-
	c. Other long term liabilities	1,270.11	1,270.11	1,270.11
	d. Long term provisions	0.60	69.30	0.00
	Sub-total - Non current liabilities	1,843.10	1,899.77	1,851.47
3	Current Liabilities			
	a. Short term borrowings	94.73	1,583.71	152.58
	b. Trade payables	188.24	176.92	216.35
	c. Other current liabilities	73.94	103.83	81.40
	d. Short term provisions	175.53	-	305.93
	Sub-total - Current liabilities	532.44	1,864.46	756.26
	Total Equity and Liabilities	6,672.64	19,120.36	7,441.49
B	<u>ASSETS</u>			
1	Non-current assets			
	a. Fixed assets	2,553.94	14,678.32	3,170.43
	b. Capital work in progress	-	-	-
	c. Non current investments	731.43	730.83	730.83
	d. Long-term loans and advances	116.04	153.44	161.47
	e. Other non current assets	-	-	-
	Sub-total Non current assets	3,401.41	15,562.59	4,062.73
2	Current Assets			
	a. Current investments	62.03	5.79	-
	b. Inventories	1,025.43	1,095.10	1,164.49
	c. Trade receivables	163.94	257.29	10.41
	d. Cash and cash equivalents	153.55	190.13	58.30
	e. Short-term loans and advances	1,855.66	1,437.85	2,123.95
	f. Other current assets	10.63	571.61	21.61
	Sub-total current assets	3,271.24	3,557.77	3,378.76
	Total Assets	6,672.64	19,120.36	7,441.49

1. The Board of Directors have considered, approved and taken on record of the above results at their Board Meeting held on 2nd November, 2016 after having been reviewed by the Audit Committee. The results have been reviewed by the Statutory Auditors.

2. Figures are regrouped to conform to current presentation.



For and on behalf of the Board
PURUSOTTAM DAS PATODIA
CHAIRMAN AND MANAGING DIRECTOR
DIN 00032088

Place : Mumbai
Date : 02.11.2016

M. S. Jagannathan & Visvanathan

CHARTERED ACCOUNTANTS

To

The Board of Directors,
Prime Urban Development India Limited,
Tirupur.

LIMITED REVIEW REPORT FOR THE QUARTER AND HALF YEAR ENDED 30th SEPTEMBER, 2016

We have reviewed the accompanying statement of unaudited financial results of **Prime Urban Development India Limited** for the Quarter and Half Year ended 30th September, 2016. This statement is the responsibility of the Company's Management and has been approved by the Board of Directors. Our responsibility is to issue a report on these financial statements based on our review.

We conducted our review in accordance with the Standard on Review Engagement (SRE) 2410, "Review of Interim Financial Information performed by 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 provide less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.

Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying Statement of unaudited 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.

For M.S.Jagannathan & Visvanathan
Chartered Accountants
ICAI FRN 001209S



N.Rajesh
Partner
M.No.212417

Place: Coimbatore
Date : 31/10/2016

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Investor Release: 02nd November, 2016

For Immediate Release

Prime Urban Development India Limited: Q2FY17 Results

Standalone Revenue –Q2- at Rs. 14.45 Crs
Standalone Net Profit after Tax –Q2- at Rs. 2.05 Crs

Prime Urban Development India Ltd (BSE Scrip ID – 521149), A Residential focused Real Estate and Textile Company today announced its Un-audited financial results for quarter and half year ended 30th September, 2016.

Standalone Financials at a Glance: (Rs. In Crs)

Rs. Crs	Q2-FY17	Q2-FY16	Y-o-Y	H1-FY17	H1-FY16	Y-o-Y
Revenue	14.45	10.48	37.9%	25.83	25.69	0.5%
EBITDA	2.74	2.71	-1.11%	5.58	4.12	35.44%
Profit After Tax	2.06	1.63	26.38%	4.22	2.22	90.1%

Key Highlights for Q2-FY17 and H1-FY17:

- Total Revenue from Realty Segment was Rs. 3.80 Crs as against Rs. 4.25 Crs in Q2-FY16. For H1 Revenue growth was 15.58 % YoY to Rs. 7.64 Crs
- EBIT from Realty Segment was Rs. 2.57 Crs as against Rs. 2.66 Crs in Q2-FY16. For H1 EBIT was Rs. 5.28 Crs a growth of 38.58 % YoY
- Total Revenue from Textile Segment was Rs. 10.65 Crs as against Rs 6.23 Crs in Q2-FY16 with an EBIT of Rs. 0.17 Crs. For H1 Textile Segment Revenue and EBIT stood at Rs. 18.19 Crs and Rs. 0.31 Crs respectively



PRIME URBAN[®]
DEVELOPMENT INDIA LTD.

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Mumbai - 400 021. Tel No : 022-61645000, CIN No : L70200 TZ 1936 PLC 000001
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we make your dreams come true

- We have 'zero' Long term debt currently
- Large part of our revenues in Q2-FY17 were contributed by sale of plotted lands in our Tirupur project

Commenting on the performance Mr. Manoj Patodia, Vice Chairman and MD said:

"Our progress in the Villas project is as per schedule. We continue to explore opportunities for new projects. Our strategy of Asset Light Model coupled with strong brand identity will help us expand operations and create higher value for our stakeholders."

About Prime Urban Development India Ltd – BSE Scrip ID – 521149:

Prime Urban Development India Limited has a varied portfolio, with its main focus on Real Estate Development. The Company is largely focused in the regions of Tirupur, Coimbatore and Chennai to develop residential and commercial projects. Presently, the Company is developing an exclusive Villa community and a huge Residential Community with apartments in Tirupur. Prime Urban has been helping people realize their aspirations for organized living by building affordable as well as high-end luxury residential communities. The company is also involved in Textile trading.

Safe harbor statement:

Statements in this document relating to future status, events, or circumstances, including but not limited to statements about plans and objectives, the progress and results of research and development, potential project characteristics, project potential and target dates for project



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related issues are forward-looking statements based on estimates and the anticipated effects of future events on current and developing circumstances. Such statements are subject to numerous risks and uncertainties and are not necessarily predictive of future results. Actual results may differ materially from those anticipated in the forward-looking statements. The company assumes no obligation to update forward-looking statements to reflect actual results changed assumptions or other factors.

For more Information, please contact:

Prime Urban Development India Limited

CIN: L70200TZ1936PLC000001

Mr. Manojj Patodia

mpatodia@ptlonline.com

Strategic Growth Advisors Pvt. Ltd.

CIN: U74140MH2010PTC204285

Mr. Shogun Jain/ Ms. Payal Dave

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