



May 24, 2017

To,  
BSE Limited  
Phiroze Jeejeebhoy Towers,  
Dalal Street, Fort,  
Mumbai - 400 001.  
**Scrip Code: 521149**

**Sub: Outcome of Board Meeting held on May 24, 2017**

Dear Sir(s),

Pursuant to Regulation 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations"), we would like to inform you that the Board of Directors of the Company at its Meeting held today, *inter-alia*, has:

- 1) Approved the Audited Financial Statements (Standalone and Consolidated) for the year ended March 31, 2017 and the Audited Financial Results (Standalone and Consolidated) for the quarter and year ended March 31, 2017, as recommended by the Audit Committee.
- 2) Recommended a Final Dividend of 20% i.e. Rs 0.40 (Forty paise only) per equity share of Rs. 2/- each for the financial year ended March 31, 2017, subject to the approval of the Shareholders at the ensuing Annual General Meeting of the Company.

In this connection, we are pleased to enclose the following:

- 1) Statement showing the Audited Financial Results (Standalone and Consolidated) of the Company for the quarter and year ended March 31, 2017;
- 2) Auditors' Report on Audited Financial Results (Standalone and Consolidated) of the Company for the quarter and year ended March 31, 2017; and
- 3) Declaration for unmodified Opinion on Audit Report issued by the Statutory Auditors of the Company for FY 2016-17, under Regulation 33(3)(d) of Listing Regulations.



we make your dreams come true

The date of Annual General Meeting will be intimated separately. The Meeting of the Board of Directors commenced at 11.30 a.m. and concluded at 4.30 p.m.

This is for your information and records.

Thanking you,

Yours faithfully,

**For Prime Urban Development India Limited**

**Krunal Shah**  
**Senior Manager- Legal and Company Secretary**



Encl: as above



**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 Audited Financial Results for the Quarter and Year Ended 31st March, 2017**

CIN NO.L70200TZ1936PLC000001		Email: <a href="mailto:companysecretary@ptlonline.com">companysecretary@ptlonline.com</a>				Rs. in lacs except per share data		
PARTICULARS		Standalone results			Consolidated results			
		Quarter Ended		Year Ended		Year Ended		
		31.03.2017	31.12.2016	31.03.2016	31.03.2017	31.03.2016	31.03.2017	31.03.2016
		Audited	Reviewed	Audited	Audited	Audited	Audited	Audited
<b>1</b>	<b>Income from Operations</b>							
a	Revenue from Operations	1,641.10	1,042.16	2,944.13	5,266.06	6,973.63	5,688.42	7,218.90
b	Other Income	32.68	27.32	29.99	122.22	97.77	127.08	99.95
	<b>Total income</b>	<b>1,673.78</b>	<b>1,069.48</b>	<b>2,974.12</b>	<b>5,388.28</b>	<b>7,071.40</b>	<b>5,815.51</b>	<b>7,318.85</b>
<b>2</b>	<b>Expenses</b>							
a	Cost of Land Sold	0.00	38.26	-	38.26	-	38.26	-
b	Purchase of Stock in Trade	1,071.98	547.98	1,218.75	3,166.19	3,331.16	3,524.27	3,925.77
c	Changes in inventories of finished goods and stock in trade	(214.53)	(6.04)	(141.80)	(81.51)	156.51	31.35	(43.30)
d	Employee Benefit expenses	62.61	63.91	62.54	262.82	255.97	273.43	263.95
e	Finance cost	16.01	6.29	33.56	57.76	211.97	57.77	211.98
f	Depreciation and Amortisation expense	11.88	6.75	10.93	32.15	27.62	36.11	29.49
g	Other Expenses	299.55	103.37	337.67	655.25	705.50	601.32	553.91
	<b>Total expenses</b>	<b>1,247.50</b>	<b>760.52</b>	<b>1,521.65</b>	<b>4,130.92</b>	<b>4,688.73</b>	<b>4,562.53</b>	<b>4,941.80</b>
<b>3</b>	<b>Profit / (Loss) before tax and exceptional/extraordinary items (1-2)</b>	<b>426.28</b>	<b>308.96</b>	<b>1,452.47</b>	<b>1,257.36</b>	<b>2,382.67</b>	<b>1,252.98</b>	<b>2,377.05</b>
<b>4</b>	<b>Exceptional Items</b>	-	-	(555.55)	-	(555.55)	-	(555.55)
<b>5</b>	<b>Profit / (Loss) before extraordinary and tax (3 + 4)</b>	<b>426.28</b>	<b>308.96</b>	<b>896.92</b>	<b>1,257.36</b>	<b>1,827.12</b>	<b>1,252.98</b>	<b>1,821.50</b>
<b>6</b>	<b>Extraordinary items</b>	-	-	-	-	-	-	-
<b>7</b>	<b>Profit / (Loss) before tax (5 + 6)</b>	<b>426.28</b>	<b>308.96</b>	<b>896.92</b>	<b>1,257.36</b>	<b>1,827.12</b>	<b>1,252.98</b>	<b>1,821.50</b>
<b>8</b>	<b>a) Tax expenses</b>	(98.83)	(77.63)	(191.04)	(282.50)	(369.52)	(282.68)	(369.52)
	b) MAT Credit entitlement for the year / reversed for earlier years	0.16	(6.30)	(3.46)	0.16	(3.46)	0.34	(3.46)
	c) Deferred Tax Liability	-	-	-	-	-	(0.29)	-
<b>9</b>	<b>Net Profit / (Loss) after tax (7 + 8)</b>	<b>327.61</b>	<b>225.03</b>	<b>702.42</b>	<b>975.02</b>	<b>1,454.14</b>	<b>970.64</b>	<b>1,448.52</b>
<b>10</b>	<b>Paid up Equity Share Capital</b> (Face value Rs.2 per share)	<b>532.87</b>	<b>532.87</b>	<b>532.87</b>	<b>532.87</b>	<b>532.87</b>	<b>532.87</b>	<b>532.87</b>
<b>11</b>	<b>Reserves (excluding revaluation reserve)</b>				<b>2,243.66</b>	<b>1,396.92</b>	<b>2,242.28</b>	<b>1,400.20</b>
<b>12</b>	<b>i Earning Per Share (before extraordinary and exceptional items)(not annualised)</b>							
	Basic	<b>1.23</b>	<b>0.84</b>	<b>4.72</b>	<b>3.66</b>	<b>7.54</b>	<b>3.64</b>	<b>7.52</b>
	Diluted							
	<b>ii Earning Per Share (after extraordinary and exceptional items)(not annualised)</b>							
	Basic	<b>1.23</b>	<b>0.84</b>	<b>2.64</b>	<b>3.66</b>	<b>5.46</b>	<b>3.64</b>	<b>5.44</b>
	Diluted							



PART II								
A PARTICULARS OF SHARE HOLDING								
1	<b>Public Shareholding</b>							
	-Number of shares	77,17,336	77,17,336	77,31,244	77,17,336	77,31,244	77,17,336	77,31,244
	-Percentage of shares	28.965%	28.965%	29.019%	28.965%	29.019%	28.965%	29.019%
2	<b>Promoters &amp; Promoter Group Shareholding</b>							
a	<b>Pledged / Encumbered</b>							
	- Number of Shares	Nil	Nil	Nil	Nil	Nil	Nil	Nil
	- Percentage of Shares (% of total shareholding of promoter group)	NA	NA	NA	NA	NA	NA	NA
	- Percentage of Shares (% of total share capital of the Company)	NA	NA	NA	NA	NA	NA	NA
b	<b>Non-encumbered</b>							
	- Number of Shares	1,89,26,264	1,89,26,264	1,89,12,356	1,89,26,264	1,89,12,356	1,89,26,264	1,89,12,356
	- Percentage of Shares (% of total shareholding of promoter group)	100%	100%	100%	100%	100%	100%	100%
	- Percentage of Shares (% of total share capital of the Company)	71.035%	71.035%	70.981%	71.035%	70.981%	71.035%	70.981%
<b>B INVESTOR COMPLAINTS</b>								
	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						

SEGMENT WISE REVENUE, RESULTS AND CAPITAL EMPLOYED							Standalone results		Rs. in lacs except per share data
							Consolidated Results		
Sl. nos.	Particulars	Quarter Ended			Year Ended		Year Ended		
		31.03.2017 Audited	31.12.2016 Reviewed	31.03.2016 Audited	31.03.2017 Audited	31.03.2016 Audited	31.03.2017 Audited	31.03.2016 Audited	
1	<b>Segment Revenue:-</b>								
	a. Segment - Realty	750.70	421.53	1,760.06	1,936.46	3,174.24	3,329.59	3,799.39	
	b. Segment - Textiles	890.40	620.63	1,184.07	3,329.60	3,799.39	2,358.83	3,419.51	
	<b>Total</b>	<b>1,641.10</b>	<b>1,042.16</b>	<b>2,944.13</b>	<b>5,266.06</b>	<b>6,973.63</b>	<b>5,688.42</b>	<b>7,218.90</b>	
2	<b>Segment Results:-</b>								
	<b>Profit/(Loss) before tax, interest and exceptional items from each segment</b>								
	a. Segment - Realty	464.45	275.63	1,473.26	1,267.95	2,528.07	1,263.59	2,528.07	
	b. Segment - Textiles	(11.37)	40.68	38.34	61.03	94.62	61.03	89.02	
	<b>Total</b>	<b>453.08</b>	<b>316.31</b>	<b>1,511.60</b>	<b>1,328.98</b>	<b>2,622.69</b>	<b>1,324.62</b>	<b>2,617.09</b>	
	<b>Less:</b>								
	a. Finance Costs	(16.02)	(6.28)	(33.56)	(57.76)	(211.97)	(57.77)	(211.99)	
	b. Exceptional items	-	-	(555.55)	-	(555.55)	-	(555.55)	
	c. Unallocable expenditure	(10.78)	(1.07)	(25.57)	(13.86)	(28.05)	(13.86)	(28.05)	
	<b>Profit/(Loss) before tax and extraordinary items</b>	<b>426.28</b>	<b>308.96</b>	<b>896.92</b>	<b>1,257.36</b>	<b>1,827.12</b>	<b>1,252.99</b>	<b>1,821.50</b>	
	Less: Extraordinary items								
	<b>Profit/(Loss) before tax</b>	<b>426.28</b>	<b>308.96</b>	<b>896.92</b>	<b>1,257.36</b>	<b>1,827.12</b>	<b>1,252.99</b>	<b>1,821.50</b>	
3	<b>Capital Employed (excluding Business Reconstruction Reserve)</b>								
	a. Segment - Realty	3,331.13	3,140.91	2,511.15	3,331.13	2,511.15	4,212.60	3,486.17	
	b. Segment - Textiles	479.51	116.18	152.58	479.51	152.58	479.51	152.58	
	<b>Total</b>	<b>3,810.64</b>	<b>3,257.09</b>	<b>2,663.73</b>	<b>3,810.64</b>	<b>2,663.73</b>	<b>4,692.11</b>	<b>3,638.75</b>	





Statement of Assets and Liabilities as at		Standalone		Consolidated		Rs. in Lacs	
		Figures as at		Figures as at			
		31.03.2017	31.03.2016	31.03.2017	31.03.2016		
<b>A</b>	<b>EQUITY AND LIABILITIES</b>						
<b>1</b>	<b>Shareholders' Funds:</b>						
	a. Share Capital	532.87	532.87	532.87	532.87	532.87	532.87
	b. Reserves and Surplus	2,529.66	4,300.89	2,528.29	4,304.17	4,304.17	4,304.17
	<b>Sub-total - Shareholders' fund</b>	<b>3,062.53</b>	<b>4,833.76</b>	<b>3,061.16</b>	<b>4,837.04</b>	<b>4,837.04</b>	<b>4,837.04</b>
<b>2</b>	<b>Non current liabilities</b>						
	a. Long term borrowings	554.60	581.36	38.63	65.04	65.04	65.04
	b. Deferred tax liabilities	-	-	0.42	-	-	-
	c. Other long term liabilities	1,270.11	1,270.11	1,270.11	1,270.11	1,270.11	1,270.11
	d. Long term provisions	-	-	-	-	-	-
	<b>Sub-total - Non current liabilities</b>	<b>1,824.71</b>	<b>1,851.47</b>	<b>1,309.16</b>	<b>1,335.15</b>	<b>1,335.15</b>	<b>1,335.15</b>
<b>3</b>	<b>Current Liabilities</b>						
	a. Short term borrowings	479.51	152.58	1,878.32	1,640.63	1,640.63	1,640.63
	b. Trade payables	285.03	216.35	366.56	239.71	239.71	239.71
	c. Other current liabilities	67.05	81.40	131.78	120.40	120.40	120.40
	d. Short term provisions	242.62	305.93	242.63	306.03	306.03	306.03
	<b>Sub-total - Current liabilities</b>	<b>1,074.22</b>	<b>756.26</b>	<b>2,619.29</b>	<b>2,306.77</b>	<b>2,306.77</b>	<b>2,306.77</b>
	<b>Total Equity and Liabilities</b>	<b>5,961.46</b>	<b>7,441.49</b>	<b>6,989.61</b>	<b>8,478.96</b>	<b>8,478.96</b>	<b>8,478.96</b>
<b>B</b>	<b>ASSETS</b>						
<b>1</b>	<b>Non-current assets</b>						
	a. Fixed assets	934.79	3,170.43	988.07	3,196.15	3,196.15	3,196.15
	b. Non current investments	731.43	730.83	6.00	6.00	6.00	6.00
	c. Non current investments	204.41	161.47	451.12	435.21	435.21	435.21
	d. Long-term loans and advances	-	-	-	-	-	-
	<b>Sub-total Non current assets</b>	<b>1,870.63</b>	<b>4,062.73</b>	<b>1,445.18</b>	<b>3,637.36</b>	<b>3,637.36</b>	<b>3,637.36</b>
<b>2</b>	<b>Current Assets</b>						
	a. Current investments	201.76	-	201.76	-	-	-
	b. Inventories	1,207.74	1,164.49	3,242.55	3,118.62	3,118.62	3,118.62
	c. Trade receivables	516.71	10.41	715.93	304.60	304.60	304.60
	d. Cash and cash equivalents	59.80	58.30	99.72	258.76	258.76	258.76
	e. Short-term loans and advances	2,085.98	2,123.95	1,077.62	940.32	940.32	940.32
	f. Other current assets	18.84	21.61	206.86	219.30	219.30	219.30
	<b>Sub-total current assets</b>	<b>4,090.83</b>	<b>3,378.76</b>	<b>5,544.43</b>	<b>4,841.60</b>	<b>4,841.60</b>	<b>4,841.60</b>
	<b>Total Assets</b>	<b>5,961.46</b>	<b>7,441.49</b>	<b>6,989.61</b>	<b>8,478.96</b>	<b>8,478.96</b>	<b>8,478.96</b>

1. The Board of Directors have considered and taken on record of the above results at their Board Meeting held on 24th May 2017 after having been reviewed by Audit Committee. The results have been audited by the Statutory Auditors.

2. The Board of Directors have recommended a Dividend of 20% i.e. Rs.0.40 paise per equity shares of Rs.2/- each for the financial year ended 31st March, 2017 subject to approval of shareholders.

3. Figures are regrouped to conform to current presentation.

Place : Mumbai  
Date : 24.05.2017

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



# M. S. Jagannathan & Visvanathan

## CHARTERED ACCOUNTANTS

### Auditor's Report on Quarterly Financial Results and Year to Date Results of the Company Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

To

Board of Directors of Prime Urban Development India Limited

We have audited the quarterly financial results of Prime Urban Development India Limited for the quarter ended 31<sup>st</sup> March, 2017 and the year to date results for the year ended 31<sup>st</sup> March, 2017, attached herewith, being submitted by the company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. Attention is drawn to the fact that the figures for the quarter ended 31<sup>st</sup> March, 2017 and the corresponding quarter ended in the previous year as reported in these standalone financial results are the balancing figures between audited figures in respect of the full financial year and the published year to date figures up to the end of the third quarter of the relevant financial year. Also the figures up to the end of the third quarter of the relevant financial year had only been reviewed and not subject to audit.

The Standalone Financial Results have been prepared on the basis of the annual Standalone financial statements and reviewed quarterly Standalone financial results which are the responsibility of the Company's Management. Our responsibility is to express an opinion on these financial results based on our audit of such Annual Standalone financial statements, which have been prepared in accordance with the recognition and measurement principles laid down in Accounting Standards prescribed under Section 133 of the Companies Act, 2013 read with Rule 7 of the Companies (Accounts) Rules, 2014 and other accounting principles generally accepted in India.

We conducted our audit in accordance with the Standards of Auditing generally accepted in India. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial results are free from material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts disclosed as financial results. An audit also includes assessing the accounting principles used and significant estimates made by management. We believe that our audit provides a reasonable basis for our opinion.

In our opinion and to the best of our information and according to the explanations given to us, these quarterly financial results as well as the annual financial results:

- (i) are presented in accordance with the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 in this regard; and
- (ii) give a true and fair view of the net profit and other financial information for the quarter ended 31<sup>st</sup> March, 2017 as well as the year to date results for the year ended 31<sup>st</sup> March, 2017.



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

  
N. Rajesh  
Partner  
M.No.212417

Place: Mumbai  
Date : 24/05/2017

**Head Office :**

67A, "Sri Krishna Krupa", P&T Colony Main Road  
Kavundampalayam, Coimbatore - 641 030  
Phone : 91 422 2402365 / 2402848 / 2403861  
E-mail : msjv1920@gmail.com

**Branch Office :**

23, "Vanjula", Arisikara Street,  
Mylapore, Chennai - 600 004  
Phone : 91 44 24640742 / 24933289 / 24939232  
E-mail : rmuqunth@gmail.com



*M. S. Jagannathan & Viswanathan*

**CHARTERED ACCOUNTANTS**

**Auditor's Report on Consolidated Financial Results of M/s Prime Urban Development India Limited Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015**

To

Board of Directors of Prime Urban Development India Limited

We have audited the accompanying statement of Consolidated financial results of Prime Urban Development India Limited for the year ended 31<sup>st</sup> March, 2017 and its subsidiaries and associates for the year ended 31<sup>st</sup> March, 2017, attached herewith, being submitted by the company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

The Consolidated Financial Results have been prepared on the basis of the annual consolidated financial statements, which are the responsibility of the Company's Management. Our responsibility is to express an opinion on these consolidated financial results based on our audit of such Annual consolidated financial statements, which have been prepared in accordance with the recognition and measurement principles laid down in Accounting Standards prescribed under Section 133 of the Companies Act, 2013 read with Rule 7 of the Companies (Accounts) Rules, 2014 and other accounting principles generally accepted in India.

We conducted our audit in accordance with the Standards of Auditing generally accepted in India. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the consolidated financial results are free from material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts disclosed as consolidated financial results. An audit also includes assessing the accounting principles used and significant estimates made by management. We believe that our audit provides a reasonable basis for our opinion.

In our opinion and to the best of our information and according to the explanations given to us, these consolidated financial results:

- (i) Includes the financial results for the year ended 31 March, 2017 of the following companies/entities:
- ATL Textiles Processors Limited
  - Pee Dee Yarn Processors Limited
  - Manoj Yarn Processors Limited
  - Srivarsha Realtors Private Limited
  - Patodia Developers Private Limited
  - Prime Developers
  - Prime Newline AOP



**Head Office :**

67A, "Sri Krishna Krupa", P&T Colony Main Road  
Kavundampalayam, Coimbatore - 641 030  
Phone : 91 422 2402365 / 2402848 / 2403861  
E-mail : msjv1920@gmail.com

**Branch Office :**

23, "Vanjula", Arisikara Street,  
Mylapore, Chennai - 600 004  
Phone : 91 44 24640742 / 24933289 / 24939232  
E-mail : tmugunth@gmail.com

- (ii) are presented in accordance with the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 in this regard; and
- (iii) give a true and fair view of the net profit and other financial information for the financial year ended 31<sup>st</sup> March, 2017.

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



*N. Rajesh*  
N.Rajesh  
Partner  
M.No.212417

Place: Mumbai  
Date : 24/05/2017





we make your dreams come true

May 24, 2017

To,  
BSE Limited  
Phiroze Jeejeebhoy Towers  
Dalal Street, Fort,  
Mumbai - 400 001  
**Scrip Code: 521149**

Dear Sir(s),

**Sub: Declaration pursuant to Regulation 33(3)(d) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 regarding Audit Report with Unmodified Opinion**

Pursuant to the provisions of Regulations 33(3)(d) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended, we hereby declare that M/s. M.S. Jagannathan & Visvanathan, Chartered Accountants (Registration No. 001209S) the Statutory Auditors of the Company have issued an Audit Report with unmodified opinion in respect of the Audited Financial Results (Standalone and Consolidated) of the Company for the quarter and year ended 31<sup>st</sup> March, 2017.

This above is for your information and record.

Thanking you,

Yours faithfully,  
**For Prime Urban Development India Limited**

**Krunal Shah**  
**Senior Manager- Legal and Company Secretary**

