

**MIRA INFORM REPORT**

<b>Report No. :</b>	524916
<b>Report Date :</b>	16.08.2018

**IDENTIFICATION DETAILS**

<b>Name :</b>	PRESTIGE ESTATES PROJECTS LIMITED (w.e.f. 10.11.2009) PRESTIGE OFFICE VENTURE (A UNIT OF PRESTIGE ESTATES PROJECTS LIMITED)
<b>Formerly Known As :</b>	PRESTIGE ESTATES PROJECTS PRIVATE LIMITED
<b>Registered Office :</b>	The Falcon House, No. 1, Main Guard Cross Road, Bangalore – 560001, Karnataka
<b>Tel. No.:</b>	91-80-25591080
<b>Country :</b>	India
<b>Financials (as on) :</b>	31.03.2018
<b>Date of Incorporation :</b>	04.06.1997
<b>CIN No.:</b> [Company Identification No.]	L07010KA1997PLC022322
<b>Capital Investment / Paid-up Capital :</b>	INR 3750.000 Million
<b>PAN No.:</b> [Permanent Account No.]	AABCP8096K
<b>GSTN :</b> [Goods & Service Tax Registration No.]	29AABCP8096K1ZP (Karnataka) 32AABCP8096K1Z2 (Kerala)
<b>Legal Form :</b>	A Public Limited Liability Company. The Company's Shares are Listed on the Stock Exchanges.
<b>Line of Business :</b>	Subject is engaged in the business of real estate development. (Registered Activity)
<b>No. of Employees :</b>	998 (Approximately) (As on 31.03.2017)

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**RATING & COMMENTS**

(Mira Inform has adopted New Rating mechanism w.e.f. 23<sup>rd</sup> January 2017)

**MIRA's Rating :**

A+

Credit Rating	Explanation	Rating Comments
A+	Low Risk	Business dealings permissible with low risk of default

<b>Status :</b>	Excellent
<b>Payment Behaviour :</b>	Slow but correct
<b>Litigation :</b>	Exist
<b>Comments :</b>	<p>Subject was incorporated in the year 1997. The company is engaged in the business of real estate development.</p> <p>As per the quarterly results of June 2018, the company has earned revenue of INR 3122.000 Million from its operations along with satisfactory net profit margin of 11.53%.</p> <p>As per the financial records of 2018, the company has achieved a favourable growth of 37.25% in its revenue as compared to the previous year and has reported a fair profitability margin of 7.75%.</p> <p>Rating takes into consideration the strong financial position marked by robust net worth base along with low debt balance sheet profile.</p> <p>The company has its share price trading at around INR 253.30 on BSE as on August 14, 2018 as against the Face Value (FV) of INR 10.</p> <p>Rating is constrained on account of high working capital intensity associated with the industry elongated working capital cycle translating into subdued operating cash generation and the competitive nature of the industry translating in lower operating margins.</p> <p>Business is active. Payment seems to be slow but correct.</p> <p>In view of aforesaid, the company can be considered for business dealings at usual trade terms and condition.</p>

**NOTES :**

Any query related to this report can be made on e-mail : [infodept@mirainform.com](mailto:infodept@mirainform.com) while quoting report number, name and date.

**ECGC Country Risk Classification List**

Country Name	Previous Rating	Current Rating
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	<b>(31.12.2017)</b>	<b>(01.04.2018)</b>
India	A1	A1

<b>Risk Category</b>	<b>ECGC Classification</b>
Insignificant	A1
Low Risk	A2
Moderately Low Risk	B1
Moderate Risk	B2
Moderately High Risk	C1
High Risk	C2
Very High Risk	D

**EXTERNAL AGENCY RATING**

<b>Rating Agency Name</b>	ICRA
<b>Rating</b>	Long Term Loans=A+
<b>Rating Explanation</b>	Adequate degree of safety and low credit risk.
<b>Date</b>	06.08.2018

<b>Rating Agency Name</b>	ICRA
<b>Rating</b>	Short Term Loans=A1+
<b>Rating Explanation</b>	Very strong degree of safety and carry lowest credit risk.
<b>Date</b>	06.08.2018

**RBI DEFAULTERS' LIST STATUS**

Subject's name is not enlisted as a defaulter in the publicly available RBI Defaulters' list.

**EPF (Employee Provident Fund) DEFAULTERS' LIST STATUS**

Subject's name is not enlisted as a defaulter in the publicly available EPF (Employee Provident Fund) Defaulters' list as of 31-03-2018.

**BIFR (Board for Industrial & Financial Reconstruction) LISTING STATUS**

Subject's name is not listed as a Sick Unit in the publicly available BIFR (Board for Industrial & Financial Reconstruction) list as of 16.08.2018

**IBBI (Insolvency and Bankruptcy Board of India) LISTING STATUS**

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Subject's name is not listed in the publicly available IBBI (Insolvency and Bankruptcy Board of India) list as of report date.

**INFORMATION DENIED BY**

<b>Name :</b>	Mr. Victor
<b>Designation :</b>	Not Divulged
<b>Contact No.:</b>	91-9845446572
<b>Date :</b>	14.08.2018

**MANAGEMENT NON-COOPERATIVE (Tel. No.: 91-80-25591080/ 25591945)**

**LOCATIONS**

<b>Registered Corporate Office :</b>	<b>Office/</b> The Falcon House, No. 1, Main Guard Cross Road, Bangalore – 560001, Karnataka, India
<b>Tel. No.:</b>	91-80-25591080/ 25591945
<b>Mobile No.:</b>	91-9845446572 (Mr. Victor)
<b>Fax No.:</b>	91-80-25591945
<b>E-Mail :</b>	<a href="mailto:properties@vsnl.com">properties@vsnl.com</a> <a href="mailto:secretarial@prestigeconstructions.com">secretarial@prestigeconstructions.com</a>
<b>Website :</b>	<a href="http://www.prestigeconstructions.com">http://www.prestigeconstructions.com</a>
<b>Branch Offices :</b>	<ul style="list-style-type: none"> <li>• <b>Chennai</b> Citi Towers, 7th floor, 117, Thiagaraja Road, T Nagar, Chennai – 600017, Tamilnadu, India <b>Tel. No.:</b> 91-44-28154088/ 28154090 <b>E-Mail :</b> <a href="mailto:chennai@prestigeconstructions.com">chennai@prestigeconstructions.com</a></li> <li>• <b>Kochi</b> No. 96, 10th Floor, Abad Nucleus Mall and Office, NH 49, Maradu P.O., Kochi – 682304, India <b>Tel. No.:</b> 91-484-4030000/ 4025555 <b>E-Mail :</b> <a href="mailto:cochin@prestigeconstructions.com">cochin@prestigeconstructions.com</a></li> <li>• <b>Hyderabad</b> Level 1, Merchant Towers, Banjara Hills, Road No. 4, Hyderabad - 500-034. Telangana, India <b>Tel. No.:</b> 91-40-23351440/ 41 <b>E-Mail :</b> <a href="mailto:hyd@prestigeconstructions.com">hyd@prestigeconstructions.com</a></li> <li>• <b>Goa</b> Unit G8, Geras Imperium II Patto Plaza, Panjim- 403001, Goa, India <b>Tel. No.:</b> 91-832-2970333/ 34/ 35</li> </ul>

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	<ul style="list-style-type: none"> <li>• <b>Mangalore</b>  Opposite Corporation Bank Head Office, Mangaladevi Road,  Pandeshwar, Mangalore - 575001, Karnataka, India  Tel. No.: 91-824-6661521/ 22/ 23</li> </ul>
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**DIRECTORS**

**As on 31.03.2018**

<b>Name :</b>	Mr. Noor Ahmed Jaffer
<b>Designation :</b>	Director
<b>Address :</b>	No. 3, I Cross, 8th Main, 4th Block, Koramangala, Bangalore-560034, Karnataka, India
<b>Date of Birth/Age :</b>	12.11.1949
<b>Date of Appointment :</b>	24.11.2009
<b>DIN No.:</b>	00027646
<b>Name :</b>	Mr. Noaman Razack
<b>Designation :</b>	Whole Time Director
<b>Address :</b>	21/22-25, Craig Park Layout, M G Road, Bangalore-560001, Karnataka, India
<b>Date of Birth/Age :</b>	14.12.1957
<b>Date of Appointment :</b>	04.06.1997
<b>DIN No.:</b>	00189329
<b>Name :</b>	Mr. Irfan Razack
<b>Designation :</b>	Managing Director
<b>Address :</b>	21/22-23, Craig Park, Layout, M G Road, Bangalore-560001, Karnataka, India
<b>Date of Birth/Age :</b>	30.10.1953
<b>Date of Appointment :</b>	04.06.1997
<b>DIN No.:</b>	00209022
<b>Name :</b>	Mr. Rezwan Razack
<b>Designation :</b>	Whole Time Director
<b>Address :</b>	12, Magrath Road, Bangalore-560025, Karnataka, India
<b>Date of Birth/Age :</b>	10.02.1955
<b>Date of Appointment :</b>	04.06.1997
<b>DIN No.:</b>	00209060
<b>Name :</b>	Mr. Jagdeesh Reddy Koti
<b>Designation :</b>	Director
<b>Address :</b>	Flat No. B 1, Chartered, Court, Rathna Avenue, 51/B, Richmond Road, Bangalore-560025, Karnataka, India
<b>Date of Birth/Age :</b>	06.11.1967
<b>Date of Appointment :</b>	10.11.2009
<b>DIN No.:</b>	00220785

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<b>Name :</b>	Ms. Uzma Irfan
<b>Designation :</b>	Director
<b>Address :</b>	Elelweiss, 1/29, Hanumanthappa Layout Ulsoor, Bangalore – 560008, Karnataka, India
<b>Date of Appointment :</b>	11.11.2014
<b>DIN No.:</b>	01216604
<b>Name :</b>	Dr. Pangal Ranganath Nayak
<b>Designation :</b>	Director
<b>Address :</b>	141, 18 <sup>th</sup> Main, 6 <sup>th</sup> Block, Koramangala, Bangalore - 560095, Karnataka, India
<b>Date of Birth/Age :</b>	25.10.1957
<b>Date of Appointment :</b>	24.11.2009
<b>DIN No.:</b>	01507096
<b>Name :</b>	Mr. Biji George Koshy
<b>Designation :</b>	Director
<b>Address :</b>	#14, 1st Cross, Kaggadasapura Road, Versova Layout, Nagavarapalya, Bangalore North, C. V. Ra Man Nagar Bangalore 560093 Ka In
<b>Date of Birth/Age :</b>	27.07.1945
<b>Date of Appointment :</b>	10.11.2009
<b>DIN No.:</b>	01651513

**KEY EXECUTIVES**

<b>Name :</b>	Mr. Venkata Narayana Konanki
<b>Designation :</b>	Chief Financial Officer
<b>Address :</b>	Flat No. 2021, Embassy Habitat, No. 59, Palace Cross Road, Vasanth Nagar, Bangalore – 560052, Karnataka, India
<b>Date of Appointment :</b>	01.04.2014
<b>PAN No.:</b>	AGRPK7286R
<b>Name :</b>	Mr. Sridhar Muthukrishnan
<b>Designation :</b>	Company Secretary
<b>Address :</b>	No. GF-2, Ananda Kuteera, No. 199, 6th Main Insight Academy School Road, Bikasipura, Bangalore – 560061, Karnataka, India
<b>Date of Appointment :</b>	24.03.2016
<b>PAN No.:</b>	AJNPM7279F
<b>Name :</b>	Mr. Vasa Venkata Bala Subrahmanya Sarma
<b>Designation :</b>	Chief Financial Officer
<b>Address :</b>	No.198, Prestige Ozone Near Varthur Lake, Whitefield, Bangalore – 560066,

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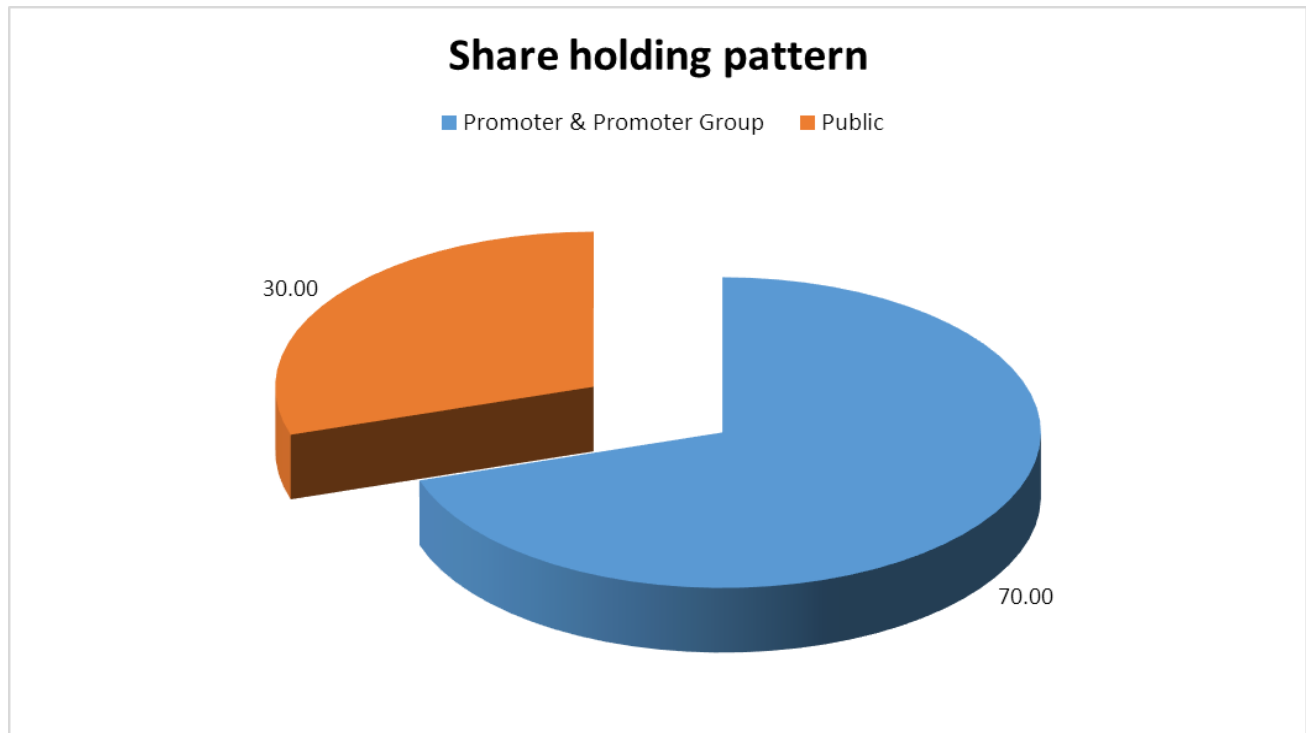
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	Karnataka, India
<b>Date of Appointment :</b>	14.08.2017
<b>PAN No.:</b>	AAPPB6452L

**MAJOR SHAREHOLDERS / SHAREHOLDING PATTERN**

As on 30.06.2018

Category of shareholder	No. of fully paid up equity shares held	Shareholding as a % of total no. of shares (calculated as per SCRR, 1957)As a % of
(A) Promoter & Promoter Group	262500000	70.00
(B) Public	112500000	30.00
<b>Grand Total</b>	<b>375000000</b>	<b>100.00</b>



**Statement showing shareholding pattern of the Promoter and Promoter Group**

Category of shareholder	No. of fully paid up equity shares held	Shareholding as a % of total no. of shares (calculated as per SCRR, 1957)As a % of
<b>A1) Indian</b>		0.00

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<b>Individuals/Hindu undivided Family</b>	37500000	10.00
Irfan Razack	9375000	2.50
Rezwan Razack	9375000	2.50
Noaman Razack	9375000	2.50
Almas Rezwan	2343750	0.63
Badrunissa Irfan	2343750	0.63
Sameera Noaman	2343750	0.63
Uzma Irfan	782250	0.21
Zayd Noaman	780750	0.21
Faiz Rezwan	780750	0.21
<b>Any Other (specify)</b>	225000000	60.00
Razack Family Trust	225000000	60.00
<b>Sub Total A1</b>	262500000	70.00
<b>A2) Foreign</b>		0.00
<b>A=A1+A2</b>	<b>262500000</b>	<b>70.00</b>

**Statement showing shareholding pattern of the Public shareholder**

<b>Category &amp; Name of the Shareholders</b>	<b>No. of fully paid up equity shares held</b>	<b>Shareholding % calculated as per SCRR, 1957 As a % of</b>
<b>B1) Institutions</b>	0	0.00
<b>Mutual Funds/</b>	6403347	1.71
<b>Foreign Portfolio Investors</b>	100995061	26.93
Government of Singapore	18555583	4.95
East Bridge Capital Master Fund Limited	13027493	3.47
Nordea 1 Sicav - Emerging Stars Equity Fund	7343152	1.96
Goldman Sachs India Limited	5396365	1.44
Monetary Authority of Singapore	4831845	1.29
Cinnamon Capital Limited	3946000	1.05
<b>Financial Institutions/ Banks</b>	117142	0.03
<b>Sub Total B1</b>	107515550	28.67
<b>B2) Central Government/ State Government(s)/ President of India</b>	0	0.00
<b>B3) Non-Institutions</b>	0	0.00
<b>Individual share capital upto INR 0.200 Million</b>	2165853	0.58
<b>Individual share capital in excess of INR 0.200 Million</b>	348842	0.09
<b>NBFCs registered with RBI</b>	950	0.00
<b>Any Other (specify)</b>	2468805	0.66
<b>Sub Total B3</b>	4984450	1.33
<b>B=B1+B2+B3</b>	<b>112500000</b>	<b>30.00</b>

**BUSINESS DETAILS**

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<b>Line of Business :</b>	Subject is engaged in the business of real estate development. (Registered Activity)	
<b>Products/ Services :</b>	<b>NIC Code No.</b>	<b>Product/ Services Description</b>
	410 - Construction of Buildings	Development and construction of Properties
	681- Real estate activities with own or leased property	Leasing of commercial properties
	663-Fund Management activities	Share of Profit/(loss) from partnership firm
<b>Brand Names :</b>	Not Available	
<b>Agencies Held :</b>	Not Available	
<b>Exports :</b>	Not Divulged	
<b>Imports :</b>	Not Divulged	
<b>Terms :</b>	Not Divulged	

**PRODUCTION STATUS NOT AVAILABLE**

**GENERAL INFORMATION**

<b>Suppliers :</b>	<b>Reference :</b>	Not Divulged
	<b>Name of the Person :</b>	--
	<b>Contact No.:</b>	--
	<b>Since How Long Known :</b>	--
	<b>Maximum Limit Dealt :</b>	--
	<b>Experience :</b>	--
	<b>Remark:</b>	--
<b>Customers :</b>	<b>Reference :</b>	Not Divulged
	<b>Name of the Person :</b>	--
	<b>Contact No.:</b>	--
	<b>Since How Long Known :</b>	--
	<b>Maximum Limit Dealt :</b>	--
	<b>Experience :</b>	--
	<b>Remark:</b>	--
<b>No. of Employees :</b>	998 (Approximately) (As on 31.03.2017)	
<b>Bankers :</b>	<b>Bank Name</b>	Axis Bank Limited
	<b>Branch</b>	Corporate Banking Branch, Express Building, Second Floor, No.1, Queen's

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		Road, Bangalore – 560001, Karnataka, India
<b>Person Name (With Designation)</b>	--	
<b>Contact Number</b>	--	
<b>Name of Account Holder</b>	--	
<b>Account Number</b>	--	
<b>Account Since (Date/Year of Account Opening)</b>	--	
<b>Average Balance Maintained (If Possible)</b>	--	
<b>Credit Facilities Enjoyed (If any)</b>	--	
<b>Account Operation</b>	--	
<b>Remarks (If any)</b>	--	
		<ul style="list-style-type: none"> <li>The Jammu and Kashmir Bank Limited, No. 70/1, Ground Floor, Brownamma Towers, 2nd Cross, Mission Road, Bangalore – 560027, Karnataka, India</li> </ul>

Facilities :	Secured Loan	31.03.2018 (INR in Million)	31.03.2017 (INR in Million)
	<b>Long-term Borrowings</b>		
Term loans			
- From banks		NA	300.000
- From financial institutions		NA	825.000
Redeemable non-convertible debentures		NA	4983.000
<b>Short-term borrowings</b>			
Term loans			
- From banks		NA	8920.000
- From financial institutions		NA	11628.000
<b>Total</b>		<b>NA</b>	<b>26656.000</b>

<b>Auditors (As on 31.03.2018)</b>	
<b>Name :</b>	S. R. Batliboi and Associates Chartered Accountants
<b>Address :</b>	Bangalore, Karnataka, India s
<b>Statutory Auditors (As on 31.03.2017)</b>	
<b>Name :</b>	Deloitte Haskins and Sells Chartered Accountants
<b>Address :</b>	Deloitte Centre, Anchorage II, 100/2, Richmond Road, Bangalore – 560025, Karnataka, India
<b>Tel. No.:</b>	91-80-66276000

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<b>Fax No.:</b>	91-80-66276013
<b>Solicitors : (As on 31.03.2017)</b>	<ul style="list-style-type: none"> <li>• Kusuma Associates</li> <li>• Dua Associates</li> <li>• Anup S Shah Law Firm</li> </ul>
<b>Memberships :</b>	Not Available
<b>Collaborators :</b>	Not Available
<b>Subsidiaries (As on 31.03.2017)</b>	
<b>Companies :</b>	<ul style="list-style-type: none"> <li>• Avyakth Cold Storages Private Limited</li> <li>• Cessna Garden Developers Private Limited</li> <li>• Dashanya Tech Parkz Private Limited (Indirect subsidiary w.e.f. March 28, 2017)</li> <li>• Dollars Hotel and Resorts Private Limited</li> <li>• Downhills Holiday Resorts Private Limited</li> <li>• Foothills Resorts Private Limited</li> <li>• I C B I (India) Private Limited</li> <li>• K2K Infrastructure (India) Private Limited</li> <li>• Northland Holding Company Private Limited</li> <li>• Pennar Hotels and Resorts Private Limited</li> <li>• Prestige Amusements Private Limited</li> <li>• Prestige Bidadi Holdings Private Limited</li> <li>• Prestige Construction Ventures Private Limited</li> <li>• Prestige Exora Business Parks Limited (Indirect subsidiary w.e.f December 21, 2015) (formerly known as Exora Business Parks Limited)</li> <li>• Prestige Falcon Retail Ventures Private Limited (Indirect subsidiary w.e.f March 28, 2017)</li> <li>• Prestige Garden Resorts Private Limited</li> <li>• Prestige Leisure Resorts Private Limited</li> <li>• Prestige Shantiniketan Leisures Private Limited</li> <li>• Prestige Valley View Estates Private Limited (converted into LLP w.e.f March 31, 2016)</li> <li>• Sai Chakra Hotels Private Limited</li> <li>• Valdel Xtent Outsourcing Solutions Private Limited</li> <li>• Village-De-Nandi Private Limited</li> <li>• West Palm Developments Private Limited (converted into LLP w.e.f March 31, 2016)</li> </ul>
<b>Partnership firms :</b>	<ul style="list-style-type: none"> <li>• Albert Properties</li> <li>• Eden Investments and Estates</li> <li>• Prestige AAA Investments</li> <li>• Prestige Alta Vista Holdings</li> <li>• Prestige Habitat Ventures</li> </ul>

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	<ul style="list-style-type: none"> <li>• Prestige Hi-Tech Projects</li> <li>• Prestige Hospitality Ventures</li> <li>• Prestige Interiors</li> <li>• Prestige Kammanahalli Investments</li> <li>• Prestige Property Management and Services</li> <li>• Prestige Rattha Holdings</li> <li>• Prestige Nottinghill Investments</li> <li>• Prestige Office Ventures</li> <li>• Prestige Ozone Properties</li> <li>• Prestige Retail Ventures</li> <li>• Prestige Southcity Holdings</li> <li>• Prestige Sunrise Investments</li> <li>• Prestige Whitefield Developers</li> <li>• PSN Property Management and Services</li> <li>• Silver Oak Projects (Indirect subsidiary w.e.f October 1, 2015)</li> <li>• The QS Company</li> </ul>
<b>Limited Liability Partnership firms :</b>	<ul style="list-style-type: none"> <li>• Villaland Developers LLP (converted into LLP on January 23, 2015)</li> <li>• West Palm Developments LLP (converted into LLP on March 31, 2016)</li> <li>• Prestige Valley View Estates LLP (converted into LLP on March 31, 2016)</li> <li>• Prestige Whitefield Investment &amp; Developers LLP (converted into LLP on March 31, 2016)</li> </ul>
<b>Joint ventures - Jointly Controlled Entities (As on 31.03.2017)</b>	
<b>Companies :</b>	<ul style="list-style-type: none"> <li>• Babji Realtors Private Limited</li> <li>• CapitaLand Retail Prestige Mall Management Private Limited</li> <li>• Prestige Garden Constructions Private Limited (w.e.f January 20, 2015)</li> <li>• Prestige Whitefield Investment and Developers Private Limited (converted into LLP w.e.f March 31, 2016)</li> <li>• Prestige Mangalore Retail Ventures Private Limited</li> <li>• Prestige Mysore Retail Ventures Private Limited</li> <li>• Prestige Projects Private Limited</li> <li>• Thomsun Realtors Private Limited</li> <li>• Vijaya Productions Private Limited</li> </ul>
<b>Partnership firms :</b>	<ul style="list-style-type: none"> <li>• Prestige Realty Ventures</li> <li>• Prestige City Properties</li> <li>• Silverline Estates</li> </ul>
<b>Associates (As on 31.03.2017)</b>	
<b>Companies :</b>	<ul style="list-style-type: none"> <li>• City Properties Maintenance Company Bangalore Limited</li> <li>• Prestige Exora Business Parks Limited (Indirect subsidiary w.e.f December 21, 2015)</li> </ul>
<b>Partnership firms :</b>	<ul style="list-style-type: none"> <li>• Prestige KRPL Techpark (Dissolved on September 19, 2016)</li> </ul>

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	<ul style="list-style-type: none"> <li>Silver Oak Projects (Indirect subsidiary w.e.f October 1, 2015)</li> </ul>
<b>Other parties (As on 31.03.2017)</b>	
<b>Company in which the directors are interested :</b>	<ul style="list-style-type: none"> <li>Dollar Constructions and Engineers Private Limited</li> <li>Prestige Fashions Private Limited</li> <li>Prestige Garden Estates Private Limited</li> <li>Prestige Golf Resorts Private Limited</li> <li>Dashanya Tech Parkz Private Limited (Indirect subsidiary w.e.f. 28 March 2017)</li> <li>Prestige Falcon Retail Ventures Private Limited (Indirect subsidiary w.e.f 28 March 2017)</li> </ul>
<b>Partnership firms and Trusts in which some of the directors and relatives are interested:</b>	<ul style="list-style-type: none"> <li>23 Carat</li> <li>Brunton Developers</li> <li>Castlewood Investments</li> <li>Colonial Estates</li> <li>Educate India Foundation</li> <li>Educate India Trust</li> <li>Razack Family Trust</li> <li>Morph</li> <li>Morph Design Company</li> <li>Nebulla Investments</li> <li>Prestige Constructions</li> <li>Prestige Cuisine</li> <li>Prestige Foundation</li> <li>Spring Green</li> <li>Sublime</li> <li>The Good Food Co.</li> <li>Window Care</li> </ul>

**CAPITAL STRUCTURE**

**As on 31.03.2018**

**Authorised Capital : Not Available**

**Issued, Subscribed & Paid-up Capital : INR 3750.000 Million**

**As on 31.03.2017**

**Authorised Capital :**

No. of Shares	Type	Value	Amount
400000000	Equity Shares	INR 10/- each	INR 4000.000 Million

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**Issued, Subscribed & Paid-up Capital :**

No. of Shares	Type	Value	Amount
375000000	Equity Shares	INR 10/- each	INR 3750.000 Million

**Reconciliation of the number of shares and amount outstanding at the beginning and at the end of the reporting year**

Particulars	As at March 31, 2017	
	No of shares	Amount (In Million)
At the beginning of the year	375000000	3750.000
Issued during the year	--	--
Outstanding at the end	<b>375000000</b>	<b>3750.000</b>

The Company has only one class of equity shares with voting rights having par value of INR 10 each. The rights, preferences and restrictions attached to such equity shares is in accordance with the terms of issue of equity shares under the Companies Act, 2013, the Articles of Association of the Company and relevant provisions of the listing agreement.

**List of persons holding more than 5 percent equity shares in the Company**

Name of the shareholder	As at March 31, 2017	
	No of shares	% of holding
Razack Family Trust	225000000	60.00%

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**FINANCIAL DATA**  
*[all figures are in INR Million]*

**ABRIDGED BALANCE SHEET (STANDALONE)**

SOURCES OF FUNDS	31.03.2018	31.03.2017	31.03.2016
<b>I. EQUITY AND LIABILITIES</b>			
(1) Shareholders' Funds			
(a) Share Capital	3750.000	3750.000	3750.000
(b) Reserves & Surplus	45402.000	43678.000	37790.000
(c) Money received against share warrants	0.000	0.000	0.000
(2) Share Application money pending allotment	0.000	0.000	0.000
<b>Total Shareholders' Funds (1) + (2)</b>	<b>49152.000</b>	<b>47428.000</b>	<b>41540.000</b>
(3) Non-Current Liabilities			
(a) Long-term borrowings	8948.000	6108.000	10317.000
(b) Deferred tax liabilities (Net)	0.000	0.000	8.000
(c) Other long term liabilities	575.000	487.000	697.000
(d) Long-term provisions	103.000	66.000	43.000
<b>Total Non-current Liabilities (3)</b>	<b>9626.000</b>	<b>6661.000</b>	<b>11065.000</b>
(4) Current Liabilities			
(a) Short term borrowings	29293.000	26535.000	25643.000
(b) Trade payables	9328.000	6341.000	5721.000
(c) Other current liabilities	39878.000	34680.000	32182.000
(d) Short-term provisions	1183.000	1670.000	1064.000
<b>Total Current Liabilities (4)</b>	<b>79682.000</b>	<b>69226.000</b>	<b>64610.000</b>
<b>TOTAL</b>	<b>138460.000</b>	<b>123315.000</b>	<b>117215.000</b>
<b>II. ASSETS</b>			
(1) Non-current assets			
(a) Fixed Assets			
(i) Tangible assets	1091.000	1228.000	1468.000
(ii) Intangible Assets	415.000	44.000	39.000
(iii) Capital work-in-progress	5512.000	1756.000	3766.000
(iv) Intangible assets under development	0.000	0.000	0.000
(b) Non-current Investments	13729.000	5275.000	11089.000
(c) Deferred tax assets (net)	676.000	740.000	0.000
(d) Long-term Loan and Advances	26191.000	27114.000	21095.000
(e) Other Non-current assets	20297.000	15487.000	9007.000
<b>Total Non-Current Assets</b>	<b>67911.000</b>	<b>51644.000</b>	<b>46464.000</b>

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(2) Current assets			
(a) Current investments	5.000	5.000	2142.000
(b) Inventories	38372.000	45503.000	41418.000
(c) Trade receivables	8599.000	8194.000	9907.000
(d) Cash and cash equivalents	5529.000	2156.000	2508.000
(e) Short-term loans and advances	13476.000	11306.000	9565.000
(f) Other current assets	4568.000	4507.000	5211.000
<b>Total Current Assets</b>	<b>70549.000</b>	<b>71671.000</b>	<b>70751.000</b>
<b>TOTAL</b>	<b>138460.000</b>	<b>123315.000</b>	<b>117215.000</b>

**PROFIT & LOSS ACCOUNT (STANDALONE)**

	<b>PARTICULARS</b>	<b>31.03.2018</b>	<b>31.03.2017</b>	<b>31.03.2016</b>
	<b>SALES</b>			
	Income	29925.000	21803.000	32613.000
	Other Income	1113.000	1016.000	1394.000
	<b>TOTAL</b>	<b>31038.000</b>	<b>22819.000</b>	<b>34007.000</b>
<b>Less</b>	<b>EXPENSES</b>			
	Cost of sales on projects	20120.000	12069.000	21611.000
	Property and facilities operating expenses	2634.000	2432.000	2333.000
	Employees benefits expense	1557.000	1615.000	1220.000
	Other expenses	1465.000	1210.000	1673.000
	Exceptional items	0.000	(2568.000)	0.000
	<b>TOTAL</b>	<b>25776.000</b>	<b>14758.000</b>	<b>26837.000</b>
	<b>PROFIT/ (LOSS) BEFORE INTEREST, TAX, DEPRECIATION AND AMORTISATION</b>	<b>5262.000</b>	<b>8061.000</b>	<b>7170.000</b>
<b>Less</b>	<b>FINANCIAL EXPENSES</b>	2148.000	1876.000	2211.000
	<b>PROFIT / (LOSS) BEFORE TAX, DEPRECIATION AND AMORTISATION</b>	<b>3114.000</b>	<b>6185.000</b>	<b>4959.000</b>
<b>Less/ Add</b>	<b>DEPRECIATION/ AMORTISATION</b>	558.000	495.000	504.000
	<b>PROFIT/ (LOSS) BEFORE TAX</b>	<b>2556.000</b>	<b>5690.000</b>	<b>4455.000</b>
<b>Less</b>	<b>TAX</b>	236.000	(201.000)	448.000
	<b>PROFIT/ (LOSS) AFTER TAX</b>	<b>2320.000</b>	<b>5891.000</b>	<b>4007.000</b>
	<b>EARNINGS IN FOREIGN CURRENCY</b>			

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F.O.B. Value of Exports	NA	2.650	16.900
<b>TOTAL EARNINGS</b>	<b>NA</b>	<b>2.650</b>	<b>16.900</b>
<b>IMPORTS</b>			
Components for projects	NA	121.560	262.500
Capital Goods	NA	334.070	129.800
<b>TOTAL IMPORTS</b>	<b>NA</b>	<b>455.630</b>	<b>392.300</b>
<b>Earnings / (Loss) Per Share (INR)</b>	<b>6.19</b>	<b>15.7</b>	<b>10.7</b>

**CURRENT MATURITIES OF LONG TERM DEBT DETAILS**

Particulars	31.03.2018	31.03.2017	31.03.2016
Current Maturities of Long term debt	NA	91.000	221.000
Cash generated from operations	NA	(77.000)	99.000
Net cash flow from operating activities	NA	(891.000)	(1631.000)

**QUARTERLY RESULTS**

Particulars	30.06.2018
<b>Unaudited</b>	<b>1<sup>st</sup> Quarter</b>
Net Sales	3122.000
Total Expenditure	2122.000
PBIDT (Excl OI)	1000.000
Other Income	398.000
Operating Profit	1398.000
Interest	987.000
Exceptional Items	NA
PBDT	411.000
Depreciation	150.000
Profit Before Tax	261.000
Tax	(99.000)
Provisions and contingencies	NA
Profit After Tax	360.000
Extraordinary Items	NA
Prior Period Expenses	NA
Other Adjustments	NA
Net Profit	360.000

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**KEY RATIOS**

**EFFICIENCY RATIOS**

PARTICULARS	31.03.2018	31.03.2017	31.03.2016
Average Collection Days (Sundry Debtors / Income * 365 Days)	104.88	137.17	110.88
Account Receivables Turnover (Income / Sundry Debtors)	3.48	2.66	3.29
Average Payment Days (Sundry Creditors / Purchases * 365 Days)	169.22	191.77	96.63
Inventory Turnover (Operating Income / Inventories)	0.14	0.18	0.17
Asset Turnover (Operating Income / Net Fixed Assets)	0.75	2.66	1.36

**LEVERAGE RATIOS**

PARTICULARS	31.03.2018	31.03.2017	31.03.2016
Debt Ratio ((Borrowing + Current Liabilities) / Total Assets)	0.64	0.61	0.64
Debt Equity Ratio (Total Liability / Networth)	0.78	0.69	0.87
Current Liabilities to Networth (Current Liabilities / Net Worth)	1.62	1.46	1.56
Fixed Assets to Networth (Net Fixed Assets / Networth)	0.14	0.06	0.13
Interest Coverage Ratio (PBIT / Financial Charges)	2.45	4.30	3.24

**PROFITABILITY RATIOS**

PARTICULARS		31.03.2018	31.03.2017	31.03.2016
Net Profit Margin [(PAT / Sales) * 100]	%	7.75	27.02	12.29
Return on Total Assets [(PAT / Total Assets) * 100]	%	1.68	4.78	3.42

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Return on Investment (ROI) (PAT / Networth) * 100	%	4.72	12.42	9.65
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**SOLVENCY RATIOS**

PARTICULARS	31.03.2018	31.03.2017	31.03.2016
Current Ratio (Current Assets / Current Liabilities)	0.89	1.04	1.10
Quick Ratio ((Current Assets – Inventories) / Current Liabilities)	0.40	0.38	0.45
G-Score Ratio Financial (Networth / Total Assets)	0.35	0.38	0.35
G-Score Ratio Debt (Debts / Equity Capital)	10.20	8.73	9.65
G-Score Ratio Liquidity (Total Current Assets / Total Current Liabilities)	0.89	1.04	1.10

Total Liability = Short-term Debt + Long-term Debt + Current Maturities of Long-term debts

**STOCK PRICES**

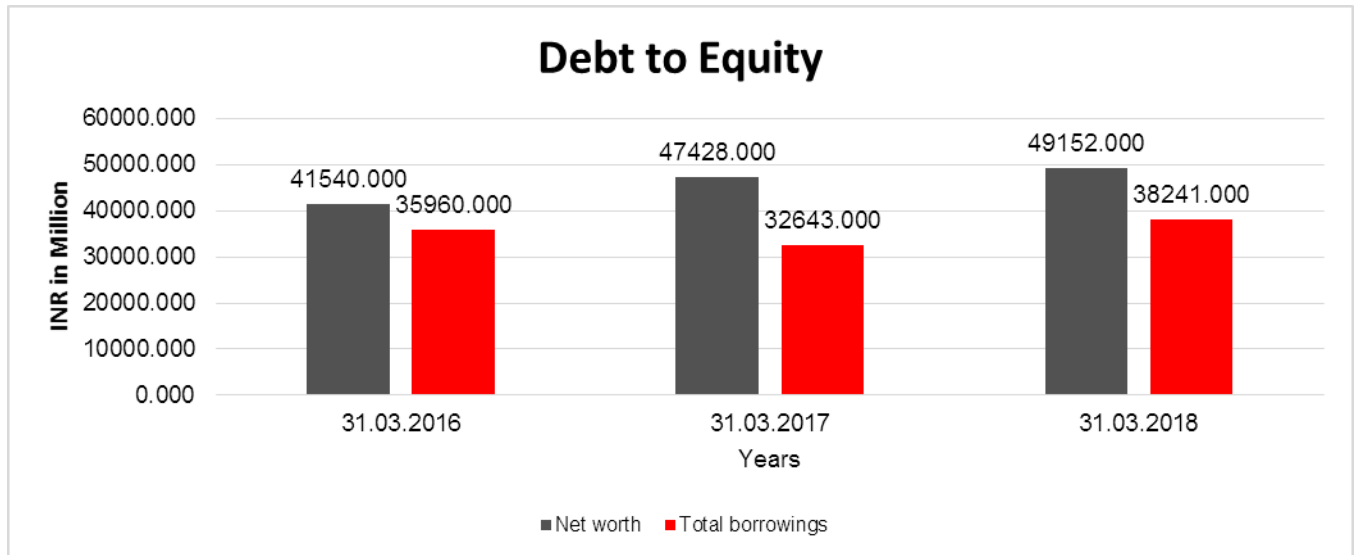
Face Value	INR 10.00/-
Market Value	INR 253.30/-

**FINANCIAL ANALYSIS**  
*[all figures are in INR Million]*

**DEBT EQUITY RATIO**

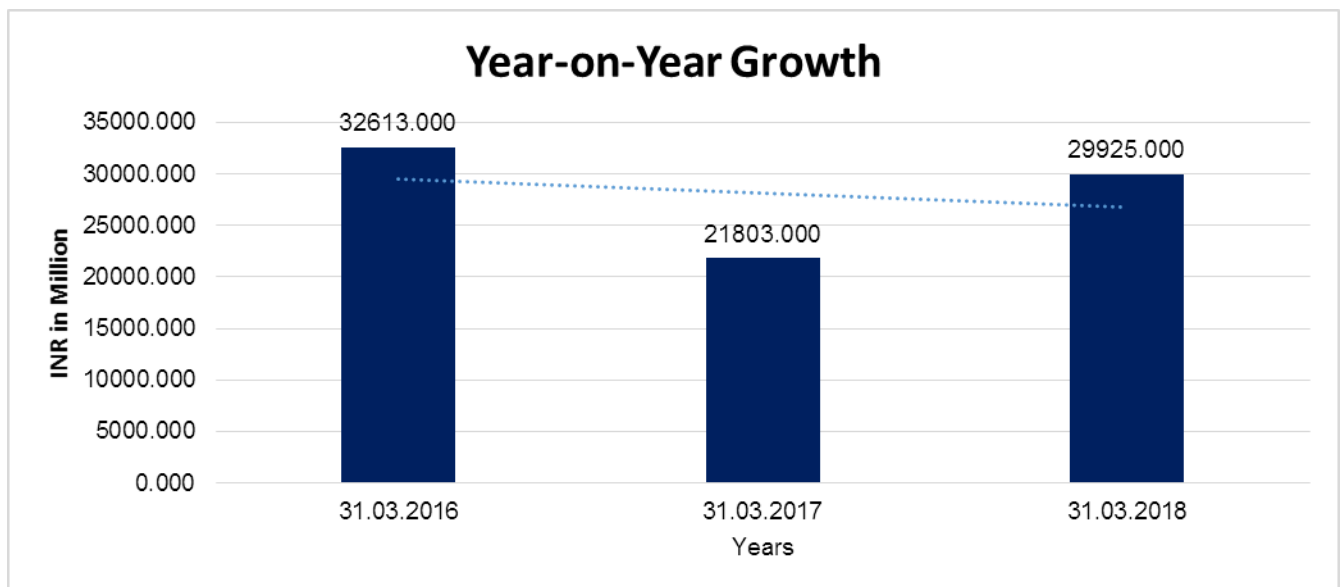
Particular	31.03.2016	31.03.2017	31.03.2018
	INR In Million	INR In Million	INR In Million
Share Capital	3750.000	3750.000	3750.000
Reserves & Surplus	37790.000	43678.000	45402.000
Money received against share warrants	0.000	0.000	0.000
Share Application money pending allotment	0.000	0.000	0.000
<b>Net worth</b>	<b>41540.000</b>	<b>47428.000</b>	<b>49152.000</b>
long-term borrowings	10317.000	6108.000	8948.000
Short term borrowings	25643.000	26535.000	29293.000
<b>Total borrowings</b>	<b>35960.000</b>	<b>32643.000</b>	<b>38241.000</b>
<b>Debt/Equity ratio</b>	<b>0.866</b>	<b>0.688</b>	<b>0.778</b>

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**YEAR-ON-YEAR GROWTH**

Year on Year Growth	31.03.2016	31.03.2017	31.03.2018
	INR In Million	INR In Million	INR In Million
Sales	32613.000	21803.000	29925.000
		<b>(33.146)</b>	<b>37.252</b>



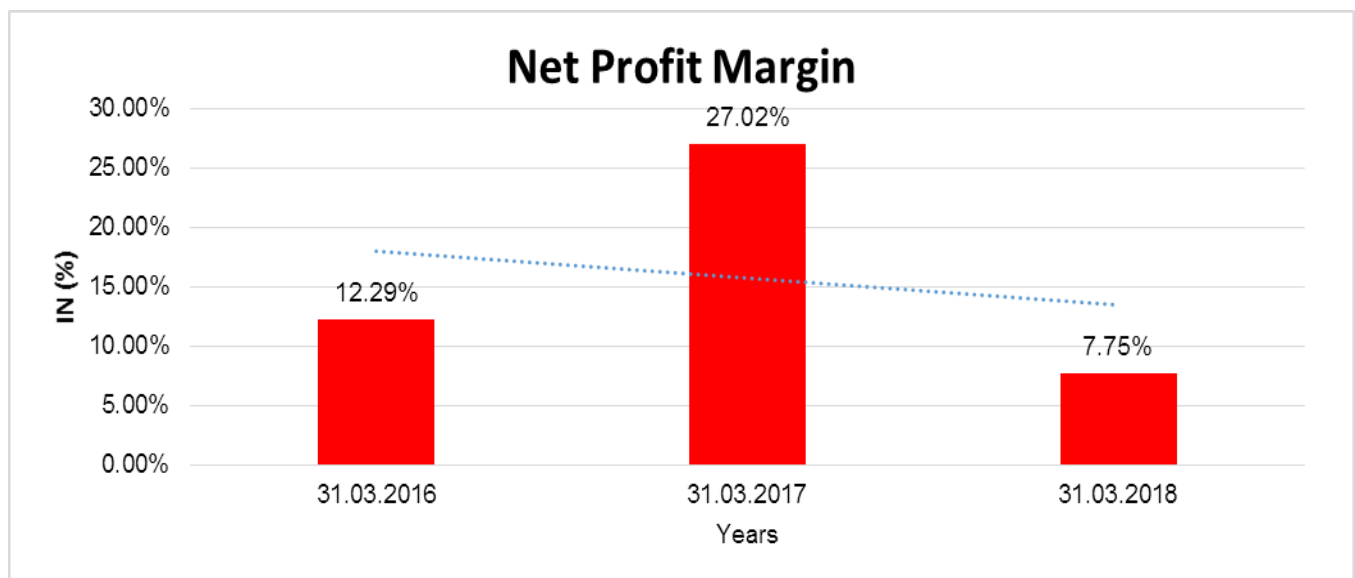
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**PRESTIGE OFFICE VENTURE (A UNIT OF PRESTIGE ESTATES PROJECTS LIMITED) - 5249**

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**NET PROFIT MARGIN**

Net Profit Margin	31.03.2016	31.03.2017	31.03.2018
	INR In Million	INR In Million	INR In Million
Sales	32613.000	21803.000	29925.000
Profit/(Loss)	4007.000	5891.000	2320.000
	<b>12.29%</b>	<b>27.02%</b>	<b>7.75%</b>



**ABRIDGED BALANCE SHEET (CONSOLIDATED)**

SOURCES OF FUNDS	31.03.2018	31.03.2017
<b>I. EQUITY AND LIABILITIES</b>		
(1) Shareholders' Funds		
(a) Share Capital	3750.000	3750.000
(b) Reserves & Surplus	43577.000	40890.000
(c) Money received against share warrants	0.000	0.000
(2) Share Application money pending allotment	0.000	0.000
Non controlling interest	2300.000	2114.000
<b>Total Shareholders' Funds (1) + (2)</b>	<b>49627.000</b>	<b>46754.000</b>
(3) Non-Current Liabilities		
(a) long-term borrowings	39743.000	35002.000
(b) Deferred tax liabilities (Net)	2434.000	2124.000
(c) Other long term liabilities	1702.000	1650.000

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**PRESTIGE OFFICE VENTURE (A UNIT OF PRESTIGE ESTATES PROJECTS LIMITED) - 5249**

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(d) long-term provisions		161.000	121.000
<b>Total Non-current Liabilities (3)</b>		<b>44040.000</b>	<b>38897.000</b>
(4) Current Liabilities			
(a) Short term borrowings		29335.000	21408.000
(b) Trade payables		13542.000	9230.000
(c) Other current liabilities		51815.000	52189.000
(d) Short-term provisions		1357.000	2003.000
<b>Total Current Liabilities (4)</b>		<b>96049.000</b>	<b>84830.000</b>
<b>TOTAL</b>		<b>189716.000</b>	<b>170481.000</b>
<b>II. ASSETS</b>			
(1) Non-current assets			
(a) Fixed Assets			
(i) Tangible assets		12746.000	6077.000
(ii) Intangible Assets		3172.000	3116.000
(iii) Capital work-in-progress		25081.000	17952.000
(iv) Intangible assets under development		0.000	0.000
(b) Non-current Investments		4235.000	3448.000
(c) Deferred tax assets (net)		691.000	1014.000
(d) Long-term Loan and Advances		9104.000	9121.000
(e) Other Non-current assets		44257.000	34846.000
<b>Total Non-Current Assets</b>		<b>99286.000</b>	<b>75574.000</b>
(2) Current assets			
(a) Current investments		111.000	103.000
(b) Inventories		57127.000	66919.000
(c) Trade receivables		9645.000	10057.000
(d) Cash and cash equivalents		7385.000	3864.000
(e) Short-term loans and advances		7067.000	5948.000
(f) Other current assets		9095.000	8016.000
<b>Total Current Assets</b>		<b>90430.000</b>	<b>94907.000</b>
<b>TOTAL</b>		<b>189716.000</b>	<b>170481.000</b>

**PROFIT & LOSS ACCOUNT (CONSOLIDATED)**

PARTICULARS	31.03.2018	31.03.2017
<b>SALES</b>		
Income	54986.000	47745.000
Other Income	679.000	872.000
<b>TOTAL</b>	<b>55665.000</b>	<b>48617.000</b>

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**PRESTIGE OFFICE VENTURE (A UNIT OF PRESTIGE ESTATES PROJECTS LIMITED) - 5249**

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<b>Less</b>	<b>EXPENSES</b>			
	Cost of sales on projects		32977.000	28284.000
	Purchases of Stock-in-Trade		0.000	0.000
	Property and facilities operating expenses		5605.000	5257.000
	Employees benefits expense		2952.000	2933.000
	Other expenses		2512.000	2073.000
	Share of profit / (loss) from associates/ jointly controlled entities (Net)		(136.000)	(121.000)
	<b>TOTAL</b>		<b>43910.000</b>	<b>38426.000</b>
	<b>PROFIT/ (LOSS) BEFORE INTEREST, TAX, DEPRECIATION AND AMORTISATION</b>		<b>11755.000</b>	<b>10191.000</b>
<b>Less</b>	<b>FINANCIAL EXPENSES</b>		3827.000	3160.000
	<b>PROFIT / (LOSS) BEFORE TAX, DEPRECIATION AND AMORTISATION</b>		<b>7928.000</b>	<b>7031.000</b>
<b>Less/ Add</b>	<b>DEPRECIATION/ AMORTISATION</b>		1547.000	1637.000
	<b>PROFIT/ (LOSS) BEFORE TAX</b>		<b>6381.000</b>	<b>5394.000</b>
<b>Less</b>	<b>TAX</b>		2135.000	1600.000
	<b>PROFIT/ (LOSS) AFTER TAX</b>		<b>4246.000</b>	<b>3794.000</b>
	<b>Earnings / (Loss) Per Share (INR)</b>		<b>9.90</b>	<b>7.2</b>

**LEGAL CASES**

**CCH1 PRL. CITY CIVIL and SESSIONS JUDGE**

**Case Details**

Case Type: EX - Execution Petition Under Order

Filing Number: 636/2017 Filing Date: 03-03-2017

Registration Number: 636/2017 Registration Date: 03-03-2017

CNR Number: KABC01-005519-2017

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**PRESTIGE OFFICE VENTURE (A UNIT OF PRESTIGE ESTATES PROJECTS LIMITED) - 5249**

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**Case Status**

**First Hearing Date: 06th March 2017**

**Next Hearing Date: 29th July 2017**

**Stage of Case: NOTICE**

**Court Number and Judge: 6-CCH13 V ADDL. CITY CIVIL AND SESSIONS JUDGE**

**Petitioner and Advocate**

1) TSG INTERNATIONAL MARKETING PRIVATE LIMITED

Address - OFFICE AT 691-A, NAJAFGARH ROAD, MOTI NAGAR, DELHI REP BY ITS AUTHORIZED REP

SUDHIR SHARMA

Advocate- JAYNA KOTHARI

**Respondent and Advocate**

1) UNITED BREWERIES HOLDING LIMITED

Address - OFFICE AT UB TOWER, LEVEL 12, UB CITY, NO.24, VITTAL MALLYA ROAD, BANGALORE

2) PRESTIGE ESTATES PROJECTS PRIVATE LIMITED

OFFICE AT THE FALCON HOUSE, NO.1, MAIN GUARD CROSS ROAD, BANGALORE

3) CITY PROPERTIES MAINTENANCE COMPANY

OFFICE AT BASEMENT, UB CITY, NO.24, VITTAL MALLYA ROAD, BANGALORE

4) PRESTIGE AMUSEMENT PRIVATE LIMITED

THE FALCON HOUSE, NO.1, MAIN GUARD CROSS ROAD, BANGALORE

**Acts**

Under Act(s)	Under Section(s)
U/O 21 RULE 11 OF CPC	.

**History of Case Hearing**

Registration Number	Judge	Business On Date	Hearing Date	Purpose of hearing
636/2017	CCH13 V ADDL. CITY CIVIL AND SESSIONS JUDGE	06-03-2017	25-03-2017	NOTICE
636/2017	CCH13 V ADDL. CITY CIVIL AND SESSIONS JUDGE	25-03-2017	13-04-2017	HEARING
636/2017	CCH13 V ADDL. CITY CIVIL AND SESSIONS JUDGE	13-04-2017	09-06-2017	NOTICE

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**PRESTIGE OFFICE VENTURE (A UNIT OF PRESTIGE ESTATES PROJECTS LIMITED) - 5249**

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636/2017	CCH13 V ADDL. CITY CIVIL AND SESSIONS JUDGE	09-06-2017	29-07-2017	NOTICE
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**LOCAL AGENCY FURTHER INFORMATION**

Sr. No.	Check list by info agents	Available in Report (Yes/No)
1	Year of establishment	Yes
2	Constitution of the entity -Incorporation details	Yes
3	Locality of the entity	Yes
4	Premises details	No
5	Buyer visit details	--
6	Contact numbers	Yes
7	Name of the person contacted	Yes
8	Designation of contact person	No
9	Promoter's background	Yes
10	Date of Birth of Proprietor / Partners / Directors	Yes
11	Pan Card No. of Proprietor / Partners	No
12	Voter Id Card No. of Proprietor / Partners	No
13	Type of business	Yes
14	Line of Business	Yes
15	Export/import details (if applicable)	No
16	No. of employees	Yes
17	Details of sister concerns	Yes
18	Major suppliers	No
19	Major customers	No
20	Banking Details	Yes
21	Banking facility details	Yes
22	Conduct of the banking account	--
23	Financials, if provided	Yes
24	Capital in the business	Yes
25	Last accounts filed at ROC, if applicable	Yes
26	Turnover of firm for last three years	Yes
27	Reasons for variation <> 20%	--
28	Estimation for coming financial year	No
29	Profitability for last three years	Yes
30	Major shareholders, if available	Yes
31	External Agency Rating, if available	Yes
32	Litigations that the firm/promoter involved in	Yes
33	Market information	--
34	Payments terms	No
35	Negative Reporting by Auditors in the Annual Report	No

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**PRESTIGE OFFICE VENTURE (A UNIT OF PRESTIGE ESTATES PROJECTS LIMITED) - 5249**

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**CORPORATE INFORMATION (As on 31.03.2017)**

The Company was incorporated on June 4, 1997 as a company under the Companies Act, 1956 ("the 1956 Act"). The Company is engaged in the business of real estate development.

The Company is a public limited company incorporated and domiciled in India and has its registered office at Bangalore, Karnataka, India. Its shares are listed on Bombay Stock Exchange (BSE) and National Stock Exchange (NSE).

The financial statements have been authorised for issuance by the Company's Board of Directors on May 30, 2017.

**UNSECURED LOAN**

<b>PARTICULARS</b>	<b>31.03.2018 (INR in Million)</b>	<b>31.03.2017 (INR in Million)</b>
<b>Short-term borrowings</b>		
<b>Loans and advances from related parties</b>		
- Inter corporate deposits and others	NA	5987.000
<b>Total</b>	<b>NA</b>	<b>5987.000</b>

**INDEX OF CHARGES**

<b>Charges Registered</b>							
<b>SN o</b>	<b>SRN</b>	<b>Charge Id</b>	<b>Charge Holder Name</b>	<b>Date of Creation</b>	<b>Date of Modification</b>	<b>Amount</b>	<b>Address</b>
1	G96028303	100194938	Axis Bank Limited	06/07/2018	-	800000000.0	Corporate Banking Branch, Express Building Second Floor, No.1, Queen's Road Bangalore KA560001IN
2	G87250031	100179644	IDBI TRUSTEES HIP SERVICES LIMITED	10/05/2018	-	500000000.0	Asian Building, Ground Floor, 17, R. Kamani Marg, Ballard Estate Mumbai MH400001IN
3	G86735966	100174673	HOUSING DEVELOPMENT FINANCE CORPORATION LIMITED	20/04/2018	-	340000000.0	RAMON HOUSE 169 BACKBAY RECLAMATION HT PAREKH MARG MUMBAI MA400020IN
4	G73950917	100147430	UNIVERSAL	30/10/2017	10/01/2018	300000000.0	D-214, Kanakia Zillion, L.B.S Marg Kurla BEST BUS

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			TRUSTEES HIP SERVICES LIMITED				DEPOT, BKC Annexe, Kurla (west)MumbaiTG500075IN
5	G76491 968	100152 479	PNB HOUSING FINANCE LIMITED	27/10/2 017	29/01/20 18	4500000000.0	9TH FLOOR ANTRIKSH BHAWAN22 K G MARGNEW DELHIDe110001IN
6	G44506 202	100099 377	Indian Overseas Bank	27/04/2 017	-	3000000000.0	Large Corporate Bank, Srisailam Complex,GandhinagarBenga luruKA560009IN
7	G43186 824	100095 626	State Bank of India	31/03/2 017	-	6900000000.0	Commercial Branch (04196), 1st FloorKrishi Bhavan, Hudson CircleBengaluruKA560001IN
8	G90873 928	100104 196	The Jammu and Kashmir Bank Limited	30/03/2 017	14/06/20 18	1500000000.0	No. 70/1, Ground Floor, Brownamma Towers,2nd Cross, Mission RoadBangaloreKA560027IN
9	G36845 121	100079 549	Standard Chartered Bank	06/02/2 017	-	3300000000.0	112, "Serenity, 3rd Floor, East wing,Koramangala Industrial Area, 5th Block,koramangalaBangalor eKA560095IN
10	G33549 965	100072 567	Deutsche Bank AG	10/01/2 017	-	1924000000.0	Raheja Towers26-27, M.G RoadBangaloreKA560001IN

**STATEMENT OF STANDALONE UNAUDITED FINANCIALS RESULTS FOR THE QUARTER ENDED 30th  
JUNE, 2018**

**(INR In Million)**

<b>PARTICULARS</b>	<b>30.06.2018 (Unaudited)</b>
<b>Income from Operations</b>	
Revenue from Operations	3122.000
Other Income	398.000
<b>Total Income from operations (Net)</b>	<b>3520.000</b>
<b>EXPENSES</b>	
(Increase)/ decrease in inventory	(6909.000)
Contractor cost	2028.000
Purchase of material	533.000
Land cost	4631.000
Rental expenses	740.000
Facility management expenses	178.000
Rates and taxes	149.000

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Employee benefits expense	434.000
Finance costs	987.000
Depreciation and amortisation expense	150.000
Other expenses	338.000
<b>Total Expenses</b>	<b>3259.000</b>
<b>Profit/ (Loss) Before Tax</b>	<b>261.000</b>
<b>Tax expenses</b>	<b>(99.000)</b>
<b>Profit/ (Loss) for the period/ year</b>	<b>360.000</b>
Paid-up equity share capital (Face Value of the Share INR 10/- each)	3750.000
<b>Earnings / (Loss) Per Share</b>	
<b>Basic and Diluted</b>	<b>0.96</b>

**Notes:**

- The above unaudited results have been reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on 27 July, 2018.
- The statutory auditors have carried out limited review of the above results.
- **Segment information**  
The chief operating decision maker of the company reviews the operations of the company as a real estate development activity and letting out / operating of developed properties, which is considered to be the only reportable segment by the management.
- The Company had entered into a registered Joint Development Agreement (JDA) with a certain land owner (the "Land Owner Company") to develop a residential project ("the Project"). Under the said JDA, the Company acquired development rights over a certain parcel of land of the Land Owner Company and in exchange was required to provide the Land Owner Company identified developed units with a certain specified built-up area (the "Land Owner Company's share"). The Company had also incurred Transferrable Development Rights (TDR's) of INR 881.000 Million which are recoverable from the Land Owner Company along with an interest of 12% per annum, from the sale of units from the residential project belonging to the Land Owner Company. As at 30 June 2018, gross receivables due from the Land Owner Company towards TDR's aggregate to INR 923.000 Million. The Land Owner Company has been ordered to be wound up by the Hon'ble High Court of Judicature during the year ended 31 March 2017. The land owner Company has challenged the court order, the legal proceedings of which is pending with the Judicature. Considering the rights of the Company under the JDA, the status of development achieved so far in the Project; the plans for completion of the Project; the Escrow arrangement with the Company, Land Owner Company and the Lender of the Land Owner Company (to whom the Land Owner Company's share of developed units have been mortgaged), which provides for manner of recovery of TDR dues; the fact that the Company needs to be a confirming party for registering the sale deed for the underlying units of the Land Owner Company; and that the handing over formalities of the underlying

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units are yet to be completed, the Company expects to recover the above gross clues towards TDR's and has accordingly classified them as good and recoverable in the financial statements.

- During the quarter the Company acquired directly/ indirectly further stake in Thomsun Realtors Private Limited, 49% stake in Prestige Mysore Retail Ventures Private Limited, 49% stake in Prestige Mangalore Retail Ventures Private Limited, 50% stake in Prestige Garden Constructions Private Limited, 50% stake in CapitaLand Retail Prestige Mall Management Private Limited, 100% stake in Flicker Projects Private Limited, 24.5% stake in Babji Realtors Private Limited and 60% stake in Apex Realty Ventures.
- Ind AS 115 Revenue from Contracts with Customers, mandatory for reporting periods beginning on or after April 1, 2018, replaces existing revenue recognition requirements. The application of ind AS 115 has impacted the Company's accounting for recognition of revenue from real estate Projects.
- The Company has applied the modified retrospective approach to contracts that were not completed as of April 1, 2018 and has given impact of ind AS 115 application by debit to retained earnings as at the said date by INR 8992.000 million (net of tax). Accordingly the comparatives have not been restated and hence not comparable with previous period figures. Due to the application of IND AS 115 for the period ended June 30, 2018, revenue from operations (including impact of IND AS 115 on share of profit from partnership firms, who have also applied modified retrospective approach) is lower by INR 1389.000 million and Net profit after tax (including impact of IND AS 115 on share of profit from partnership firms) is higher by INR 63.000 million, vis-a-vis the amounts if replaced standards were applicable. The basic and diluted EPS for the period is INR 0.79, instead of INR 0.96 per share
- Previous period's figures have been reclassified to confirm with the current period's classification, wherever applicable.

**CONTINGENT LIABILITIES:**

PARTICULARS	(INR in million)	
	31.03.2018	31.03.2017
Claims against Company not acknowledged as debts		
-Disputed Value Added Tax	NA	223.000
-Disputed Service Tax	NA	525.000
-Disputed Income Tax	NA	26.000
-Others	NA	123.000
The above amounts do not include penalties, if any, that may be levied by the authorities when the disputes are settled.		
Corporate guarantees given on behalf of other entities	NA	33873.000

**FIXED ASSETS (As on 31.03.2017)**

- Land – freehold
- Land - leasehold
- Buildings
- Leasehold building
- Plant and machinery

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- Office Equipment
- Leasehold improvements - plant and machinery
- Furniture and fixtures
- Leasehold improvements - furniture and fixtures
- Vehicles
- Computers and Accessories
- Computer Software

**CMT REPORT (Corruption, Money Laundering & Terrorism]**

The Public Notice information has been collected from various sources including but not limited to: ***The Courts, India Prisons Service, Interpol, etc.***

**1] INFORMATION ON DESIGNATED PARTY**

No records exist designating subject or any of its beneficial owners, controlling shareholders or senior officers as terrorist or terrorist organization or whom notice had been received that all financial transactions involving their assets have been blocked or convicted, found guilty or against whom a judgement or order had been entered in a proceedings for violating money-laundering, anti-corruption or bribery or international economic or anti-terrorism sanction laws or whose assets were seized, blocked, frozen or ordered forfeited for violation of money laundering or international anti-terrorism laws.

**2] Court Declaration :**

No records exist to suggest that subject is or was the subject of any formal or informal allegations, prosecutions or other official proceeding for making any prohibited payments or other improper payments to government officials for engaging in prohibited transactions or with designated parties.

**3] Asset Declaration :**

No records exist to suggest that the property or assets of the subject are derived from criminal conduct or a prohibited transaction.

**4] Record on Financial Crime :**

Charges or conviction registered against subject: **None**

**5] Records on Violation of Anti-Corruption Laws :**

Charges or investigation registered against subject: **None**

**6] Records on Int'l Anti-Money Laundering Laws/Standards :**

Charges or investigation registered against subject: **None**

**7] Criminal Records**

No available information exist that suggest that subject or any of its principals have been formally charged or convicted by a competent governmental authority for any financial crime or under any formal investigation by a competent government authority for any violation of anti-corruption laws or international anti-money laundering laws or standard.

**8] Affiliation with Government :**

No record exists to suggest that any director or indirect owners, controlling shareholders, director, officer or employee of the company is a government official or a family member or close business associate of a Government official.

**9] Compensation Package :**

Our market survey revealed that the amount of compensation sought by the subject is fair and reasonable and comparable to compensation paid to others for similar services.

**10] Press Report :**

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No press reports / filings exists on the subject.

**CORPORATE GOVERNANCE**

MIRA INFORM as part of its Due Diligence do provide comments on Corporate Governance to identify management and governance. These factors often have been predictive and in some cases have created vulnerabilities to credit deterioration.

Our Governance Assessment focuses principally on the interactions between a company's management, its Board of Directors, Shareholders and other financial stakeholders.

**CONTRAVENTION**

Subject is not known to have contravened any existing local laws, regulations or policies that prohibit, restrict or otherwise affect the terms and conditions that could be included in the agreement with the subject.

**FOREIGN EXCHANGE RATES**

Currency	Unit	INR
US Dollar	1	INR 70.26
UK Pound	1	INR 89.41
Euro	1	INR 80.02

**INFORMATION DETAILS**

<b>Information Gathered by :</b>	STL
<b>Analysis Done by :</b>	NYT
<b>Report Prepared by :</b>	SUD

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**SCORE FACTORS**

DEMERIT POINTS		
--BANK CHARGES	YES/NO	YES
--LITIGATION	YES/NO	YES
--OTHER ADVERSE INFORMATION	YES/NO	NO
MERIT POINTS		
--SOLE DISTRIBUTORSHIP	YES/NO	NO
--EXPORT ACTIVITIES	YES/NO	NO
--AFFILIATION	YES/NO	YES
--LISTED	YES/NO	YES
--OTHER MERIT FACTORS	YES/NO	YES

**RATING EXPLANATIONS**

Credit Rating	Explanation	Rating Comments
A++	Minimum Risk	Business dealings permissible with minimum risk of default
A+	Low Risk	Business dealings permissible with low risk of default
A	Acceptable Risk	Business dealings permissible with moderate risk of default
B	Medium Risk	Business dealings permissible on a regular monitoring basis
C	Medium High Risk	Business dealings permissible preferably on secured basis
D	High Risk	Business dealing not recommended or on secured terms only
NB	New Business	No recommendation can be done due to business in infancy stage
NT	No Trace	No recommendation can be done as the business is not traceable

NB is stated where there is insufficient information to facilitate rating. However, it is not to be considered as unfavourable.

This score serves as a reference to assess SC's credit risk and to set the amount of credit to be extended. It is calculated from a composite of weighted scores obtained from each of the major sections of this report. The assessed factors are as follows:

- Financial condition covering various ratios
- Company background and operations size
- Promoters / Management background
- Payment record
- Litigation against the subject
- Industry scenario / competitor analysis
- Supplier / Customer / Banker review (wherever available)

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