Date: 18.05.2017

To,
Corporate Relationship Department
Bombay Stock Exchange Limited
1st Floor, New Trading Ring,
Rotunda Building, P.J. Towers,
Dalal Street, Fort,
Mumbai- 400 001

Scrip Code: 530695~ Prime Property Development Corporation Limited

Sub: Filing of Audited Financial Results and Outcome of Board Meeting as per Regulation 33 of SEBI (Listing and Obligation Disclosure Requirements) 2015

Dear Sir,

As informed to you vide letter dated 09.05.2017 pursuant to Regulation 33 of SEBI (Listing and Obligation Disclosure Requirements) 2015, the Board of Directors in their meeting held today, i.e. on $18^{\rm th}$ May, 2017 inter alia has:

- 1. Approved and adopted Audited Financial Statements (Standalone and Consolidated) and Audited Financial Results (Standalone and Consolidated) for the quarter and Year ended on $31^{\rm st}$ March, 2017
- Approved Auditors' Report and statement of Asset and Liabilities as on March 31, 2017.
- 3. Recommended dividend at 20% on the paid up Share Capital of the Company i.e. Re.1/- (Rupee One only) per share of Rs.5 each, for the financial year 2016-17.

Thanking You,

Yours Faithfully,

For Prime Property Development Corporation Limited

Chairman: 00006463

P.L. Soni



PROPERTY DEVELOPMENT CORPORATION LTD.

							₹In	Lakhs
			STA	AND ALONE RESU	LTS		CONSOLIDATED	
Sr. No.	Particulars	Quarter ended Audited	Quarter ended UnAudited	Quarter ended Audited	Audited for the Year ended	Audited for the Year ended	Audited for the Year ended	Audited for the Year ended
		31.03.2017	31.12.2016	31.03.2016	31.03.2017	31.03.2016	31.03.2017	31.03.2016
1	Income from Operations							
	a) Net Sales/Income from operations	27.36	-	-	4,167.36	-	4,167.36	•
	b) Other Operating Income		-			-	-	-
	TOTAL INCOME FROM OPERATIONS (net)	27.36	-	-	4,167.36		4,167.36	150 164
2	Expenses							
	a). Cost of materials consumed	10.66	1.65	-	70.24	51.15	70.24	51.15
	b). Purchase of stock-in trade	-	-		•	**************************************	-	-
	c). Changes in inventories of finish goods, work-in- progress and stock-in-trade		-	-	1,257.89	(51.15)	1,257.89	(51.15)
	d). Employee benefits expenses	14.00	15.51	19.92	59.20	64.28	59.20	64.28
	e). Depreciation and amortisatisation expenses	3.87	3.82	3.43	14.60	13.84	14.60	13.84
	f). Other Expenses	296.15	47.98	4 31.25	461.60	137.22	479.57	147.00
	Total Expenses	324.68	68.96	54.60	1,863.53	215.34	1,881.50	225.12
3	Profit / (Loss) from Operations before other income- finance costs and exceptional items (1-2) Exceptional items (1 - 2)	(297.32)	(68.96)	(54.60)	2,303.83	(215.34)	2,285.86	(225.12)
4	Other Income	596.05	224.18	80.21	1,136.18	344.81	1,136.18	344.81
5	Profit / (Loss) from ordinary activites before finance costs and exceptional items (3 + 4)	298.74	155.22	25.61	3,440.02	129.47	3;422.04	119.69
6	Finance costs	*	2.38	0.02	2.87	0.02	6.00	1.94
7	Profit / (Loss) from ordinary activities after finance costs but before exceptional items (5 - 6)	298.74	152.84	25.59	3,437.15	129.45	3,416.04	117.75
8	Exceptional Item	1000		-	-		-	-
9	Profit / (Loss)from Ordinary Activities before Tax (7 + 8)	298.74	152.84	25.59	3,437.15	129.45	3,416.04	117.75
10	Tax Expense	109.87	(0.88)	(156.12)	1,272.02	70.11	1,272.02	72.80
11	Net Profit / (Loss) from Ordinary Activities after Tax (9- 10)	188.87	153.72	181.71	2,165.12	59.34	2,144.01	44.95
12	Extraordinary Items (net of tax expenses)					-	-	
	Net Profit / (Loss) for the Period (11+12)	188.87	153.72	181.71	2,165.12	59.34	2,144.01	44.95
14	Paid-up equity share capital (Face value of Rs. 5/- each)	848.55	848.55	848.55	848.55	848.55	848.55	848.55
15	Reserve excluding Revalution reserves as per balance sheet of previous accounting year				8,011.96	6,051.30	7,559.06	5,619.50
16.i	Earnings per share (before extraordinary items) (of Rs. 5/-each) not annualised): (a) Basic	1.11	0.91	1.07	12.76	0.35	12.63	0.26
	(b) Diluted	1.11	0.91	1.07	12.76	0.35	12.63	0.26
	Earnings per share (after extraordinary items) (of Rs. 5/-each) not annualised):							
	(a) Basic	1.11	0.91	1.07	12.76	0.35	12.63	0.26
	(b) Diluted	1.11	0.91	1.07	12.76	0.35	12.63	0.26

TA: L67120 MH1992 PLC070121



PART		STAND ALONE RESULTS					
Sr.	Particulars	Quarter ended Audited	Quarter ended UnAudited	Quarter ended Audited	Audited for the Year ended	Audited for the Year ended	
		31.03.2017	31.12.2016	31.03.2016	31.03.2017	31.03.2016	
Α	PARTICULARS OF SHAREHOLDING						
-1	Public shareholding						
	(a)Number of shares	48,41,733	48,41,733	48,41,733	48,41,733	48,41,733	
	(b) Percentage of shareholding	28.53%	28.53%	28.53%	28.53%	28.53%	
2	Promoters and promoter Group shareholding						
	(a) Pledged / Encumbered	Nil	Nil	Nil	Nil	Nil	
	(i) Number of shares	Nil	Nil	Nil	Nil	Nil	
	(ii) Percentage of share (as a % of the total shareholding of promoter and promoter group)	Nil	Nil	Nil	Nil	Nil	
	(iii)percentage of shares (as a % of the total share capital of the company)	Nil	» Nil	Nil	Nil	Nil	
	(b) Non-encumbered						
	(i) Number of shares	1,21,29,347	1,21,29,347	1,21,29,347	1,21,29,347	1,21,29,347	
	(ii) Percentages of shares (as a % of the total shareholding of the promoter and pramoter group)	100.00%	100.00%	100.00%	100.00%	100.00%	
	(iii) Percentage of share (as a % of the total share capital of the company)	71.47%	71.47%	71.47%	71.47%	71.47%	
		Quarter Ended 31.03.2017					
В	INVESTOR COMPLAINTS					•	
	Pending at the beginning of the quarter	Nil					
	Received during the quarter	Nil					
	Disposed of during the quarter	. Nil					
	Remaining unresolved at the end of the quarter	Nil					





PROPERTY DEVELOPMENT CORPORATION LTD.

Note

The Statement of Assets and Liabilities

		LOVE	₹ In Lakhs CONSOLIDATED		
	STANDA	LONE	CONSOLIL	TED	
Particulars	Audited 31.03.2017 ₹	Audited 31.03.2016 ₹	Audited 31.03.2017 ₹	Audited 31.03.2016 ₹	
QUITY AND LIABLITIES					
Shareholders' funds					
Share Capital	848.55	848.55	848.55	848.5	
Reserve & surplus	8,011.96	6,051.30	7,559.06	5,619.5	
Sub -Total Shareholders' Funds	8,860.51	6,899.85	8,407.61	6,468.0	
Non-current liablities					
Long-Term Borrowings					
Deferred Tax liablities (net)	26.75		26.75	•	
Other long-term liablities	429.22	487.56	429.22	487.	
Sub Total Non Current Liablities	455.97	487.56	455.97	487.	
				4	
Current Liablities		- No. 1		4	
	44.00	47.14	12.86	17.	
Trade payables	11.89	16.14 559.70	254.30	559.	
Other Current liablities	253.97	339.70	254.50	337.	
Short-term provisions	407.01	252.50	407.01	252.	
Sub Total Current Liablities	672.87	828.34	674.17	829.	
TOTAL-EQUITY AND LIABLITIES	9,989.35	8,215.76	9,537.75	7,785.2	
SETS					
Non-current assets					
Fixed Assets	201.06	204.21	3,607.23	3,610.	
Goodwill on Consolidation			234.53	234.	
Non-current investments	3,075.05	3,075.05	65.05	65.	
Deferred Tax Assets (Net)		146.12		146.	
Long-terms loans and advances	1,402.66	1,387.87	319.24	319.	
Sub Total Non Current Assets	4,678.77	4,813.25	4,226.05	4,375.	
Current Assets		1 257 90		1,257.	
Inventories		1,257.89		1,237.	
Trade receivables	39.96	31.90	41.07	39.	
Cash and cash equivalents Short-terms loans and advances	5,263.44	2,111.61	5,263.44	2,111.	
Shore terms tours and devances					
Other current assets	7.18	1.11	7.19	1.	
Sub-Total Current Assets	5,310.58	3,402.51	5,311.70	3,409.	
TOTAL ASSETS	9,989.35	8,215.76	9,537.75	7,785.	

CIN: L67120 MH1992 PLC070121

BUILDERS & DEVELOPERS

101, SONI HOUSE, PLOT NO. 34, GULMOHAR ROAD NO. 1, JUHU SCHEME, VILE PARLE (W), MUMBAI - 400 049. • TEL. : 2624 2144 • FAX : 2623 5076 • E-mail : ppdcl.chairman@gmail.com • Website : www.ppdcl.com

- 2 The above Consolidated and Standalone Financial results of the Company for the quarter and year ended 31st March, 2017 have been reviewed and recommended by the Audit Committee and approved by the Board of Directors at its meeting held on 18th May 2017.
- 3 The Consolidated financial result includes the financial results of wholly owned subsidiary, Sea King-club Pvt. Ltd.
- The figures of the quarter ended 31st March, 2017 are the balancing figures between the audited figures in respect of the full financial year and the published year to date figures up to the third quarter of the current financial year.
- 5 The Company has charged depreciation as per the provision of Schedule II of the Companies, Act 2013.
- 6 The Board of Directors has recommended a Dividend of 20% on the paid-up share capital i.e. Re. 1 /- on Equity Shares of Rs.
 - 5/- each for the Year Ended 31st March, 2017.
- 7 On Standalone basis company operates in a single primary business segment hence no segment reporting has been furnished for standalone results. The group has mainly two business segments, i.e. a) Property Development and b)Hotel. The segment reporting as per Accounting Standard 17 is as follows:

(₹ In Lakhs)

	Particulars	Consolidated Year Ended			
		31.03.2017	31.03.2016		
i	Segment Revenue		4		
	Property Development	5,303.54	344.81		
	Hotel				
	Total	5,303.54	344.81		
ii	Segment Result				
	Operating Profit / (Loss) before Interest & Tax				
	Property Development	3,440.02	129.47		
	Hotel	(17.97)	(9.78)		
	Total	3,422.05	119.69		
	Less: Interest	6.00	1.94		
	Total Profit / (Loss) before Tax	3,416.04	117.75		
iii	Capital employed				
	Property Development	3,917.67	1,972.13		
	Hotel	3,406.86	3,412.85		
	Total	7,324.53	5,384.97		

- Tax expenses are net of MAT credit recoverable and include Current Tax, Short / Excess tax for earlier years and deferred tax.
- 9 Figures have been re-classified / regrouped / re-arranged wherever necessary.

For Prime Property Development Corporation Ltd

P. L. Soni

Chairman (DIN No: 00006463)

Place: Mumbai Date: 18/05/2017

CIN: L67120 MF1992 PLC070121 BUILDERS & DEVELOPERS



101-103, REWA CHAMBERS 31, NEW MARINE LINES MUMBAI - 400 020. INDIA

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Auditor's Report On Quarterly Financial Results and Year to Date Results of the gmail.com

Company Pursuant to the Regulation 33 of the SEBI (Listing Obligations and

Disclosure Requirements) Regulations, 2015

To, Board of Directors,

PRIME PROPERTY DEVELOPMENT CORPORATION LIMITED

We have audited the accompanying statements of quarterly financial results of **PRIME PROPERTY DEVELOPMENT CORPORATION LIMITED** for the quarter ended 31st March 2017 and the year to date results for the period 1st April 2016 to 31st 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.

These quarterly financial results are the derived figures between the audited figures in respect of the year ended 31st March, 2017 and the published year to date figures upto 31st December, 2016 being the date of the end of the 3rd Quarter of the current financial year, which were subject to limited review.

The Financial results for the quarter ended 31st March, 2017 and year ended 31st March, 2017 have been prepared on the basis of the financial results for the nine month period ended 31st December, 2016, The audited annual financial statements as at end for the year ended 31st March, 2017, and the relevant requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, which are the responsibility of the Company's management and have been approved by the Board of Directors of the Company. Our responsibility is to express an opinion on these financial results based on our review of the financial results for the nine month period ended 31st December, 2016 which was prepared in accordance with the recognition and measurement principles laid down in Accounting Standard for Interim Financial Reporting (AS 25), prescribed, under Section 133 of the Companies Act, 2013 read with relevant rules issued thereunder and other accounting principles generally accepted in India. Our audit of the annual financial statements as at and for the year ended 31st March, 2017, and the relevant requirements of Regulation 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

We conducted our audit in accordance with the auditing standards generally accepted in India. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial results are free of material misstatement(s). 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



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significant estimates made by management. We believe that our audit provides amail.com 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 year to date 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 for the quarter ended 31^{st} March, 2017 and net profit for the year ended 31^{st} March, 2017 respectively and other financial information for such period.

Further, read with paragraph 1 above, we report that the figures for the quarter ended 31st March, 2017 represent the derived figures between the audited figures in respect of financial year ended 31st March, 2017 and the published year to date figures upto 31st December, 2016, being the date of the end of the third quarter of the current financial year, which were subjected to a limited review as state in paragraph 1 above, as required under Regulation 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

For VORA & ASSOCIATES

CHARTERED ACCOUNTANTS

(ICAI Firm Reg. No.: 111612W)

BHAKTI M. VORA

PARTNER

(Membership No. 148837)

PLACE: MUMBAI

DATED: 18 MAY 2017



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Auditor's Report On Quarterly Consolidated Financial Results and Consolidated 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,

PRIME PROPERTY DEVELOPMENT CORPORATION LIMITED

We have audited the year to date consolidated financial results of PRIME PROPERTY DEVELOPMENT CORPORATION LIMITED for the period 1st April 2016 to 31st 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.

These consolidated year to date financial results have been prepared from consolidated interim 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 consolidated interim financial statements, which have been prepared in accordance with the recognition and measurement principles laid down in Accounting Standard for Interim Financial Reporting (AS 25), mandated under Section 133 of the Companies Act, 2013 read with relevant rules issued thereunder or by the Institute of Chartered Accountants of India1, as applicable and other accounting principles generally accepted in India.

We conducted our audit in accordance with the auditing standards generally accepted in India. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial results are free of material misstatement(s). 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.

We did not audit the financial statements of ONE subsidiary included in the consolidated year to date results, whose financial statements reflect total assets of Rs.34,08,15,198/- as at 31st March 2017; as well as the total revenue of Rs NIL as at 31st March 2017. These financial statements and other financial information have been audited by other auditors whose report has been furnished to us, and our opinion on the year to date results, to the extent they have been derived from such financial statements is based solely on the report of such other auditors.





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In our opinion and to the best of our information and according to the explanations given to us these consolidated year to date results, include the financial results and year to date of M/s Sea-King Club Private Limited

- have been presented in accordance with the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 in this regard.
- ii) give a true and fair view of the consolidated net PROFIT and other financial information for the consolidated year to date results for the period from 1st April 2016 to 31st March 2017.

For VORA & ASSOCIATES CHARTERED ACCOUNTANTS (ICAI Firm Reg. No.: 111612W)

BHAKTI M. VORA

mvola

PARTNER

(Membership No. 148837)

Place : Mumbai Date : 18 MAY 2017



18.05.2017

To,
Corporate Relationship Department
Bombay Stock Exchange Limited
1st Floor, New Trading Ring,
Rotunda Building, P.J. Towers,
Dalal Street, Fort,
Mumbai- 400 001

Scrip Code: 530695~ Prime Property Development Corporation Limited

Declaration pursuant to SEBI (Listing Obligation and Disclosure Requirements) (Amendment) Regulation, 2016

This is with reference to the Audit Report given by the Statutory Auditors of the Company dated 18th May, 2017 for the Quarter and Financial Year ending 31st March, 2017, we would like to inform that the Auditors have given an unmodified opinion in their Audit Report for the financial year ending 31st March, 2017.

For Prime Property Development Corporation Limited

Kumar G. Vora
Chief Executive Office BAI

GIN : L67120 MH1992 PLC070121