

PROPERTY DEVELOPMENT CORPORATION LTD.

12th November, 2019

To, The Manager - Department of Corporate Service Bombay Stock Exchange Limited, Floor 25, P J Towers, Dalal Street, Mumbai - 400 001

Scrip Code: 530695~ Prime Property Development Corporation Limited

Sub: Outcome of the Board Meeting and Filing of Un-Audited Financial Results as per Regulation 33 of SEBI (Listing and Obligation Disclosure Requirements) 2015 for the Quarter and Half Year ended 30th September, 2019

Dear Sir,

As informed to you vide letter dated 04.11.2019, and pursuant to Regulation 33 of SEBI (Listing and Obligation Disclosure Requirements) 2015, the Board of Directors in their meeting held today, i.e. on 12th November, 2019 inter alia, Approved and adopted the Standalone and Consolidated Un-Audited Financial Results for the Quarter and Half year ended on 30th September, 2019 along with the Standalone and Consolidated Cash Flow Statements, the Limited Review Report thereon and Statement of Assets and Liabilities as on that date. The Board of Directors also approved the resignation of Mr. Pranay Vaidya, Company Secretary and Compliance Officer with effect from 01/12/2019.

Please find attached the Un-Audited Financial Results for the quarter and Half year ended on 30th September, 2019 along with the Standalone and Consolidated Cash Flow Statements, the Limited Review Report thereon and Statement of Assets and Liabilities as on that date.

The Meeting had commenced on 03:30 P.M. and was concluded on 05:10 P.M.

Kindly Acknowledge

Thanking You,

Yours Faithfully, For Prime Property Development Corporation Limited

P.L. Soni Chairman DIN: 00006463



CIN: L67120MH1992PLC070121

BUILDERS & DEVELOPERS



	STATEMENT OF UNAUDITE	D STANDALONE	RESULTS FOR THE	OUARTER AND HALF	YEAR ENDED 30TH	H SEPTEMBER 201	In Lakhs
	STATEMENT OF ONAODITE	U UNITED TEOTIE		STANDALONE	RESULTS		
Sr. No.		Quarter ended			Half Year	Year ended	
	Particulars	30.09.2019 UnAudited	30.06.2019 UnAudited	30.09.2018 UnAudited	30.09.2019 UnAudited	30.09.2018 UnAudited	31.03.2019 Audited
1	Revenue related to operations	315.00	48.00	245.00	363.00	470.00	700.00
II	Other income	11.28	11.05	18.64	22.33	27.61	54.55
111	Total Income (I + II)	326.28	59.05	263.64	385.33	497.61	754.55
IV	Expenses:						
	(a) Cost of materials consumed	15.30	-	4.43	15.30	4.43	-
	(b) Purchases of stock-in-trade	-	-	-	-		-
	(c) Changes in inventories of finished goods, work-in-progress and stock-in-trade	-		-	-	-	-
	(d) Employee benefits expense	8.76	12.47	11.51	. 21.23	23.31	59.85
	(e) Finance Costs	-	-	-	-	-	-
	(f) Depreciation and amortisation expense	2.11	2.05	2.07	4.15	3.92	8.03
	(g) Other expenses	50.42	62.79	49.42	113.22	111.37	244.71
	Total expenses (IV)	76.59	77.31	67.43	153.90	143.03	312.59
۷	Profit / (Loss) before exceptional items and tax (I - IV)	249.69	(18.26)	196.21	231.43	354.58	441.96
VI	Exceptional items	-	-	-	-	-	-
	Profit / (Loss) before extraordinary items and tax (V - VI)	249.69	(18.26)	196.21	231.43	354.58	441.96
	Tax expense:						
VIII	- Current tax	52.55	-	53.72	52.55	97.79	131.37
*	- Deferred tax	-	-	-		-	5.83
	Total Tax Expense	52.55	~@	53.72	52.55	97.79	137.20
IX	Profit / (Loss) for the period from continuing operations (VII - VIII)	197.14	(18.26)	142.49	178.88	256.79	304.76
Х	Profit / (Loss) from discontinued operations						
XI	Tax expense of discontinued operations						
XII	Profit / (Loss) from discontinued operations (after tax) (X - XI)						
XIII	Profit (Loss) for the period (IX + XII)	197.14	(18.26)	142.49	178.88	256.79	304.76
	Other Comprehensive income A. (i) Items that will not be reclassifled to proflt or loss	(0.41)	(1.44)	(3.17)	(1.86)	(3.18)	2.14
XIV	(ii) Income tax relating to items that will not be reclassified to profit or loss						
	B. (i) Items that will be reclassified to profit or loss					-	
	(ii) Income tax relating to items that will be reclassified to profit or loss					SEVEL OPMEN,	CORREL

CIN : L67120MH1992PLC070121 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

MUMBAI



				-			In Lakhs
	STATEMENT OF UNAUDITE	D STANDALONE	RESULTS FOR TH	E QUARTER AND HALI	F YEAR ENDED 30T	H SEPTEMBER 201	9
				STANDALONE	RESULTS		a
Sr. No.	Particulars	Quarter ended			Half Yea	Year ended	
		30.09.2019	30.06.2019	30.09.2018	30.09.2019	30,09,2018	31.03.2019
		UnAudited	UnAudited	UnAudited	UnAudited	UnAudited	Audited
	Total Comprehensive Income for the period (XIII+XIV) Comprising Profit (Loss) and Other.comprehensive Income for the period)	196.73	(19.70)	139.32	177.03	253.61	306.90
XVI	Paid-up equity share capital (Face value of Rs. 5/- each)	848.55	848.55	848.55	848.55	848.55	848.55
XVII	Reserve excluding Revalution reserves as per balance sheet of previous accounting year						8,563.42
XVIII	Earnings per equity share (for continuing operation before Comprehensive Income):	1.16	(0.11)	0.82	1.04	1.49	1.81
	(1) Basic	1.16	(0.11)	0.82	1.04	1.49	1.81
	(2) Diluted Earnings per equity share (for discontinued operation):	1.10	(0.11)	0.02			-
XIX	(1) Basic	-	-	-	-	-	-
	(2) Diluted	-		-	-	-	-
	Earnings per equity share (for				×		
XIX	(1) Basic	-	-	-	-	-	-
	(2) Diluted	-	- 1	-	- A	-	-
XX	Earnings per equity share (for discontinued & continuing operation before Comprehensive				6		
	Income) (1) Basic	1.16	(0.11)	0.82	1.04	1.49	1.81
	(2) Diluted	1.16	(0.11)	0.82	1.04	1.49	1.81
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CIN: L67120MH1992PLC070121

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In Lakhs

	STATEMENT OF UNAUDITED			CONSOLIDATED	RESULTS		100
Sr. Io.	Particulars	Quarter ended			Half Year	Year ended	
		30.09.2019 UnAudited	30.06.2019 UnAudited	30.09.2018 UnAudited	30.09.2019 UnAudited	30.09.2018 UnAudited	31.03.2019 Audited
1	Revenue related to operations	315.00	48.00	245.00	363.00	470.00	700.00
11	Other income	11.28	11.05	18.64	22.33	27.61	54.5
111	Total Income (I + II)	326.28	59.05	263.64	385.33	497.61	754.5
IV	Expenses:						
	(a) Cost of materials consumed	15.30	-	4.43	15.30	4.43	-
	(b) Purchases of stock-in-trade	-	-	-	-	· · ·	-
	(c) Changes in inventories of finished goods, work-in-progress and stock-in-trade	-	-	-	-		-
	(d) Employee benefits expense	8.76	12.47	11.51	21.23	23.31	60.1
	(e) Finance Costs	1.59	1.56	-	3.15	E	5.6
	(f) Depreciation and amortisation expense	2.11	2.05	2.07	4.15	3.92	8.0
	(g) Other expenses	51.40	64.45	55.12	115.84	118.70	255.9
	Total expenses (IV)	79.16	80.52	73.13	159.68	150.36	329.7
۷	Profit / (Loss) before exceptional items and tax (I - IV)	247.12	(21.47)	190.51	225.66	347.25	424.8
VI	Exceptional items	-	-	-	-		-
	Profit / (Loss) before extraordinary items and tax (V - VI)	247.12	(21.47)	190.51	225.66	347.25	424.8
	Tax expense:						
	Current tax	52.55	-	53.72	52.55	97.79	131.3
VIII	- Deferred tax	-	-	-	-		5.8
	Total Tax Expense	52.55	-	53.72	52.55	97.79	137.2
IX		194.57	(21.47)	136.79	173.11	249.46	287.6
Х	Profit / (Loss) from discontinued operations						12
XI	Tax expense of discontinued operations						
XII	Profit / (Loss) from discontinued operations (after tax) (X - XI)						
XIII	Profit (Loss) for the period (IX + XII)	194.57	(21.47)	136.79	173.11	249.46	287.6
	Other Comprehensive income						
	A. (i) Items that will not be reclassifled to proflt or loss	(0.41)	(1.44)	(3.17)	. (1.86)	(3.18)	2.
VIV	(ii) Income tax relating to items that will not be reclassified					Access	
λIV	to profit or loss B. (i) Items that will be					EVELOPM	NICOD
	reclassified to profit or loss					27	121
	(ii) Income tax relating to items that will be reclassified to					MUM NUM	IBAI 3
	profit or loss					Carl WOW)=

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PROPERTY DEVELOPMENT CORPORATION LTD.

					E VEAD ENDED 30		In Lakhs
-	STATEMENT OF UNAUDITED	CONSOLIDATE	D RESULTS FOR T	CONSOLIDATE		IN SEPTEMBER 20	19
Sr. No.	Particulars	Quarter ended			Half Yea	Year ended	
		30.09.2019 UnAudited	30.06.2019 UnAudited	30.09.2018 UnAudited	30.09.2019 UnAudited	30.09.2018 UnAudited	31.03.2019 Audited
XV	Total Comprehensive Income for the period (XIII+XIV) Comprising Profit (Loss) and Other.comprehensive Income for the period)	194.16	(22.92)	133.62	171.25	246.28	289.75
XVI	value of Rs. 5/- each)	848.55	848.55	848.55	848.55	848.55	848.55
XVII	Reserve excluding Revalution reserves as per balance sheet of previous accounting year						8,079.93
XVIII	Earnings per equity share (for continuing operation before Comprehensive Income):				v		
	(1) Basic	1.14	(0.13)	0.79	1.01	1.45	1.69
2	(2) Diluted	1.14	(0.13)	0.79	1.01	1.45	1.69
VIV	Earnings per equity share (for discontinued operation):					×	
	(1) Basic	-	-	-	-	•	-
	(2) Diluted	-	-	-	-	-	-
VIV	Earnings per equity share (for discontinued operation):						
	(1) Basic	-	•	-	-	-	-
	(2) Diluted	-		-	-		-
xx	Earnings per equity share (for discontinued & continuing operation before Comprehensive Income)				- 14. 6		8 . E
	(1) Basic	1.14	(0.13)	0.79	1.01	1.45	1.69
	(2) Diluted	1.14	(0.13)	0.79	1.01	1.45	1.69



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PRIME PROPERTY DEVELOPMENT CORPORATION LTD.

Notes

- The UnAudited Standalone & Consolidated Financial Results for the Quarter and half year ended 30th September, 2019 in respect of Prime Property Development Corporation Limited ('The Company') have been reviewed by the Audit committee and approved by the Board of Directors at its meeting held on Tuesday, the 12th day of November, 2019. The Statutory Auditors of the Company have carried out a Limited Review.
- 2 The Consolidated financial result includes the financial results of the wholly owned subsidiary, Sea King-club Pvt. Ltd.

a) Provision for Current Taxation for the quarter / half year ended 30th September, 2019 is calculated & provided at applicable rates.

b) Deferred tax liability / asset for the quarter / half year ended 30th September, 2019 has not been provided & will be accounted on Annual Audited Accounts, in accordance with Indian Accounting Standard - 12 on "Income Taxes".

c) Provision for gratuity will be provided and accounted on annual audited accounts in accordance with Indian Accounting Standard - 19.

4 On Standalone basis company operates in a single primary business segment i.e Property Development 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 Ind- AS 108 is as follows:

			In Lakhs			
	Particulars	Consolidated				
		Period	Ended			
		30.09.2019	31.03.2019			
i	Segment Revenue					
	Property Development	385.33	754.55			
	Hotel	-	-			
	Total	385.33	754.55			
ii	Segment Result					
	Operating Profit / (Loss) before Interest & Tax					
	Property Development	231.43	441.96			
	Hotel	(2.63)	(11.54)			
	Total	228.81	430.42			
	Less: Interest	3.15	5.61			
	Total Profit / (Loss) before Tax	225.66	424.81			
iii	Capital employed					
	Property Development	9,780.50	9,879.57			
	Hotel	2,286.21	2,291.99			
	Total	12,066.71	12,171.56			

5 Figures have been re-classified / regrouped / re-arranged wherever necessary.

Place: Mumbai Date: 12/11/2019



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The Statement of Assets and Liabilities

	1		In Lakhs CONSOLIDATED		
		DALONE			
Particulars	UnAudited 30.09.2019	Audited 31.03.2019	UnAudited 30.09.2019	Audited 31.03.2019	
ASSETS:					
NON CURRENT ASSETS: Property, Plant & Equipment Capital Work in Progress Goodwill on Consolidation	1,90,48,020	1,92,39,453	25,70,74,620 10,25,90,339 2,34,52,803	25,72,66,05 10,25,90,33 2,34,52,80	
Financial Assets (i) Investments (i) Loans	30,11,67,375 63,71,17,462	30,13,52,955 63,93,05,393	1,67,375 52,50,00,000	3,52,95 52,77,00,00	
Deffered Tax Assets Other Non Current Asset	3,18,26,137	- 3,18,26,137	- 3,18,32,417	- 3,18,30,26	
Total Non Current Asset	98,91,58,994	99,17,23,938	94,01,17,554	94,31,92,41	
CURRENT ASSETS: Inventories Financial Assets:		· -	-		
(i) Trade Receivables (ii) Cash & Cash Equivalents (iii) Other Financial Assets	- 62,59,845 41,021	- 87,50,64 <u>5</u> 11,76,519	63,29,295 41,021	88,15,29 11,76,51	
Total Current Asset	63,00,866	99,27,164	63,70,316	99,91,81	
Total Assets	99,54,59,860	1,00,16,51,101	94,64,87,870	95,31,84,22	
EQUITY AND LIABILITIES: EQUITY			· •		
Equity Share Capital Other Equity	8,48,55,400 87,40,44,526 95,88,99,926	8,48,55,400 85,63,41,724 94,11,97,124	8,48,55,400 82,51,18,395 90,99,73,795	8,48,55,40 80,79,93,30 89,28,48,7 0	
NON CURRENT LIABILITIES: Financial Liabilities					
(i) Other Financial Liabilities Provisions Deferred tax liabilities (net)	1,00,00,000 49,14,952 42,35,424	3,75,00,000 50,24,464 42,35,424	1,00,00,000 49,14,952 42,35,424	3,75,00,0 50,24,4 42,35,4	
	1,91,50,376	4,67,59,888	1,91,50,376	4,67,59,88	
CURRENT LIABILITIES: Financial Liabilities					
(i) Trade Payables (ii) Other Financial Liabilities	6,56,859 30,06,071	8,84,289 30,06,071 80,98,932	6,56,859 30,06,071 1,22,83,376	9,74,2 30,06,0 78,34,0	
Provisions Other Current Liabilities	1,25,16,793 12,29,836 1,74,09,558	17,04,799	14,17,394 1,73,63,699	17,61,2 1,35,75,5	
Total Equity and Liabilities	99,54,59,860	1,00,16,51,102	94,64,87,870	95,31,84,2	



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PRIME PROPERTY DEVELOPMENT CORPORATION LTD.

PRIME PROPERTY DEVELOPMENT CORPORATION LIMITED CIN : L67120MH1992PLC070121

STANDALONE CASH FLOW STATEMENT FOR THE PERIOD ENDED SEPTEMBER 30, 2019

		(Figures	in Rs)
		Period Ended	Period Ended
		Sept 30 2019	Sept 30 2018
(1) CASH FLOW FROM OPERATING ACTIVITIES			
Net Profit / (Loss) before Tax and Extraordinary items		2,31,43,382	3,54,58,566
ADJUSTMENTS FOR:			
Les Depreciation		4,15,433	3,91,584
Interest income		(22,21,409)	(28,75,936)
Provision for Gratuity		-	-
Gratuity Paid		(1,09,510)	· –
Operating Profit / (loss) before Working Capital Changes		2,12,27,896	3,29,74,214
(Increase) / Decrease in Other Non Currents Assets		21,87,931	(2,82,40,687)
(Increase) / Decrease in Other Currents Assets		11,35,498	3,66,581
Increase / (Decrease) in Trade Payables		(2,27,430)	(7,28,774)
Increase / (Decrease) in Other Long term liabilities		(2,75,00,000)	-
Increase / (Decrease) in Other Current Liabilities		(4,74,963)	(3,67,844)
Cash (used) / generated from Operations		(36,51,068)	40,03,490
Les Net Income Taxes paid / (Refund)		(8,37,141)	(59,83,987)
Net Cash Flow from Operating Activities	(A)	(44,88,209)	(19,80,497)
(II) CASH FLOW FROM INVESTING ACTIVITIES			
Interest Income		22,21,409	28,75,936
Capital expenditure on Fixed Assets		(2,24,000)	(10,62,000)
Net cash used in investing activities	(B)	19,97,409	18,13,936
		-	
III CASH FLOW FROM FINANCING ACTIVITIES			
Net cash generated from Financial Activities	(C)		-
NET CHANGES IN CASH AND CASH EQUIVALENTS (A+B+C)	()	(24,90,800)	(1,66,561)
Cash and cash equivalents at the beginning of the year		87,50,645	1,04,97,258
Cook and each againglants at the close of the year		62,59,845	1,03,30,697
NET CHANGES IN CASH AND CASH EQUIVALENTS	COD	(24,90,800)	
NET CHANGES IN CASH AND CASH EQUITIE	CORPORTS		
		5	1
	1		

CIN : L67120MH1992PLC070121 BUILDERS & DEVELOPERS 101, SONI HOUSE, PLOT NO. 34, GULMOHAR ROAD NO. 1, JUHU SCHEME, VILE PARLE (W), MUMBAI - 400 049.



PROPERTY DEVELOPMENT CORPORATION LTD.

PRIME PROPERTY DEVELOPMENT CORPORATION LIMITED

CIN: L67120MH1992PLC070121

CONSOLIDATED CASH FLOW STATEMENT FOR THE PERIOD ENDED SEPT 30, 2019

		1	s in Rs)
		UnAu	dited
		30.09.2019	30.09.2018
CASH FLOW FROM OPERATING ACTIVITIES		•	
Net Profit / (Loss) before Tax and Extraordinary items		2,25,65,609	3,47,25,948
ADJUSTMENTS FOR:			
Less: Depreciation		4,15,433	3,91,584
Interest income		(22,21,409)	(28,75,936
Provision for Gratuity		-	-
Gratuity Paid		(1,09,512)	
Operating Profit / (loss) before Working Capital Changes		2,06,50,121	3,22,41,596
(Increase) / Decrease in Other Non Currents Assets		26,97,850	(2,76,76,157
(Increase) / Decrease in Other Currents Assets		11,35,498	3,59,561
Increase / (Decrease) in Trade Payables		(3,17,361)	
Increase / (Decrease) in Other Long term liabilities		(2,75,00,000)	
Increase / (Decrease) in Other Current Liabilities		(3,43,887)	
Cash (used) / generated from Operations	*	(36,77,779)	and the second sec
Less: Net Income Taxes paid / (Refund)		(8,05,625)	
Net Cash Flow from Operating Activities	(A)	(44,83,404)	(19,90,829
II CASH FLOW FROM INVESTING ACTIVITIES			
Interest Income		22,21,409	28,75,930
Capital expenditure on Fixed Assets 🛛 🛶 🗸	6 august	(2,24,000)	(10,62,000
Net cash used in investing activities	(B)	19,97,409	18,13,930
III CASH FLOW FROM FINANCING ACTIVITIES			
Unsecured Loans taken / (repaid)		-	
Dividend Paid		-	
Tax paid on above dividend			
Tax paid on dividend (FY 2016-17)		-	
Net cash generated from Financial Activities	(C)	-	-
NET CHANGES IN CASH AND CASH EQUIVALENTS (A+b+C)		(24,85,995)	(1,76,893
Cash and cash equivalents at the beginning of the year		88,15,291	1,05,90,16
Cash and cash equivalents at the close of the year		63,29,295	1,04,13,27
NET CHANGES IN CASH AND CASH EQUIVALENTS		(24,85,996)	(1,76,89)



CIN : L67120MH1992PLC070121 E

BUILDERS & DEVELOPERS

74. N. Motiwalla & Co. (Reg.)

Chartered Accountants

508, Sharda Chambers, 33, New Marine Lines, Mumbai - 400 020.

(C) (O) 2200 2103, 2200 5431 E-Mail : hnmotiwalla.ca@gmail.com

Independent Auditor's Review Report on the Unaudited Quarterly and Year to Date Standalone Financial Results of the Company Pursuant to the Regulation 33 of the SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015, as amended

To,

The Board of Directors, PRIME PROPERTY DEVELOPMENT CORPORATION LTD Mumbai

We have reviewed the accompanying of unaudited Standalone Financial Results of **PRIME PROPERTY DEVELOPMENT CORPORATION LTD** ("the Company) for the quarter ended on September 30, 2019 and year to date from April 01, 2019 to September 30, 2019 ("the Statement") attached herewith, being submitted by the Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("the Regulation") read with SBI Circular No. CIR/CFD/CMD1/ 44/2019 dated March 29, 2019 ("the Circular")

Attention is drawn to the fact that the unaudited Standalone Financial Results of cash flows for the corresponding period from April 1, 2018 to September 30, 2018, as reported in these unaudited financial results have been approved by the Board of Directors of the company, but have not been subject to review.

This Statement, which is the responsibility of the Company's management and approved by the Board of Directors has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 "Interim Financial Reporting ("Ind AS 34"") prescribed under section 133 of the Companies Act, 2013 read with relevant rules issued thereunder and other accounting principles generally accepted in India. Our responsibility is to issue a report on the of unaudited Standalone Financial Results based on our review.

We conducted our review in accordance with the Standard on Review Engagement (SRE) 2410, "Review of Interim Financial Statements by the Independent Auditor of the Entity", issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the financial statements are free of material

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74. N. Motiwalla & Co. (Reg.)

Chartered Accountants

508, Sharda Chambers, 33, New Marine Lines, Mumbai - 400 020.

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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 of unaudited Standalone 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 read with SEBI Circular No. CIR/CFD/CMD1/44/ 2019 dated March 29, 2019 including the manner in which it is to be disclosed, or that it contains any material misstatement.

2

For H. N. Motiwalla & Co. Chartered Accountants (ICAI Firm Reg. No. 11949W)

mr

(H. N. Motiwalla) Partner (Membership No. 011423) Place: Mumbai Dated: November 12, 2019 UDIN: 19011423 AAAAA09580

is shall

74. N. Motiwalla & Co. (Reg.)

Chartered Accountants

508, Sharda Chambers, 33, New Marine Lines, Mumbai - 400 020.

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Independent Auditor's Review Report on the Unaudited Quarterly and year to Date Consolidated Financial Results of the Company Pursuant to the Regulation 33 of the SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015, as amended

To, The Board of Directors, PRIME PROPERTY DEVELOPMENT CORPORATION LTD Mumbai

We have reviewed the accompanying of unaudited Consolidated Financial Results of **PRIME PROPERTY DEVELOPMENT CORPORATION LTD** ("the Company) for the quarter ended on September 30, 2019 and year to date from April 01, 2019 to September 30, 2019 ("the Statement") attached herewith, being submitted by the Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("the Regulation") read with SBI Circular No. CIR/CFD/CMD1/ 44/2019 dated March 29, 2019 ("the Circular")

Attention is drawn to the fact that the unaudited Consolidated Financial Results of cash flows for the corresponding period from April 1, 2018 to September 30, 2018, as reported in these unaudited financial results have been approved by the Board of Directors of the company, but have not been subject to review.

This Statement, which is the responsibility of the Company's management and approved by the Board of Directors has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 "Interim Financial Reporting ("Ind AS 34"") prescribed under section 133 of the Companies Act, 2013 read with relevant rules issued thereunder and other accounting principles generally accepted in India. Our responsibility is to issue a report on the of unaudited Consolidated Financial Results based on our review.

We conducted our review in accordance with the Standard on Review Engagement (SRE) 2410, "Review of Interim Financial Statements by the Independent Auditor of the Entity", issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the financial statements are free of material misstatement. A review is limited primarily to inquiries of Company personnel and analytical