

Godrej Properties Track Record

Name of the issue:		Godrej Properties Limited	
1 Type of issue (IPO/ FPO)		Institutional Placement Programme ("IPP")	
2 Issue size (Rs crore)		470.74	
3 Grade of issue alongwith name of the rating agency		Not applicable	
4 Subscription level (number of times)		1.06	
Source: Basis of Allocation, as overseen by BSE and NSE on March 26, 2012			
5 QIB holding (as a % of total outstanding capital)*			
(i) allotment in the issue <sup>1</sup>			10.5%
(ii) at the end of the 1st Quarter immediately after the listing of the issue <sup>2</sup>		as of Mar 31, 2012	16.2%
(iii) at the end of 1st FY <sup>2</sup>		as of Mar 31, 2012	16.2%
(iv) at the end of 2nd FY <sup>2</sup>		as of Mar 31, 2013	17.0%
(v) at the end of 3rd FY <sup>2</sup>		as of Mar 31, 2014	14.0%
* QIB Holding disclosed represents the sum of the “Institutions” category in the reporting			
(1) Source: Basis of allocation, excluding any pre-issue QIB holding. QIB holding as of Dec 31, 2011 as reported on BSE and NSE was 7.78%			
(2) Source: BSE			
6 Financials of the issuer			
in Rs cr.			
Parameters	1st FY	2nd FY	3rd FY
	31-Mar-12	31-Mar-13	31-Mar-14
Income from operations	770.05	1,037.12	1,179.21
Net Profit for the period	97.93	197.29	236.29
Paid-up equity share capital	78.04	78.05	99.62
Reserves excluding revaluation reserves	1,364.61	1,350.90	1,694.28
7 Trading status in the scrip of the issuer			
(i) at the end of 1st FY	31-Mar-12	Infrequently traded	
(ii) at the end of 2nd FY	31-Mar-13	Infrequently traded	
(iii) at the end of 3rd FY	31-Mar-14	Frequently traded on NSE, not on BSE	
Company's Equity Shares are listed on BSE Limited and the National Stock Exchange of India Limited. The Shares have not been suspended or delisted.			
8 Change, if any, in directors of issuer from the disclosures in the offer document ^			
		Name of Director	Appointed/ Resigned
(i) at the end of 1st FY	31-Mar-12	No change	NA
(ii) at the end of 2nd FY	31-Mar-13	Mr Pirojsha Godrej	Appointed as Managing Director & CEO w.e.f. April 1, 2012
		Mr V Srinivasan	Appointed as Director
(iii) at the end of 3rd FY	31-Mar-14	No change	NA
^ Source: BSE and NSE			
9 Status of implementation of project/ commencement of commercial production			
(i) as disclosed in the offer document	Not Applicable		
(ii) Actual implementation			
(iii) Reasons for delay in implementation, if any			

Godrej Properties Track Record

10 Status of utilization of issue proceeds

(i) as disclosed in the offer document

(ii) Actual utilization

(iii) Reasons for deviation, if any

Rs in crores

Prepayment and repayment of the existing debt of the Company and its Subsidiaries, acquisition of land development rights and general corporate purposes	Net proceeds of Rs 459.34 cr		
	31-Mar-12	31-Mar-13	31-Mar-14
Prepayment and repayment of the existing debt of the Company and its Subsidiaries, acquisition of land development rights and general corporate purposes	Net proceeds of Rs. 459.34 cr partially utilised for repayment of debt and balance amount has been temporarily invested in mutual fund schemes and fixed deposits with banks as mentioned in the offer document	Net proceeds of Rs. 459.34 cr have been utilised for repayment of debt as mentioned in the offer document	NA
	NA	NA	NA

11 Comments of monitoring agency, if applicable

(a) Comments on use of funds

(b) Comments on deviation, if any, in the use of proceeds of the issue from the objects stated in the offer document

(c) Any other reservations expressed by the monitoring agency about the end use of funds

Not Applicable

12 Price-related data

Issue price (Rs):

575

Price parameters	At close of listing day (March 29, 2012)	At close of 30th calendar day from listing day (April 28, 2012)	At close of 90th calendar day from listing day (June 27, 2012)	For FY12		
				Closing price <sup>1</sup>	High	Low
Market Price (NSE)	611.05	603.60	539.85	613.0	640.0	609.1
Market Price (BSE)	610.40	600.25	541.40	618.55	626.00	609.00
Index (of the Designated Stock Exchange): NSE*	5,178.85	5,209.00	5,141.90	5,295.55	5,307.10	5,135.95
Index (of the Designated Stock Exchange): BSE**	17,058.61	17,187.34	16,967.76	17,404.20	17,439.51	16,920.61
Sectoral Index (NSE - CNX REALTY)	232.10	224.30	217.70	239.05	239.55	227.20
Sectoral Index (BSE - REALTY)	1,731.84	1,675.15	1,629.57	1,776.96	1,780.67	1,696.02

\* Designated stock exchange not applicable for IPP. Data for CNX NIFTY provided

\*\* Designated stock exchange not applicable for IPP. Data for S&P BSE Sensex provided

<sup>1</sup> Closing price for March 30, 2012 considered as March 31, 2012 was a Saturday

Godrej Properties Track Record

Price parameters	For FY13			For FY14^				
	Closing price <sup>2</sup>	High	Low	Closing price	High (pre-split)	High (post-split)	Low (pre-split)	Low (post-split)
Market Price (NSE)	527.55	688.00	500.00	213.85	639.70	215.30	337.10	154.00
Market Price (BSE)	529.30	689.00	482.00	213.40	638.65	215.00	339.00	153.90
Index (of the Designated Stock Exchange): NSE*	5,682.55	6,111.80	4,770.35	6,704.20	6,730.05		5,118.85	
Index (of the Designated Stock Exchange): BSE**	18,835.77	20,203.66	15,748.98	22,386.27	22,467.21		17,448.71	
Sectoral Index (NSE - CNX REALTY)	223.95	312.30	196.65	189.05	263.50		142.85	
Sectoral Index (BSE - REALTY)	1,780.09	2,326.78	1,483.83	1,468.40	2,064.64		1,126.84	

\* Designated stock exchange not applicable for IPP. Data for CNX NIFTY provided

\*\* Designated stock exchange not applicable for IPP. Data for S&P BSE Sensex provided

^ The face value of equity shares of the Company was split from Rs. 10 to Rs. 5 w.e.f. Nov 21, 2013. Accordingly, the data has been shown pre and post-split for the Company.

<sup>2</sup> Closing price for March 28, 2013 considered, being the last trading day for FY 2013

13 Basis for Issue Price and Comparison with Peer Group & Industry Average

Not Applicable
----------------

14 Any other material information

Particulars	Date of Announcement
Entered into a tripartite agreement for a redevelopment project with approximately 0.60 mn sq. ft. saleable area	29-Mar-12
Company informed that Godrej Vikhroli Property LLP ("GVP LLP") has executed an Indenture of Assignment and Conveyance with Godrej & Boyce Manufacturing Company Ltd. for the assignment and conveyance in its favour of property admeasuring 34.2 acres at Vikhroli, Mumbai	30-Mar-12
Company informed that the Board of Directors of the Company has accorded their consent to purchase premises admeasuring 27,851 sq. ft. carpet area for Corporate Office of the Company in Godrej One Project to be developed by Godrej Vikhroli Properties LLP	31-Mar-12
Company entered into agreement with private equity firm ASK Group to sell 49% stake in its subsidiary Godrej Landmark Redevelopers Private Limited ("GLRPL"). ASK Group,a long with GLRPL will invest in the Sahakar Nagar Redevelopment Project	02-Apr-12
Company, through its subsidiary, Godrej Projects Development Private Limited ("GPDPL") entered into an agreement with R R Developers for redevelopment of MHADA property in Mumbai. GPDPL shall receive Rs 20 cr as development manager fees as per the agreement.	09-Apr-12
Remuneration Committee approved the grant of 47,228 new Stock Options under the Godrej Properties Limited Employee Stock Grant Scheme, 2011 (GPL ESGS); and noted lapse of 10,751 Stock Options granted under GPL ESGS on account of resignation of Mr. Milind S. Korde, Managing Director of the Company and vesting of 10,449 stock options to the eligible employees under GPL ESGS	05-May-12
Allotment Committee of the Board of Directors of the Company has, in its meeting held on June 07, 2012, allotted 8,658 Equity Shares at an exercise price of Rs. 10 per Equity Share to the option grantees in terms of the GPL ESGS. Further, 1,791 stock grants have lapsed due to non-exercise of these stock grants during the exercise period by the nominee of an option grantee, who expired in 2011.	07-Jun-12
Created a residential development platform with Rs 770 cr of equity commitments comprising of a group of global investors, led by APG. The platform will primarily focus on development of mid-income residential projects in Mumbai, NCR, Bangalore and may opportunistically invest in Pune and Chennai. The initial commitment will be in ratio of 29:71 by GPL and investors respectively.	02-Jul-12
Entered into an agreement to develop approx 110 acres of land in Panvel for a township project. The project will have an estimated saleable area of 3.5 million square feet	16-Jul-12
Decided to seek shareholder approval for further funding of subsidiaries and LLPs, and to amend the Godrej Properties Limited Employee Stock Option Plan	30-Jul-12
Granted additional 2,218 stock grants under Godrej Properties Limited Employee Stock Grant Scheme (GPL ESGS) to the employee of the Company	30-Jul-12

## Godrej Properties Track Record

Signed an agreement to redevelop a private property in Ghatkopar, Mumbai. The project is spread over 2.5 acres and will offer approximately 185,000 square feet of free sale area	31-Jul-12
The member sof the Company, at the AGM, approved changes to remuneration of certain directors and changes to utilisation of IPO proceeds	22-Aug-12
Shareholders approved investment in subsidiaries of up to Rs 150 cr in Godrej Sea View Properties Pvt Ltd, up to Rs 250 cr in Godrej Vikhroli Properties LLP and up to Rs 50 cr in Mosiac Landmarks LLP as per the announcement of July 20, 2012. Shareholders also approved the amendments to the GPL ESGS as per the announcement of July 30, 2012.	11-Sep-12
Announced that it has sold the entire 1st phase of its residential project, Godrej Summit, in Sector 104, Gurgaon. The first phase of this project had 695 apartments across 1 million sq. ft. of space	13-Sep-12
The shareholders approved revision in commission to the non-executive directors of the Company such that such remuneration in aggregates, and inclusive of all taxes, does not exceed one percent of the net profits of the Company every year	19-Oct-12
The Remuneration Committee 1. approved granting of 345 Stock Grants under the Godrej Properties Limited Employee Stock Grant Scheme, 2011 (GPL ESGS); and 2. Noted lapse of 5,000 stock options under Godrej Properties Limited Employee Stock Option Plan (GPL ESOP) on account of Resignation of an Employee.	01-Nov-12
The Company, through its wholly owned subsidiary Godrej Projects Development Private Limited (GPDPL), has entered into a Development Management Agreement with Ratnaraj Blessing Milestone to redevelop a private society, Kamgar Swa Sadan Cooperative Housing Society Limited, situated Currey Road, Mumbai. The project will offer approximately 120,000 sq. ft of saleable area.	26-Dec-12
The Company has approved the Scheme of Amalgamation of Godrej Waterside Properties Private Limited with Godrej Properties Limited ('Scheme') under sections 391 to 394 of the Companies Act, 1956. No shares are proposed to be issued pursuant to the Scheme since Godrej Waterside Properties Private Limited is a wholly owned subsidiary of Godrej Properties Limited.	10-Jan-13
Remuneration Committee has 1. Approved granting of 360 Stock Grants under the Godrej Properties Limited Employee Stock Grant Scheme, 2011 (GPL ESGS)., and 2. Noted lapse of 1,000 stock options under Godrej Properties Limited Employee Stock Option Plan (GPL ESOP) on account of Resignation of an Employee	30-Jan-13
Notice givent os hareholder to approve through a postal ballot, investment through securities or providing debt, or providing guarantee in relationt o loan obtained by Dream World Landmarks LLP, a LLP for the Company's forthcoming project located at Undri, Pune, for an amoutn not exceeding Rs. 80 cr	19-Mar-13
The Company has, subject to the approval of the members, approved the proposal to sub-divide the equity shares of nominal value of Rs. 10/- each of the Company into 2 (Two) equity shares of nominal value of Rs. 5/- each from the Record Date to be announced after the proposal is approved by the members of the Company.	25-Mar-13
Announced launch of affordable housing scheme in their township project, Godrej garden City, at Ahmedabad	28-Mar-13
The Company, through its wholly owned subsidiary, Godrej Projects Development Private Limited, has signed a Development Agreement to redevelop a private society in Malad, Mumbai	28-Mar-13
The Company, through its wholly owned subsidiary, Godrej Projects Development Private Limited, has entered into a redevelopment agreement with Sahakar Nagar Vibhag II Federation, Chembur Mumbai	01-Apr-13
The Company will develop a residential housing project at Undri (near NIBM) in Pune.	01-Apr-13

## Godrej Properties Track Record

Company announced the launch of ultra-luxury residential project, Godrej Platinum, in Alipore Kolkatta	18-Apr-13
Company announced launch of Pahse III of its residential project, Godrej Summit, near Dwarka expressway, Gurgaon	18-Apr-13
Order of the Hon'ble High Court of Judicature at Bombay sanctioning the Scheme of Amalgamation of Godrej Waterside Properties Private Limited with Godrej Properties Limited ('the Scheme') has been filed with the Ministry of Corporate Affairs on April 29, 2013. Accordingly Godrej Waterside Properties Private Limited, a wholly owned subsidiary of the Company is merged with Godrej Properties Limited. The Appointed Date of the Scheme is April 01, 2012.	30-Apr-13
The Company has entered into a development management agreement with United Oxygen Company to develop their property situated near Whitefield road Bengaluru.	02-May-13
At the meeting of the Board of Directors of the Company to be held on May 09, 2013, the Board will consider the issue of equity shares of the Company on a rights basis.	06-May-13
At the meeting of the Remuneration Committee of the Company held on May 09, 2013 the Committee has:- 1. Approved granting of 77,872 Stock Grants under the Godrej Properties Limited Employee Stock Grant Scheme, 2011 (GPL ESGS). 2. Noted lapse of 22,000 Stock Options under Godrej Properties Limited Employee Stock Option Plan (GPL ESOP) on account of resignation of employees. 3. Noted lapse of 1,194 Stock Grants under Godrej Properties Limited Employee Stock Grant scheme 2011 (GPL ESGS) on account of resignation of employee.	09-May-13
Approved the issue of equity shares of the face value of Rs. 10/- each of the Company to the existing equity shareholders of the Company on a rights basis aggregating upto Rs. 700 Crores, subject to all applicable statutory and regulatory approvals.	09-May-13
The Board approved the sub-division of Authorised Capital of Rs. 117,00,00,000 comprising of equity shares of Rs. 10/- each into 23,40,00,000 (Twenty Three Crore Forty Lakh) equity shares of Rs. 5/- (Rupees Five only) each, subject to the approval of the Members. Such approval will be obtained, and other required steps to give effect to the sub-division will be sought, after the completion of the proposed Rights Issue	09-May-13
Approved the re-appointment of Mr. K. T. Jithendran as Executive Director for a period of three years w.e.f. May 17, 2013	09-May-13
Launched phase 5 of its residential project, Godrej Prakriti in Kolkatta	06-Jun-13
Allotment Committee of the Board of Directors of the Company has, in its meeting held on June 07, 2013, allotted 7,464 Equity Shares at an exercise price of Rs. 10/- per Equity Share to the option grantees in terms of the GPL ESGS. Consequently with effect from June 07, 2013, the issued, subscribed and paid up capital of the Company stands increased to Rs. 78,05,35,670/- consisting of 7,80,53,567 equity shares of Rs. 10/- each.	07-Jun-13
Wonder Space Properties Private Limited (WSPPL) a subsidiary of the Company has signed a development agreement with Southend Infrastructure Private Limited for the development of a residential project in Okhla, New Delhi.	13-Jun-13
Shareholders approved investment in subsidiaries of an additional amount of up to Rs 75 cr in Godrej Sea View Properties Pvt Ltd, up to an additional amount of Rs 75 cr in Godrej Estate Developers Ltd and for an additional amount of up to Rs 50 cr in Godrej Buildwell Pvt Ltd and amended certain provisions of the GPL ESOP scheme by way of a postal ballot.	18-Jun-13

## Godrej Properties Track Record

Further to the residential co-investment platform with APG led global investor consortium, Company along with its subsidiary Godrej Projects Development Private Limited has entered into an agreement with Shubh Properties Cooperatief U. A, and others, inter alia, to transfer 49% of the equity share capital held by GPDPL in its subsidiary Godrej Redevelopers (Mumbai) Private Limited for its project at Sahakar Nagar II, Chembur.	24-Jun-13
Further to the residential co-investment platform with APG led global investor consortium, Company along with its subsidiary Wonder Space Properties Private Limited (WSPPL) has entered into an agreement with Shubh Properties Cooperatief U.A, and others, to transfer 74.9% of the equity share capital held by the Company in WSPPL for its project at Okhla Industrial Area, Phase-1, New Delhi, and that pursuant to the above, WSPPL has ceased to be the Subsidiary of the Company .	28-Jun-13
The Company has given exit to HDFC PMS by purchasing its 49% stake in the equity share capital of its subsidiary Godrej Estate Developers Private Limited (GEDPL), for the project Godrej Eternia at Chandigarh, by exercising the Company's buy out option under the agreement. The Company has given exit to HDFC PMS by purchasing its 49.9% stake in the equity share capital of its subsidiary Godrej Sea View Properties Private Limited (GSVPPL), for the project Godrej Palm Grove at Chennai, by exercising the Company's buy out option under the agreement. Pursuant to the above, GEDPL and GSVPPL have become the wholly owned subsidiaries of the Company with effect from June 28, 2013 and July 01, 2013, respectively	01-Jul-13
The Company has allotted 23,090 Equity Shares pursuant to exercise of options under the GPL ESGS	02-Jul-13
28th Annual General Meeting (AGM) of the Company will be held on July 27, 2013	02-Jul-13
The Company entered into a Development Agreement with M/s Oasis Buildhome Pvt. Ltd. to develop a 13.76 acre property situated in Gurgaon.	05-Aug-13
The Company entered into an agreement to develop 37 acres in Panvel. This new area is in addition to and is contiguous with the 110 acres project the Company had added to its portfolio in FY13.	05-Aug-13
The Company fixed August 20, 2013 as the Record Date for the purpose of its Rights Issue.	07-Aug-13
The Copany has announced the Issue Opening Date and Issue Closing Date for the Rights Issue.	13-Aug-13
The Company has allotted 1,109 Equity Shares pursuant to exercise of options under the GPL ESGS	02-Sep-13
The Company informed that the Rights Issue is fully subscribed	12-Sep-13
The Rights Issue Committee allotted 21,538,388 equity shares of Rs. 10 each at a price of Rs. 325 per equity share to the successful applicants in the Rights Issue of the Company, in accordance with the basis of allotment as finalized by the Company, the Lead Manager and Registrar to the Issue, in consultation with BSE Limited	19-Sep-13
The Company has entered into a Development Agreement with Ador Group to develop a 6.7 acre land parcel situated on LBS Marg in Bhandup (W)	07-Oct-13
The Company has commenced the handing over to customers of Phase I of Godrej Garden City (GGC), Ahmedabad	07-Oct-13
Notice issued to shareholders for postal ballot seeking consent for sub-division of shares of face value from Rs. 10 to Rs. 5 and alteration of the articles of association of the Company in this regards	07-Oct-13
The Board of Directors considered and approved the Scheme of Amalgamation of Godrej Estate Developers Private Limited with Godrej Sea View Properties Private Limited under sections 391 to 394 read with sections 78, 100 to 103 of the Companies Act, 1956	30-Oct-13
The Board of Directors considered and approved the Scheme of Amalgamation of Godrej Sea View Properties Private Limited and Godrej Nandhi Hills Project Private Limited with Godrej Properties Limited	30-Oct-13

## Godrej Properties Track Record

The Board of Directors held on November 11, 2013, has fixed November 22, 2013 as the "Record Date" for the purpose of Sub-division of the equity shares of the Company having face value of Rs. 10/- into 2 (two) equity shares having face value of Rs. 5/- each.	11-Nov-13
In terms of the agreement with Red Fort India Real Estate Babur (Red Fort) for Project Godrej Genesis at Kolkatta, the Company has given exit to Red Fort by purchasing its 49% stake in the equity share Capital of its Subsidiary Godrej Developers Private Limited (GDPL). Pursuant to this, GDPL has become wholly Owned Subsidiary of the Company with effect from December 4, 2013.	04-Dec-13
The Board of Directors by way of circular resolution has considered and approved the Scheme of Amalgamation of Godrej Developers Private Limited with Godrej Projects Development Private Limited under sections 391 to 394 read with sections 78, 100 to 103 of the Companies Act, 1956	11-Dec-13
The Company launched Phase-3 of Godrej e-city in Bengaluru	13-Jan-14
Notice sent to shareholders for approving resolutions relating to by way of postal ballot for proposals under Section 192A of the Companies Act, 1956	05-Feb-14
The Company entered into an agreement with Godrej & Boyce to develop the latter's property on the Eastern Express Highway, Vikhroli, Mumbai.	11-Mar-14
The Company entered into a partnership to develop a residential project in Mundhwa, Keshavnagar, Pune	26-Mar-14
The Company announced that Global Indian Intl. School has been inaugurated at Godrej Garden City, Ahmedabad	27-Mar-14
The Company entered into a partnership with SSPDL Green Acres LLP to develop a residential project at Padur, Old Mahabalipuram Road near Siruseri IT Park, Chennai	27-Mar-14

Source: [www.bseindia.com](http://www.bseindia.com) and [www.nseindia.com](http://www.nseindia.com)

For further information please refer stock exchange websites [www.bseindia.com](http://www.bseindia.com) and [www.nseindia.com](http://www.nseindia.com)