

RESULTS PRESENTATION

Fourth Quarter, Financial Year 2015



DISCLAIMER

Some of the statements in this communication may be 'forward looking statements' within the meaning of applicable laws and regulations. Actual results might differ substantially or materially from those expressed or implied. Important developments that could affect the Company's operations include changes in industry structure, significant changes in political and economic environment in India and overseas, tax laws, import duties, litigation and labor relations

AGENDA

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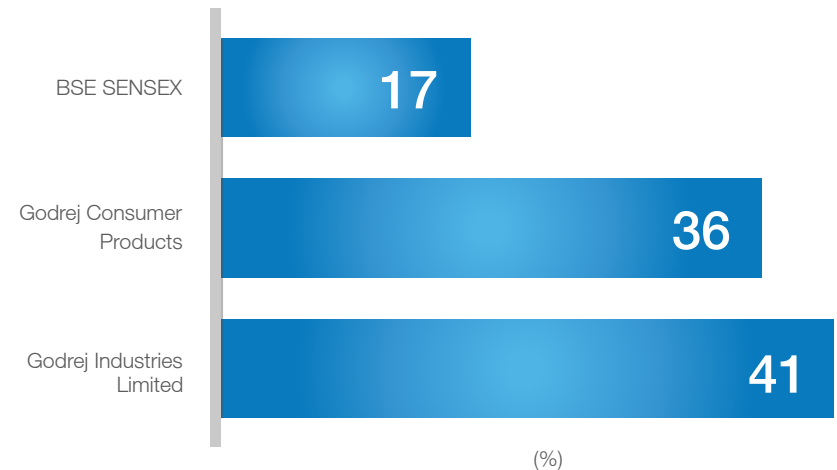
GODREJ GROUP

- Established in 1897
- \$4.2 bn in annual revenue¹
- 600 million people use a Godrej product every day²
- Godrej ranked as 2nd most trusted Indian brand³
- \$2.8 billion brand valuation by Interbrand⁴
- Amongst India's most diversified and trusted conglomerates
- Real estate identified as one of the key growth businesses for the Group

1. Group Revenues in FY14
2. Godrej Group internal study
3. The Brand Trust Report 2013
4. Interbrand study done in 2011

Value Creation for Investors

14 Year CAGR



Note: CAGR calculated for closing prices as of 18th June, 2001 and 31st March, 2015



Godrej & Boyce



Godrej Industries



Godrej Properties



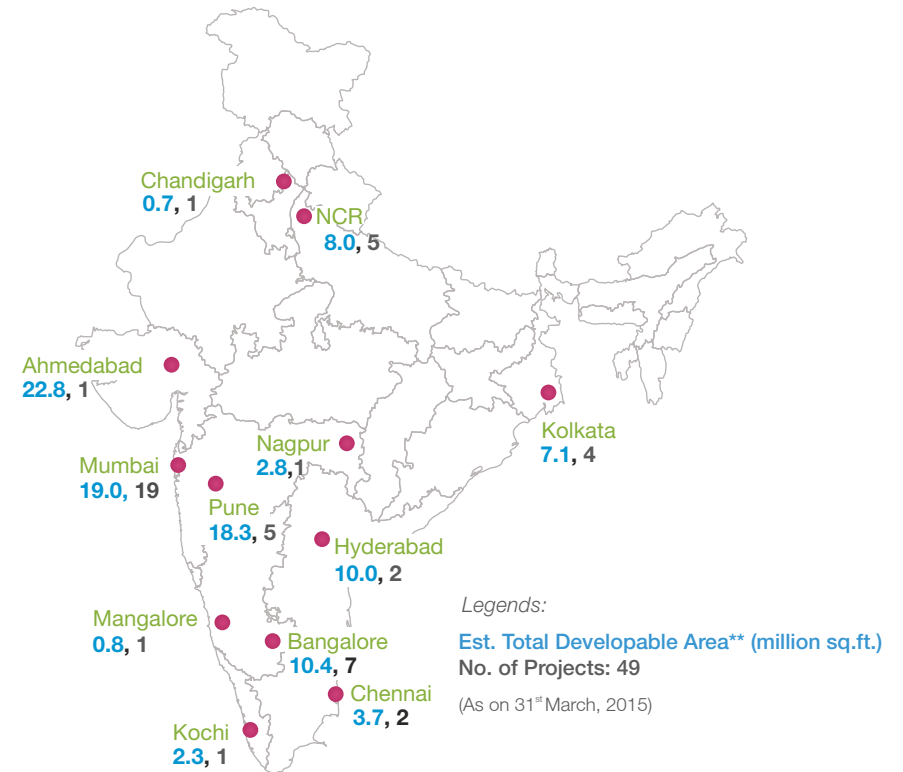
Godrej Consumer



Godrej Agrovet

GODREJ PROPERTIES

- Established in 1990
- Presence in 12 cities across India
- Real estate worth over US \$1.3 bn sold in the past three years
- 100 million sq.ft. of real estate to develop across India
- Differentiated asset-light business model
- Over 100 awards received in the past 3 years



**Total area under the project, irrespective of revenue/profit/area sharing arrangement



GODREJ GARDEN CITY
AHMEDABAD



GODREJ PLATINUM
BENGALURU



GODREJ INFINITY
PUNE



GODREJ ICON
GURGAON



GODREJ PLATINUM
KOLKATA



GODREJ SKY
MUMBAI

STRENGTHS

Godrej Brand

- Godrej ranked as the 2nd most trusted Indian brand in the 2013 Brand Trust Report¹
- 600 million people use a Godrej product every day²
- GPL brings the Godrej brand's reputation for trust and quality to the real estate sector

Effective Land Sourcing Model

- Competitive advantage in executing joint development projects
- Asset light, capital efficient and high ROE development model

Strong Project Pipeline

- Added 21 projects with ~29.8 million sq.ft. saleable area in the last twelve quarters³
- Access to Group's land bank across India (e.g. Vikhroli)

Corporate Governance

- Strong independent Board committed to best practices of corporate governance with focus on investor interests and shareholder value
- GPL benefits from trust amongst stakeholders in realty market that is characterized by opaque practices

Access to Capital

- Confidence of capital markets: Demonstrated by successful IPO, IPP, Residential Co-investment Platform and Rights issue
- Project level equity dilution to mitigate risk and remain capital efficient
- Low bank funding rates for GPL

1. Brands ranked higher than Godrej: Nokia, Samsung, Sony, BMW & Tata Tea

2. Based on Godrej Group Internal Study

3. Total saleable area under projects, irrespective of the revenue / profit / area sharing arrangement.

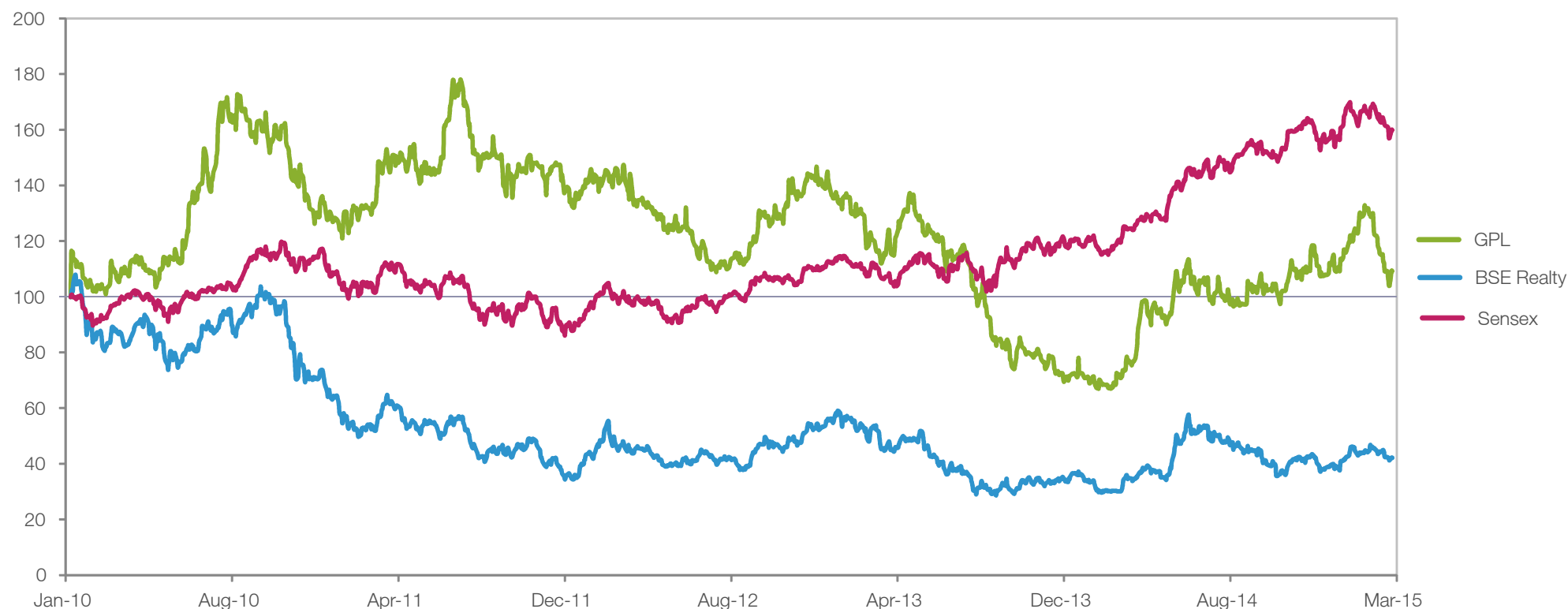
GROWTH PERFORMANCE

GPL has delivered strong and consistent growth in the last decade

PARTICULARS	FY 2015	FY 2004	CAGR
Revenue (INR Cr.)	1,927	29	46%
EBIDTA (INR Cr.)	341	6	44%
Profit Before Tax (INR Cr.)	326	5	46%
Net Profit After Tax (INR Cr.)	191	2.5	48%
Booking Value (INR Cr.)	2,681	183	28%
Total development portfolio of GPL (Mn sq.ft.) (excluding completed projects)	108	2	44%

STOCK PERFORMANCE

GPL stock has substantially outperformed the BSE Realty Index since its IPO in 2010



Returns since listing : Godrej Properties : **+9%** BSE Sensex: **+59%** BSE Realty: **-57%**

FY 15 Returns : Godrej Properties : **+18%** BSE Sensex: **+25%** BSE Realty: **+13%**

Indexed Price movement from
January 2010 to March 31, 2015
Source : BSE

CORPORATE GOVERNANCE

The Board is strongly committed to best practices of corporate governance with a focus on investors interests and shareholder value

The Independent Directors on the GPL Board are:

Keki B. Dadiseth

- Served as Chairman of Hindustan Unilever Limited and as Director and Member of the Executive Committee at Unilever PLC and Unilever NV
- Fellow of the Institute of Chartered Accountants of England & Wales
- Holds Board positions at The Indian Hotels Co. Limited, Britannia Industries Limited, Piramal Enterprises Limited and Siemens Limited. Holds Advisory positions at Accenture Services Pvt. Limited, Pricewaterhouse Cooper Pvt. Limited, Indian School of Business and World Gold Council

S. Narayan

- Served as Economic Advisor to the Prime Minister of India
- Serves on the Board of Directors at Apollo Tyres Limited and Dabur India Limited

Lalita D. Gupte

- Chairperson of ICICI Venture Funds Management Company Limited
- Board position: Bharat Forge Limited, Sesa Sterlite Limited and Kirloskar Brothers Limited

Pranay Vakil

- Director of Praron Consultancy India Pvt. Ltd
- Associated with FICCI Real Estate Committee
- Served as Chairman of Knight Frank India

Amit B. Choudhury

- Serves on the Board of Godrej Industries Limited, Vora Soaps Limited, Wadala Commodities Limited and Godrej Agrovet Limited

Pritam Singh

- Served as the Director at IIM Lucknow. Serves as Director of Hero MotoCorp Ltd., Parsvnath Developers Ltd and also member on the local board of Reserve Bank of India
- Conferred 'Padma-Shri', one of India's highest civilian honors in 2003

Amitava Mukherjee

- 20 years of Investment Banking experience
- Served as Managing Director and Board member both at Lazard India and Ambit Corporate Finance

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FY15 HIGHLIGHTS

Business Development Highlights

- Added 5 new projects with ~8 million sq.ft. of saleable area in FY15

Sales Highlights

- Registered booking volume of 3.9 million sq.ft. and booking value of INR 2,681 Cr in a weak real estate market
- Highest ever annual residential sales by GPL of 3.6 million sq.ft. and booking value of INR 2,398 Cr

Strong focus on execution

- Delivered 3.5 million sq.ft. in FY15 which includes 2.7 million sq.ft. of residential and 0.8 million sq.ft. of commercial space across five cities

Other Highlights

- 59 awards received in FY15
- ICRA has upgraded its long term rating of GPL to AA- from A+
- GPL opened its first international representative sales office in Dubai

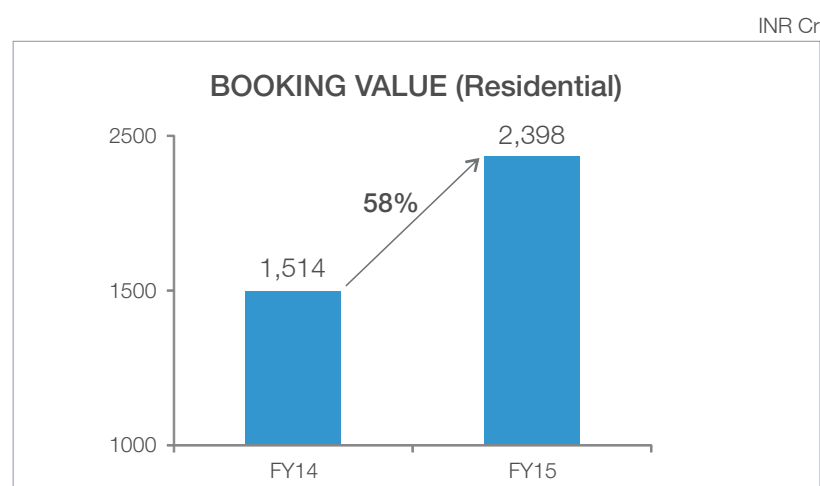
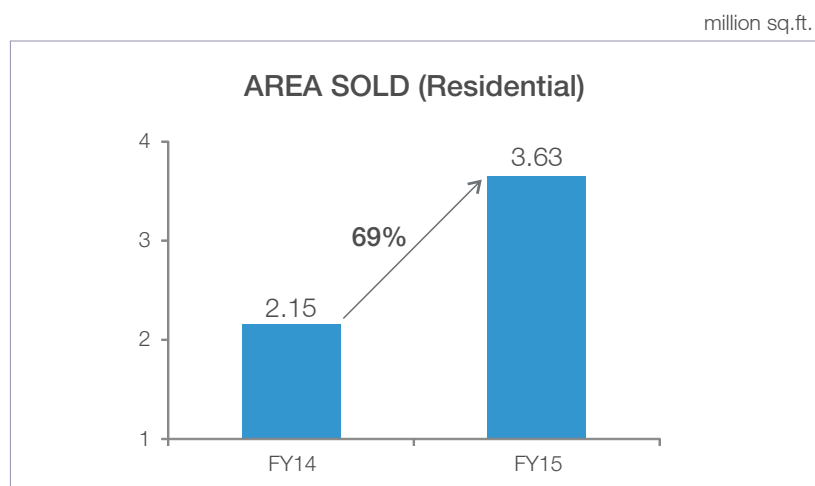
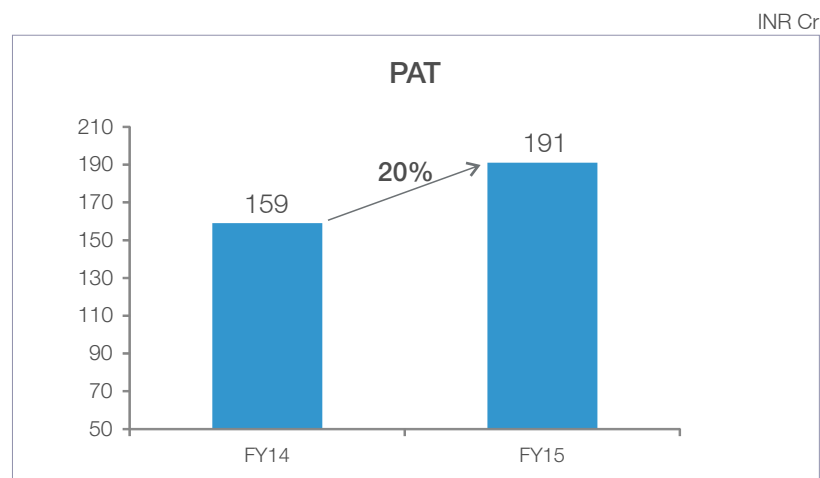
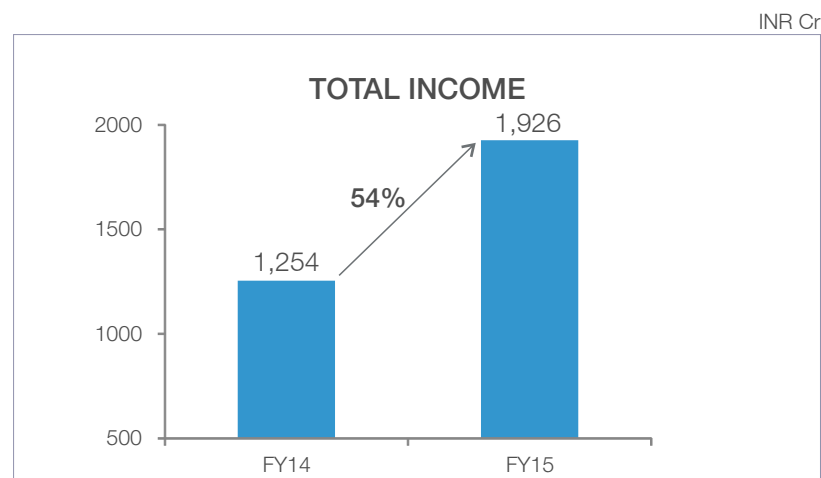
Dividend Declaration

- The Board has recommended INR 2 per equity share of INR 5 each to be paid as final dividend

GPL DELIVERED STRONG GROWTH IN FY15

Total income increased by 54% & PAT increased by 20%

69% growth in volume and 58% growth in the value of residential sales bookings



CONTINUED SUCCESS IN BUSINESS DEVELOPMENT

Added 5 new projects with ~8 million sq.ft. of saleable area in FY15

Particular	Saleable Area (million sq.ft.)	Business Model
Godrej Aria, Gurgaon	1.6	Residential Investment Platform
Badlapur, Mumbai	1.25	DM Fee – 10% of Topline
Vikhroli, Mumbai	1.2	DM Fee – 10% of Topline
Joka, Kolkata	3.0	Profit share – 46%
Whitefield, Bangalore	0.85	Profit share – 40%

STRONG FOCUS ON EXECUTION

Delivered 3.5 million sq.ft. in FY15 which includes 2.7 million sq.ft. of residential and 0.8 million sq.ft. of commercial space across five cities



Godrej Platinum, Mumbai – 0.2 million sq.ft.



Godrej Anandam, Nagpur – 0.4 million sq.ft.



Godrej Frontier, Gurgaon – 0.4 million sq.ft.



Godrej One, Mumbai – 0.8 million sq.ft.



GGC Phase 2, Ahmedabad – 1.6 million sq.ft.



Godrej 17, Bangalore – 0.1 million sq.ft.

GPL RECEIVED 55 AWARDS IN FY15

Illustrative List of Awards

Most Reliable Builder for 2014

- CNBC AWAAZ Real Estate Awards 2014.

Emerging Developer of the year - Residential

- 6th Realty Plus Excellence Award 2014

Innovation Leader in Real Estate

- NDTV Property Awards 2014

Most Promising Brand/Leader Award

- World Brand Summit 2014

Brand Excellence in Real Estate Sector

- Global Brand Excellence Awards 2014

Asia's most promising brand

- World Consulting & Research Corporation (WCRC)

Top 50 admired brands of India 2014–15

- Admired Brands & Leaders of India 2015

'Mumbai Hot 50' brands

- Hindustan Times and Paul Writer

Most Admired Real Estate Sector Website of the year

- Global Brand Excellence Awards 2014

Gold Statuette for 'Let's Talk' – Category – Internal Employee Publication

- MarCom Awards – International competition for Marketing and Communication Professionals

India's Top 5 Most Admired Builders

- Construction World Architect and Builders (CWAB) Awards 2014

Ranked amongst India's Top 50 companies to work for in 2014 – Study by Great Places to Work Institute and The Economic Times

- Ranked #1 in Real Estate & Construction Sector
- Ranked #45 in overall category

Best in Sector: Indian Real Estate and Sector Innovator Award for Landmark Structures

- Sector Success Awards 2014

Godrej Garden City - 'Integrated Township of the year' award

- Realty Plus Excellence Awards 2014

Godrej BKC

- #1 ranked project out of over 600 projects across the country evaluated for the Construction Industry Development Council (CIDC) Safety Awards 2015

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KEY OPERATIONAL HIGHLIGHTS

Business Development Highlights

- Added 2 new projects with 3.85 million sq.ft. of saleable area in Q4 FY15

Sales Highlights

- Moderate sales in Q4 FY15 due to delay in planned launches created by introduction of new development plan for Mumbai

Other Highlights

- Delivered 0.1 million sq.ft. at Godrej Crest, Bangalore and completed the project
- 24 awards received in Q4 FY15
- 5 projects received IGBC Green Homes pre-certification

SALES HIGHLIGHTS

Particular	Q4 FY15	Q4 FY14	Growth	Q3 FY15	Growth	FY15	FY14	Growth
Area Sold* (sq.ft.)	692,049	1,342,989	-48%	701,729	-1%	3,883,052	2,966,362	31%
Booking Value** (INR Cr)	428	1,066	-60%	548	-22%	2,681	2,438	10%

*Includes :

- 15,409 sq.ft. of JVP area in Q4 FY15 & 29,781 sq.ft. area in Q4 FY14
- 45,467 sq.ft. of JVP area in FY15 & 114,929 sq.ft. area in FY14

**Includes :

- INR 6 Cr of JVP booking value in Q4 FY15 & INR 1 Cr of JVP booking value in Q3 FY15 & INR 11 Cr of JVP booking value in Q4 FY14
- INR 18 Cr of JVP booking value in FY15 & INR 44 Cr of JVP booking value in FY14

New Project Launch

Godrej Infinity, Pune

- Launched in March 2015
- Sold 207 apartments with total area of 200,000 sq.ft. in 10 days at an average price of INR 6,000 per sq.ft.

PROJECT BOOKING

Residential Projects	Booking Area (sq.ft.)	Booking Area (sq.ft.)	Booking Value (INR Cr)	Booking Value (INR Cr)
	Q4 FY15	FY15	Q4 FY15	FY15
Godrej Infinity, Pune	199,939	199,939	120	120
Godrej Summit, Gurgaon	57,307	155,435	43	119
Godrej Aria, Gurgaon	49,571	479,633	39	339
Godrej City, Panvel	84,132	601,852	48	343
Godrej Prakriti, Kolkata	44,266	174,894	17	71
GGC, Ahmedabad ¹	54,002	415,088	20	148
Godrej United, Bangalore ²	37,344	302,336	24	191
Godrej Prana, Pune	35,412	238,935	17	115
Godrej E-City, Bangalore ²	30,755	148,494	15	70
Godrej Palm Grove, Chennai	15,783	56,990	7	26
Godrej Frontier	13,580	23,206	3	9
Others ³	33,195	833,473	32	846
Total (Residential)	655,286	3,630,275	385	2,398
Commercial Projects				
Godrej BKC, Mumbai	10,410	79,280	30	224
Godrej Genesis, Kolkata	26,353	113,866	12	53
Others ³	0	59,631	0	6
Total (Commercial)	36,763	252,777	42	283
Grand Total	692,049	3,883,052	428	2,681

1 Includes JVP booking area of 15,409 sq.ft. and JVP booking value of INR 6 Cr in Q4 FY 15

2 Includes total booking area and total booking value where GPL role is of a Development Manager

3 Includes cancellation in certain projects

BUSINESS DEVELOPMENT HIGHLIGHTS

Added 2 new projects with 3.85 million sq.ft. of saleable area in Q4 FY15

Joka, Kolkata

- Added GPL's fourth project in Kolkata with 3 million sq.ft. of saleable area
- Excellent connectivity to all key areas in Kolkata including Alipore, Park Street, Salt Lake, Tollygunge.
- GPL's economic interest is 46% of profits

Whitefield, Bangalore

- Added GPL's seventh project in Bangalore with 0.85 million sq.ft. of saleable area
- Excellent social infrastructure with close proximity to educational institutions, hospitals, malls and convenience stores
- Well connected to EPIP Zone and ITPL Business Parks
- GPL's economic interest is 40% of profits

LAUNCH TRACKER FY15

Launch timings are dependent on receipt of regulatory approvals and can be delayed substantially beyond initial expectations

New Project Launches Planned in FY15		
Project	City	Status
Godrej Prana	Pune	✓
Godrej Oasis	Gurgaon	✓
Godrej Aria	Gurgaon	●
Godrej City, Panvel	Mumbai	✓
Keshav Nagar	Pune	✓
Godrej Sky, Byculla	Mumbai	✓
The Trees, Vikhroli – Residential Phase 1	Mumbai	✓
Redevelopment, Chembur (Sahakar Nagar 2)	Mumbai	✓

New Phase Launches Planned in FY15		
Project	City	Status
Godrej Garden City	Ahmedabad	✓
Godrej Central	Mumbai	✓
Godrej Gold County	Bangalore	✓
Godrej United	Bangalore	✓
Godrej Summit	Gurgaon	✓
Godrej Prana	Pune	✓
Godrej Anandam	Nagpur	✓
Godrej Platinum	Mumbai	✓
Godrej Palm Grove	Chennai	✓
Godrej Oasis	Gurgaon	✓

✓ Launched ✓ On - Track ✓ Delayed ● New Project Added

LAUNCH TRACKER FY16

Launch timings are dependent on receipt of regulatory approvals and can be delayed substantially beyond initial expectations

New Project Launches Planned in FY16		
Project	City	Status
Godrej Icon	Gurgaon	✓
Godrej Sky	Mumbai	✓
Godrej Prime	Mumbai	✓
Godrej Azure	Chennai	✓
The Trees, Vikhroli – Residential Phase 1	Mumbai	✓
Badlapur Project	Mumbai	✓
Godrej Aravalli	Gurgaon	✓

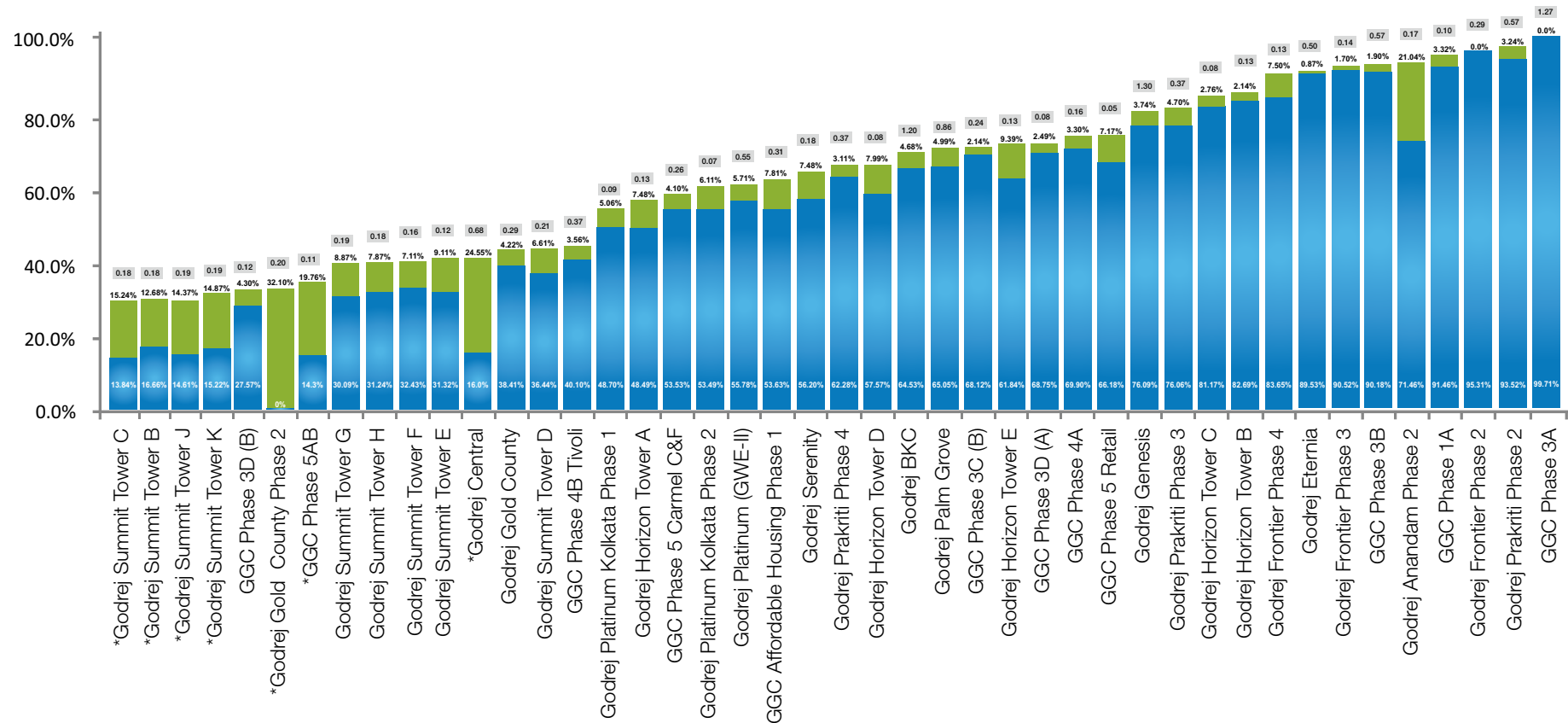
New Phase Launches Planned in FY16		
Project	City	Status
Godrej Garden City	Ahmedabad	✓
Godrej Anandam	Nagpur	✓
Godrej Prana	Pune	✓
Godrej Platinum	Mumbai	✓
Godrej Infinity	Pune	✓
Godrej Palm Grove – Laguna	Chennai	✓
The Trees, Vikhroli – Residential Phase 2	Mumbai	✓

Other project / phase launches we hope to achieve in FY16 or H1 FY17:

- Devanahalli Project, Bangalore
- Godrej City – Phase 2, Panvel
- Godrej Platinum, Okhla, Delhi
- Godrej Park – Bhandup, Mumbai

✓ Launched ✓ On - Track ✗ Delayed ● New Project Added

PROJECT PROGRESS UPDATE



■ Construction Progress in Q4 FY15 ■ Construction status as at end of Q3 FY15

Phase total saleable area are in million sq.ft. on top of the bar.

GGC GPL Area (million sq.ft.) Phase 1: 1.00, Phase 2: 0.31, Phase 3A: 0.93, Phase 3B: 0.39, Phase 3C (B): 0.14, Phase 3D (A): 0.05, Phase 3D (B): 0.09, Phase 4A: 0.13, Phase 4B: 0.22, Phase 5AB: 0.09, Genesis: 0.81

Godrej Summit Area (million sq.ft.) Tower D: 0.14, Tower E: 0.12, Tower F: 0.11, Tower G: 0.12, Tower H: 0.11, Tower B: 0.12, Tower C: 0.12, Tower J: 0.12, Tower K: 0.13,

SUSTAINABLE DEVELOPMENT

5 projects received IGBC Green Homes pre-certification in Q4 FY15

Godrej Platinum, NCR



IGBC Green Homes Platinum pre-certification

Godrej Park, Bhandup



IGBC Green Homes Gold pre-certification

Badlapur Project



IGBC Green Homes Silver pre-certification

Godrej Aria, Gurgaon



IGBC Green Homes Silver pre-certification

Godrej Oasis, Gurgaon



IGBC Green Homes Silver pre-certification

AWARDS AND RECOGNITIONS

GPL received 24 awards in Q4 FY15

GODREJ PROPERTIES

Asia's most promising brand

- World Consulting & Research Corporation (WCRC)

The Real Estate Honour

- Johnson Society Interiors Honours 2015

Top 50 admired brands of India 2014-15

- Admired Brands & Leaders of India 2015

Innovative Real Estate Marketing Campaign of the year

- Golden Globe Tiger Awards 2015

'Innovation Leader' in Real Estate'

- NDTV Property Awards 2014

Luxury Housing Developer of the Year - Western India

- Brands Academy Excellence Awards 2015

'Corporate Citizen of the Year'

- Won by the Godrej Group - Public Relations Council of India (PRCI) Awards

Platinum award - Online Newsletter – 'Infographics'

- Public Relations Council of India (PRCI) Awards

Silver award for – 'Vibrations'

- Public Relations Council of India (PRCI) Awards

AVA Digital Awards 2015

- Platinum Award for Live Bright video for Godrej Prakriti - Live video for Web/ Marketing (Product)
- Platinum Award for D Code film for the GPL Design Studio video - Video Production/ Corporate Image
- Gold Award for 'One Tree Story' video for The Trees marketing campaign - Video production/ Viral video

PROJECT SPECIFIC & INDIVIDUAL

Godrej Frontier, Gurgaon

- Safety Certificate of Appreciation - Construction Industry Development Council (CIDC) Vishwakarma Safety Awards 2015

Godrej Platinum, Bangalore

- Safety Certificate of Appreciation - Construction Industry Development Council (CIDC) Vishwakarma Safety Awards 2015

Godrej BKC

- Safety Certificate of Appreciation - Construction Industry Development Council (CIDC) Vishwakarma Safety Awards 2015

Godrej Horizon

- Safety Certificate of Appreciation - Construction Industry Development Council (CIDC) Vishwakarma Safety Awards 2015

Godrej Prakriti, Kolkata

- Safety Certificate of Appreciation - Construction Industry Development Council (CIDC) Vishwakarma Safety Awards 2015

Mr. Pirojsha Godrej

- 'Visionary of India - Young Achiever Extraordinaire - Brand Vision India 2020 Summit & Awards supported by FICCI
- CEO Real Estate - CEO Award 2015

Mr. Rajendra Khetawat

- India's 5th Annual CFO 100 Roll of Honour – Amongst Top 100 CFO's in India

Mr. Girish Shah

- Marketeer of the year – ABP News Real Estate Awards

Mr. Ajay Pawar

- Selected amongst '50 Most Talented Communication Leaders'

Miss. Sunaina Kohli

- Women Achiever Award – Global Real Estate Brand Awards 2015

Mr. Prashin Jobhalia

- Young Achiever Award – ABP News Real Estate Awards

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PERFORMANCE METRICS – Q4 FY 2015

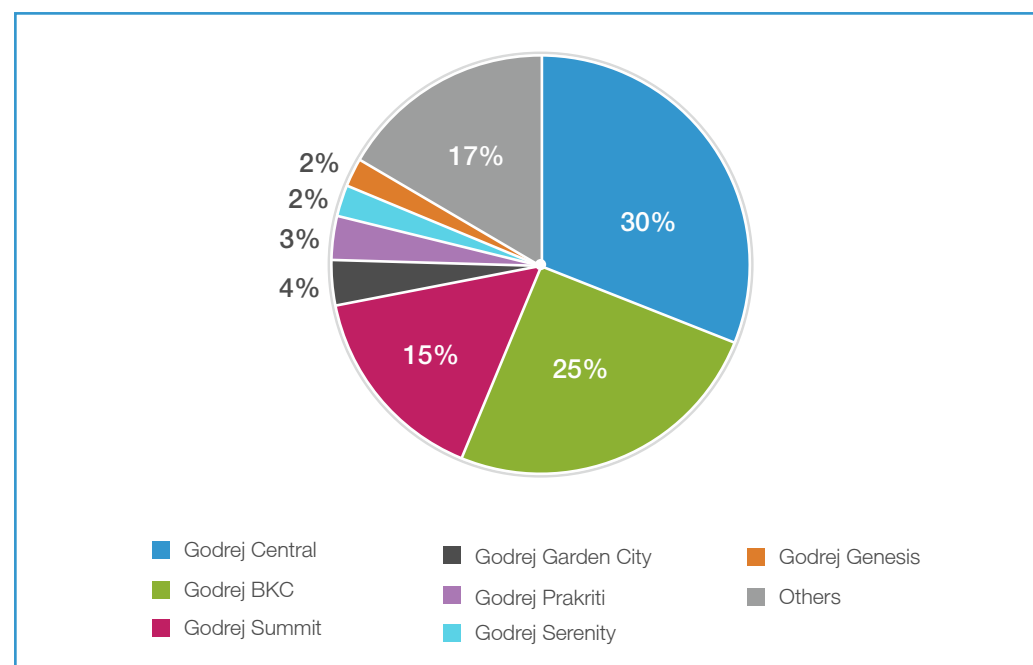
Key Performance Metrics	Q4 FY 15	Q4 FY 14	% Change
Total Income (INR Cr.)	718.1	435.6	65%
Profit Before Tax (INR Cr.)	107.1	78.7	36%
PAT (After minority interest INR Cr.)	51.4	48.3	6%

Total income split by project

(INR Cr)

Projects	Total Income
Godrej Central, Mumbai	217
Godrej BKC, Mumbai	181
Godrej Summit, Gurgaon	111
Godrej Garden City, Ahmedabad	26
Godrej Prakriti, Kolkata	25
Godrej Serenity, Mumbai	17
Godrej Genesis, Gurgaon	15
Others	126
Total	718

Total income % split by project



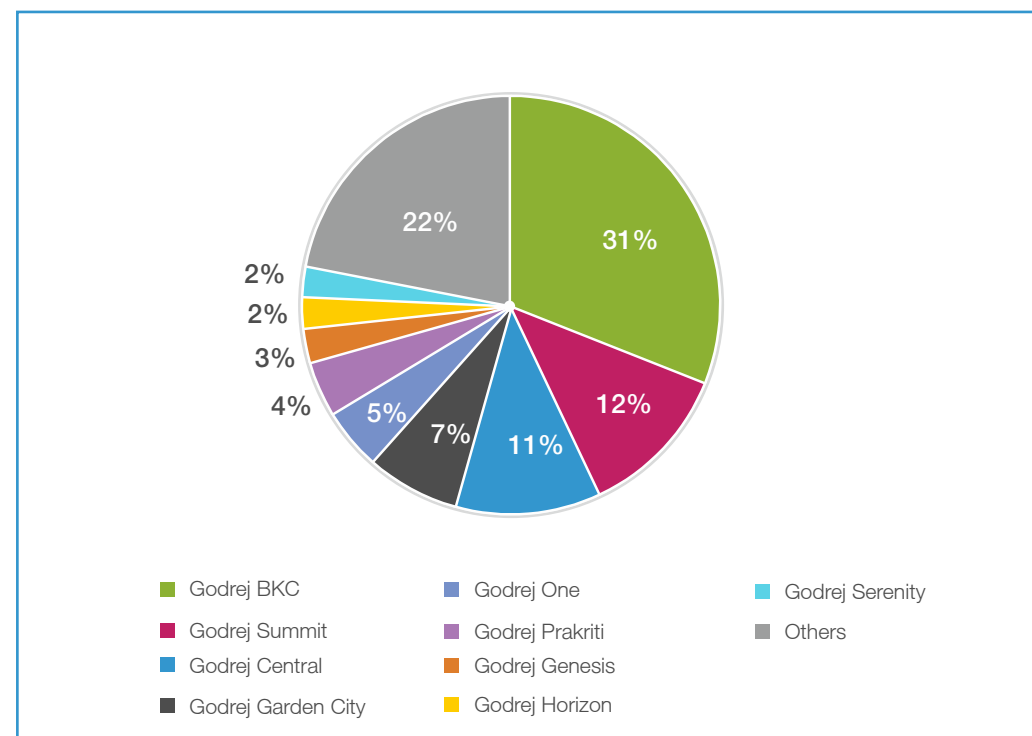
PERFORMANCE METRICS – FY 2015

Key Performance Metrics	FY 15	FY 14	% Change
Total Income (INR Cr.)	1,926.6	1,254.2	54%
Profit Before Tax (INR Cr.)	326.0	347.4	-6%
PAT (After minority interest INR Cr.)	190.9	159.4	20%

Total income split by project

Projects	Total Income
Godrej BKC, Mumbai	596
Godrej Summit, Mumbai	228
Godrej Central, Mumbai	217
Godrej Garden City, Ahmedabad	140
Godrej One, Mumbai	91
Godrej Prakriti, Kolkata	82
Godrej Genesis, Kolkata	51
Godrej Horizon, Pune	46
Godrej Serenity, Mumbai	45
Others	430
TOTAL	1,927

Total income % split by project



CONSOLIDATED FINANCIAL STATEMENTS – P & L

Particulars	Q4 FY 2015 (INR Cr)	Q4 FY 2014 (INR Cr)	% Change	Q3 FY 2015 (INR Cr)	% Change	FY 2015 (INR Cr)	FY 2014 (INR Cr)	% Change
Total Income	718.1	435.6	65%	538.6	33%	1,926.6	1,254.2	54%
EBITDA	112.3	82.3	36%	83.3	35%	340.7	357.6	-5%
Adjusted EBITDA*	156.5	138.4	13%	139.0	13%	508.0	439.7	16%
Profit before tax	107.1	78.7	36%	80.1	34%	326.0	347.4	-6%
Profit after tax	71.1	64.1	11%	56.5	26%	235.6	236.3	0%
Minority Interest	-19.7	-15.7		-9.3		-44.7	-76.8	
Net Profit after tax	51.4	48.3	6%	47.2	9%	190.9	159.4	20%

*Adjusted EBITDA = EBITDA + Interest included in cost of sale

CONSOLIDATED FINANCIAL STATEMENTS – BS

EQUITY AND LIABILITIES	31-Mar-15 (INR Cr) Audited	31-Mar-14 (INR Cr) Audited	ASSETS	31-Mar-15 (INR Cr) Audited	31-Mar-14 (INR Cr) Audited
1) SHAREHOLDERS FUND			1) NON CURRENT ASSETS		
a) Share Capital	99.68	99.12	a) Fixed Assets	115.60	104.64
b) Reserves and Surplus	1,747.19	1,694.28	b) Goodwill on consolidation	74.17	20.89
	1,846.87	1,793.40	c) Non-current investments	0.00	0.00
2) SHARE APPLICATION MONEY PENDING ALLOTMENT	–	–	d) Deferred tax assets (net)	4.48	2.15
3) MINORITY INTEREST	227.90	203.06	e) Long-term loans and advances	170.34	133.45
4) NON - CURRENT LIABILITES			f) Other non-current assets	28.29	3.37
a) Long-term borrowing	567.06	286.09		392.88	264.51
b) Other long-term liabilities	1.42	1.09	2) CURRENT ASSETS		
c) Long term provisions	4.59	2.88	a) Inventories	4,727.11	3,726.79
	573.07	290.05	b) Trade receivables	169.68	159.96
5) CURRENT LIABILITIES			c) Cash and cash equivalents	695.41	871.01
a) Short term borrowing	2,722.73	2,142.94	d) Short-term loans and advances	831.25	830.23
b) Trade Payables	713.56	704.30	e) Other current assets	546.73	294.23
c) Other Current Liabilities	1,228.89	956.89		6,970.18	5,882.21
d) Short term provisions	60.04	56.08			
	4,715.21	3,860.21			
Total	7,363.05	6,146.72	Total	7,363.05	6,146.72

FINANCIAL ANALYSIS

Profitability Indicators

PARTICULAR	Q4 FY 2015	Q4 FY 2014	Q3 FY 2015	FY 2015	FY 2014
EBITDA / Total Income	15.6%	18.9%	15.5%	17.7%	28.5%
Adjusted EBITDA/Total Income*	21.8%	31.8%	25.8%	26.4%	35.1%
PBT Margin%	14.9%	18.1%	14.9%	16.9%	27.7%
Net Profit Margin %**	7.2%	11.1%	8.8%	9.9%	12.7%

*Adjusted EBITDA = EBITDA + Interest included in cost of sale

**Net profit after minority interest

Leverage Indicators

PARTICULAR	As on Mar 2015	As on Dec 2014
Net Debt (INR Cr)	2,764	2,605
Net Debt / Equity Ratio	1.50	1.35
Average Borrowing Cost (YTD)	11.18%	11.27%

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Annexure 05

A. RESIDENTIAL PROJECTS

S.No	Project Name	Location	Asset Class	Est. Saleable Area (mn sq.ft.)	Business Model	Status
1	Godrej Garden City*	Ahmedabad	Residential	18.08	Phase I to IV: Area Based – 73.6% Phase V onwards: Revenue Based – 67.6%	Ongoing
2	Devanahalli	Bangalore	Residential	5.00	Profit Sharing – 50%	Forthcoming
3	Godrej E – City	Bangalore	Residential	1.00	DM Fee – 11.0% of Revenue	Ongoing
4	Godrej United	Bangalore	Residential	1.00	DM Fee – 11.0% of Revenue	Ongoing
5	Whitefield	Bangalore	Residential	0.85	Profit Sharing – 40%	Forthcoming
6	Tumkur Road	Bangalore	Residential	0.79	Revenue Based – 78.0%	Forthcoming
7	Godrej Platinum	Bangalore	Residential	0.60	GPL Owns 100% Equity in project specific company	Ongoing
8	Godrej Gold County	Bangalore	Residential	0.29	Revenue Based – 63.0%	Ongoing
9	Godrej Palm Grove	Chennai	Residential	2.51	Area Based – 70.0% (for 12.57 acres), 68.0% (for 4.82 acres)	Ongoing
10	Godrej Azure	Chennai	Residential	1.00	Profit Sharing – 44.5%	Forthcoming
11	Godrej Summit	Gurgaon	Residential	2.04	Area Based – 65.0%	Ongoing
12	Godrej Aria	Gurgaon	Residential	1.60	Revenue Based – 65.0% (GPL owns 25.1% of equity in the project specific company)	Ongoing
13	Godrej Oasis	Gurgaon	Residential	1.20	Profit Sharing – 38.0%	Ongoing
14	Godrej Frontier	Gurgaon	Residential	0.42	Revenue Based – 70.0%	Ongoing
15	Godrej Oasis**	Hyderabad	Residential	4.87	Land is owned by GPL	Forthcoming

* Primarily a residential project with a portion of commercial saleable area

** Applied for permission to convert commercial saleable area of the project to residential saleable area

A. RESIDENTIAL PROJECTS

S.No	Project Name	Location	Asset Class	Est. Saleable Area (mn sq.ft.)	Business Model	Status
16	G&B Moosapet	Hyderabad	Residential	2.22	DM Fee – 10.0% of Revenue	Forthcoming
17	Kochi Project	Kochi	Residential	2.24	Revenue Based – 70.0%	Forthcoming
18	Joka	Kolkata	Residential	3.00	Profit Sharing – 46%	Forthcoming
19	Godrej Prakriti	Kolkata	Residential	2.20	GPL – 51.0% Equity in project specific company	Ongoing
20	Godrej Platinum	Kolkata	Residential	0.17	Revenue Based – 45%	Ongoing
21	Godrej Alpine	Mangalore	Mixed Use	0.64	Area Based for residential area – 71.5%	Ongoing
22	Godrej Central	Mumbai	Residential	0.68	Revenue Based 87.5%. GPL owns 51.0% of equity in the project specific company	Ongoing
23	Godrej Platinum	Mumbai	Residential	0.46	DM Fee – 10.0% of Revenue	Ongoing
24	Kalyan	Mumbai	Residential	0.48	Revenue Based – 95.0%	Forthcoming
25	Godrej Park	Mumbai	Residential	0.77	Revenue Based – 56.5%	Forthcoming
26	Badlapur	Mumbai	Residential	1.30	DM Fee – 10.0% of Revenue	Forthcoming
27	Godrej City	Mumbai	Residential	4.30	Profit Based – 35.0% with upside promote to JV partner above Rs.1,000 GPL PBT per sq.ft.	Ongoing
28	The Trees	Mumbai	Mixed Use	0.88	Profit Based – 60.0%	Forthcoming
29	G&B, Vikhroli	Mumbai	Residential	0.80	DM Fee – 10% of Revenue	Forthcoming
30	G&B, Vikhroli	Mumbai	Mixed Use	1.20	DM Fee – 10% of Revenue	Forthcoming
31	Godrej Sky	Mumbai	Residential	0.30	DM Fee Rs 50 cr, with upside promote to GPL above certain price threshold	Forthcoming
32	G&B Lawkim, Thane	Mumbai	Residential	0.27	Profit Based – 32.0%	Forthcoming

A. RESIDENTIAL PROJECTS

S.No	Project Name	Location	Asset Class	Est. Saleable Area (mn sq.ft.)	Business Model	Status
32	Godrej Prime	Mumbai	Residential	0.75	91.0% Revenue Sharing (GPL owns 51% of equity in the project specific company)	Forthcoming
33	Godrej Links	Mumbai	Residential	0.19	GPL to construct space for society in lieu of saleable area	Forthcoming
34	Godrej Serenity ¹	Mumbai	Residential	0.18	Revenue Based – 50.0%	Ongoing
35	Godrej Palms ¹	Mumbai	Residential	0.13	Area Based – 47.5%	Ongoing
36	Currey Road	Mumbai	Residential	0.12	DM Fee – 10.0% of Revenue	Forthcoming
37	Sundar Sangam	Mumbai	Residential	0.10	GPL to construct space for society in lieu of saleable area	Forthcoming
38	Godrej Edenwoods	Mumbai	Residential	0.03	Profit Based – 50.0% (from 85.0% of revenue for this project)	Ongoing
39	Godrej Anandam	Nagpur	Residential	2.35	PMC Fee Rs 400/sq.ft. for 7.7 lac sq.ft. Revenue Based agreement for remaining area : First 1 million sq.ft. 62.0% (GPL) & next 1 million sq.ft. 57% (GPL)	Ongoing
40	Godrej Platinum	NCR	Residential	0.85	Revenue Based – 52.5% (GPL owns 25.1% of equity in the project specific company)	Forthcoming
41	Bhugaon Township	Pune	Residential	9.44	Share in project specific company 11.09%, Development manager fee Rs 162/sq.ft., Profit sharing if profits exceed certain threshold	Forthcoming
42	Godrej Infinity	Pune	Residential	2.80	Profit Sharing – 35%	Forthcoming
43	Godrej Prana	Pune	Residential	1.50	GPL Profit Share 40.0%	Ongoing
43	Godrej Horizon	Pune	Residential	0.54	Profit Based – 51.0%	Ongoing

1. Increase in area due to change in DCR regulations

B. COMMERCIAL PROJECTS

S.No	Project Name	Location	Asset Class	Est. Saleable Area (mn sq.ft.)	Business Model	Status
1	Godrej Garden City*	Ahmedabad	Residential	2.40	First 1 million sq.ft. – 63.6% Revenue Based Subsequent area – 67.6% Revenue Based	Ongoing
2	Godrej Eternia	Chandigarh	Commercial	0.50	Revenue Based – 54%	Ongoing
3	Godrej Oasis**	Hyderabad	Residential	0.44	Land is owned by GPL	Forthcoming
4	Godrej Prakriti	Kolkata	Residential	0.42	GPL owns 51.0% Equity in project specific company	Forthcoming
5	Godrej Genesis	Kolkata	Commercial	1.34	Area Based – 62.0%	Ongoing
6	Godrej Alpine	Mangalore	Residential	0.25	Revenue Based – 71.5% for commercial area	Forthcoming
7	The Trees	Mumbai	Residential	1.86	Profit Based – 60.0%	Ongoing
8	Godrej BKC	Mumbai	Commercial	1.20	Profit Based – 50.0%	Ongoing
9	Kalyan	Mumbai	Residential	0.06	Revenue Based – 95.0%	Forthcoming
10	Bhugaon Township	Pune	Residential	2.36	Share in project specific company 11.09%, Development manager fee INR.162/sq.ft., Profit sharing if profits exceed certain threshold	Forthcoming
11	Godrej Genesis	Pune	Commercial	0.48	GPL owns 51.0% of equity in project specific company, Revenue Based 58.0%	Forthcoming

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THANK YOU

For further information, please contact:

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