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May 22, 2019

To,
The BSE Limited,
Listing Department,
P.J. Towers, 1st Floor,
Dalal Street, Fort,
Mumbai - 400 001

Scrip Code: 521149

Sub: Outcome of Board Meeting held on May 22, 2019

Dear Sir(s),

Pursuant to Regulation 30 (read with Part A of Schedule III) and 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations"), we would like to inform you that the Board of Directors of the Company at its Meeting held today, *inter-alia*, has:

- 1) Approved the Audited Financial Statements (Standalone and Consolidated) for the year ended March 31, 2019 and the Audited Financial Results (Standalone and Consolidated) for the quarter and year ended March 31, 2019, as recommended by the Audit Committee.

In this connection, we are pleased to enclose the following:

- 1) Statement showing the Audited Financial Results (Standalone and Consolidated) of the Company for the quarter and year ended March 31, 2019;
- 2) Auditors' Report on Audited Financial Results (Standalone and Consolidated) of the Company for the quarter and year ended March 31, 2019; and
- 3) A declaration duly signed by the Chief Financial Officer of the Company stating that the said reports of M/s. L.U. Krishnan & Co, Statutory Auditors are with unmodified opinion;



PRIME URBAN[®]
DEVELOPMENT INDIA LTD.
(A PATODIA GROUP COMPANY)

Registered Office : 110, Avinashi Road, Gandhinagar P.O., Tirupur - 641 603. (T.N.)
Ph.: (0) 91-421-4307800 / 4307821. Our Website : www.ptlonline.com / www.primeurban.in
GST No : 33AABCP9571D1ZH PAN NO : AABCP9571D CIN No : 270200 TZ1936 PLC 000001.
Corporate Office : 106, Mittal Chambers 10th Floor 228, Nehru Point, Mumbai - 400 021.
Ph.: 022-61645000, GST No : 27AABCP9571D229
Export Office : B-41 ,Ground Floor, Cotton Exchange Building, Cotton Green Rly Stn,
Avenue 3rd Boundary Road, Kalachowky, Mumbai - 400033
Tel. No.+91-22-23787608 / 23787600



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The date of Annual General Meeting will be intimated separately. The Meeting of the Board of Directors commenced at 12.30 p.m. and concluded at 5.00 p.m.

This is for your information and records.

Thanking you,

Yours faithfully,
For Prime Urban Development India Limited

Krunal Shah
Senior Manager- Legal and Company Secretary



Encl: as above

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Tel. No. +91-22-23787608 / 23787600

PRIME URBAN DEVELOPMENT INDIA LIMITED

CIN NO.L70200TZ1936PLC000001

Registered Office : No.83, Site No.4, 3rd Floor, Near Petrol Bunk, Avinashi Road, Gandhinagar, P.O., Tirupur - 641 603 ,Tamil Nadu, India


Telephone: 0421 4242062|Email: companysecretary@ptonline.com; Website: www.ptonline.com

(One Star Export House)

Part I - Statement of Audited Financial Results for the Quarter and Year Ended 31st March, 2019

Sr. No	Particulars	Standalone Results					Consolidated Results	
		Quarter Ended			Year Ended	Year Ended	Year Ended	Year Ended
		March 31, 2019 Audited	December 31, 2018 Reviewed	March 31, 2018 Audited	March 31, 2019 Audited	March 31, 2018 Audited	March 31, 2019 Audited	March 31, 2018 Audited
1	Income from Operations							
a	Revenue from Operations	3,754.61	4,013.57	3,920.50	15,185.26	9,517.57	15,190.06	9,773.14
b	Other Income	52.59	12.91	51.48	173.20	298.86	164.30	316.03
	Total income	3,807.20	4,026.48	3,971.98	15,358.46	9,816.43	15,354.36	10,089.17
2	Expenses							
a	Cost of Land Sold	42.81	-	34.80	347.41	115.40	347.41	47.43
b	Purchase of Stock in Trade	2,515.68	3,649.62	2,314.03	12,221.34	10,010.59	12,388.64	9,981.61
c	Changes in inventories of finished goods and stock in trade	763.02	148.17	1,040.68	1,110.11	2,141.96	1,090.11	(2,055.01)
d	Employee Benefit expenses	79.47	83.73	71.54	311.31	278.50	337.32	301.36
e	Finance cost	75.24	70.05	131.76	313.50	460.82	354.84	1,074.39
f	Depreciation and Amortisation expense	8.08	9.01	8.32	35.12	32.44	38.83	35.78
g	Other Expenses	282.88	396.83	324.87	1,271.71	879.09	1,071.97	664.66
	Total expenses	3,767.18	4,357.41	3,926.00	15,634.88	9,634.88	15,629.12	10,050.22
3	Profit / (Loss) before tax and exceptional/extraordinary items (1-2)	40.02	(330.93)	45.98	(252.04)	181.55	(274.76)	38.95
4	Exceptional Items	-	-	(1,115.46)	-	(1,115.46)	-	(1,456.58)
5	Profit / (Loss) before extraordinary and tax (3 + 4)	40.02	(330.93)	(1,069.48)	(252.04)	(933.91)	(274.76)	(1,417.63)
6	Extraordinary items	-	-	-	-	-	-	-
7	Profit / (Loss) before tax (5 + 6)	40.02	(330.93)	(1,069.48)	(252.04)	(933.91)	(274.76)	(1,417.63)
8	a) Tax expenses	(7.56)	33.43	(61.30)	(7.56)	(122.28)	(11.09)	(122.28)
	b) MAT Credit entitlement for the year / reversed for earlier years	-	-	(5.35)	-	8.54	0.09	8.54
	c) Deferred Tax Liability	-	-	-	-	-	1.78	(0.42)
	d) Income Tax for Prior Year's	0.00	(18.86)	-	(18.86)	-	(18.86)	-
9	Net Profit / (Loss) after tax (7 + 8)	32.46	(316.36)	(1,136.13)	(278.46)	(1,047.65)	(302.84)	(1,531.79)
10	Other Comprehensive income, net of income tax							
	Impact on remeasurement of Employees Benefit	11.17	(0.19)	(16.12)	10.61	(16.54)	10.61	(16.54)
11	Total Comprehensive income (9+10)	43.63	(316.55)	(1,152.25)	(267.85)	(1,064.19)	(292.23)	(1,548.33)
12	Paid up Equity Share Capital (Face value Rs.2 per share)	532.87	532.87	532.87	532.87	532.87	532.87	532.87
13	Reserves excluding revaluation reserve (as per balancesheet of previous accounting year)				913.10	1,180.94	544.63	840.40
14	i Earning Per Share (before extraordinary and exceptional items)(not annualised)							
	Basic and Diluted	0.12	(1.19)	(0.08)	(1.05)	0.25	(1.14)	(0.28)
	ii Earning Per Share (after extraordinary and exceptional items)(not annualised)							
	Basic and Diluted	0.12	(1.19)	(4.26)	(1.05)	(3.93)	(1.14)	(5.75)

SEGMENT WISE REVENUE, RESULTS AND CAPITAL EMPLOYED		Standalone results					Consolidated results	
Sl. nos.	Particulars	Quarter Ended			Year Ended	Year Ended	Year Ended	Year Ended
		March 31, 2019 Audited	December 31, 2018 Reviewed	March 31, 2018 Audited	March 31, 2019 Audited	March 31, 2018 Audited	March 31, 2019 Audited	March 31, 2018 Audited
1	Segment Revenue:-							
	a. Segment - Realty	978.03	5.53	1,570.39	2,251.09	3,885.74	2,255.89	4,141.32
	b. Segment - Textiles	2,776.58	4,008.04	2,350.11	12,934.17	5,631.83	12,934.17	5,631.82
	Total	3,754.61	4,013.57	3,920.50	15,185.26	9,517.57	15,190.06	9,773.14
2	Segment Results:-							
	Profit/(Loss) before tax, interest and exceptional items from each segment							
	a. Segment - Realty	180.19	(228.66)	140.04	14.38	612.75	32.99	1,083.71
	b. Segment - Textiles	(74.11)	(30.28)	39.17	50.09	45.60	50.09	45.60
	Total	106.08	(258.94)	179.21	64.47	658.35	83.08	1,129.31
	Less:							
	a. Finance Costs	(75.24)	(70.05)	(131.76)	(313.50)	(460.82)	(354.84)	(1,074.38)
	b. Exceptional items	-	-	(1,115.46)	-	(1,115.46)	-	(1,456.58)
	c. Unallocable expenditure	9.19	(1.94)	(1.47)	(3.01)	(15.98)	(3.01)	(15.98)
	Profit / (Loss) before tax and extraordinary items	40.03	(330.93)	(1,069.48)	(252.04)	(933.91)	(274.77)	(1,417.63)
	Less: Extraordinary items	-	-	-	-	-	-	-
	Profit / (Loss) before tax	40.03	(330.93)	(1,069.48)	(252.04)	(933.91)	(274.77)	(1,417.63)
3	Capital Employed (excluding Business Reconstruction Reserve)							
	a. Segment - Realty	3,179.21	3,110.15	3,859.64	3,179.21	3,859.64	3,182.84	4,637.34
	b. Segment - Textiles	1,103.92	969.37	680.60	1,103.92	680.60	1,103.92	680.60
	Total	4,283.13	4,079.52	4,540.24	4,283.13	4,540.24	4,286.76	5,317.94

Statement of Assets and Liabilities as at		Rs. in Lakhs			
		STANDALONE		CONSOLIDATED	
		31.03.2019	31.03.2018	31.03.2019	31.03.2018
A	ASSETS				
1	Non-current assets				
	Property, Plant and Equipment	733.22	712.39	762.78	752.85
	Financial Assets				
	a. Non current investments				
	(i) Investments in subsidiaries and associates	4,830.58	4,829.91	-	-
	(ii) Other investments	5.00	5.00	5.00	5.00
	(iii) Long term Loans and Advances	-	-	7.50	73.00
	(iv) Other Financial Assets	12.29	8.69	17.17	13.56
	b. Deferred Tax Assets	14.58	14.57	15.84	14.51
	Sub-total Non current assets	5,595.67	5,570.56	808.29	858.92
2	Current Assets				
	Inventories	1,881.85	3,339.37	1,901.85	3,338.35
	Financial Assets				
	Current investments	378.17	961.38	-	765.19
	Trade receivables	2,014.85	613.86	2,074.64	912.69
	Cash and Cash equivalents	58.32	209.37	96.79	236.14
	Other Bank balances	7.86	7.69	20.56	19.62
	Loans to Corporates	159.00	283.91	150.00	275.00
	Loans to others	-	-	-	-
	Current Tax Assets (Net)	214.49	187.59	224.26	196.31
	Other current assets	242.83	176.97	641.13	401.27
	Sub-total Current assets	4,957.37	5,780.14	5,109.23	6,144.57
	Total Assets	10,553.04	11,350.70	5,917.52	7,003.49
B	EQUITY AND LIABILITIES				
1	EQUITY				
	a. Equity	532.87	532.87	532.87	532.87
	b. Other Equity	913.10	1,180.94	544.83	840.40
	Sub-total - Equity	1,445.97	1,713.81	1,077.50	1,373.27
	LIABILITIES				
2	Non current liabilities				
	Financial Liabilities				
	a. Other Financial Liabilities	576.41	557.20	60.83	41.41
	b. Other Non-current Liabilities	1,269.74	1,270.11	(0.00)	(0.00)
	Sub-total - Non current liabilities	1,846.15	1,827.31	60.83	41.41
3	Current Liabilities				
	Financial Liabilities				
	a. Current Borrowings	2,638.92	3,230.60	3,148.42	3,903.26
	b. Trade payables	4,498.54	4,451.49	142.48	191.15
	c. Other Financial Liabilities	51.75	76.84	1,415.10	1,440.65
	Other Current Liabilities	51.59	25.86	53.08	28.95
	Provisions	20.12	24.80	20.11	24.80
	Sub-total - Current liabilities	7,260.92	7,809.58	4,779.19	5,588.81
	Total Equity and Liabilities	10,553.04	11,350.70	5,917.52	7,003.49
NOTES:					
1	The above results have been audited by the Statutory Auditors of the Company, reviewed and recommended by the Audit Committee and approved by the Board of Directors at their Meeting held on May 22, 2019.				
2	The Company is engaged in Realty Business and Yarn Trading business and as such has two reportable segments ie., "Realty" and "Textile" in terms of requirement of Ind AS 108.				
3	The figures for the quarter ended March 31, 2019 and March 31, 2018 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 for the relevant financial year which were subjected to limited review by the Statutory Auditors.				
4	The figures for the corresponding previous period/year's have been regrouped/reclassified wherever necessary, to make them comparable.				
Place : Mumbai		For and on behalf of the Board			
Date : 22.05.2019		 MANOJ KUMAR PATODIA Vice Chairman and Managing Director DIN 00026455			



Auditor's Report on Quarter and Year ended 31.3.2019 Standalone Financial Results of Prime Urban Development India Limited Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

To
Board of Directors of Prime Urban Development India Limited

We have audited the standalone financial results of **Prime Urban Development India Limited** ('the Company') for the quarter and year ended 31 March, 2019 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 standalone financial results have been prepared on the basis of the audited standalone financial statements, which are the responsibility of the Company's management. Our responsibility is to express an opinion on these standalone financial results based on our audit of such standalone financial statements, which have been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard prescribed under Section 133 of the Companies Act, 2013 read with relevant rules issued thereunder; or by the Institute of Chartered Accountants of India, 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. An audit includes examining, on a test basis, evidence supporting the amounts disclosed in 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.

In our opinion and to the best of our information and according to the explanations given to us these standalone quarterly financial results as well as year end results:

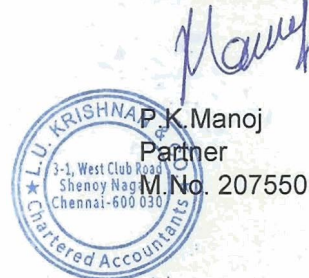
- (i) are presented in accordance with the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 in this regard; and
- (ii) Give a true and fair view of the net profit (including other comprehensive income) and other financial information for quarter and year ended 31 March, 2019.

Other Matter:

The Statement includes the results for the Quarter ended 31st March, 2019 and corresponding quarter ended of the previous year being the balancing figure between audited figures in respect of full financial year and the published year to date figures up to the third quarter of the current and previous financial years which were subject to limited review by us.

Mumbai
22.05.2019

For L.U Krishnan & Co.
Chartered Accountants
ICAI FRN 001527S





Auditor's Report on Year ended 31.3.2019 Consolidated Financial Results of Prime Urban Development India Limited Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

To
Board of Directors of Prime Urban Development India Limited.

We have audited the consolidated financial results of **Prime Urban Development India Limited (Parent Company) and its subsidiaries and associate** (together referred to as "the Group") for the year ended 31st March, 2019, attached herewith, being submitted by the Parent Company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

These consolidated financial results have been prepared from audited consolidated financial statements, which are the responsibility of the parent Company's management. Our responsibility is to express an opinion on these consolidated financial results based on our audit of such consolidated financial statements, which have been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard prescribed under Section 133 of the Companies Act, 2013 read with relevant rules issued thereunder or by the Institute of Chartered Accountants of India, 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. An audit includes examining, on a test basis, evidence supporting the amounts disclosed in 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.

In our opinion and to the best of our information and according to the explanations given to us these consolidated year to date financial results::

(i) The Statement includes the results of the following entity:

ATL Textile Processors Limited	Wholly owned Subsidiary
Pee Dee Yarn Processors Limited	Wholly owned Subsidiary
Manoj Yarn Processors Limited	Wholly owned Subsidiary
Patodia Developers Private Limited	Wholly owned Subsidiary
Srivarsha Realtors Private Limited	Wholly owned Subsidiary
New Line Buildtech Private Limited	Wholly owned Subsidiary
Prime Developers (Partnership Firm)	Associates
Prime Newline AOP (Association of Persons)	Associates
Prime Mall Developers (Partnership Firm)	Associates
Prime Urban Developers (Partnership Firm)	Associates





L. U. KRISHNAN & CO
CHARTERED ACCOUNTANTS

- (ii) have been presented in accordance with the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 in this regard; and
- (iii) give a true and fair view of the consolidated net profit (including other comprehensive income) and other financial information for the quarter and year ended 31st March, 2019.

For L.U Krishnan & Co.
Chartered Accountants
ICAI FRN 001527S

Manoj

P.K. Manoj
Partner
M.No. 207550



Mumbai
22.05.2019



we make your dreams come true

May 22, 2019

To,
The BSE Limited,
Listing Department,
P.J. Towers, 1st Floor,
Dalal Street, Fort,
Mumbai - 400 001

Scrip Code: 521149

Sub: Declaration pursuant to Regulation 33(3)(d) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 regarding Audit Report with Unmodified Opinion

Dear Sir(s),

Pursuant to provision of Regulation 33(3)(d) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended, we hereby declare that M/s. L.U. Krishnan & Co, Chartered Accountants (Registration No. 001527S), the Statutory Auditors of the Company have issued an Audit Report with unmodified opinion in respect of the Audited Financial Results (Standalone and Consolidated) of the Company for the year ended March 31, 2019.

This is for your information and records.

Thanking you,

Yours faithfully,
For Prime Urban Development India Limited


S. Udayananda
GM (Finance) & CFO



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