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February 10, 2020

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

Dear Sir,

Sub: Outcome of Board Meeting held on February 10, 2020
Ref.: Scrip Code: 521149

Pursuant to Regulations 30 and 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations"), please be informed that the Board of Directors of the Company at its Meeting held today, i.e. on Monday, February 10, 2020, inter-alia, considered and approved Standalone and Consolidated Unaudited Financial Results of the Company for quarter and nine months ended December 31, 2020. A copy of the said results alongwith the Limited Review Report of the Statutory Auditors is attached herewith for your reference.

This is for your information and records.

Thanking you,

Yours faithfully,
For Prime Urban Development India Limited


Darshi Shah
Company Secretary & Compliance Officer



Encl: as above

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

Registered Office : No.83, 3rd Floor, Plot No.4, Avinashi Main Road, Near Petrol Bunk, Asher Nagar, Tirupur - 641 603. Ph.: (0) 91-421-4242061/62 Ext 803.
Our Website : www.ptlonline.com / www.primeurban.in
GST No : 33AABCP9571D1ZH PAN NO : AABCP9571D CIN No : L70200 TZ1936 PLC 000001.
Corporate Office : 106, Mittal Chambers 10th Floor 228, Nariman Point, Mumbai - 400 021.
Ph.: 022-61645000, **GST No : 27AABCP9571D2Z9**
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

PRIME URBAN DEVELOPMENT INDIA LIMITED

CIN NO.L70200TZ1936PLC000001

Registered Office : Door No.83, Plot No.4, 3rd Floor, Near Petrol Bunk, Avinashi Road, Asher Nagar, Tirupur - 641 603 ,Tamil Nadu, India

Email: companysecretary@ptonline.com; Website: www.ptonline.com : Telephone No. 0421 4242062

Part I - Statement of Unaudited Standalone Financial Results for the Quarter and Nine Months Ended 31st December, 2019

Rs. in Lakhs except per share data

Sr. No	Particulars	Quarter Ended			Nine Months Ended		Year Ended
		31.12.2019	30.09.2019	31.12.2018	31.12.2019	31.12.2018	31.03.2019
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
1	Income from Operations						
a	Revenue from Operations	954.61	1,988.39	4,013.57	5,328.21	11,430.65	15,185.26
b	Other Income	37.41	29.40	12.91	90.69	120.61	173.20
	Total income	992.02	2,017.79	4,026.48	5,418.90	11,551.26	15,358.46
2	Expenses						
a	Cost of Land Sold / land development cost	2.12	45.74	-	215.25	304.60	347.41
b	Purchase of Stock in Trade	669.15	2,021.34	3,649.62	4,684.21	9,705.66	12,221.34
c	Changes in inventories of finished goods and stock in trade	214.77	(156.11)	148.17	132.41	347.09	1,110.11
d	Employee Benefit expenses	32.76	41.46	83.73	121.92	231.84	311.31
e	Finance cost	58.67	56.74	70.05	179.59	238.26	313.50
f	Depreciation and Amortisation expense	8.25	8.29	9.01	24.89	27.04	35.12
g	Other Expenses	207.42	170.86	396.83	549.65	988.83	1,271.71
	Total expenses	1,193.14	2,188.32	4,357.41	5,907.92	11,843.32	15,610.50
3	Profit / (Loss) before tax and exceptional/extraordinary items (1-2)	(201.12)	(170.53)	(330.93)	(489.02)	(292.06)	(252.04)
4	Exceptional Items	-	-	-	-	-	-
5	Profit / (Loss) before extraordinary and tax (3 + 4)	(201.12)	(170.53)	(330.93)	(489.02)	(292.06)	(252.04)
6	Extraordinary items	-	-	-	-	-	-
7	Profit / (Loss) before tax (5 + 6)	(201.12)	(170.53)	(330.93)	(489.02)	(292.06)	(252.04)
8	a) Tax expenses	-	-	33.43	-	-	(7.56)
	b) MAT Credit entitlement for the year / reversed for earlier years	-	-	-	-	-	-
	c) Deferred Tax Liability	-	-	(18.86)	-	-	-
	d) Income Tax for Prior Year	-	-	(18.86)	-	(18.86)	(18.86)
9	Net Profit / (Loss) after tax (7 + 8)	(201.12)	(170.53)	(316.36)	(489.02)	(310.92)	(278.46)
10	Other Comprehensive income, net of income tax						
	Impact on remeasurement of Employees Benefit	(0.00)	-	(0.19)	0.19	(0.56)	10.61
11	Total Comprehensive income (9+10)	(201.12)	(170.53)	(316.55)	(488.83)	(311.48)	(267.85)
12	Paid up Equity Share Capital (Face value Rs.2 per share)	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
14	i Earning Per Share (before extraordinary and exceptional items)(not annualised)						
	Basic and Diluted	(0.75)	(0.64)	(1.19)	(1.84)	(1.17)	(1.05)
	ii Earning Per Share (after extraordinary and exceptional items)(not annualised)						
	Basic and Diluted	(0.75)	(0.64)	(1.19)	(1.84)	(1.17)	(1.05)

NOTES:

- The Unaudited Standalone Financial Results have been prepared in accordance with the recognition and measurement Principles provided in Indian Accounting Standards (Ind AS 34), the provisions of the Companies Act, 2013 (the Act), as applicable and guidelines issued by the Securities and Exchange Board of India (SEBI) under SEBI (Listing Obligations and Disclosure Requirements) Regulations 2015, as amended.
- The above results were reviewed by the Audit Committee and approved by the Board of Directors at their Meeting held on February 10, 2020. The Statutory Auditors have carried out a Limited Review of the aforesaid results in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.
- The Company is engaged in Realty Business and Yarn Trading business and as such has two reportable segments i.e., "Realty" and "Textile" in terms of requirement of Ind AS 108.
- The figures for the corresponding previous period/year's have been regrouped/reclassified wherever necessary, to make them comparable.

For and on behalf of the Board

MANOJ KUMAR PATODIA

Vice Chairman and Managing Director

DIN 00026455

Place : Mumbai

Date : 10.02.2020

PRIME URBAN DEVELOPMENT INDIA LIMITED

CIN NO.L70200TZ1936PLC000001

Registered Office : Door No.83, Plot No.4, 3rd Floor, Near Petrol Bunk, Avinashi Road, Asher Nagar, Tirupur - 641 603 ,Tamil Nadu, India

Email: companysecretary@ptlonline.com; Website: www.ptlonline.com : Telephone No. 0421 4242062

STANDALONE - SEGMENT WISE REVENUE, RESULTS AND CAPITAL EMPLOYED FOR THE QUARTER AND NINE MONTHS ENDED 31ST DECEMBER, 2019

Rs. in Lakhs

Sl. nos.	Particulars	Quarter Ended			Nine Months Ended		Year Ended
		31.12.2019	30.09.2019	31.12.2018	31.12.2019	31.12.2018	31.03.2019
		Unaudited	Audited	Unaudited	Unaudited	Unaudited	Audited
1	Segment Revenue:-						
	a. Segment - Realty	0.00	-	5.53	328.11	1,273.06	2,251.09
	b. Segment - Textiles	954.61	1,988.39	4,008.04	5,000.10	10,157.59	12,934.17
	Total	954.61	1,988.39	4,013.57	5,328.21	11,430.65	15,185.26
2	Segment Results:-						
	Profit/(Loss) before tax, interest and exceptional items from each segment						
	a. Segment - Realty	(135.00)	(80.03)	(228.66)	(252.70)	(165.81)	14.38
	b. Segment - Textiles	0.68	(32.73)	(30.28)	(46.70)	124.20	50.09
	Total	(134.32)	(112.76)	(258.94)	(299.40)	(41.61)	64.47
	Less:						
	a. Finance Costs	(58.67)	(56.75)	(70.05)	(179.59)	(238.26)	(313.50)
	b. Exceptional items	-	-	-	-	-	-
	c. Unallocable expenditure	(8.13)	(1.02)	(1.94)	(10.03)	(12.19)	(3.01)
	Profit/(Loss) before tax and extraordinary items	(201.12)	(170.53)	(330.93)	(489.02)	(292.06)	(252.04)
	Less: Extraordinary items						
	Profit/(Loss) before tax	(201.12)	(170.53)	(330.93)	(489.02)	(292.06)	(252.04)
3	Capital Employed						
	a. Segment - Realty	2,551.56	2,665.98	3,560.15	2,551.56	3,560.15	3,179.21
	b. Segment - Textiles	333.00	879.66	519.38	333.00	519.38	1,103.92
	Total	2,884.56	3,545.64	4,079.53	2,884.56	4,079.53	4,283.13

For and on behalf of the Board

Manoj Kumar Patodia
Manoj Kumar Patodia

Vice Chairman and Managing Director
DIN 00026455

Place : Mumbai
Date : 10.02.2020



Independent Auditor's Limited Review Report on the Unaudited Stand-alone Financial Results of the
Company for the Quarter ended December 31, 2019 and Year-To-Date

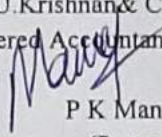
Review report to
The Board of Directors
Prime Urban Development India Limited
Tiruppur

We have reviewed the accompanying statement of unaudited financial results of Prime Urban Development India Limited (the "Company") for the Quarter ended December 31, 2019 and year to date results for the period from April 1, 2019 to December 31, 2019. This statement is the responsibility of the Company's Management and has been approved by the Board of Directors. Our responsibility is to issue a report on these financial statements based on our review.

We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410 "Review of Interim Financial Information Performed 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 procedures applied to financial data and thus provides 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 statement of Standalone unaudited 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 including the manner in which it is to be disclosed, or that it contains any material misstatement.

For L.U.Krishnan & Co.
Chartered Accountants


P K Manoj
(Partner)

M.No 207550

UDIN: 20207550AAAAAH7264

Place: Chennai
Date: February 10, 2020.



PRIME URBAN DEVELOPMENT INDIA LIMITED

CIN NO.L70200TZ1936PLC000001

Registered Office : Door No.83, Plot No.4, 3rd Floor, Near Petrol Bunk, Avinashi Road, Asher Nagar, Tirupur - 641 603 ,Tamil Nadu, India

Email: companysecretary@ptionline.com; Website: www.ptionline.com : Telephone No. 0421 4242062

Part I - Statement of Unaudited Consolidated Financial Results for the Quarter and Nine Months Ended 31st December, 2019

Rs. in Lakhs except per share data

Sr. No	Particulars	Quarter Ended			Nine Months Ended		Year Ended
		31.12.2019	30.09.2019	31.12.2018	31.12.2019	31.12.2018	31.03.2019
1	Income from Operations	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
a	Revenue from Operations	1,028.68	2,000.88	4,013.56	5,124.21	11,429.64	15,190.06
b	Other Income	38.84	30.06	14.15	91.96	122.54	164.30
	Total Income	1,067.52	2,030.94	4,027.71	5,216.17	11,552.18	15,354.36
2	Expenses						
a	Cost of Land Sold / land development cost	2.12	45.75	-	215.25	304.60	347.41
b	Purchase of Stock in Trade	700.40	2,400.99	3,564.84	5,159.36	9,705.25	12,388.64
c	Changes in inventories of finished goods and stock in trade	245.94	(527.98)	148.17	(569.99)	347.09	1,090.11
d	Employee Benefit expenses	70.05	44.95	90.17	178.48	251.93	337.32
e	Finance cost	117.27	64.37	79.49	253.66	271.26	354.84
f	Depreciation and Amortisation expense	8.74	8.39	10.59	26.35	30.38	38.83
g	Other Expenses	126.84	167.08	500.58	451.69	964.37	1,071.97
	Total expenses	1,271.36	2,203.55	4,393.84	5,714.80	11,874.88	15,629.12
3	Profit / (Loss) before tax and exceptional/extraordinary items (1-2)	(203.84)	(172.61)	(366.13)	(498.63)	(322.70)	(274.76)
4	Exceptional Items	-	-	-	-	-	-
5	Profit / (Loss) before extraordinary and tax (3 + 4)	(203.84)	(172.61)	(366.13)	(498.63)	(322.70)	(274.76)
6	Extraordinary items	-	-	-	-	-	-
7	Profit / (Loss) before tax (5 + 6)	(203.84)	(172.61)	(366.13)	(498.63)	(322.70)	(274.76)
8	a) Tax expenses	-	-	33.43	-	-	(11.09)
	b) MAT Credit entitlement for the year / reversed for earlier years	-	-	-	-	-	0.09
	c) Deferred Tax Liability	-	-	(0.42)	-	(0.42)	1.78
	d) Income Tax for Prior Year	-	-	-	-	-	(18.86)
9	Net Profit / (Loss) after tax (7 + 8)	(203.84)	(172.61)	(333.12)	(498.63)	(323.12)	(302.84)
10	Other Comprehensive income, net of income tax						
	Impact on remeasurement of Employees Benefit	0.00	-	(0.19)	0.19	(0.56)	10.61
11	Total Comprehensive income (9+10)	(203.84)	(172.61)	(333.31)	(498.44)	(323.68)	(292.23)
12	Paid up Equity Share Capital (Face value Rs.2 per share)	532.87	532.87	532.87	532.87	532.87	532.87
13	Reserves excluding revaluation reserve (as per balancesheet of previous accounting year)						544.63
14	i Earning Per Share (before extraordinary and exceptional items)(not annualised)						
	Basic and Diluted	(0.77)	(0.65)	(1.25)	(1.87)	(1.21)	(1.14)
	ii Earning Per Share (after extraordinary and exceptional items)(not annualised)						
	Basic and Diluted	(0.77)	(0.65)	(1.25)	(1.87)	(1.21)	(1.14)

NOTES:

- The Unaudited Consolidated Financial Results have been prepared in accordance with the recognition and measurement Principles provided in Indian Accounting Standards (Ind AS 34), the provisions of the Companies Act, 2013 (the Act), as applicable and guidelines issued by the Securities and Exchange Board of India (SEBI) under SEBI (Listing Obligations and Disclosure Requirements) Regulations 2015, as amended.
- The above results were reviewed by the Audit Committee and approved by the Board of Directors at their Meeting held on February 10, 2020. The Statutory Auditors have carried out a Limited Review of the aforesaid results in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.
- The Company is engaged in Realty Business and Yarn Trading business and as such has two reportable segments i.e., "Realty" and "Textile" in terms of requirement of Ind AS 108.
- The figures for the corresponding previous period/year's have been regrouped/reclassified wherever necessary, to make them comparable.

For and on behalf of the Board

MANOJ KUMAR PATODIA
 Vice Chairman and Managing Director
 DIN 00026455

Place : Mumbai
 Date : 10.02.2020

PRIME URBAN DEVELOPMENT INDIA LIMITED

CIN NO.L70200TZ1936PLC000001

Registered Office : Door No.83, Plot No.4, 3rd Floor, Near Petrol Bunk, Avinashi Road, Ashe Nagar, Tirupur - 641 603 ,Tamil Nadu, India

Email: companysecretary@ptonline.com; Website: www.ptonline.com : Telephone No. 0421 4242062

CONSOLIDATED - SEGMENT WISE REVENUE, RESULTS AND CAPITAL EMPLOYED FOR THE QUARTER AND NINE MONTHS ENDED 31ST DECEMBER, 2019.

Rs. in Lakhs

Sl. nos.	Particulars	Quarter Ended			Half Year Ended		Year Ended
		31.12.2019	30.09.2019	31.12.2018	31.12.2019	31.12.2018	31.03.2019
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
1	Segment Revenue:-						
	a. Segment - Realty	74.08	12.49	5.52	124.12	1,272.05	2,255.89
	b. Segment - Textiles	954.60	1,988.39	4,008.04	5,000.09	10,157.59	12,934.17
	Total	1,028.68	2,000.88	4,013.56	5,124.21	11,429.64	15,190.06
2	Segment Results:-						
	Profit/(Loss) before tax, interest and exceptional items from each segment						
	a. Segment - Realty	(79.11)	(74.49)	(254.42)	(188.24)	(163.45)	32.99
	b. Segment - Textiles	0.68	(32.73)	(30.28)	(46.70)	124.20	50.09
	Total	(78.43)	(107.22)	(284.70)	(234.94)	(39.25)	83.08
	Less:						
	a. Finance Costs	(117.27)	(64.37)	(79.49)	(253.66)	(271.26)	(354.83)
	b. Exceptional items	-	-	-	-	-	-
	c. Unallocable expenditure	(8.14)	(1.02)	(1.94)	(10.03)	(12.19)	(3.01)
	Profit/(Loss) before tax and extraordinary items	(203.84)	(172.61)	(366.13)	(498.63)	(322.70)	(274.76)
	Less: Extraordinary items						
	Profit/(Loss) before tax	(203.84)	(172.61)	(366.13)	(498.63)	(322.70)	(274.76)
3	Capital Employed						
	a. Segment - Realty	2,477.01	2,611.61	3,227.81	2,477.01	3,227.81	3,182.84
	b. Segment - Textiles	333.00	879.66	519.38	333.00	519.38	1,103.92
	Total	2,810.01	3,491.27	3,747.19	2,810.01	3,747.19	4,286.76

For and on behalf of the Board

Manoj Kumar Patodia

Manoj Kumar Patodia

Vice Chairman and Managing Director

DIN 00026455

Place : Mumbai
Date : 10.02.2020



Independent Auditor's Review Report On consolidated unaudited quarterly and year to date financial results of the Company Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

TO THE BOARD OF DIRECTORS OF
PRIME URBAN DEVELOPMENT INDIA LIMITED

1. We have reviewed the accompanying Statement of Consolidated Unaudited Financial Results of Prime Urban Development India Limited ("the Parent") and its subsidiaries (the Parent and its subsidiaries together referred to as "the Group"), and its share of the net loss after tax and total comprehensive loss of its associates and joint ventures for the quarter ended December 31, 2019 and year to date results for the period from April 1, 2019 to December 31, 2019 ("the Statement"), being submitted by the Parent pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended. Attention is drawn to the fact that the consolidated figures for the corresponding quarter ended December 31, 2018 and the corresponding period from April 1, 2018 to December 31, 2018, as reported in these financial results have been approved by the Parent's Board of Directors, but have not been subjected to review by us since the requirement of submission of quarterly consolidated financial results has become mandatory only from April 1, 2019.

2. This Statement, which is the responsibility of the Parent's Management and approved by the Parent's 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, and other accounting principles generally accepted in India. Our responsibility is to express a conclusion on the Statement based on our review.

3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410 "Review of Interim Financial Information Performed by the Independent Auditor of the Entity", issued by the Institute of Chartered Accountants of India. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion. We also performed procedures in accordance with the circular issued by the SEBI under Regulation 33 (8) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, to the extent applicable.

4. The Statement includes the results of the following entities:

Name of the Entity	Relationship
ATL Textile Processors Limited	Wholly owned subsidiary
Manoj Yarn Processors Limited	Wholly owned subsidiary
Pee Dee Yarn Processors Limited	Wholly owned subsidiary
Patodia Developers Private Limited	Wholly owned subsidiary
Srivarsha Realtors Private Limited	Wholly owned subsidiary
Newline Buildtech Private Limited	Wholly owned subsidiary



Prime Developers	Associate
Prime Newline AOP	Associate
Prime Mall Developers	Associate
Prime Urban Developers	Associate
Prathan City Developers LLP	Associate

5. Based on our review conducted and procedures performed as stated in paragraph 3 above nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in the aforesaid Indian Accounting Standard and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, including the manner in which it is to be disclosed, or that it contains any material misstatement.

6. The consolidated unaudited financial results includes the interim financial information of six wholly owned subsidiaries which have not been reviewed by their auditors, whose interim financial information reflect total assets of Rs.447.80 as at December 31, 2019 and reflect total revenue of Rs.38.67 lacs and Rs. 84.90lacs for the quarter ended December31, 2019 and for the period from April 1, 2019 to December 31, 2019respectively and total loss after tax of Rs.4.17 lacs and loss of Rs. 4.57 lacs for the quarter ended December 31, 2019 and forthe period from April 1, 2019 to December 31, 2019 respectively and Total comprehensive loss Rs. 4.17 lacs and comprehensive Income of Rs. 4.57 lacs for the quarter ended December 31, 2019 and for the period from April 1, 2019 to December 31, 2019 respectively as considered in the Statement. The consolidated unaudited financial results also includes the Group's share of loss after tax of Rs. 105.76 lacs and Rs. 137.62 lacs for the quarter ended December31, 2019 and for the period from April 1, 2019 to December 31, 2019 respectively as considered in the Statement in respect of five associates based on their interim financial information which have not been reviewed by their auditors. According to the information and explanations given to us by the Management, the interim financial information is not material to the Group except for the financial information of ATL Textile Processors Limited and New Buildtech Private Limited.

Our conclusion on the Statement is not modified in respect of above matters.

For L.U.Krishnan & Co.
Chartered Accountants



Manoj
P K Manoj
(Partner)

M.No. 207550

UDIN: 20207550AAAAAI9219

Place: Chennai

Date: February 10, 2020.