



we make your dreams come true

August 5, 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 Monday, August 5, 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, considered and approved the Standalone and Consolidated Unaudited Financial Results of the Company for the quarter ended June 30, 2019 after the Limited Review Report by the Statutory Auditors.

Find enclosed herewith a copy of Standalone and Consolidated Unaudited Financial Results along with Limited Review Report issued by the Statutory Auditors of the Company for the quarter ended June 30, 2019 duly approved at the Meeting of the Board of Directors of the Company.

The Meeting of the Board of Directors of the Company commenced at 5:00 p.m. and concluded at 7:15 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

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.ptfonline.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. L72020071936PLC000001

Registered Office : No 83, Site No. 4, 3rd Floor, Near Petrol Bunk, Aminashi Road, Gandhinagar, P. O., Tirupur - 641 603, Tamil Nadu, India
Telephone: 0421 4242062 Email: companysecretary@pdlonline.com; Website: www.pdlonline.com
(One Star Export House)

Part I - Statement of Un-Audited Standalone and Consolidated Financial Results for the Quarter Ended 30th June, 2019

Rs. in Lakhs except per share data

Sr. No	Particulars	Standalone Results				Consolidated Results			
		For the Quarter ended June 30, 2019 Unaudited	For the Quarter ended March 31, 2019 Audited	For the Corresponding Quarter ended June 30, 2018 Unaudited	For the Year Ended March 31, 2019 Audited	For the Quarter ended June 30, 2019 Unaudited	For the Quarter ended March 31, 2019 Audited	For the Corresponding Quarter ended June 30, 2018 Unaudited	For the Year Ended March 31, 2019 Audited
1	Income from Operations								
a	Revenue from Operations	2,385.21	3,754.61	3,393.02	15,185.26	2,094.65	3,787.90	3,393.02	15,180.06
b	Other Income	23.88	52.59	97.27	173.20	23.06	52.87	97.57	164.30
	Total Income	2,409.09	3,807.20	3,490.29	15,358.46	2,117.71	3,840.77	3,490.59	15,354.36
2	Expenses								
a	Cost of Land Sold	167.39	42.81	229.42	347.41	167.38	42.81	229.42	347.41
b	Purchase of Stock in Trade	1,993.72	2,515.58	2,649.67	12,221.34	2,057.97	2,569.19	2,687.30	12,388.64
c	Changes in inventories of finished goods and stock in trade	73.75	763.02	96.01	1,110.11	(287.95)	743.02	96.01	1,090.11
d	Employee Benefit expenses	47.70	79.47	74.67	311.31	63.48	83.04	81.19	337.32
e	Finance cost	64.18	75.24	77.09	313.50	72.02	83.58	89.10	354.84
f	Depreciation and Amortisation expense	8.35	8.08	8.59	35.12	9.22	9.24	8.59	38.83
g	Other Expenses	17.37	282.88	243.55	1,271.71	157.77	266.06	192.24	1,071.97
	Total expenses	2,528.46	3,767.18	3,379.00	15,610.50	2,238.89	3,796.94	3,383.85	15,629.12
3	Profit / (Loss) before tax and exceptional/extraordinary items (1-2)	(117.37)	40.02	111.29	(252.04)	(122.18)	43.83	106.74	(274.76)
4	Exceptional items								
5	Profit / (Loss) before extraordinary and tax (3 + 4)	(117.37)	40.02	111.29	(252.04)	(122.18)	43.83	106.74	(274.76)
6	Extraordinary items								
7	Profit / (Loss) before tax (5 + 6)	(117.37)	40.02	111.29	(252.04)	(122.18)	43.83	106.74	(274.76)
8	a) Tax expenses		40.02	111.29	(252.04)	(122.18)	43.83	106.74	(274.76)
	b) MAT Credit entitlement for the year / reversed for earlier years		(7.56)	(39.40)	(7.56)		(7.56)	(39.40)	(11.09)
	c) Deferred Tax Liability								0.09
	d) Income Tax for Prior Years				(18.86)				1.78
9	Net Profit / (Loss) after tax (7 + 8)	(117.37)	32.46	71.89	(278.46)	(122.18)	36.27	67.34	(18.86)
10	Other Comprehensive Income, net of income tax	0.19	11.17	(0.19)	10.61	0.19	11.17	(0.19)	10.61
11	Total Comprehensive Income (9+10)	(117.18)	43.63	71.70	(267.85)	(121.99)	47.44	67.15	(8.25)
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	532.87
13	Reserves excluding (revaluation reserve (as per balance sheet of previous accounting year)								
14	i Earning Per Share (before extraordinary and exceptional items)(not annualised)	(0.44)	0.12	0.27	913.10	(0.46)	0.14	0.25	544.63
	Basic and Diluted								
	ii Earning Per Share (after extraordinary and exceptional items)(not annualised)	(0.44)	0.12	0.27	(1.05)	(0.46)	0.14	0.25	(1.14)
	Basic and Diluted								



Handwritten signature

Sl. nos.	Particulars	Standalone results				Consolidated Results			
		For the Quarter ended June 30, 2019 Unaudited	For the Quarter ended March 31, 2019 Audited	For the Corresponding Quarter ended June 30, 2018 Unaudited	For the Year Ended March 31, 2019 Audited	For the Quarter ended June 30, 2019 Unaudited	For the Quarter ended March 31, 2019 Audited	For the Corresponding Quarter ended June 30, 2018 Unaudited	For the Year Ended March 31, 2019 Audited
1	Segment Revenue:-								
	a. Segment - Realty	328.11	978.03	667.53	2,251.09	37.55	1,011.32	667.53	2,255.89
	b. Segment - Textiles	2,057.10	2,776.58	2,725.49	12,934.17	2,057.10	2,776.58	2,725.49	12,934.17
	Total	2,385.21	3,754.61	3,393.02	15,185.26	2,094.65	3,787.90	3,393.02	15,190.06
2	Segment Results:-								
	Profit/(Loss) before tax, interest and exceptional items from each segment								
	a. Segment - Realty	(37.67)	180.19	52.66	14.38	(34.64)	210.70	60.12	32.99
	b. Segment - Textiles	(14.65)	(74.11)	136.83	50.09	(14.65)	(74.11)	136.83	50.09
	Total	(52.32)	106.08	189.49	64.47	(49.29)	136.59	196.95	83.08
	Less:-								
	a. Finance Costs	(64.17)	(75.25)	(77.09)	(313.50)	(72.02)	(83.58)	(89.10)	(354.83)
	b. Exceptional items	(0.88)	9.19	(1.11)	(3.01)	(0.87)	(9.19)	(1.11)	(3.01)
	c. Unallocable expenditure	(117.37)	40.02	111.29	(252.04)	(122.18)	43.83	106.74	(274.76)
	Profit/(Loss) before tax	(117.37)	40.02	111.29	(252.04)	(122.18)	43.83	106.74	(274.76)
3	Capital Employed (excluding Business Reconstruction Reserve)								
	a. Segment - Realty	2,017.71	3,179.21	3,671.77	3,179.21	2,246.41	3,215.48	3,657.24	3,192.84
	b. Segment - Textiles	1,008.19	1,103.92	474.16	1,103.92	1,008.19	1,103.92	474.16	1,103.92
	Total	3,025.90	4,283.13	4,145.93	4,283.13	3,254.60	4,319.40	4,131.40	4,296.76

NOTES:

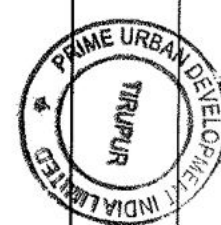
1 The Unaudited Standalone and Consolidated Financial Results have been prepared in accordance with the recognition and measurement Principles provided in Indian Accounting Standards (INDAS 34), the provisions of the Companies Act, 2013 (the Act), as applicable and guidelines issued by the Securities and Exchange Board of India (SEBI) under SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.

2 The above results were reviewed by the Audit Committee and approved by the Board of Directors at their Meeting held on August 5, 2019. 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.

3 The Company is engaged in Realty Business and 'Yam Trading business and as such has two reportable segments i.e., "Realty" and "Textile" in terms of requirement of Ind AS 108.

4 In terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, the Company has disclosed Consolidated Quarterly Results from the Current quarter ended June 30, 2019.

5 The figures for the corresponding previous period/year have been regrouped/reclassified wherever necessary, to make them comparable. The figures for the quarter ended March 31, 2019 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.



For and on behalf of the Board
PURUSOTTAM DAS PATODIA
 Chairman and Managing Director
 DIN: 00032086



INDEPENDENT AUDITORS REVIEW REPORT ON QUARTERLY UNAUDITED CONSOLIDATED FINANCIAL RESULTS OF THE COMPANY PURSUANT TO THE REGULATION 33 OF THE SEBI (LISTING OBLIGATIONS AND DISCLOSURE REQUIREMENTS) REGULATIONS, 2015

Review Report to
The Board of Directors,
Prime Urban Development India Limited,
Tiruppur.

1. We have reviewed the accompanying Statement of Unaudited Consolidated Financial Results of **Prime Urban Development India Limited** ("the Parent") and its subsidiaries (the Company and its subsidiaries together referred to as "the Group"), and its share of the net profit after tax and total comprehensive income of its associates for the quarter ended June 30, 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 ("the Regulation") read with SEBI Circular No.CIR/CFD/CMD1/44/2019 dated 29th March, 2019 ("the Circular")

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 the 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 (ICAI). 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

5. Based on our review conducted and procedures performed as stated in paragraph 3 above and based on the consideration of the review reports of other auditors referred to in paragraph 6 below, 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. We did not review the interim financial information of 2 wholly owned subsidiaries included in the consolidated unaudited financial results, whose interim financial information reflect total assets of Rs.389.51 lacs as at June 30, 2019 and total revenue of Rs.0.37 lacs for the quarter ended June 30, and total net loss after tax of Rs.0.83 lacs for the quarter ended June 30, 2019, and total comprehensive loss of Rs.0.83 lacs for the quarter ended June 30, 2019, as considered in the Statement. These interim financial information have been reviewed by other auditors whose reports have been furnished to us by the Management and our conclusion on the Statement in so far as it relates to the amounts and disclosures included in respect of these subsidiaries is based solely on the reports of the other auditors and the procedures performed by us as stated in paragraph 3 above.

7. The consolidated unaudited financial results includes the interim financial information of 4 wholly owned subsidiaries which have not been reviewed by their auditors, whose interim financial information reflect total revenue of Rs. 33.77 lacs for the quarter ended June 30, 2019, total profit after tax of Rs. 1.00 lacs for the quarter ended June 30, 2019 and Total comprehensive income Rs. 1.00 lacs for the quarter ended June 30, 2019 as considered in the Statement. The consolidated unaudited financial results also includes the Group's share of loss after tax of Rs. 22.02 lacs for the quarter ended June 30, 2019 and total comprehensive loss of Rs. 22.02 lacs for the quarter ended June 30, 2019, as considered in the Statement, in respect of 4 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, these interim financial information are not material to the Group.

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

For L.U. Krishnan & Co.
Chartered Accountants,
Firm Registration No. 001527S



P K Manoj
Partner

Membership No. 207550
UDIN: 19207550AAAACE2219

Place : Tiruppur
Date : August 05, 2019



Independent Auditor's report on Standalone Unaudited Quarterly 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 of
M/s Prime Urban Development India Limited**

We have reviewed the accompanying statement of unaudited standalone financial results of M/s Prime Urban Development India Limited (the Company) for the quarter ended 30th June 2019 ("the Statement"), being submitted by Company to the Stock Exchange pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended (the Regulation) read with SEBI Circular No.CIR/CFD/CMD1/44/2019 dated 29th March, 2019 ("the Circular").

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 an analytical procedure 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 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 (as amended) including the manner in which it is to be disclosed, or that it contains any material misstatement.

For L.U. Krishnan & Co.
Chartered Accountants
FRN: 0015278



Manoj

P K Manoj
Partner
M No.207550

UDIN: 19207550AAAACD6145

Place: Tiruppur
Date : August 05, 2019