



**PRIME**  
**PROPERTY DEVELOPMENT CORPORATION LTD.**

Date: 27.10.2016

To,  
Corporate Relationship Department  
Bombay Stock Exchange Limited  
1st Floor, New Trading Ring,  
Rotunda Building, P.J. Towers,  
Dalal Street, Fort,  
Mumbai- 400 001

Scrip Code: 530695~ Prime Property Development Corporation Limited

Sub: Filing of Un-Audited Financial Results and Outcome of Board Meeting as per Regulation 33 of SEBI (Listing and Obligation Disclosure Requirements) 2015

Dear Sir,


As informed to you vide letter dated 19.10.2016, and pursuant to Regulation 33 of SEBI (Listing and Obligation Disclosure Requirements) 2015, the Board of Directors in their meeting held today, i.e. on 27<sup>th</sup> October, 2016 inter alia, Approved and adopted Un-Audited Financial Results for the quarter and Half year ended on 30<sup>th</sup> September, 2016 along with the Limited Review Report thereon and Statement of Assets and Liabilities as on that date

Kindly Acknowledge

Thanking You,

Yours Faithfully,  
For Prime Property Development Corporation Limited



  
P.L. Soni  
Chairman  
DIN: 00006463

CIN : L67120 MP1992 PLC070121

**BUILDERS & DEVELOPERS**

101, SONI HOUSE, PLOT NO. 34, GULMOHAR ROAD NO. 1, JUHU SCHEME, VILE PARLE (W), MUMBAI - 400 049.  
TEL. : 2624 2144 • FAX : 2623 5076 • E-mail : ppdcl.chairman@gmail.com • Website : www.ppdcl.com



**VORA & ASSOCIATES**  
**CHARTERED ACCOUNTANTS**

101-103, REWA CHAMBERS  
31, NEW MARINE LINES  
MUMBAI - 400 020. INDIA

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+91-22-2200 5934  
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[cavoras@gmail.com](mailto:cavoras@gmail.com)

Ref.: MA: 17: PPDCL 780

Review report to:  
The Board of Directors,  
Prime Property Development Corporation Ltd,  
101, Soni House, Plot No. 34,  
Gulmohar Road No.1,  
Juhu Scheme, Vile Parle(West),  
Mumbai – 400 049.

**Reg.: THE LIMITED REVIEW REPORT FOR COMPANIES**  
**ANNEXURE V TO REGULATION 33**

**CERTIFICATE**

We have reviewed the accompanying statement of unaudited financial results of **PRIME PROPERTY DEVELOPMENT CORPORATION LIMITED** for the quarter ended 30<sup>th</sup> September, 2016. 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 in accordance with the Standard on Review Engagement (SRE) 2400, Engagements to Review Financial Statements 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 provide 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 including the manner in which it is to be disclosed, or that it contains any material misstatement.

For VORA & ASSOCIATES  
CHARTERED ACCOUNTANTS  
(ICAI Firm Reg. No.: 111612W)



BHAKTI M. VORA  
PARTNER

(Membership No. 148837)



PLACE: MUMBAI

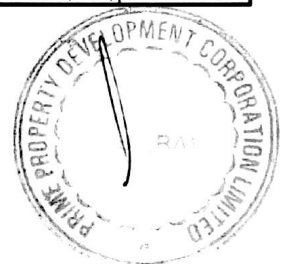
DATED: 27 OCT 2016



# PRIME

## PROPERTY DEVELOPMENT CORPORATION LTD.

STATEMENT OF STANDALONE UNAUDITED RESULTS FOR THE QUARTER / HALF YEAR ENDED 30TH SEPTEMBER 2016							
₹ In Lakhs							
Sr. No.	Particulars	Quarter Ended			Half Year Ended		Year ended
		30.09.2016 UnAudited	30.06.2016 UnAudited	30.09.2015 UnAudited	30.09.2016 UnAudited	30.09.2015 UnAudited	31.03.2016 Audited
1	<b>Income from Operations</b>						
	a) Net Sales/Income from operations	-	4,140.00	-	4,140.00	-	-
	b) Other Operating Income	-	-	-	-	-	-
	<b>TOTAL INCOME FROM OPERATIONS (net)</b>	-	4,140.00	-	4,140.00	-	-
2	<b>Expenses</b>						
	a). Cost of materials consumed	9.21	48.71	-	57.93	-	51.15
	b). Purchase of stock-in trade	-	-	-	-	-	-
	c). Changes in inventories of finish goods, work-in-progress and stock-in-trade	-	1,257.89	-	1,257.89	-	(51.15)
	d). Employee benefits expenses	15.54	15.14	14.00	30.68	27.02	64.28
	e). Depreciation and amortisation expenses	3.49	3.43	2.75	6.92	6.57	13.84
	f). Other Expenses	42.62	73.84	44.23	116.47	69.37	137.22
	<b>Total Expenses</b>	70.87	1,399.02	60.98	1,469.89	102.97	215.34
	Profit / (Loss) from Operations before other income-finance costs and exceptional items (1-2)	(70.87)	2,740.98	(60.98)	2,670.11	(102.97)	(215.34)
3							
4	Other Income	227.29	88.66	96.38	315.95	180.33	344.81
5	Profit / (Loss) from ordinary activities before finance costs and exceptional items (3 + 4)	156.42	2,829.64	35.40	2,986.06	77.36	129.47
6	Finance costs	-	0.50	-	0.50	-	0.02
7	Profit / (Loss) from ordinary activities after finance costs but before exceptional items (5 - 6)	156.42	2,829.15	35.40	2,985.57	77.36	129.45
8	Exceptional Item	-	-	-	-	-	-
9	Profit / (Loss) from Ordinary Activities before Tax (7 + 8)	156.42	2,829.15	35.40	2,985.57	77.36	129.45
10	Tax Expense	-	1,163.00	202.37	1,163.00	215.33	70.11
11	Net Profit / (Loss) from Ordinary Activities after Tax (9-10)	156.42	1,666.15	(166.97)	1,822.57	(137.96)	59.34
12	Extraordinary Items (net of tax expenses)	-	-	-	-	-	-
13	Net Profit / (Loss) for the Period (11+12)	156.42	1,666.15	(166.97)	1,822.57	(137.96)	59.34
14	Paid-up equity share capital (Face value of ₹. 5/- each)	848.55	848.55	848.55	848.55	848.55	848.55
15	Reserve excluding Revaluation reserves as per balance sheet of previous accounting year						6,051.30
16.i	Earnings per share (before extraordinary items) (of ₹. 5/-each) not annualised):						
	(a) Basic	0.92	9.82	(0.98)	10.74	(0.81)	0.35
	(b) Diluted	0.92	9.82	(0.98)	10.74	(0.81)	0.35
	Earnings per share (after extraordinary items) (of ₹. 5/-each) not annualised):						
	(a) Basic	0.92	9.82	(0.98)	10.74	(0.81)	0.35
	(b) Diluted	0.92	9.82	(0.98)	10.74	(0.81)	0.35



CIN : L67120 MH1992 PL C070121

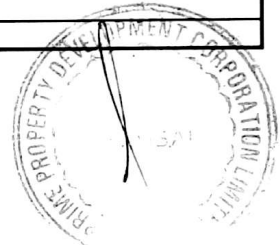
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PART II		Quarter Ended			Half Year Ended		Year Ended
Sr. No.	Particulars	30.09.2016 UnAudited	30.06.2016 UnAudited	30.09.2015 UnAudited	30.09.2016 UnAudited	30.09.2015 UnAudited	31.03.2016 Audited
<b>A</b>	<b>PARTICULARS OF SHAREHOLDING</b>						
1	Public shareholding						
	(a) Number of shares	48,41,733	48,41,733	48,41,733	48,41,733	48,41,733	48,41,733
	(b) Percentage of shareholding	28.53%	28.53%	28.53%	28.53%	28.53%	28.53%
2	Promoters and promoter Group shareholding						
	(a) Pledged / Encumbered	Nil	Nil	Nil	Nil	Nil	Nil
	(i) Number of shares						
	(ii) Percentage of share (as a % of the total shareholding of promoter and promoter group)						
	(iii) Percentage of shares (as a % of the total share capital of the company)						
	(b) Non-encumbered						
	(i) Number of shares	1,21,29,347	1,21,29,347	1,21,29,347	1,21,29,347	1,21,29,347	1,21,29,347
	(ii) Percentages of shares (as a % of the total shareholding of the promoter and promoter group)	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
	(iii) Percentage of share (as a % of the total share capital of the company)	71.47%	71.47%	71.47%	71.47%	71.47%	71.47%
<b>B</b>	<b>INVESTOR COMPLAINTS</b>	<b>Quarter Ended 30.09.2016</b>					
	Pending at the beginning of the quarter	Nil					
	Received during the quarter	Nil					
	Disposed of during the quarter	Nil					
	Remaining unresolved at the end of the quarter	Nil					



**GIN : I.67120 MH1992 PLC070121**

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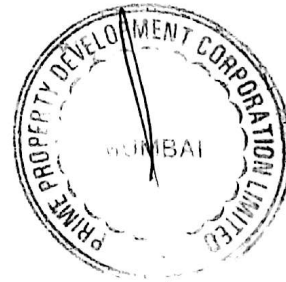
# PRIME

## PROPERTY DEVELOPMENT CORPORATION LTD.

STANDALONE STATEMENT OF ASSETS & LIABILITIES AS AT 30TH SEPTEMBER 2016

In Lakhs

Particulars	UnAudited 30.09.2016 ₹	Audited 31.03.2016 ₹
<b>EQUITY AND LIABILITIES</b>		
Shareholders' funds		
Share Capital	848.55	848.55
Reserve & surplus	7,873.87	6,051.30
<b>Sub -Total Shareholders' Funds</b>	<b>8,722.42</b>	<b>6,899.86</b>
Non-current liabilities		
Deferred Tax liabilities (net)	-	-
Other long-term liabilities	437.56	487.56
<b>Sub Total Non Current Liabilities</b>	<b>437.56</b>	<b>487.56</b>
Current Liabilities		
Trade payables	13.84	16.14
Other Current liabilities	722.04	559.70
Short-term provisions	1,116.59	252.50
<b>Sub Total Current Liabilities</b>	<b>1,852.47</b>	<b>828.34</b>
<b>TOTAL-EQUITY AND LIABILITIES</b>	<b>11,012.45</b>	<b>8,215.76</b>
<b>ASSETS</b>		
Non-current assets		
Fixed Assets	200.72	204.21
Non-current investments	3,075.05	3,075.05
Deferred Tax Assets	146.12	146.12
Long-terms loans and advances	1,395.66	1,387.87
<b>Sub Total Non Current Assets</b>	<b>4,817.55</b>	<b>4,813.25</b>
Current Assets		
Inventories	-	1,257.89
Trade receivables	-	-
Cash and cash equivalents	322.70	31.90
Short-terms loans and advances	5,872.17	2,111.61
Other current assets	0.03	1.11
<b>Sub-Total Current Assets</b>	<b>6,194.90</b>	<b>3,402.50</b>
<b>TOTAL ASSETS</b>	<b>11,012.45</b>	<b>8,215.76</b>



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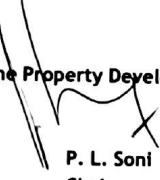
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**Notes**

- 1 The UnAudited Financial Results for the Quarter / Half year ended 30th September, 2016 have been reviewed by the Audit Committee and approved by the Board of Directors at its meeting held on Thursday, the 27th day of October, 2016. The Statutory Auditors of the Company have carried out a Limited Review.
- 2 As the Company operates in a single business segment, viz property development, in the context of Accounting Standard -17, disclosure of segment information is not applicable.
- 3 a) Provision for Current Taxation for the quarter / half year ended 30th September, 2016 is calculated & provided at applicable rates, and shall be reviewed annually, subject to audit.  
b) Deferred tax liability / asset for the quarter ended 30th September 2016 has not been provided & will be accounted on Annual Audited Accounts, in accordance with AS 22 on " Accounting for Taxes on Income" .
- 4 Figures have been re-classified / regrouped / re-arranged wherever necessary.

For Prime Property Development Corporation Ltd

  
P. L. Soni  
Chairman  
(DIN: 00006463)

Place: Mumbai  
Date: 27/10/2016

CIN : L67120 MH1992 PLC070121

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