

Hitendra A. Vithlani
B. Com. F.C.A

H. A. Vithlani & CO.,
CHARTERED ACCOUNTANTS

304, Vardhaman Chambers, 17-G, Cawasji Patel Street, Fort, Mumbai-400001
Tel.: Off.: 2287 3807, 2204 0773, Mobile: 9324254136
hitendravithlani@gmail.com

To,
The Management
GODREJ PROPERTIES LIMITED
Mumbai,

Subject: Certificate of Index of Charge on MCA Portal

We are hereby certified and confirm that we have verified the Index of Charge on MCA Portal on link <https://www.mca.gov.in/content/mca/global/en/mca/master-data/MDS/company-master-info.html#> under the TAB Home > MCA Services > Master Data > Master Data Services V3 > Company/ LLP Search and found the same and the same is enclosed as Annexure 1 of the this certificate .

The above certificate is issue as per the request of the Management solely for the purpose to enable compliance with requirement of RERA Registration and should not be used by any other person or for any other purpose. Accordingly, we do not accept or assume liability or any duty of care for any other purpose or to any other person to whom this certificate is shown or into whose hands it may come without our prior consent in writing.

For M/s. H. A. Vithlani & Co,
Chartered Accountants,

H. A. Vithlani

CA Hitendra A Vithlani
Proprietor
Membership No: 153757
Place: Mumbai
UDIN: **24153757BKCEUA2615**
Date: 29th October, 2024



Ministry Of Corporate Affairs

Date : 25-10-2024 2:58:58pm

Index of Charges

Sr. No	SRN	Charge Id	Charge Holder Name	Date of Creation	Date of Modification	Date of Satisfaction	Amount	Address	Whether charge registered by other entity	Asset Holder Name
1	AA6577843	100603359	CATALYST TRUSTESHIP LIMITED	08/08/2022	02/01/2024	-	33,50,50,00,000	GDA House, First Floor, Plot No. 85 S. No. 94 & 95, Bhusari Colony (Right), Kothrud,Pune, Pune City, Maharashtra, India, 411038	No	-
2	AA6286084	100496822	KOTAK MAHINDRA BANK LIMITED	12/10/2021	05/11/2023	-	9,50,00,00,000	27BKC, C 27, G Block Bandra Kurla Complex, Bandra (E), Mumbai City, Mumbai, , India, 400051	No	-
3	T24581639	100213451	HOUSING DEVELOPMENT FINANCE CORPORATION LIMITED	05/09/2018	-	07/06/2021	7,00,00,00,000	RAMON HOUSE 169BACKBAY RECLAMATION,H T PAREKH MARG,MUMBAI, , India, 400020	No	-
4	G59362509	10521473	HOUSING DEVELOPMENT FINANCE CORPORATION LIMITED	14/08/2014	11/01/2016	04/10/2017	5,00,00,00,000	RAMON HOUSE 169BACKBAY RECLAMATION,H T PAREKH MARG,MUMBAI, Maharashtra, India, 400020	No	-
5	H16561763	10160826	State Bank of India	13/05/2009	29/06/2016	12/09/2018	16,00,50,00,000	Corporate Accounts Group-Mumbai, Neville House,3rd Floor, J N Heredia Marg, Ballard Estate,Mumbai, Maharashtra, India, 400001	No	-
6	A82354853	10153005	CENTRAL BANK OF INDIA	19/03/2009	-	31/03/2010	2,00,00,00,000	CORPORATE FINANCE BRANCH,MMO BUILDING,1ST FLOOR, M.G. ROAD, FORT,MUMBAI, Maharashtra, India, 400023	No	-
7	B09636382	10124000	STATE BANK OF INDIA	12/09/2008	-	31/03/2011	2,00,00,00,000	Corporate Accounts Group,3rd floor,State Bank Bhavan,Mumbai, Maharashtra, India, 400021	No	-
8	B67147728	10071447	IL & FS TRUST COMPANY LIMITED	06/10/2007	-	08/01/2013	29,00,00,000	IL & FS FINANCIAL CENTREPLOT NO C22 G BLOCK BANDRA,KURLA COMPLEX BANDRA EAST,MUMBAI, Maharashtra, India, 400051	No	-
9	B08158396	10020926	IL & FS TRUST COMPANY LIMITED	22/09/2006	-	01/03/2011	52,40,00,000	IL & FS FINANCIAL CENTREPLOT NO C22 G BLOCK BANDRA,KURLA COMPLEX BANDRA EAST,MUMBAI, Maharashtra, India, 400051	No	-
10	Y10345680	90238043	UTI BANK LTD.	28/11/2003	03/09/2004	-	16,00,00,000	UNIVESAL INSURANCE BLDG.,SIR P. M. ROAD; FORT,MUMBAI, Maharashtra, India, 400001	No	-
11	A08530891	90232844	UTI BANK LTD.	28/11/2003	-	04/01/2007	16,00,00,000	UNIVERSITY INSURANCE BUILDING,SIR P.M. ROAD,MUMBAI, Maharashtra, India, 400001	No	-
12	Y10345759	90238122	UTI BANK	28/11/2003	01/02/2006	-	16,00,00,000	UNIVERSAL INSURANCE BUILDING SIR P.M. ROAD FORT,MUMBAI, Maharashtra, India, 400001	No	-
13	AA1127334	90234881	State Bank of India	20/09/2002	23/06/2016	28/11/2022	16,00,50,00,000	Corporate Accounts Group-Mumbai, Neville House, 3rd Floor, J N Heredia Marg, Ballard Estate, Mumbai, Maharashtra, India, 400001	No	-



Sr. No	SRN	Charge Id	Charge Holder Name	Date of Creation	Date of Modification	Date of Satisfaction	Amount	Address	Whether charge registered by other entity	Asset Holder Name
14	Y10345630	90237993	HOUSING DEVELOPMENT FINANCE CORPORATION LTD.	16/01/2001	-	27/10/2005	10,00,00,000	RAMON HOUSE; 169,BACKBAY RECLAMATION,MUMBAI, Maharashtra, India, 400020	No	-
15	Y10345621	90237984	BANK OF BARODA	23/06/2000	-	08/02/2003	5,00,00,000	FORT UNIVESITY BRANCH,M. G. ROAD,MUMBAI, Maharashtra, India, 400023	No	-
16	B70257191	90234640	BANK OF BARODA	28/03/2000	-	08/03/2013	5,00,00,000	FORT UNIVERSITY BRANCH,M. G. ROAD,MUMBAI, Maharashtra, India, 400023	No	-
17	Y10342241	90234604	SICOM LTD.	24/12/1999	-	20/08/2002	7,50,00,000	NIRMAL; 1ST FLOOR,NARIMAN POINT,MUMBAI, Maharashtra, India, 400021	No	-
18	Y10342091	90234454	TATA TRUSTEE COMPANY LTD.	13/07/1998	-	27/03/2001	1,00,00,000	JEHANGIR WADIA BLDG.; 4TH FLOOR,M. G. ROAD,MUMBAI, Maharashtra, India, 400001	No	-
19	Y10340356	90232719	PUNJAB NATIONAL BANK	02/02/1998	-	-	10,00,00,000	SHIVAJI PARK BRANCH,MAHIM,MUMBAI, Maharashtra, India, 400016	No	-
20	Y10340354	90232717	CANARA BANK	15/01/1998	-	-	3,15,00,000	INDUSTRIAL FINANCE BRANCH; 307/308,RAHEJA CENTRE; NARIMAN POINT,MUMBAI, Maharashtra, India, 400021	No	-
21	Y10341972	90234335	CITI BANK N.A.	20/05/1997	-	23/04/1998	5,00,00,000	CITI TOWER; 61,DR. S. S. ROAD; PAREL,MUMBAI, Maharashtra, India, 400012	No	-
22	Y10341930	90234293	GRUH FINANCE LTD.	01/02/1997	-	03/09/1997	5,00,00,000	AMBICA HOUSE; BEHIND C.U. SHAH COLLEGE,ASHRAM ROAD,AHMEDABAD, Gujarat, India, 380014	No	-



INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT

[Where the data of the Return of Income in Form ITR-1 (SAHAJ), ITR-2, ITR-3, ITR-4(SUGAM), ITR-5, ITR-6, ITR-7
filed and verified]
(Please see Rule 12 of the Income-tax Rules, 1962)

Assessment Year
2022-23

PAN	AAACG3995M		
Name	GODREJ PROPERTIES LIMITED		
Address	5TH FLOOR , GODREJ ONE , PIROJSHANAGAR, EASTERN EXPRESS HIGHWAY , VIKHROLI EAST , MUMBAI , 19-Maharashtra , 91-India , 400079		
Status	Public Company	Form Number	ITR-6
Filed u/s	139(1) Return filed on or before due date	e-Filing Acknowledgement Number	826406031291122
Taxable Income and Tax details	Current Year business loss, if any	1	0
	Total Income		7,30,01,89,064
	Book Profit under MAT, where applicable	2	0
	Adjusted Total Income under AMT, where applicable	3	0
	Net tax payable	4	1,83,73,11,583
	Interest and Fee Payable	5	3,29,71,496
	Total tax, interest and Fee payable	6	1,87,02,83,079
	Taxes Paid	7	1,88,33,10,514
Accreted Income & Tax Detail	(+)Tax Payable /(-)Refundable (6-7)	8	(-) 1,30,27,440
	Accreted Income as per section 115TD	9	0
	Additional Tax payable u/s 115TD	10	0
	Interest payable u/s 115TE	11	0
	Additional Tax and interest payable	12	0
	Tax and interest paid	13	0
	(+)Tax Payable /(-)Refundable (12-13)	14	0

This return has been digitally signed by MOHIT MALHOTRA in the capacity of Managing Director having PAN AKBPM5127D from IP address 165.225.106.163 on 29-Nov-2022

DSC Sl. No. & Issuer 2940148 & 31424004230744CN=Verasys CA 2014,OU=Certifying Authority,O=Verasys Technologies Pvt Ltd.,C=IN

System Generated

Barcode/QR Code



AAACG3995M06826406031291122D90F2AF78B2FE5FB425E6F56463394AC4268442B

DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU

Independent Auditor's Report

To the Members of Godrej Properties Limited

Report on the Audit of the Standalone Financial Statements

Opinion

We have audited the standalone financial statements of Godrej Properties Limited (the "Company") which comprise the standalone balance sheet as at 31 March 2024, and the standalone statement of profit and loss (including other comprehensive income), standalone statement of changes in equity and standalone statement of cash flows for the year then ended, and notes to the standalone financial statements, including material accounting policies and other explanatory information in which are incorporated returns from branches in Singapore, Qatar and Dubai (hereinafter referred to as "standalone financial statements").

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid standalone financial statements give the information required by the Companies Act, 2013 ("Act") in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at 31 March 2024, and its profit and other comprehensive loss, changes in equity and its cash flows for the year ended on that date.

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under Section 143(10) of the Act. Our responsibilities under those SAs are further described in the *Auditor's Responsibilities for the Audit of the Standalone Financial Statements* section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the standalone financial statements under the provisions of the Act and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on the standalone financial statements.

Key Audit Matters

Key audit matters are those matters that, in our professional judgement, were of most significance in our audit of the standalone financial statements of the current period. These matters were addressed in the context of our audit of the standalone financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

Revenue recognition

See Note 30 to the standalone financial statements

The Key audit matter

The Company's most significant revenue streams involve sale of residential units, commercial units and plotted lands representing 78% of the total revenue from operations of the Company.

How the matter was addressed in our audit

Our audit procedures included following:

- Obtaining and understanding revenue recognition process including identification of

Independent Auditor's Report (Continued)

Godrej Properties Limited

C. With respect to the matter to be included in the Auditor's Report under Section 197(16) of the Act:

In our opinion and according to the information and explanations given to us, the remuneration paid by the Company to its directors during the current year is in accordance with the provisions of Section 197 of the Act. The remuneration paid to any director is not in excess of the limit laid down under Section 197 of the Act. The Ministry of Corporate Affairs has not prescribed other details under Section 197(16) of the Act which are required to be commented upon by us.

For B S R & Co. LLP

Chartered Accountants

Firm's Registration No.:101248W/W-100022



Mansi Pardiwalla

Partner

Place: Mumbai

Date: 03 May 2024

Membership No.: 108511

ICAI UDIN:24108511BKEMWR6280

Godrej Properties Limited

Standalone Balance Sheet

as at March 31, 2024

(Currency in INR Crore)

Particulars	Note	As At March 31, 2024	As At March 31, 2023
ASSETS			
Non-Current Assets			
Property, Plant and Equipment	2	200.06	152.61
Right-of-use-Asset	43	12.90	9.13
Capital Work-in-Progress	3	231.86	98.19
Investment Property	4	30.48	32.19
Intangible Assets	5	14.94	15.18
Intangible Assets Under Development	5	1.20	0.85
Financial Assets			
Investments in Subsidiaries, Joint Ventures and Associate	6	1,488.21	1,626.53
Other Investments	7	1,232.58	513.87
Trade Receivables	8	104.04	96.44
Loans	9	683.24	1,117.65
Other Non-Current Financial Assets	10	33.94	37.11
Deferred Tax Assets (Net)	11	71.61	102.84
Income Tax Assets (Net)		100.60	21.77
Other Non-Current Non Financial Assets	12	-	3.01
Total Non-Current Assets		4,205.66	3,827.37
Current Assets			
Inventories	13	9,216.98	6,006.13
Financial Assets			
Investments	14	1,664.57	946.15
Trade Receivables	15	160.86	156.65
Cash and Cash Equivalents	16	954.95	385.89
Bank Balances other than above	17	1,260.44	1,230.32
Loans	18	7,668.41	5,314.97
Other Current Financial Assets	19	1,840.76	1,581.40
Other Current Non Financial Assets	20	938.07	491.23
Total Current Assets		23,705.04	16,112.74
TOTAL ASSETS		27,910.70	19,940.11
EQUITY AND LIABILITIES			
EQUITY			
Equity Share Capital	21	139.02	139.01
Other Equity		10,373.26	9,806.12
Total Equity		10,512.28	9,945.13
LIABILITIES			
Non-Current Liabilities			
Financial Liabilities			
Borrowings	22	2,660.00	-
Lease Liabilities	43	5.91	6.36
Other Non-Current Financial Liabilities	23	10.68	5.00
Provisions	24	16.71	14.59
Total Non-Current Liabilities		2,693.30	25.95
Current Liabilities			
Financial Liabilities			
Borrowings	25	7,426.52	6,400.10
Lease Liabilities	43	7.77	3.80
Trade Payables	26		
Total Outstanding Dues of Micro Enterprises and Small Enterprises		48.76	37.26
Total Outstanding Dues of Creditors other than Micro Enterprises and Small Enterprises		1,532.40	1,383.22
Other Current Financial Liabilities	27	587.08	602.32
Other Current Non-Financial Liabilities	28	5,035.77	1,487.05
Provisions	29	26.53	26.26
Current Tax Liabilities (Net)		40.29	29.02
Total Current Liabilities		14,705.12	9,969.03
Total Liabilities		17,398.42	9,994.98
TOTAL EQUITY AND LIABILITIES		27,910.70	19,940.11



Godrej Properties Limited

Standalone Balance Sheet as at March 31, 2024

(Currency in INR Crore)

Material Accounting Policies

The accompanying notes 1 to 61 form an integral part of the Standalone Financial Statements.

As per our report of even date.

For B S R & Co. LLP

Chartered Accountants

Firm's Registration No: 101248W/W-100022

For and on behalf of the Board of Directors of

Godrej Properties Limited

CIN: L74120MH1985PLC035308



Mansi Pardiwalla

Partner

Membership No: 108511

Mumbai

May 03, 2024



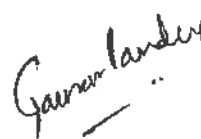
Pirojsba Godrej

Executive Chairperson

DIN: 00432983

Mumbai

May 03, 2024



Gaurav Pandey

Managing Director & CEO

DIN: 07229661

Mumbai

May 03, 2024



Ashish Karyekar

Company Secretary

ICSI Membership No. A11331

Mumbai

May 03, 2024



Rajendra Khetawat

Chief Financial Officer

Mumbai

May 03, 2024

Godrej Properties Limited

Statement of Profit and Loss

For the year ended March 31, 2024

(Currency in INR Crore)

Particulars	Note	For the year ended March 31, 2024	For the year ended March 31, 2023
INCOME			
Revenue from Operations	30	1,330.61	1,155.05
Other Income	31	1,195.00	945.00
Total Income		2,525.61	2,100.05
EXPENSES			
Cost of Materials Consumed	32	3,952.33	4,169.76
Changes in inventories of finished goods and construction work-in-progress	33	(3,307.04)	(3,682.94)
Employee Benefits Expense	34	221.37	178.18
Finance Costs	35	380.02	233.13
Depreciation and Amortisation Expense	36	24.34	18.96
Other Expenses	37	540.34	352.42
Total Expenses		1,811.36	1,269.51
Profit before Tax		714.25	830.54
Tax Expense Charge			
Current Tax	11(a)	118.29	183.35
Deferred Tax (Credit) / Charge	11(a)	31.61	(8.48)
Total Tax Expense		149.90	174.87
Profit for the Year		564.35	655.67
Other Comprehensive Income			
Items that will not be subsequently reclassified to profit or loss			
Remeasurements of the defined benefit plan	39	(1.50)	1.25
Tax on above	11(b)	0.38	(0.32)
Other Comprehensive Income for the Year (Net of Tax)		(1.12)	0.93
Total Comprehensive Income for the Year		563.23	656.60
Earnings Per Equity Share (Amount in INR)			
Basic	38	20.30	23.58
Diluted	38	20.29	23.58



Godrej Properties Limited

Statement of Profit and Loss

For the year ended March 31, 2024

(Currency in INR Crore)

Material Accounting Policies

1

The accompanying notes 1 to 61 form an integral part of the Standalone Financial Statements.

For B S R & Co. LLP
Chartered Accountants
Firm's Registration No: 101248W/W-100022



Mansi Pardiwalla
Partner
Membership No: 108511

Mumbai
May 03, 2024



Pirojsha Godrej
Executive Chairperson
DIN: 00432983

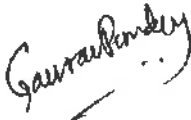
Mumbai
May 03, 2024



Ashish Karyekar
Company Secretary
ICSI Membership No. A11331

Mumbai
May 03, 2024

For and on behalf of the Board of Directors of
Godrej Properties Limited
CIN: L74120MH1985PLC035308



Gaurav Pandey
Managing Director & CEO
DIN: 07229661

Mumbai
May 03, 2024



Rajendra Khetawat
Chief Financial Officer

Mumbai
May 03, 2024