

2022-23

# INTEGRATED REPORT





# COMPANY INFORMATION

Mr. Adi Godrej  
Chairman Emeritus

## DIRECTORS

Mr. Pirojsha Godrej  
Executive Chairperson

Mr. Jamshyd Godrej  
Non-Executive Director

Mr. Nadir Godrej  
Non-Executive Director

Mr. Gaurav Pandey  
Managing Director & Chief Executive Officer

Mrs. Lalita D. Gupte  
Independent Director

Mr. Amitava Mukherjee  
Independent Director

Ms. Sutapa Banerjee  
Independent Director

Dr. Indu Bhushan  
Independent Director

## CHIEF FINANCIAL OFFICER

Mr. Rajendra Khetawat

## COMPANY SECRETARY

Mr. Ashish Karyekar

## REGISTERED OFFICE

**Godrej One,**  
5<sup>th</sup> Floor, Pirojshanagar,  
Eastern Express Highway,  
Vikhroli (East), Mumbai – 400 079

Phone: +91-22-6169 8500  
Website: [www.godrejproperties.com](http://www.godrejproperties.com)  
CIN: L74120MH1985PLC035308

## REGISTRAR & TRANSFER AGENT

**Kfin Technologies Limited**  
(Formerly known as KFin Technologies Private Limited)  
Selenium, Tower-B, Plot No.31 & 32, Financial District,  
Nanakramguda, Serilingampally, Hyderabad, Rangareddi,  
Telangana, India – 500032

## STATUTORY AUDITORS

**BSR & Co. LLP**  
14<sup>th</sup> Floor, Central B Wing and North C Wing, Nesco IT Park 4,  
Nesco Center, Western Express Highway, Goregaon (East),  
Mumbai - 400 063

## BANKERS

|                  |                     |
|------------------|---------------------|
| Axis Bank        | Federal Bank        |
| Bank of Baroda   | HDFC Bank Ltd.      |
| DBS Bank Limited | State Bank of India |

## FEEDBACK

We welcome your feedback on our sustainability performance. Please reach out for any queries, comments or clarifications at [sustainability@godrejproperties.com](mailto:sustainability@godrejproperties.com)



# IN THIS REPORT



## ABOUT GODREJ PROPERTIES

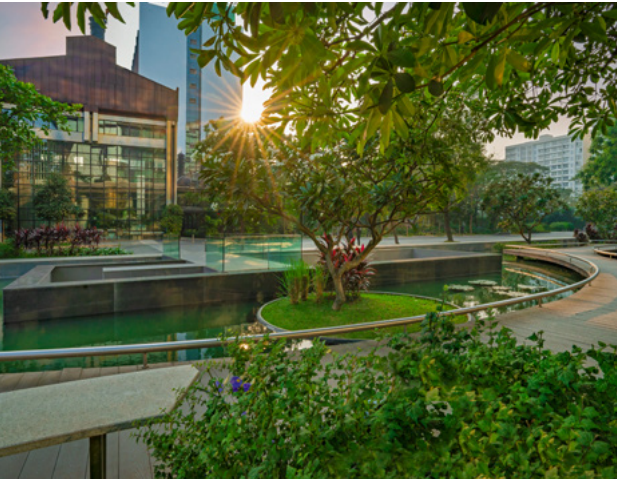
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## HOW TO NAVIGATE OUR REPORT

### CAPITALS

-  FINANCIAL CAPITAL
-  MANUFACTURED CAPITAL
-  HUMAN CAPITAL
-  SOCIAL AND RELATIONSHIP CAPITAL
-  INTELLECTUAL CAPITAL
-  NATURAL CAPITAL

### STRATEGIC PRIORITIES

- CREATING CUSTOMER JOY THROUGH BEST-IN-CLASS DELIVERY WITH FOCUS ON 'QUALITY'
- ENABLING INDIVIDUAL CONTRIBUTION TOWARDS CREATING A WINNING CULTURE WITHIN THE ORGANIZATION
- STRIVING FOR DISRUPTIVE AND PROFITABLE GROWTH THROUGH OPERATIONAL EXCELLENCE



# OUR INTEGRATED REPORT

Godrej Properties Limited's Integrated Annual Report is prepared with the intention to provide a comprehensive overview of our financial and non-financial performances that has contributed to building both short and long-term value for our stakeholders. Our strategic value drivers include six capitals - financial, natural, human, intellectual, manufactured, social, and relationship. As of this report, we will only be reporting on these six capitals in accordance with the <IR> framework. With this integrated report, we further our commitment to purpose-driven sustainable business by addressing escalating environmental and social issues with the same urgency as our financial performance. We believe that this report provides insights on material issues, our operating environment, governance framework, approach to value creation, performance relative to key performance indicators, and connections between important issues, strategies, performance, value creation, financial, and statutory reports.

## FORWARD-LOOKING STATEMENTS

This integrated report contains certain elements that are forward-looking statements. These can be distinguished by words like "believes," "expects," "may," "will," "could," "should," "intends," "estimates," "plans," "assumes," and "anticipates," or negative variations. To make these claims, we must rely on assumptions. These presumptions, along with any related forward-looking statements, could end up being incorrect, and actual future events could diverge from what was predicted in the statements. We caution readers against relying too heavily on forward-looking statements. After the publication of this report, the Company disclaims any obligation to update these forward-looking statements to reflect events or circumstances.

This report is prepared with reference to the following disclosure formats



- » International framework of the Value Reporting Foundation
- » National Voluntary Guidelines on Social, Environmental and Economic Responsibilities of Business (NVGs)
- » Companies Act, 2013 (including the rules made thereunder)
- » Indian Accounting Standards

## OUR REPORTING JOURNEY

(Click on the thumbnail to access the report)





# DETERMINING THE ESG AND FINANCIAL REPORTING BOUNDARY

The reporting boundary covers the strategic narrative in this report and pertains to our current project sites in India that are being developed either directly or through Godrej Properties’ Special Purpose Vehicles. The information and content are combined for business purposes unless otherwise noted. When appropriate, the reporting boundary also evaluates significant risks, opportunities, and outcomes from entities and stakeholders that have an impact on our capacity to create value but are not connected to the financial or non-financial reporting entity through control or significant influence but rather through the nature and proximity of the aforementioned risks, opportunities, and outcomes.

This report covers our environmental performance across 43 active project sites that fall under direct operational control, our headquarters in Mumbai and 8 regional offices. Authenticity of the data and systems disclosed in our report has been assured by KPMG Assurance and Consulting Services LLP, an independent third-party assurance provider. They have provided the assurance as per International Standard on Assurance Engagements (ISAE) 3000 (Revised) standard – limited assurance criteria. Please click to view the assurance statement.

REPORTING BOUNDARY FOR THE INTEGRATED REPORT

|                | REGION   | PROJECT SITES |
|----------------|----------|---------------|
| Joint Ventures | MMR      | 5             |
|                | NCR      | 6             |
|                | Pune     | 8             |
|                | South    | 2             |
|                | Kolkata  | 2             |
| Subsidiary     | MMR      | 5             |
|                | NCR      | 2             |
|                | Pune     | 5             |
|                | South    | 2             |
|                | Vikhroli | 1             |
| GPL Owned      | MMR      | 2             |
|                | NCR      | 1             |
|                | Pune     | 0             |
|                | South    | 1             |
|                | Vikhroli | 1             |

GRI 2-2, GRI 2-3, GRI 3-1

MUMBAI METROPOLITAN REGION



MUMBAI

HEAD OFFICE  
MMR REGIONAL OFFICE

- SITES
- Godrej City, Highlands,
  - Godrej City, Meadows
  - Godrej Urban Park
  - Godrej Nirvaan
  - Godrej Upavan
  - Godrej Emerald
  - Godrej RKS
  - Godrej Horizon
  - Godrej Exquisite
  - Godrej Bayview
  - Godrej Riviera
  - Godrej Ascend



VIKHROLI

VIKHROLI  
REGIONAL OFFICE

- SITES
- Taj Hotel
  - Sculpture Park

WEST



PUNE

PUNE REGIONAL OFFICE

- SITES
- Godrej Nurture, Mamurdi
  - Godrej Park Greens, Mamurdi
  - Godrej Forest Groove, Mamurdi
  - Godrej Greens, Undri
  - Godrej Rejuve, Keshavnagar
  - Godrej River Hill, Green Vistas
  - Godrej River Hill, Green Cove
  - Godrej River Hill, Hill Retreat
  - Godrej River Hill, Meadows
  - Godrej River Greens, Boulevard
  - Godrej River Greens, Park Springs
  - Godrej River Greens, Park Ridge
  - Godrej River Greens, Sky Greens

EAST



KOLKATA

KOLKATA REGIONAL OFFICE

- SITES
- Godrej Se7en
  - Godrej Orchard

NORTH



NCR

NCR REGIONAL OFFICE

- SITES
- Godrej Air
  - Godrej Nature Plus
  - Godrej Meridian
  - Godrej Habitat
  - Godrej South Estate
  - Godrej Golf Link
  - Godrej Green Estate
  - Godrej Woods
  - Godrej Connaught One

SOUTH



BENGALURU

BENGALURU REGIONAL OFFICE

- SITES
- Godrej Air Nxt
  - Godrej Royal Woods
  - Godrej Ananda
  - Godrej Eternity
  - Godrej Park Retreat





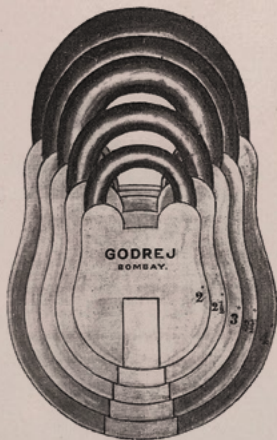
# ABOUT GODREJ PROPERTIES

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# AMONGST INDIA'S MOST DIVERSIFIED AND TRUSTED CONGLOMERATES

GODREJ'S PADLOCKS.



The group has a proud tradition of making meaningful products

## GODREJ GROUP

The Godrej Group was established in 1897 out of a desire to demonstrate economic self-sufficiency and excellence within India in the pre-independence decades. From safes that withstood fires better than products from international competitors, to one of the world's first soaps from vegetable oil, and the ballot boxes for independent India's first general election; the group has a proud tradition of making meaningful products and building businesses that serve the country's interests. Approximately 23% of the promoter stake in the Godrej Group, is owned by philanthropic trusts that work on environmental, educational, and health care issues in India. We are also bringing together our passion and purpose to make a difference through our Good and Green strategy of shared values to create a more employable Indian workforce, build a greener India and innovate for 'Good' and 'Green' products.

The Godrej Group comprises a varied business portfolio that includes real estate development, fast moving consumer goods, advanced engineering, home appliances, lending and financial services, furniture, security, and agri-care. While a large number of our businesses are privately held, the combined market cap of our publicly listed entities is in excess of USD 15 billion. With a revenue of USD 6 billion, and an estimated 1.1 billion consumers across the world that use one or another Godrej product every day, the Godrej Group is amongst India's most diversified and trusted conglomerates.

## OUR GLOBAL PRESENCE

### ASIA



### AFRICA



### AMERICAS



## ESTABLISHED IN

# 1897

# 126

YEAR LEGACY OF EXCELLENCE

## REVENUE GENERATED

# \$6 BILLION

## NUMBER OF CONSUMERS

# 1.1 BILLION

## BRAND VALUATION

# \$2.4 BILLION



Vikhroli - archival photograph



# AN EQUITABLE AND GREENER WORLD

Godrej's Good and Green Strategy is at the heart of its sustainability journey. It informs how we create long term value for all our stakeholders, while addressing environmental, social and governance issues that are relevant to our businesses. Godrej continues to enhance its level of commitment to environmental sustainability having voluntarily adopted the Confederation of Indian Industries (CII) Code for Ecological Sustainable Business, practicing the European Foundation for Quality Management (EFQM) Business Excellence Model, participating in the India Business Biodiversity Initiative, obtaining green building certifications and GreenCo Ratings and reporting its sustainability performance using the Global Reporting Initiative framework for all of its businesses.

The integration of mangrove conservation in these sustainability initiatives completed the shift in the organization's approach from philanthropy to business process. Godrej Group, the custodian of a large part of Mumbai's mangrove forests, commits to conservation with a systemic approach.

**We protect, sustain and maintain the largest privately managed belt of mangrove forests in Mumbai, thrice the size of the Central Park in New York**

## GROUP LEVEL PROGRESS ON ENVIRONMENTAL SUSTAINABILITY

**23%**

REDUCTION IN SCOPE 1&2  
GHG EMISSION INTENSITY  
FROM FY2020 BASELINE

**65%**

OF ENERGY  
IS FROM  
RENEWABLES

**7** LAKH LITRES

OF WATER IS RECHARGED FOR EVERY  
LITRE OF WATER WITHDRAWN MAKING  
US A WATER POSITIVE GROUP

## GROUP LEVEL VISION AND STRATEGIC PRIORITIES



EMPLOYABILITY SKILLS THAT  
EMPOWER 310,000 PEOPLE



HEALTH & WELLBEING THAT  
PROTECTS 40 MILLION PEOPLE



INFLUENCE SUSTAINABLE CONSUMPTION  
FOR ALL OUR CUSTOMERS



BE GLOBAL  
SUSTAINABILITY LEADERS



# ONE OF THE MOST TRUSTED DEVELOPERS IN INDIA

Godrej Properties brings the Godrej Group philosophy of innovation, sustainability, and excellence to the real estate industry. Each Godrej Properties development combines a 126-year legacy of excellence and trust with a commitment to cutting-edge design and technology. Since 1985, Godrej Properties Limited (GPL) has been a bellwether of excellence in the Indian real estate industry.

In recent years, Godrej Properties has received over 400 awards including recognition for 'Environmental and Social initiatives' at the KPMG ESG Conclave and Awards 2023, the Gold Award for Gender Equality at the ICAI International Sustainability Reporting Awards 2022, 'The Most Trusted Real Estate Brand' in 2019 from the Brand Trust Report, 'Equality and Diversity Champion' 2019 at the APREA Property Leaders Awards, 'The Economic Times Best Real Estate Brand 2018' and the 'Builder of the Year' at the CNBC-Awaaz Real Estate Awards 2018.

Headquartered in Mumbai, Godrej Properties is present in 10 cities in the country and has a workforce of 2,391 employees.

## LISTING

In 2010, Godrej Properties became a publicly listed company following a successful IPO mobilising USD 100 Million. GPL is listed on the National Stock Exchange of India Limited and the Bombay Stock Exchange Limited with a market capitalisation of ₹28,651 Crore as on March 31, 2023. We are one of the few national developers in India with a significant presence in all the major real estate markets in the nation.

## OUR PRESENCE

As of March 31, 2023, the company had 92 active and upcoming projects with a combined saleable area of ~200 million square feet. We continue to expand to more geographies in addition to our focus on four core regions of Mumbai Metropolitan Region, National Capital Region, Pune, and Bengaluru.

# 200

MN SQ. FT. OF TOTAL SALEABLE AREA

# 38

YEARS OF EXPERIENCE

# 10

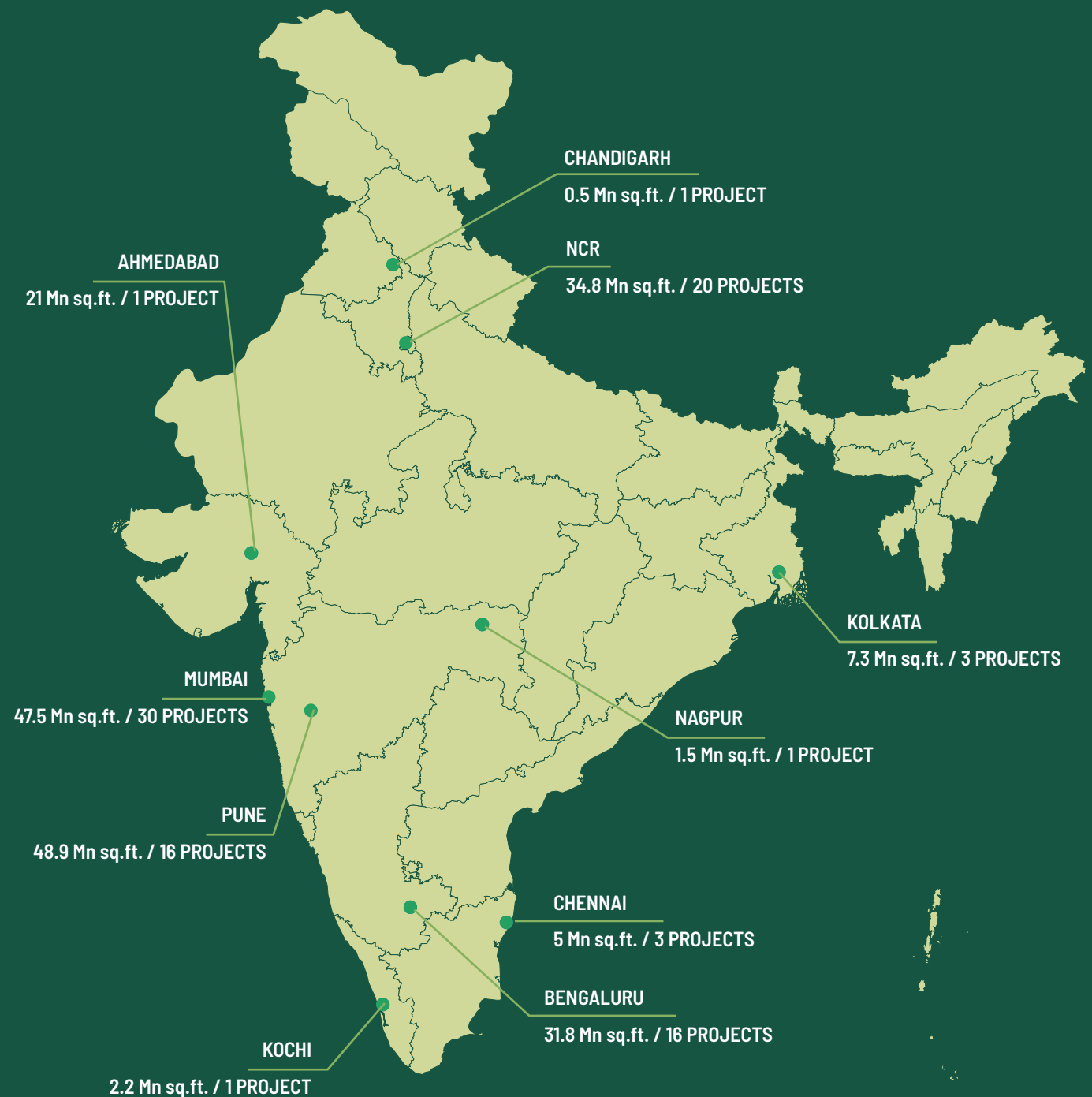
LOCATIONS

# 400+

AWARDS AND RECOGNITIONS

# 92

PROJECTS





# OUR STRATEGY

We remain committed to our strategy of achieving a high return on equity (ROE) and securing the top three leadership position by value amongst real estate developers across all four major markets in India (Mumbai, Bengaluru, Delhi/NCR and Pune).

We are confident in our ability to leverage the maximum value through our focus on five strategic pillars.

## OUR STRATEGIC PILLARS

### Quality obsession and Customer first:

We are committed to delivering a best-in-class product, superior quality and consistent customer service.

### Individual contribution to creating a winning culture:

We reward an open mindset, consistent collaboration and an organization-first approach.

### Disruptive Growth:

We aim to deliver disruptive growth through strong business development, sales, and delivery by investing in both capabilities and technology.

### Profitable growth through strong Asset Management:

We have adopted a bottom-up approach towards profit delivery and capital efficiency through consistent margin expansion from deal underwriting to delivery together with strong cost management.

### Operational Excellence:

Our focus remains on innovation led operational excellence for faster execution to deliver a healthy RoCE and ROE. This includes investment in construction methods, technology, procurement strategy and execution models.

## OPERATIONAL STRATEGY

### Operational enablers to drive market share acceleration:

A focus on business development, aspirational launches and accelerated time-to-market are key enablers coupled with superior product, diversified future-ready channel strength and disproportionate focus on quality.

### Increasing the speed of execution:

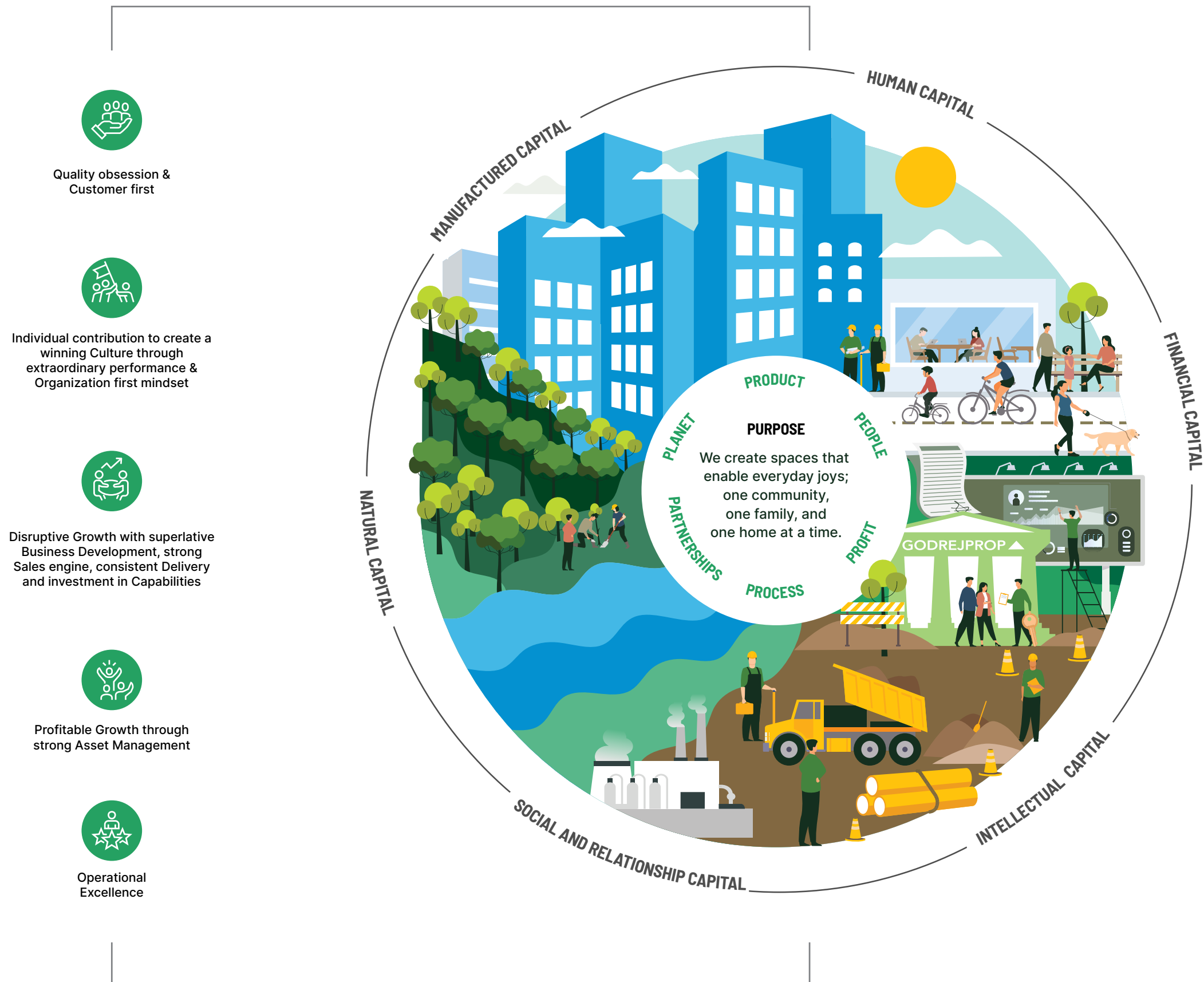
Augmenting execution capabilities through long term contractor/supplier relationships, innovation in execution technology, and efficient collection mechanisms are key strategic pivots to fuel our growth aspirations.

### Margin expansion via strong asset management:

Robust asset and portfolio management with a focus on cost structure and contracting strategy to unlock supply chain value would result in better profitability.

### Adopting initiatives to constantly upgrade internal process and capabilities:

Continuous evaluation and improving our internal process and controls to enable greater scale through strategic initiatives including Product innovation, Quality management systems, and Risk management frameworks.





# DELIVERING SUSTAINABLY



## RESIDENTIAL DEVELOPMENTS

We design homes that can be held in trust for future generations. Some of the key themes represented in our approach include creating a sense of belonging, brighter living experience, technological innovation, thoughtful amenities, safety, security, and sustainability.

## MIXED USE & TOWNSHIP DEVELOPMENTS

Self-sufficient integrated developments are the future of Indian real estate as prospective homeowners increasingly prioritize and seek proximity to essentials within walking radius. Our focus has been to create a sense of place and a robust framework for multiple asset types including residential, commercial, retail, and civic buildings. Our developments offer different users' distinct opportunities for social and cultural exchange in a people-centric and innovation-driven sustainable environment.

GRI 2-6



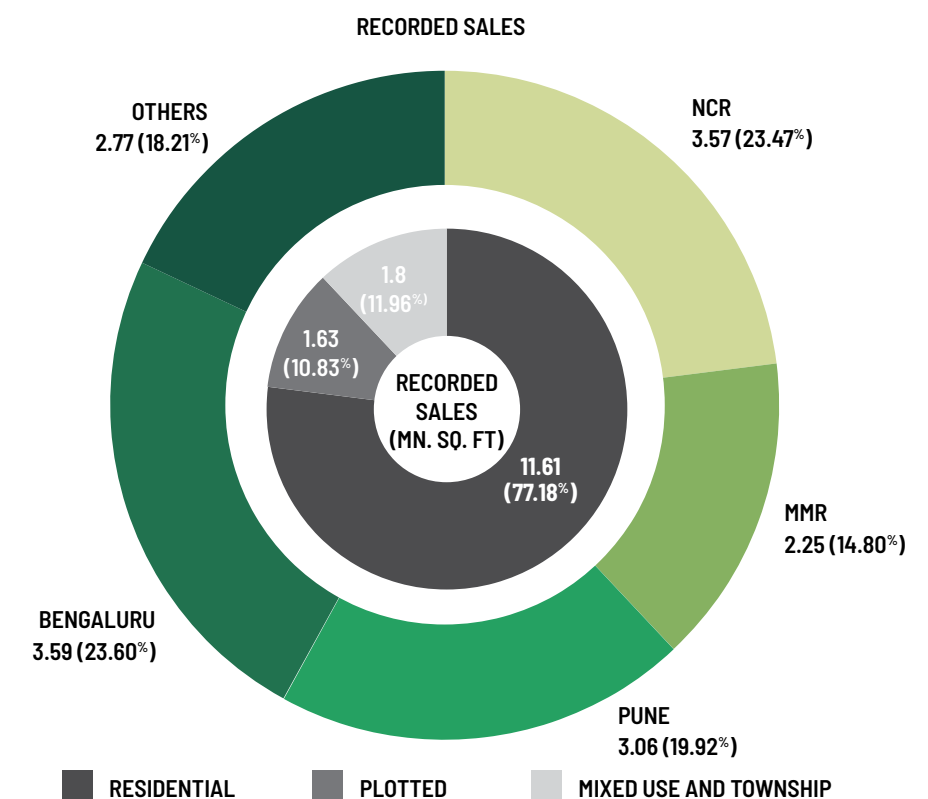
## GODREJ RESERVE, BENGALURU



## PLOTTED DEVELOPMENTS

Our most recent development format provides home buyers with the opportunity to own land and build homes while being connected to state-of-the-art infrastructure. Our plotted developments are planned and delivered to detailed specifications including a well-planned street network with provision for service lines (water, sewage, electricity, broadband) sewage treatment plant, rainwater harvesting, etc.

## FY2023 SNAPSHOT





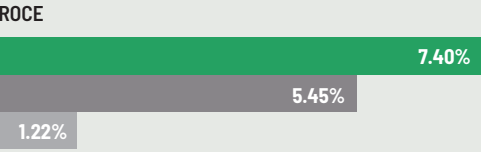
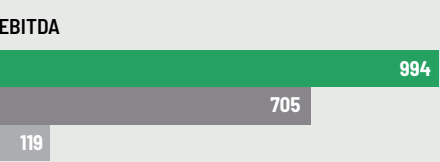
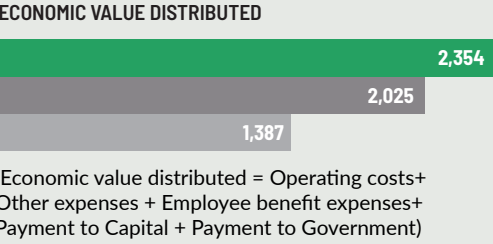
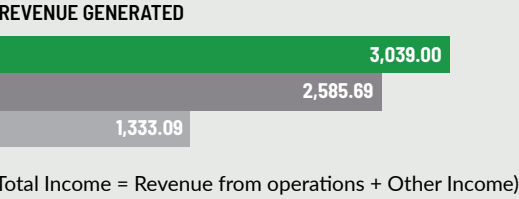
# ECONOMIC VALUE GENERATED

During the FY 2022-23, Godrej Properties achieved its highest-ever sales, both in terms of the value and volume of real estate sold with 15.2 million square feet amounting to a booking value of ₹12,232 crore sold, representing a substantial year-on-year growth of 56%. Notably, sales performance was evenly distributed across our four key geographies, with each region contributing more than 2 million square feet of sales and a sales value exceeding ₹2,000 crore in all four of our focus markets.

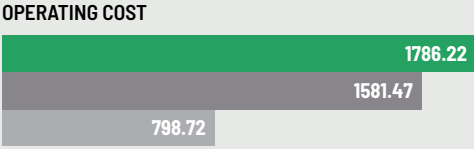
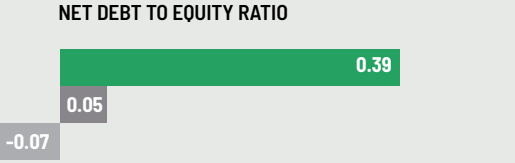
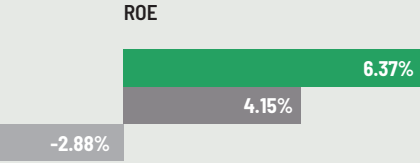
| REGION    | NO.S | AREA (MILLION SQFT) |
|-----------|------|---------------------|
| MMR       | 6    | 6.70                |
| BENGALURU | 2    | 5.10                |
| PUNE      | 2    | 2.99                |
| NCR       | 1    | 1.40                |
| NAGPUR    | 1    | 1.52                |
| GURUGRAM  | 2    | 4.50                |
| NOIDA     | 2    | 3.20                |
| KHALAPUR  | 1    | 1.90                |
| CHENNAI   | 1    | 1.60                |
| Total     | 18   | 28.91               |

28.91

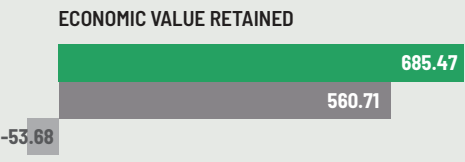
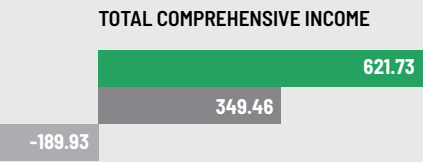
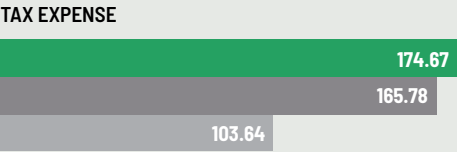
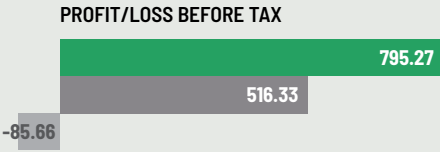
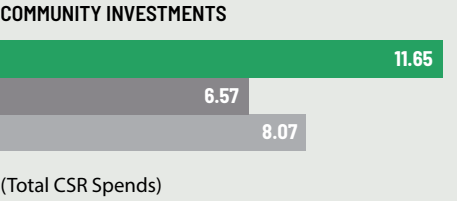
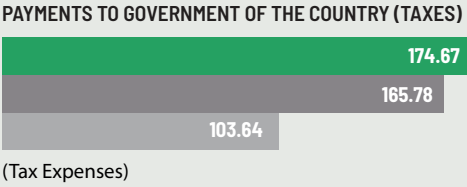
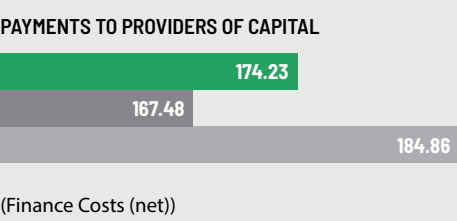
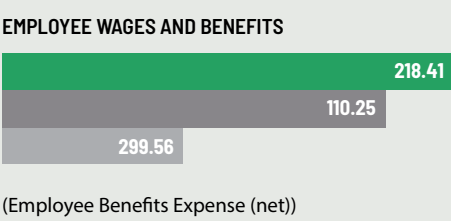
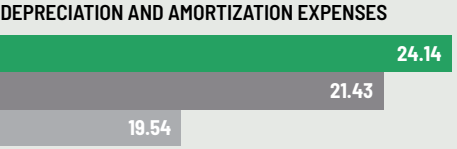
MILLION SQ. FT. OF PROJECTS  
ADDED ACROSS 9 CITIES



In FY 2022-23, we clocked a booking value of ₹12,232 crore, representing a year-on-year growth of 56% with highest ever sales in a financial year for the 6<sup>th</sup> consecutive time.



Expenses= Cost of materials consumed- Change in inventories of finished goods and construction work-in-progress) + Other Expenses)





# AWARDS & RECOGNITIONS

## GROW CARE INDIA SAFETY AWARDS

**PLATINUM**  
Godrej Woodland, South; Godrej Air, North; Godrej Habitat, North

## GOLDEN PEACOCK AWARD

**WINNER: CORPORATE SOCIAL RESPONSIBILITY - REAL ESTATE CATEGORY**

## ET REALTY AWARD - NORTH

**BEST RESIDENTIAL PROJECT - TOWNSHIP**  
Godrej Golf Links

**BEST RESIDENTIAL PROJECT - THEME BASED**  
Godrej Woods, NCR

**360 DEGREE MARKETING CAMPAIGN**  
Godrej Woods, NCR

**REALTY PERSONALITY OF THE YEAR – NORTH**  
Gaurav Pandey

## ASIA PACIFIC PROPERTY AWARDS DEVELOPMENT IN ASSOCIATION WITH AMERICAN STANDARD

**RESIDENTIAL HI-RISE DEVELOPMENT - INDIA**  
Godrej Woods

## GROW CARE INDIA OCCUPATIONAL HEALTH & SAFETY AWARDS 2022

**PLATINUM**  
Godrej City, Mumbai; Godrej Hille Retreat, Pune; Godrej Nature Plus, NCR

**GOLD**  
Godrej Emerald, Mumbai; Godrej Urban Park, Mumbai; Godrej Se7en, Kolkata; Godrej Ananda, South; Godrej Royale Woods, South; Godrej Nurture, South

## ROSPA INTERNATIONAL SAFETY AWARD

**SILVER**  
Godrej Nest, NCR; Godrej Nurture, South

## APEX INDIA OCCUPATIONAL HEALTH & SAFETY AWARD – 2022

**PLATINUM**  
Godrej RKS, Mumbai; Godrej Hill Retreat, Pune; Godrej Park Ridge, Pune; Godrej Golf Links, NCR; Godrej Nature Plus, NCR; Godrej Woods, Platinum

**GOLD**  
Godrej South Estate, NCR; Godrej Palm Retreat, NCR

## ICC NATIONAL OCCUPATIONAL HEALTH & SAFETY AWARDS – 2022

**STAR GOLD**  
Godrej City, Mumbai

**GOLD**  
Godrej Exquisite, Mumbai; Godrej Urban Park, Mumbai; Godrej Forest Grove, Pune; Godrej Se7en, Kolkata; Godrej Golf Links, NCR; Godrej Royale Woods, South; Godrej Palm Retreat, North; Godrej Nurture, South

**SILVER**  
Godrej Park Ridge, Pune

## 13<sup>TH</sup> EXCEED OCCUPATIONAL HEALTH AND SAFETY AWARD 2022

**PLATINUM**  
Godrej Se7en, Kolkata; Godrej Nature Plus, NCR

**GOLD**  
Godrej-Meridien, NCR

## GREENTECH QUALITY & INNOVATION AWARD 2022 - QUALITY IMPROVEMENT

**GOLD**  
Godrej Nurture, South

## HUDCO DESIGN AWARDS-2022 - NEW & INNOVATIVE TOWN DESIGN SOLUTIONS/ECO - CITIES

**SILVER**  
Godrej Reserve, South

## 13<sup>TH</sup> EXCEED OCCUPATIONAL HEALTH AND SAFETY AWARD 2022

**GOLD**  
Godrej Woods, NCR; Godrej Palm Retreat, NCR

## GREENTECH INTERNATIONAL EHS AWARD 2022

**PLATINUM**  
Godrej Boulevard, Pune; Godrej Rejuve, Pune; Godrej Hill Retreat, Pune; Godrej Park Ridge, Pune

**WINNER**  
Godrej Se7en, Kolkata; Godrej Urban Park, Mumbai; Godrej Nirvana, Mumbai

## GLOBAL SAFETY SUMMIT NATIONAL LEVEL EHS AWARD 2022

**LARGE ENTERPRISES - REAL ESTATE SECTOR**  
Taj, The Trees, Vikhroli

## MYSORE HORTICULTURE SOCIETY, LAL BAGH, BENGALURU – COMPETITION

**WINNER- BEST MIYAWAKI FOREST & GARDEN**  
Godrej Reserve, Bengaluru

**WINNER- BEST KARNATAKA BIODIVERSITY THEME GARDEN**  
Godrej Woodland, Bengaluru

**WINNER- BEST ECO-FRIENDLY BIO -SWALE GARDEN**  
Godrej Aqua, Bengaluru

**WINNER- BEST URBAN GARDEN**  
Godrej Ananda, Bengaluru

**WINNER- BEST ORCHARD THEME GARDEN**  
Godrej GRW, Bengaluru

**WINNER- BEST COMMUNITY GARDEN**  
Godrej Eternity, Bengaluru

**WINNER- BEST TROPICAL GARDEN**  
Godrej Splendour, Bengaluru

**WINNER- BEST XERISCAPE GARDEN**  
Godrej Park Retreat, Bengaluru

**WINNER- BEST ORNAMENTAL GARDEN**  
Godrej Avenues, Bengaluru

## 13<sup>TH</sup> EXCEED OCCUPATIONAL HEALTH AND SAFETY AWARD 2022

**PLATINUM**  
Godrej Se7en, Kolkata; Godrej Nature Plus, NCR

**GOLD**  
Godrej-Meridien, NCR

## NATIONAL SAFETY COUNCIL MAHARASTRA CHAPTER

**PLAQUE- LONGEST ACCIDENT-FREE PERIOD**  
Godrej RKS, Mumbai

**PLAQUE- LOWEST AVERAGE ACCIDENT FREQUENCY RATE**  
Godrej RKS, Mumbai

**MERIT**  
Godrej Emerald, Mumbai; Godrej City, Mumbai; Godrej Urban, Mumbai; Godrej Nirvana, Mumbai; Godrej Nest, Mumbai; Godrej Nurture, Pune; Godrej Forest Grove, Pune; Godrej Park Greens, Pune; Godrej Boulevard, Pune; Godrej Green Cove, Pune; Godrej Rejuve, Pune; Godrej Hillside, Pune; Godrej Greens, Pune

## REALTY PLUS EXCELLENCE AWARDS

**DESIGN PROJECT OF THE YEAR**  
Godrej Woodsville, Pune

**BEST INTERIOR DESIGN**  
Godrej Hill Retreat, Pune

## ICAI INTERNATIONAL SUSTAINABILITY REPORTING AWARDS 2021-22

**GOLD AWARD - GENDER EQUALITY**  
Godrej Properties Ltd.

## KPMG ESG CONCLAVE AND AWARDS 2023

**WINNER - ENVIRONMENTAL AND SOCIAL INITIATIVES**  
Godrej Properties Ltd.

## APEX INDIA FOUNDATION QUALITY EXCELLENCE IN THE CONSTRUCTION SECTOR

**PLATINUM**  
Vikhroli Region

## 7<sup>TH</sup> EDITION OF CORPORATE SOCIAL RESPONSIBILITY SUMMIT AND AWARDS 2023 CONDUCTED BY UBS FORUM

**CSR PROJECT OF THE YEAR**  
Solid Waste Management, Bhubaneshwer - GPL

## 19<sup>TH</sup> EDITION OF ASIAN BUSINESS & SOCIAL FORUM

**GLOBAL ASIAN OF THE YEAR 2022-23 AWARD**  
Pirojsha Godrej

## INDIAN INSTITUTE OF INDUSTRIAL ENGINEERING

**GOLD**  
Pune Region

## BRITISH SAFETY COUNCIL AWARD 2022

**PASS**  
Godrej City, Mumbai; Godrej Royal Woods, South; Taj, The Trees, Vikhroli; Godrej Green Cove Vistas, Pune

**MERIT**  
Godrej RKS, Mumbai; Godrej Nurture, Pune; Godrej Air, NCR; Godrej Park Greens, Pune; Godrej Ananda, South

## APEX INDIA OCCUPATIONAL HEALTH & SAFETY AWARD - 2022

**GOLD**  
Godrej Ananda, South





# RANKED 1<sup>ST</sup>

We have been ranked  
1<sup>st</sup> in the following  
categories

Global sector  
leader  
Residential

Global listed  
sector leader  
Residential

Regional Sector  
Leader Asia  
Residential

Regional  
Listed Sector  
Leader Asia  
Residential

## GPL'S SUSTAINABILITY JOURNEY AND GRESB ALIGNMENT



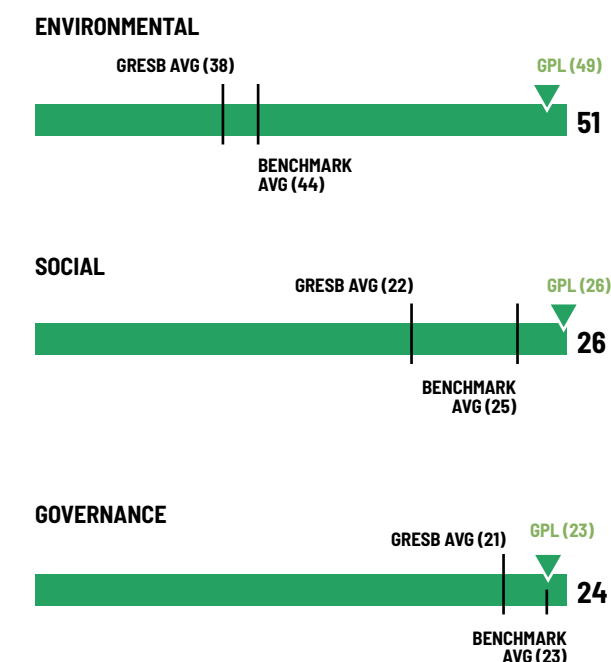
# G R E S B

**Ranked Global Sector Leader  
(Development) for Residential  
Real Estate for the 3<sup>rd</sup> consecutive  
year by the Global Real Estate  
Sustainability Benchmark (GRESB)**

At Godrej Properties, we continuously strive to improve our ESG practices, systems, and performance as we work towards our aspiration to be amongst the world's leading responsible and sustainable real estate developers. We have been reporting our ESG performance to GRESB since 2013 and are pleased to report that in FY 2022-23, Godrej Properties was recognized as a Real Estate Development Sector Leader for the 3<sup>rd</sup> consecutive year in a row.

GRESB is an industry-led organization, which provides actionable and transparent environmental, social and governance (ESG) data to financial markets. This is in alignment with the larger global sustainability agenda to achieve Net-Zero till 2050. GRESB collects, validates, scores, and independently benchmarks ESG data to provide business intelligence, engagement tools, and regulatory reporting solutions for investors, asset managers, and the wider industry. Founded in 2009, at present GRESB has a membership of 170 institutional investors and 2,200 plus fund managers, companies, and asset operators. At GPL, we have benefited from GRESB's peer benchmarking to assess and bridge gaps in our ESG practices.

### BREAKDOWN OF OUR ESG RATINGS FOR FY2023





# OUR IMPACT IN FY 2022-23

| PERFORMANCE INDICATORS                            | UNIT               | FY 2022-23   | FY 2021-22   | FY 2020-21   | %CHANGE<br>(BETWEEN<br>FY 22 AND<br>FY 23) |
|---|--------------------|--------------|--------------|--------------|--|
| <b>ECONOMIC</b>                                   |                    |              |              |              |  |
| Booking value                                     | INR Crore          | 12,232       | 7,861        | 6,725        | 56%  |
| Area sold   | million sq.ft      | 15.21        | 10.84        | 10.81        | 40%  |
| EBITDA  | INR Crore          | 994          | 705          | 119          | 41%  |
| Net worth   | INR Crore          | 9,264        | 8,675        | 8,320        | 7%   |
| Net Operating Cashflow*                           | INR Crore          | 3,533        | 1,761        | 893          | 101%                                       |
| Average Borrowing Cost                            | %                  | 6.65%        | 5.95%        | 6.75%        | 11.76%                                     |
| High Collections                                  | INR Crore          | 8,991        | 6,359        | 4,023        | 41.39%                                     |
| Annual Project Deliveries                         | million sq.ft      | ~10.50       | ~6.40        | ~6.50        | 64%  |
| <b>ENVIRONMENTAL</b>                              |                    |              |              |              |  |
| Absolute GHG Emissions<br>Scope 1 + 2             | tCO <sub>2</sub> e | 3,904.62     | 3,414.19     | 3846.77      | 14.36%                                     |
| Absolute GHG Emissions<br>Scope 3                 | tCO <sub>2</sub> e | 1,951,267.22 | 1,332,074.56 | 1,961,250.82 | 46.48%                                     |
| Water consumption                                 | million litres     | 267.75       | 309.51       | 299.1        | -13.49%                                    |
| Green portfolio                                   | %                  | 94.97        | 90.23        | 90.16        | 5.52%                                      |
| Total number of trees planted<br>cumulative       | Number             | 940,956      | 539,787      | 248,119      | 74.31 %                                    |
| Waste diverted from landfill                      | tonne              | 13,270       | 6,337        | 525.21       | 109.41%                                    |
| Percentage of waste<br>recycled/ reused (average) | %                  | 94.44%       | 95.76%       | 95.78%       | -1.37%                                     |
| <b>SOCIAL</b>                                     |                    |              |              |              |  |
| Number of employees                               | Number             | 2,391        | 1,998        | 1,933        | 19.66%                                     |
| Women in total work force                         | Number             | 656          | 524          | 511          | 25.19%                                     |
| Diversity ratio                                   | %                  | 27.44%       | 26.23%       | 26.44%       | 4.61%                                      |

\*Project level total operating cashflow inclusive of JV Partners share and excluding outflow for land, approval, corporate taxes, and other BD outflow.

#FY 2020-21 Scope 3 Absolute data is restated



## SOCIAL

DIVERSITY RATIO

27.44%

WOMEN IN TOTAL  
WORKFORCE

656

## ECONOMIC

AREA SOLD IN VOLUME

15.21 MILLION SQ.FT.

AREA SOLD IN VALUE

₹ 12,232 CRORE

NET WORTH

₹ 9,264 CRORE

## ENVIRONMENT

ABSOLUTE GHG EMISSIONS SCOPE 1+2+3 (tCO<sub>2</sub>e)

1,955,171.84

WATER CONSUMPTION (MILLION LITRES)

267.75

WASTE DIVERTED FROM LANDFILL (TONNES)

13,270



# TOWARDS A SUSTAINABLE TOMORROW



**Delivering environmental sustainability, a positive social impact, and good governance have always been an integral part of our values at Godrej**

I hope this message finds you and your loved ones well. I am pleased to share that FY 23 was a landmark year for Godrej Properties as it recorded its best ever annual sales, cash collections, earnings, project deliveries and business development. We ended the year with sales bookings of ₹12,232 Crore, 56% higher than the previous year. This was delivered on the back of strong volume growth of 40% to 15.21 million sq. ft. from the sale of over 12,500 homes. Your company is the only developer to achieve a booking value of more than ₹2,000 crore a year across each of the 4 large markets of NCR, MMR, Bengaluru and Pune. Sustenance sales in the financial year grew by 25% to ₹6,026 crore and sales from new launches increased by over 100% to ₹6,206 crore.

Our robust sales performance has translated into the highest ever collections of ₹8,991 crore for FY 23, representing a growth of 41% over what was our previous best year. This was backed by strong project completions of over ~10 million sq. ft for FY 23. Our total income increased by 26% and stood at ₹3,017 crore and net profit increased by 62% to ₹571 crore for FY 23.

In FY 23, we also delivered our best ever year for business development by adding 18 new projects with an estimated revenue potential of ~₹32,000 crore, a 250% increase over FY 22. This provides us with a robust launch pipeline to build on the strong growth momentum achieved in FY 23. We believe the residential real estate sector in India will continue to grow fast in the years ahead providing opportunities for leading developers to both participate in sectoral growth while also gaining market share. These projects will play an important role in ensuring we are able to meet our aspiration of growing our sales at 20% a year while also providing us the opportunity to expand margin in line with our goal of achieving an ROE of 20%.

Our focus in the year ahead will be to exceed ₹14,000 crore in booking value while delivering another record year for cash collections and project deliveries. A significant priority area for the company in the year ahead will be to launch our recently acquired projects in a timely manner and continue our strong performance on sales and deliveries.

Demonstrating continued improvement on Net Promoter Score (NPS), which is a direct evaluation of our performance by our customers, remains a critical objective. In FY 23, we achieved an encouraging NPS score of 65%, an improvement from 55% in FY 22 with over 13,000 of our customers providing us this performance rating. We are committed to delivering quality across our projects and have set up an Integrated Quality Management Framework aimed at building our capabilities, strengthening our processes, and ensuring outstanding operational governance standards. This will be an area of tremendous focus in the year ahead.

We have committed to the Science Based Targets initiative (SBTi) for a net zero transition and we have set up internal targets that we hope to publish in the coming year. Alongside continuing our efforts towards robust environmental compliance and governance across our business activities, we also implemented the ISO 14001:2015 Environmental Management System (EMS) for all our project locations this year. In a world that is facing climate change risks and environmental degradation, our purpose of bringing joy to the lives of our customers extends beyond providing them high quality homes. We believe that long term sustainability and joy go hand in hand. Hence, we are committed to running a sustainable business and will continue to strengthen ESG performance across our operations to make a positive impact on the world around us. Our commitment to address climate change highlights our climate action through prioritized measures involving mitigation, resilience, transparency, and collaboration, aimed to systematically address climate-related risks and leverage on emerging opportunities for the real estate sector.

Godrej Properties continues to be ranked #1 globally for the third consecutive year amongst residential developers by GRESB (Global Real Estate Sustainability Benchmark) - an industry driven organization which assesses Environmental, Social and Governance (ESG) performance of real estate assets globally. The company was recognized as the winner under both Environment and Social categories for the Real Estate and Infrastructure sectors at KPMG India's first ESG Conclave and Awards 2023. As of FY 23, 94.97% of our portfolio is certified under credible

external green building rating systems like IGBC, GRIHA, LEED etc. in line with our commitment. The real estate industry is one of the largest contributors to emissions globally and climate action is an urgent imperative for our business. Last year, we reported that Godrej Properties was water positive and carbon neutral for Scope 1 and Scope 2 GHG emissions. This year, we have strengthened our efforts to include Scope 3 emissions through our supplier engagement program.

GPL has successfully utilized 100% of the CSR funds including unspent amounts from the previous years. Our work on waste management was recognized with the 'CSR Project of the Year award' under the Real Estate Sector at 7th Edition of Corporate Social Responsibility Summit and Awards 2023. Through our Building and Other Construction worker registration programs, 67,639 construction workers benefitted and through our solid waste management projects, over 13,000 tonnes of waste was diverted from landfill in FY 23.

We are committed to the health and safety of our employees and all stakeholders. GPL's Safety Management System is based on a proactive PDCA (plan-do-check-act) cycle with leadership commitment, consultation, and participation at all the levels and functions to achieve our 'Score Zero' aspiration. All our projects continue to comply with standard safety requirements and are ISO 45001:2018 certified for Occupational Health and Safety Management System (OH&SMS).

I am grateful to the team at Godrej Properties for their exceptional resilience, commitment, and ambition. We would like to thank our customers, joint venture partners and business associates for their continued support. Finally, we owe thanks to you, our shareholders, for your continued confidence in Godrej Properties.

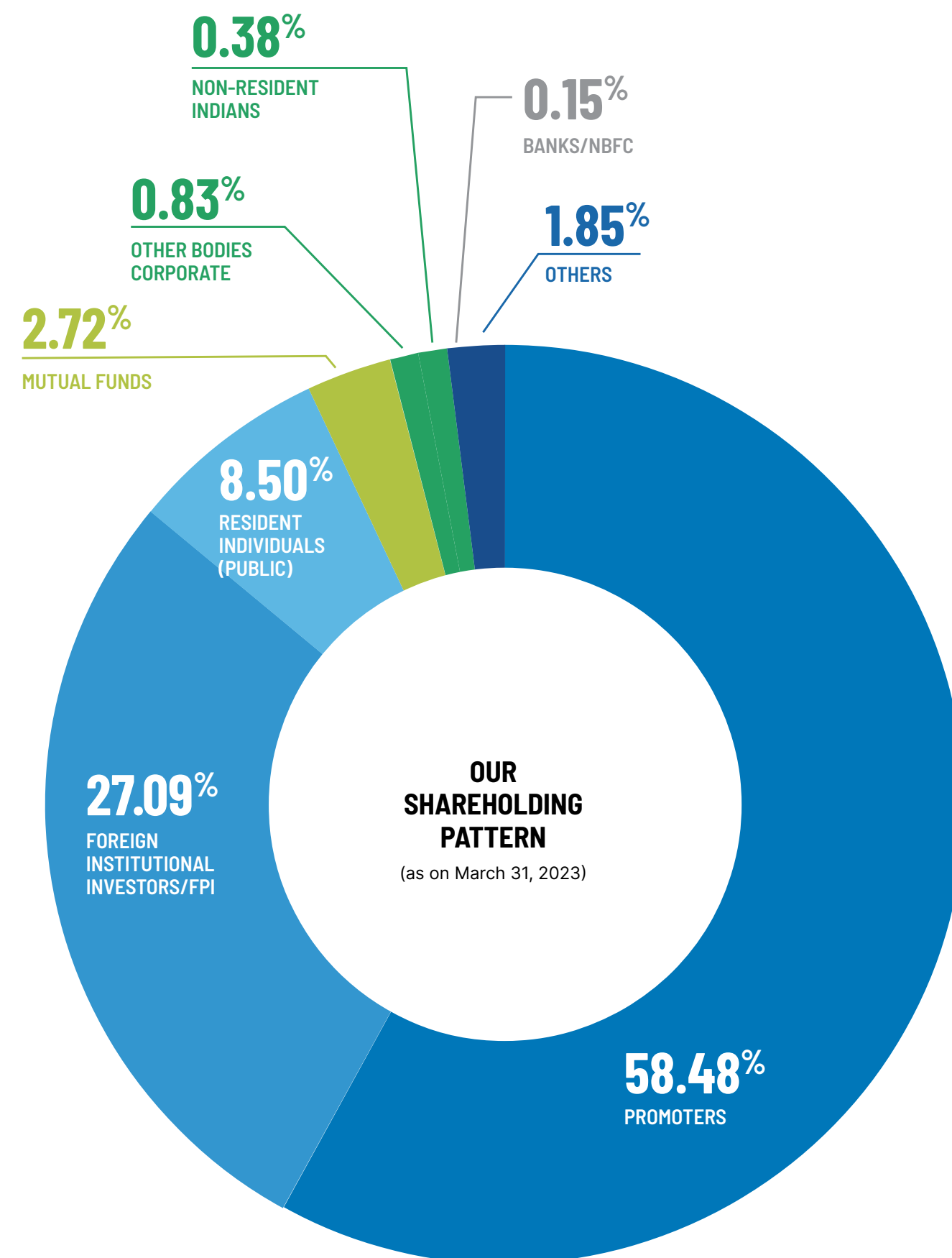
Best wishes,

Pirojsha Godrej  
Executive Chairperson  
Godrej Properties Limited



# OUR SHAREHOLDING PATTERN

Our shareholding is relatively dispersed with over 40 per cent of public float allowing increased market depth and enhanced liquidity that enable share price discovery in a fair manner.





# FAIRNESS, TRANSPARENCY AND ACCOUNTABILITY

We believe businesses should be conducted in a fair and transparent manner. GPL's corporate governance framework ensures effective engagement with various stakeholders helping us evolve with changing times. The framework oversees business strategies and ensures fiscal accountability, ethical corporate behavior and fairness to all stakeholders including regulators, employees, customers, vendors, investors and society at large.

Eight board member led committees monitor key focus areas and guide corporate strategy, implement and monitor its effectiveness, as well as review corporate performance, risk and other policies. The Board embraces the importance of diversity for long term success and comprises of eight Directors from varied geographic background, age, gender, skills and industry experience to retain a competitive advantage. The Board met five times during the financial year with a structured agenda. We have a target share of 50% of independent directors in the board and a 50% attendance mandate for all board members.

50% OF BOARD ARE INDEPENDENT DIRECTORS

25% OF BOARD MEMBERS ARE WOMEN

AVERAGE AGE OF DIRECTORS (YEARS)



AVERAGE LENGTH OF THE TERMS OF OFFICE (YEARS)



| DIRECTOR'S NAMES/ SKILLS | GENDER | STRATEGY AND BUSINESS | INDUSTRY EXPERTISE | MARKET EXPERTISE | TECH & FUTURE | GOVERNANCE, FINANCE AND RISK | PEOPLE AND TALENT UNDERSTANDING | DIVERSITY OF PERSPECTIVE |
|--------------------------|--------|-----------------------|--------------------|------------------|---------------|------------------------------|---------------------------------|--------------------------|
| Mr. Pirojsha Godrej      | M      | ●                     | ●                  | ●                |               | ●                            |                                 |                          |
| Mr. Jamshyd N. Godrej    | M      | ●                     |                    | ●                |               | ●                            |                                 | ●                        |
| Mr. Nadir B. Godrej      | M      | ●                     |                    | ●                | ●             | ●                            |                                 | ●                        |
| Mr. Gaurav Pandey        | M      | ●                     | ●                  | ●                |               | ●                            |                                 |                          |
| Mrs. Lalita D. Gupte     | F      | ●                     |                    | ●                |               | ●                            | ●                               | ●                        |
| Mr. Amitava Mukherjee    | M      | ●                     |                    | ●                |               | ●                            |                                 | ●                        |
| Ms. Sutapa Banerjee      | F      | ●                     |                    | ●                |               | ●                            | ●                               | ●                        |
| Dr. Indu Bhushan         | M      | ●                     |                    | ●                |               | ●                            |                                 | ●                        |



PIROJSHA GODREJ, 42Y

Non-Independent,  
Executive Chairperson

Pirojsha Godrej serves as the Executive Chairperson of Godrej Properties. He holds an MBA from Columbia Business School (2008) and a Master in International Affairs from Columbia University (2004). Pirojsha completed his undergraduate studies at the Wharton School of Business in 2002. He joined Godrej Properties in 2004 and quickly progressed to the role of Executive Director in 2008. In 2012, Pirojsha was appointed as the CEO of Godrej Properties.

In 2017, Pirojsha assumed the role of Executive Chairperson at Godrej Properties, leveraging his strategic leadership to foster rapid and sustainable long-term growth for the company. Under his guidance, Godrej Properties has emerged as a frontrunner in the sustainable development movement. In recognition of this commitment, GPL received a prestigious award in 2013 from former Indian President APJ Abdul Kalam for its contribution to the green building movement alongside other esteemed businesses from diverse industries in India.

Furthermore, the Global Real Estate Sustainability Benchmark Report ranked Godrej Properties as the second-best performer in Asia and fifth overall in 2016 for its outstanding sustainability performance. Pirojsha's dedication to promoting sustainability in India's built environment earned him the prestigious 2016 IGBC Green Champion Award from the Indian Green Building Council (IGBC).



JAMSHYD N. GODREJ, 74Y

Non-independent,  
Non-executive director

Jamshyd Godrej holds the position of chairperson at Godrej & Boyce Manufacturing Company Limited, a leading manufacturer in the Indian furniture, security, and consumer durables markets. Alongside his business responsibilities, Jamshyd is a passionate advocate for environmental causes, holding prominent positions such as President of the Worldwide Fund for Nature India and Chairperson of the Board of Directors for the Shakti Sustainable Energy Foundation, the India Resources Trust, and the Council on Energy, Environment, and Water. He has also served as the former Chairperson of the Ananta Aspen Centre and is a Trustee of the Asia Society, USA. Jamshyd's influence extends to the Asia Pacific Regional Advisory Committee and the Global Advisory Board of Toyota Motor. Notably, he has held the position of president for the Confederation of Indian Industry in the past.

Recognizing his outstanding contributions, the Government of India bestowed upon Jamshyd the prestigious Padma Bhushan, one of the country's highest civilian honours. He completed his Bachelor of Science degree at the Illinois Institute of Technology. Drawing on his extensive experience and expertise, Jamshyd provides valuable guidance to the company in establishing effective governance frameworks.



NADIR B. GODREJ, 71Y

Non-independent,  
Non-executive director

Nadir B. Godrej holds the position of chairperson at Godrej Agrovvet Ltd. and serves as the managing director of Godrej Industries Ltd. He is a distinguished academic, having earned an MBA from Harvard Business School, a Master of Science in Chemical Engineering from Stanford University, and a Bachelor of Science in Chemical Engineering from the Massachusetts Institute of Technology.

Mr. Godrej's notable contributions include spearheading the development of Godrej's animal feed business, agricultural inputs, and chemicals businesses, in addition to his directorship roles in various Godrej companies since 1977. Beyond his professional achievements, Nadir also engages in several extracurricular pursuits, such as his presidency at The Alliance Francaise De Bombay, membership in and past chairmanship of the CII National Committee on Chemicals, and previous role as an Independent Director of the Indian Hotels Company Limited and Mahindra & Mahindra Limited. He serves as a valued member of the Harvard Business School's South Asia Research Centre Advisory Board. With his wealth of expertise, Nadir provides valuable guidance to GPL, particularly in incorporating innovation into the company's operations.





### **GAURAV PANDEY, 39Y**

*Managing Director & Chief Executive Officer*

With over 17 years of experience in the real estate industry, Gaurav Pandey is a highly accomplished professional who believes in the potential of the real estate sector to drive the Indian growth story. Prior to joining GPL, Gaurav served as the CEO of Burman GSC, a joint venture between the Burman family and Golden State Capital. He has also served as Senior Vice President and Head of Research & Consulting at PropEquity, the largest real estate research company in India where he provided expert advice on real estate investments to a wide range of clients, including private equity and mutual funds, foreign institutional investors, developers, NBFCs, and banks.

As CEO, North Zone, Gaurav has delivered remarkable success, significantly improving the company's profit and loss (P&L) performance. Through effective business development, strategic planning, sales initiatives, and execution, the North Zone has emerged as the fastest growing and most profitable region within Godrej Properties. During his five-year tenure, the zone witnessed remarkable growth, including a 6X increase in Booking Value, a 4X increase in Collections, and an impressive Imputed Return on Capital Employed (ROCE) of 27%.



### **LALITA D. GUPTA, 74Y**

*Independent director*

Lalita D. Gupte, an accomplished business leader, held the position of Chairperson at ICICI Venture Funds Management Company Limited. Prior to this role, she served as the co-managing director of ICICI Bank, one of India's largest commercial banks, until 2006. Lalita's impressive accomplishments have earned her recognition as one of the fifty most powerful women in global business, as listed by Fortune magazine. In addition to her responsibilities at ICICI, Lalita also serves as a board member for Nokia and Alstom.

With an educational background that includes an INSEAD alumni status and a master's degree in business administration from the Jamnalal Bajaj Institute of Management Studies, Lalita possesses a strong foundation of knowledge. She also holds a bachelor's degree in economics.

Lalita's role at the company involves overseeing governance and ensuring a strong focus on audits and ethical behaviour. Her expertise and guidance contribute to maintaining the highest standards of corporate governance within the organization.



### **AMITAVA MUKHERJEE, 69Y**

*Independent director*

With over two decades of experience in investment banking, Amitava Mukherjee has built a solid reputation in the industry. Throughout his career, he has held key management positions at renowned organizations such as Lazard India and Ambit Corporate Finance. Additionally, Amitava has served on various boards, leveraging his expertise to contribute to the success of these organizations.

Amitava's educational background includes a degree in business economics from the esteemed Delhi School of Economics in New Delhi. He further enhanced his knowledge and skills by earning a master's degree in management from the Asian Institute of Management in Manila.

In his current role, Amitava provides invaluable strategic direction, particularly in areas such as integration, diversity and inclusion, and overall governance. His insights and leadership contribute to the organization's overall success and its commitment to fostering a diverse and inclusive work environment.



### **SUTAPA BANERJEE, 57Y**

*Independent director*

With 24 years of experience in the financial services sector, Sutapa Banerjee has held key positions at renowned banks including ANZ Grindlays, ABN AMRO and Ambit and played a pivotal role in successfully launching and managing the Private Wealth businesses at ABN AMRO Bank and Ambit Capital. Ms. Banerjee was honored as one of the "Top 20 Global Rising Stars of Wealth Management" by the Institutional Investor Group in 2007, and was one of only two winners from Asia. Under her leadership Ambit Private Wealth was recognized as the "Best Private Bank in India" in the AsiaMoney polls of 2013. Recognized as one of the "50 Most Powerful Women" by Fortune India in 2012, Ms. Banerjee currently serves as an independent director on the boards of several companies within the JSW Group, Konecranes India, the Women's World Banking Group, Axis Capital, Polycab India, Camlin Fine Science, Oxfam, and Zomato. She co-developed and co-taught a pioneering course on cognitive biases in decision-making with a gender focus at IIM Ahmedabad, the first of its kind across the world. She serves as an adjunct professor at the Ministry of Corporate Affairs' IICA and provides wealth consulting services to Gerson Lehrman.



### **DR INDU BHUSHAN, 62Y**

*Independent director*

Dr. Bhushan, a former Indian Administrative Service (IAS) officer of the Rajasthan cadre (1983 batch), holds a Master of Health Sciences and a Ph.D. in Health Economics from Johns Hopkins University, USA, a Bachelors in Technology from the Indian Institute of Technology Banaras Hindu University (IIT BHU), a Post Graduate Diploma from the Indian Institute of Technology Delhi. Additionally, he is also a Chartered Financial Analyst (CFA).

With nearly 40 years of experience, Dr. Bhushan has made significant contributions across multiple sectors starting with his nine-year tenure in the IAS. Subsequently, he joined the World Bank Group as a Senior Economist before transitioning to the Asian Development Bank (ADB) in 1997. At ADB, he held the position of Director General in the East Asia Department, overseeing industries such as energy, environment, agriculture, natural resources, and transport and played key roles in public administration, regional financial cooperation, and urban and social development.

In 2018, Dr. Indu Bhushan was appointed as the Chief Executive Officer (CEO) of Ayushman Bharat - Pradhan Mantri Jan Arogya Yojana (AB - PMJAY), a prominent health assurance program launched by the Government of India covering over 500 million citizens. Dr Bhushan spearheaded the implementation of the scheme nationwide and initiated the ambitious National Digital Health Mission, which later evolved into the Ayushman Bharat Digital Mission.



GPL COMMITTEES

Board governance is enabled through eight committees that oversee the monitoring of the corporate strategy execution as well as risk, performance, and other policies.

ALLOTMENT  
COMMITTEE

MR. PIROJSHA GODREJ

Executive Chairperson

MR. GAURAV PANDEY

Managing Director & Chief Executive Officer

AUDIT  
COMMITTEE

MRS. LALITA D. GUPTA

Independent Director

MR. AMITAVA MUKHERJEE

Independent Director

MS. SUTAPA BANERJEE

Independent Director

DR. INDU BHUSHAN

Independent Director

CSR  
COMMITTEE

MR. PIROJSHA GODREJ

Executive Chairperson

MR. GAURAV PANDEY

Managing Director & Chief Executive Officer

MR. AMITAVA MUKHERJEE

Independent Director

ENVIRONMENTAL, SOCIAL AND  
GOVERNANCE (ESG) COMMITTEE

MR. PIROJSHA GODREJ

Executive Chairperson

MR. GAURAV PANDEY

Managing Director & Chief Executive Officer

MR. AMITAVA MUKHERJEE

Independent Director

DR. INDU BHUSHAN

Independent Director

NOMINATION AND  
REMUNERATION COMMITTEE

MRS. LALITA D. GUPTA

Independent Director

MR. AMITAVA MUKHERJEE

Independent Director

MS. SUTAPA BANERJEE

Independent Director

DR. INDU BHUSHAN

Independent Director

MANAGEMENT  
COMMITTEE

MR. PIROJSHA GODREJ

Executive Chairperson

MR. GAURAV PANDEY

Managing Director &

Chief Executive Officer

RISK MANAGEMENT  
COMMITTEE

MR. PIROJSHA GODREJ

Executive Chairperson

MR. GAURAV PANDEY

Managing Director & Chief Executive Officer

MR. RAJENDRA KHETAWAT

Committee Member

MR. AMITAVA MUKHERJEE

Independent Director

STAKEHOLDERS  
RELATIONSHIP COMMITTEE

MR. PIROJSHA GODREJ

Executive Chairperson

MR. GAURAV PANDEY

Managing Director & Chief Executive Officer

MR. AMITAVA MUKHERJEE

Independent Director

CORPORATE CODES AND POLICIES

We uphold a strong commitment to operating our business with integrity, transparency, and ethical practices. To maintain compliance with legal and ethical standards, the company has instituted and implemented a range of corporate codes and policies.



WHISTLE BLOWER POLICY



GENDER AFFIRMATION POLICY



POLICY ON DETERMINATION OF  
MATERIALITY OF EVENTS



RISK MANAGEMENT POLICY



EXECUTIVE HEALTH CHECK-UP POLICY



POLICY FOR ARCHIVALS



SUSTAINABLE PROCUREMENT POLICY



ENVIRONMENTAL POLICY



POLICY ON CORPORATE SOCIAL  
RESPONSIBILITY



STAKEHOLDER POLICY



EMPLOYEE POLICY



POLICY ON RELATED PARTY  
TRANSACTIONS



ANTI-SEXUAL HARASSMENT POLICY



DIVERSITY, ANTI-DISCRIMINATION AND  
EQUAL OPPORTUNITIES POLICY



POLICY FOR DETERMINING  
MATERIAL SUBSIDIARY



INFORMATION SYSTEMS USE POLICY



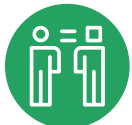
DATA PRIVACY POLICY



INFORMATION SECURITY POLICY



HEALTH AND SAFETY POLICY

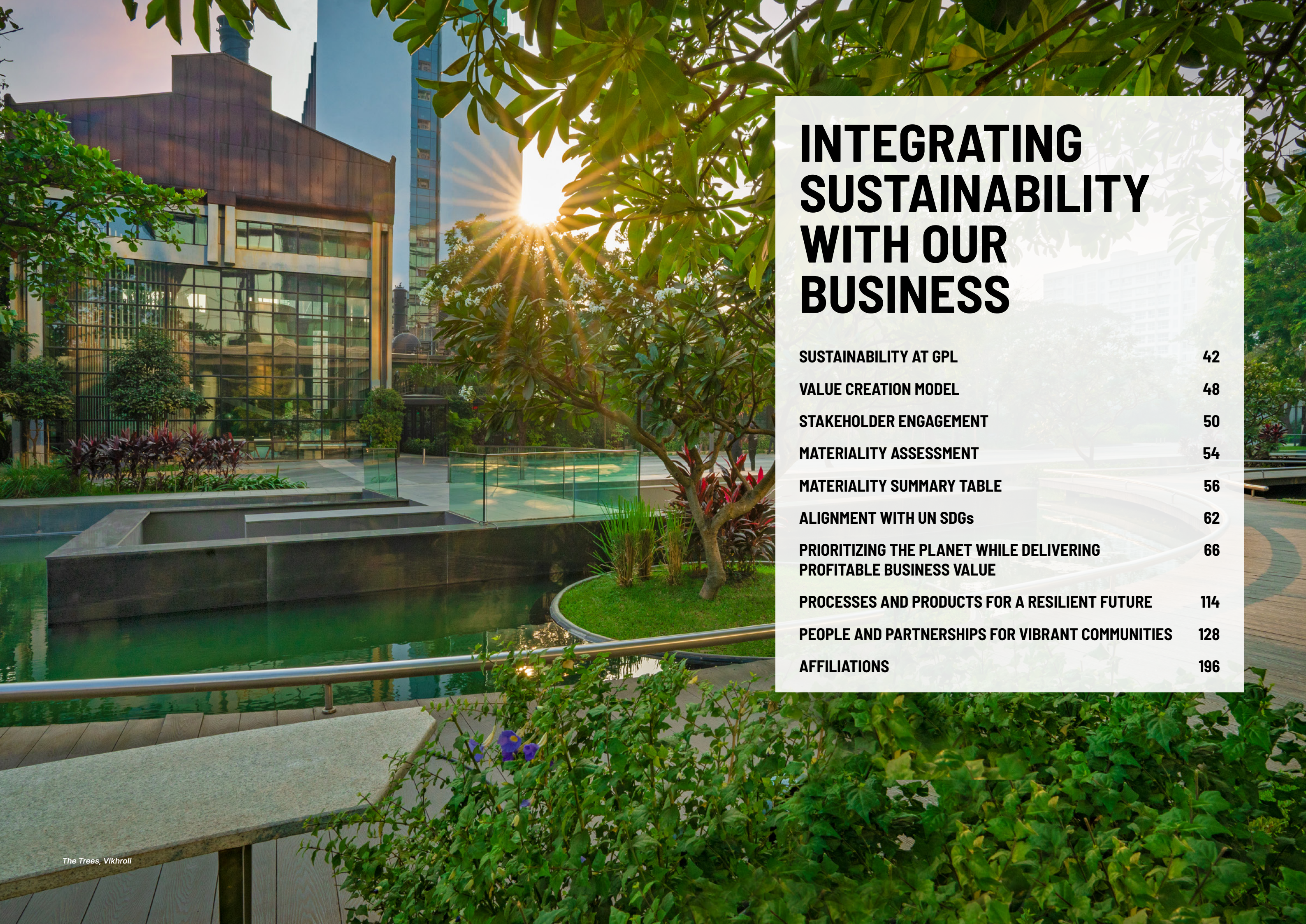


GPL HUMAN RIGHTS POLICY



POLICY ON DIVIDEND  
DISTRIBUTION- OCT 2016





# INTEGRATING SUSTAINABILITY WITH OUR BUSINESS

|   |            |
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| <b>SUSTAINABILITY AT GPL</b>  | <b>42</b>  |
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# INTEGRATING SUSTAINABILITY WITH OUR BUSINESS

At GPL we are committed to creating value for our internal and external stakeholders. We have demonstrated this commitment through our 6P framework integrating sustainability within our business processes. We have now aligned these 6Ps with the six capitals in the framework, namely - financial, manufactured, human, natural, intellectual and social & relationship capitals. Our current 6P framework covering Product, Partnerships, People, Process and Profit and Planet integrate seamlessly with the six capitals. The integration encompasses our stakeholders, correlates with our material issues, and helps mitigate risks and leverage opportunities.

**The 6Ps are levers that can be creatively toggled to generate value-added interdependencies and create win-win propositions**

## PRODUCT

Design and build sustainable products/ services across our development footprint. Understand and address the impact created by our products over the entire life cycle.

## PARTNERSHIPS

Influence, collaborate and co-create with partners across the value chain to build a robust ecosystem for a sustainable future.

## PEOPLE

Ensure health, safety, diversity, equity inclusion, wellness, joy, knowledge and care for our employees, customers, workers, and communities alike.

## PROCESS

Transform compliance to opportunity through efficient processes and effective resource allocation. Robust risk assessment and management, especially to combat climate change.

## PROFIT






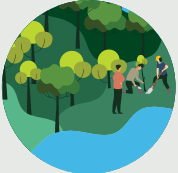
Generate economic value through a sustainable business model. Enable a win-win proposition for responsible profit generation across our value chains.

## PLANET

Minimize our environmental footprint and dependency on limited resources. Focus on maintaining water positive status as we scale, expand carbon neutrality aspirations to cover Scope 3 Green House Gas (GHG) emissions. and reduce waste to landfill.





|             |             |                             |    |                |                              |    |
|-------------|--|--|---|---|---|---|
|             | MANUFACTURED   | SOCIAL AND RELATIONSHIP  | INTELLECTUAL  | HUMAN   | FINANCIAL   | NATURAL   |
| PRODUCT     | 18 new projects added with a saleable area potential of 28.91 million sq. ft.                | Comprehensive study undertaken on Construction and Demolition waste in collaboration with industry partners. | Implementation of an Environment Management System in accordance with ISO 14001:2015 standards across all project operations. | Preference to contactors who are 45001:2018 certified.  | Total saleable area (million sq. ft.) of ~200 million sq. ft.   | Utilization of environmentally friendly products throughout the entire life cycle.  |
| PARTNERSHIP | Customer Satisfaction Score 65%  | Winner of the Golden Peacock Awards for Corporate Social Responsibility in 2021                              | Zero instances of corruption across all operations.   | INR 249.35 lakhs towards labor camps.   | CSR spend – INR 11.65 crore   | Watershed development programs significantly increased surface water bodies in Bavi, Zapewadi, and Jamb villages.                       |
| PROCESS     | Implementation of energy-efficient light fixtures and water-saving fixtures across projects. | Development of industry partnerships leading to strong positioning within the industry.                      | Commitment to Green Building Rating Systems - IGBC, LEED, GRIHA, EDGE. 1 Green Building Membership - IGBC                     | Implementation of the “People Experience Center,” which streamlines processes through automation. | Maximization of returns through optimal financing and fiscal discipline.  | ESG dashboard employs technology to analyze relevant data, geo-tag locations, and facilitate real-time reporting by our data providers. |
| PEOPLE      | Demonstrable commitment to Building and Other Construction Worker (BOCW) registrations.      | Partnerships with 329 Tier 1 suppliers/contractors   | Demonstrable commitment - all projects are certified under IGBC to deliver sustainability to customers.                       | Ratio of basic salary and remuneration of women to men= 0.86                                      | Average spends and average hours per FTE of Training and Development was INR 3,722 and 2.52 hours respectively. | Environmental & Social initiatives in the infrastructure & real estate sector recognized at KPMG ESG Conclave and Awards 2023.          |
| PROFIT      | 15.21 million sq ft area sold  | Employee Benefits Expense (INR Cr.) = 218.41   | Investments made to enable design innovation based on customer insights   | Continuous investment in employee training resulting in project level efficiency.                 | Total Revenue (INR Cr.)- 3,039.00   | INR 153.55 Lakhs spent on Environmental Initiatives during operations   |
| PLANET      | Strengthening a circular economy to maintain ecological balance.                             | Collaboration with local communities for our Watershed Management Projects                                   | Reduction in the lighting load through the utilization of innovative and efficient technologies.                              | Sustainability driven initiatives and engagement across stakeholders                              | Judicious usage of resources leading to a reduction in capital expenditure                                      | Emission intensity (Scope 1+2) (tCO <sub>2</sub> e/m <sup>2</sup> )-0.09  |



# HOW WE CREATE VALUE

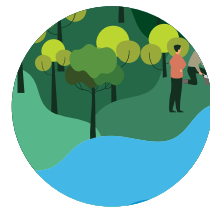
At GPL, we believe in an integrated value creation approach across the six capitals. We create value by investing in people to be an employer of choice; focusing on delivering quality products and providing exemplary customer experience; supporting our suppliers and vendors; maintaining a robust balance sheet ensuring cash generation and growth; building strong community relationships to create a positive legacy; and constantly engaging with the Government and municipal bodies to support effective regulation.

**Our understanding of the interconnectedness of capitals is core to the creation of shared value throughout our business ecosystem.**



## FINANCIAL CAPITAL

Managing finances  
prudently and  
scrupulously



## NATURAL CAPITAL

Optimizing resources  
for a brighter future

## PRIORITIZING THE PLANET WHILE DELIVERING PROFITABLE BUSINESS VALUE

*With increasing environmental concerns in a globalized world, consumer and investor trust now comes at a premium. We remain committed to maintaining this trust with our focus on building a greener planet for future generations.*

p.66 ▶



## MANUFACTURED CAPITAL

Maintaining cost-effective  
and high-quality product  
leadership



## INTELLECTUAL CAPITAL

Fostering a culture of  
innovation

## PROCESSES AND PRODUCTS FOR A RESILIENT FUTURE

*With growing concerns around the environment, we have aligned our processes and systems to build homes that are green and resilient.*

p.114 ▶



## HUMAN CAPITAL

Creating an inclusive  
and agile workforce



## SOCIAL AND RELATIONSHIP CAPITAL

Co-creating a  
shared future

## PEOPLE AND PARTNERSHIPS FOR VIBRANT COMMUNITIES

*In the pursuit of creating joy, we are committed to strategic partnerships that enhance our impact and continue fostering growth. This helps us develop vibrant communities that we can continue to be proud of.*

p.128 ▶



# OUR VALUE CREATION MODEL

## CAPITALS / INPUTS

|  |   |
|--|---|
| <b>MANUFACTURED CAPITAL (MC)</b>   |   |
| Total Saleable Area = 200 million sq. ft<br>Cost of Construction for active projects in FY 2022-23= 1,970.73 crores<br>Planned Area (forthcoming projects) in FY 2022-23= 14.84 million sq. ft<br>Percentage of material sourced from local suppliers= 65%-70%   |   |
| <b>SOCIAL &amp; RELATIONSHIP CAPITAL (SRC)</b>   |   |
| Expenditure on CSR = 11.65 crore<br>No of suppliers/ contractors= 329<br>Percentage of operations implemented with local community engagement = 100% #<br>Number of NGO Partners=14  | Timely engaging with customers and addressing their specific requirements =approx. 4.60 days (Speed of Resolution)<br>Number of consumer complaints (data privacy, unethical trade, cyber security, etc) (ES)= 97   |
| <b>INTELLECTUAL CAPITAL (IC)</b>   |   |
| Number of collaborations/ industry partnerships = 8<br>Number of Green Building memberships= 1 (IGBC)<br>Total Expenditure in Research & Innovation= 51.24 Lakhs<br>Life Cycle Analysis conducted = 7  |   |
| <b>HUMAN CAPITAL (HC)</b>  |   |
| Total no of employees= 2,391<br>Total no of Contractual workforce= 2,080<br>No of hours of safety training= 274,273.70<br>Total Expenditure on employee welfare= INR 218.41 Cr*<br>Differently abled permanent and contractual employees (ES)= 2<br>Average amount spent per FTE on training and development (INR) = 3,722<br>% coverage of employees having KPIs linking ESG/performance in their annual goals=16% (approx.)            | Human Rights- focal point for issues; mechanism for grievance redressal; incidents; trainings (ES)<br>No. of trainings in Learning & Development; No. of trainings in Health & Safety= 2,241; 24,071 (for on-jobs and classrooms)<br>Ratio of basic salary and remuneration of women to men= 0.9<br>Incidents related to Anti-corruption & bribery= 0 |
| <b>FINANCIAL CAPITAL (FC)</b>  |   |
| Shareholder Equity= INR 9,264.2 Cr<br>Net Debt= INR 3,649 Cr<br>Debt Equity Ratio= 0.39<br>Net Worth= INR 9,264 Cr<br>Operating expenditure= INR 2004.63 Cr<br>Cash flow Ratio= 0.97   | Working capital= INR 6,386.35 Cr<br>Paid-up capital = INR 139.01 Cr   |
| <b>NATURAL CAPITAL (NC)</b>  |   |
| Total Energy Consumed (Direct)= 24,604.74 GJ<br>Total water withdrawal= 218,166.30 m³<br>Withdrawal from stressed area= 74,975.53 m³<br>Total Energy Consumption (direct and indirect) =65,180.99 tCO₂e<br>Total GHG Emissions = 19,55,171.84 tCO₂e<br>Renewable energy consumption= 150.73 MWh<br>Total expenditure on Environmental Initiatives = INR 21.62 Cr<br>Incidents of issues with compliance with environmental laws (ES) = 0 | No. of Environmental Impact Assessment (EIA) conducted in FY (ES) = 7<br>Total types of construction materials = 23   |

## HOW WE DO BUSINESS

|   |  |
|---|--|
| <b>PRODUCT</b>                                  | <b>Stakeholders</b>  |
| <b>Our focus on the home</b>                    | Customers  |
| <b>PARTNERSHIPS</b>                             |  |
| <b>Deep partnerships across the value chain</b> | Joint Venture partners<br>Consultants<br>Contractors<br>Suppliers  |
| <b>PROCESS</b>                                  |  |
| <b>Building responsibly and sustainably</b>     | Contractors<br>Suppliers<br>Regulatory agencies                    |
| <b>PEOPLE</b>                                   |  |
| <b>The heart of our enterprise</b>              | Employees<br>Workers<br>Customers<br>Community                     |
| <b>PROFIT</b>                                   |  |
| <b>Beyond the triple bottom line</b>            | Investors and shareholders<br>Employees<br>Government bodies       |
| <b>PLANET</b>                                   |  |
| <b>Replenishing more than we consume</b>        | Community<br>Investors<br>Regulatory Agencies<br>Government Bodies |

## OUTPUTS

|   |  |
|---|--|
| <b>MANUFACTURED CAPITAL</b>   |  |
| Total number of projects = 92<br>No of units handed over= 4,222<br>Number of IGBC green homes (building level certification) = 94.97%   Customer satisfaction score= 65%<br>Coverage of customer satisfaction survey= 13,332<br>Area handed over during FY 23= 5,292,873 sq. ft.<br>Total Area Sold in FY 2022-23= 15.2 million sq. ft.   | No. of projects re-certification under IGBC Green Residential Societies for FY 2022-23= 2 (Godrej Aria, Godrej Oasis: Platinum)<br>Value-added through sustainable delivery (100% homes on daylighting, disable-access etc.) =0.078<br>Revenue per unit handed over (INR Cr.) = 0.71 |
| <b>SOCIAL &amp; RELATIONSHIP CAPITAL</b>  |  |
| No of CSR beneficiaries= 23<br>Procurement value from MSME Suppliers (%)= 63.4%<br>ESG Supplier assessment (%)= 14.89%<br>No of Employee volunteering hours= 1,574<br>No. of CSR projects undertaken in designated aspirational districts (L)= 4  | % of (Tier 1) suppliers compliant to code of conduct= 100%   |
| <b>INTELLECTUAL CAPITAL</b>   |  |
| Quality audit scores (CQRA)= 7.31<br>GPL integrated technology platforms for compliance (ISO systems/legatrix) and risk<br>Number of affiliations with trade and industry chambers/ associations (ES)= 8  | Enable informed decision-making for selection of energy efficient material assemblies and improvements in planning, process and implementation of compliances and risk management which are correlated for the company.  |
| <b>HUMAN CAPITAL</b>  |  |
| Diversity ratio %= 27.44%   Employee attrition ratio= 0.3   No of fatalities= 0   Loss Time Injury (LTI)/Lost Time Injury= 4<br>Frequency Rate (LTIFR)= 0.06   Average expenditure on employee benefits= INR 218.41 crore   Net Promoter Score= 65%, 13,332 respondents   Retention rates of permanent employees that took parental leave (ES)= 100%   Revenue per employee = 1.27 Crore   Scope I & II GHG emissions per employee= 1.63 tCO₂e   No. of grievances received for employees and workers (ES) (boundary of grievances sexual harassment, forced labour, child labour, discrimination, and wages)= 2 (no pending grievances at the end of the year) | New hires – 965<br>Equity in gender pay (across all levels) = 90%<br>GPTW Score (2023): 65   |
| <b>FINANCIAL CAPITAL</b>  |  |
| EBITDA= INR 994 Cr   Total Revenue= 3,039 crore   Net Worth= 9,264 INR Cr   Salaries and Bonuses paid= 205.47   Return on capital Employed (ROCE)= 7.4%   Net Income Margin= 20.7% (Pre Minority Interest)   Market Cap= 28,651   Community investment (INR)= 11.65 crore   Asset turnover ratio (Sales/total asset)= 0.11   Revenue generated per employee= 1.27 Cr   % increase in revenue= 17.53%  | PAT (Cr.) = 571.39<br>Net worth per employee (Cr.) = 3.88<br>Direct Economic value retained (Cr.) =685.47  |
| <b>NATURAL CAPITAL</b>  |  |
| Energy intensity (Scope 1+2) = 0.549 GJ/m²   Water intensity (litres per sq. ft. of built-up area constructed in FY 2022-23) = 39.91 litres/sqft   Renewable Energy Consumption = 150.73 MWh   Water discharge (0 liquid discharge)   Emission from purchased raw materials & services = 1,449,917.80 tCO₂e   Number of trees planted and transplanted= 8,755 (new trees planted), 242 (trees transplanted)   Scope 1&2 GHG emissions per employee= 1.63 tCO₂e   Waste diverted away from landfill= 13,270   Revenue per GJ of energy consumed= INR 0.092   | Emission intensity (Scope 1+2) (tCO₂e) = 0.09 tCO₂/m²<br>Net water consumption (Million Litres) = 267.75<br>Water offset via watershed management program (Million Litres) = 11,513.6  |

## OUTCOMES

\* Includes GPL Project and its subs

# Basis MOEFCC guidelines for projects where environmental clearance is mandatory, we set up environmental and/ or social investments with local communities as part of Corporate Environment Responsibility norms. 100% of our applicable projects as per MOEFCC have community engagement initiatives.



# ENGAGING WITH OUR STAKEHOLDERS

We identified problems that might impact company decision-making, actions, and performance. We used a materiality lens to evaluate our top risks, considering both qualitative and quantitative likelihood as well as impact criteria to ensure a thorough evaluation across various dimensions. Our materiality is assessed using the six integrated reporting capitals and the most recent GRI frameworks.

**STAKEHOLDER ENGAGEMENT PROCESS**

The process of identifying our significant concerns necessitates input from all business units and functions. This responsibility is shared across the entire company, and we prioritize engaging with our primary stakeholders, both formally and informally.

We adhere to standardized debriefing processes, develop training modules, and arrange internal conferences where local managers convene to exchange operational best practices.

WHY THEY ARE IMPORTANT

MATERIAL NEEDS

HOW WE RESPOND

ENGAGEMENT FREQUENCY



**EMPLOYEES**

**Employees form the human capital of the company. Their well-being, productivity and prosperity translates to our growth and profitability.**

Training; Health and safety; Staff engagement and communication - the significance of providing open and honest feedback

Townhall meetings and podcasts, intranet portal, newsletters, cultural events, internal surveys, training and performance management systems

Continuous engagement throughout the year



**WORKERS**

**Workers on our construction sites are the backbone of our operations**

Well-being, health, and safety; social benefits

Engagement meetings, site-level campaigns

As and when organized



**CUSTOMERS**

**Our customers are the final users of our products. Their satisfaction, wellbeing and delight is critical**

Expectations for excellent customer service; Providing for customers' needs in terms of products; reliable product supply

Engagement workshops, newsletters, customer feedback channels including Net Promoter Scores (NPS)

Continuous engagement



**COMMUNITIES**

**We are committed to addressing the needs of local communities.**

Employment; Business development; Service Provision

Workshops and engagement meetings

As and when organized



**INVESTORS**

**Our valued investors provide us with the necessary capital to achieve our growth aspirations**

Optimal gearing; clear strategy; growth; sustainability, and operational performance.

In-person interactions, investor meetings

Periodic (Quarterly)



Our strong commitment to inclusive stakeholder engagement has been instrumental in establishing trust, which has further facilitated our continuous business growth.

OUR STAKEHOLDER PROCESS



STAKEHOLDER IDENTIFICATION

Identification of important stakeholders who either have an influence over or are directly impacted by GPL.



STAKEHOLDER PRIORITIZATION

Prioritization of stakeholders based on criteria such as dependence, responsibility, influence on GPL and impact of GPL's activities on them.



STAKEHOLDER ENGAGEMENT PLAN

Preparation of an engagement plan based on stakeholder's characteristics, needs and expectations to ensure maximum participation by leveraging diverse platforms.

WHY THEY ARE IMPORTANT

MATERIAL NEEDS

HOW WE RESPOND

ENGAGEMENT FREQUENCY



GOVERNMENT BODIES AND REGULATORY AGENCIES

Government bodies and regulatory agencies are key to our undeterred operations through compliance and sectoral policy-related matters

Statutory compliance, environmental and social compliance, robust corporate governance, tax revenues

Meetings and personal interactions

As and when organized



JOINT VENTURE PARTNERS

Our partnering agencies are essential to support critical areas of our business including land sourcing and the development value chain

Processes, delivery

Workshops, meetings and personal interactions

Continuous engagement



CONSULTANTS

We partner with best in class consultants for design and engineering. Their expertise is essential for our continuous improvement towards excellence

Capacity building, quality

Workshops, meetings and personal interactions

Continuous engagement



SUPPLIERS

Our vendors and suppliers form the backbone of our supply chain and help us build homes to create joy

Health and safety, regular capacity building, compliance

Feedback surveys and personal interactions

Continuous engagement



CONTRACTORS

Similar to our suppliers, contractors provide us with steady flow of workers and expertise to ensure work progress

Capacity building, health and safety

Meetings and personal interactions

Continuous engagement



# PRIORITIZING FOR IMPACT

We have provided context for our material themes in this report. We have the GRI framework into consideration reducing material themes from 10 to 7 and and prioritizing those that affect social, human, ecological, and financial capitals. The assessment of materiality and stakeholder engagement were carried out according to AA1000, which denotes Materiality, Completeness, and Responsiveness.

## OUR APPROACH TO MATERIALITY ASSESSMENT

- » Identify Risks: Using primary, secondary, and review research, we employ a robust methodology for the identification of key material issues that could affect our sustainability and create, or preserve, value for our stakeholders across our business, operations, and projects. We also involve our external stakeholders when identifying material issues.
- » Analysing Materials and Prioritizing the Identified Issues: Following their identification, we assess the pertinent problems, identify their underlying causes, map them against internal or external stakeholders, and then consider how they relate to business operations.
- » Application and Validation of Management: The effectiveness and adequacy of the issues are assessed by the Board and Senior Management. Materiality assessment results are signed off by the Board or the Senior Management. If additional changes are required, they are identified, and preparation of an action plan is done for the same. Furthermore, materiality assessment is integrated in the Company's ERM process.
- » Reporting and Monitoring: The cycle of risk management is ongoing, and at regular intervals it is determined whether the risk is operating within our appetite as well as audited and mitigated where appropriate. An annual review of the materiality results is conducted once in three years. The data is assured by our third-party assurance provider, as mentioned in the report.

## MATERIAL THEMES AND TOPICS

The table below links our materiality which is categorized under 7 broad themes with 21 topics featuring across the following themes:



### ENVIRONMENT MANAGEMENT

Water consumption, Waste management Environment management and compliance, Biodiversity conservation, and restoration, GHG management



### BUSINESS ETHICS AND CODE OF CONDUCT

Anti-corruption and transparency, Board oversight, ESG Incident & Risk Management, Grievance Redressal (employees/ workers/ vendors/ suppliers), Human Rights Assessment



### BUSINESS CONTINUITY

Disaster risk mitigation, Climate change risk mitigation plan



### SUPPLY CHAIN MANAGEMENT

Supplier environmental assessment



### EMPLOYEE SATISFACTION

Worker/labour practices, Responsible remuneration policy, Employee diversity and equal opportunity, Employee engagement and empowerment, Health, safety and well-being



### CUSTOMER SATISFACTION

Customer experience, Customer satisfaction

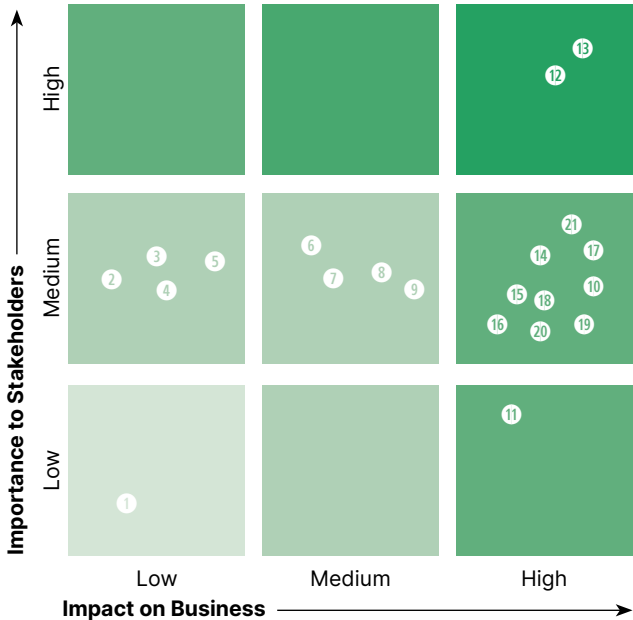


### CORPORATE SOCIAL RESPONSIBILITY

GPL has upheld consistency in its reporting by maintaining a unified definition of what the Company deems as 'material' across all its reports. Consequently, our materiality matrix incorporates internal and external criteria, which includes several climate change-related areas of high importance. We firmly believe that by addressing the adverse effects of climate change, we can contribute to the establishment of sector-specific goals that are essential in upholding national commitments.

In recognition of the potential risks and opportunities that climate change may present, we have aligned our assessments and disclosures with globally recognized frameworks like the Task Force on Climate-related Financial Disclosure (TCFD), CDP, and the Science Based Targets Initiative (SBTi).

## MATERIALITY ASSESSMENT MATRIX



## OUR MATERIAL TOPICS

After conducting a thorough review of the GRI 2021 standard update, we have identified and prioritized the following material topics:

1. WORKER/ LABOUR PRACTICES
2. WASTE MANAGEMENT
3. BIODIVERSITY CONSERVATION AND RESTORATION
4. ENVIRONMENT MANAGEMENT AND COMPLIANCE
5. EMPLOYEE ENGAGEMENT AND EMPOWERMENT
6. GRIEVANCE REDRESSAL (EMPLOYEES/ LABOURS/ VENDORS/ SUPPLIERS)
7. HUMAN RIGHTS ASSESSMENT
8. EMPLOYEE DIVERSITY AND EQUAL OPPORTUNITY
9. CORPORATE SOCIAL RESPONSIBILITY
10. RESPONSIBLE REMUNERATION POLICY
11. SUPPLIER ENVIRONMENTAL ASSESSMENT
12. CUSTOMER EXPERIENCE
13. CUSTOMER SATISFACTION
14. WATER CONSUMPTION
15. DISASTER RISK MITIGATION
16. GHG MANAGEMENT
17. ESG INCIDENT & RISK MANAGEMENT
18. CLIMATE CHANGE RISK MITIGATION PLAN
19. ANTI-CORRUPTION AND TRANSPARENCY
20. BOARD OVERSIGHT
21. HEALTH, SAFETY AND WELL-BEING

**7**  
MATERIAL THEMES

**21**  
MATERIAL TOPICS



# MATERIALITY SUMMARY TABLE

| MATERIAL TOPIC                            | WHY IS IT MATERIAL TO GPL   | BOUNDARY               | RELEVANT STAKEHOLDERS           | KPIs  | PROGRESS  |
|---|---|------------------------|---------------------------------|---|---|
| WATER CONSUMPTION                         | The implementation of a successful sustainable water management strategy that can lessen reliance on water resources depends in large part on monitoring water consumption.   | Within and Outside GPL | Investors, Customers, Employees | Total water withdrawal  | 218,166.30 m³   |
|   |   |                        |                                 | Water withdrawal from stressed areas                                      | 74,975.53 m³  |
|   |   |                        |                                 | Net water consumption   | 2,67,748.04 m³  |
|   |   |                        |                                 | Water intensity   | 39.91 litres/sqft (Aggregate)<br><br>32.52 litres/sqft (Fresh Water)  |
|   |   |                        |                                 | Water offset via water management program                                 | Our operations have achieved a state of water positivity by offsetting our consumption through our CSR projects.                      |
| WASTE MANAGEMENT                          | The waste generated by construction activities in the real estate industry is significant. Sustainable waste management ensures that waste is properly , collected, treated, and disposed of.                                     | Within and Outside GPL | Investors, Customers, Employees | Construction waste generated (waste to landfill intensity)                | 3.77 kg/sq. ft  |
|   |   |                        |                                 | Waste management and waste reduction initiatives                          | Waste to landfill diversion; recycling; reuse at site   |
|   |   |                        |                                 | Amount of waste diverted to landfills/recycled/ reused/sent for disposal  | 25,297.48 tonnes  |
| ENVIRONMENT MANAGEMENT AND COMPLIANCE     | Local geographies where construction activities take place are significantly impacted. Monitoring and controlling this impact is made easier by adherence to environment management systems.                                      | Within GPL             | Investors, Employees            | Environment Protection Initiatives  | Training on the EMS Awareness and Implementation Module was provided to 33 environmental managers stationed at various project sites. |
|   |   |                        |                                 | Environment Management System (ISO 14001)                                 | We have achieved ISO 14001:2015 certification across all our operations.  |
|   |   |                        |                                 | Number of offices/ sites that are ISO 14001 certified                     |   |
|   |   |                        |                                 | Green Spends  | 21.62 INR Crores (approx.)  |
| BIODIVERSITY CONSERVATION AND RESTORATION | Because it is a component of GPL's development strategy, biodiversity conservation requires actions both during construction and while a building is occupied.  | Outside GPL            | Suppliers, Investors, Employees | Biodiversity conservation   | No Net Deforestation  |
|   |   |                        |                                 | Areas of operation in protected areas or areas of high biodiversity value | 0   |
| DISASTER RISK MITIGATION                  | Since GPL is a real estate company, it needs to take a methodical approach to identifying, assessing, and lowering the risks of disaster. GPL works to implement long-term action plans that lessen risks to people and property. | Within GPL             | Investors, Employees, Customers | Disaster risk assessment process  | We have a risk assessment, disaster management plan and vulnerability analysis in place.  |
|   |   |                        |                                 | Areas prone to disasters  |   |

| MATERIAL TOPIC                   | WHY IS IT MATERIAL TO GPL   | BOUNDARY   | RELEVANT STAKEHOLDERS                                   | KPIs  | PROGRESS   |
|----------------------------------|---|------------|---|---|--|
| GHG MANAGEMENT                   | Reducing carbon emissions associated with the real estate industry is essential from the initial planning stage to end of life, as building and construction activities have contributed to an increase in global carbon emissions. |            | Suppliers, Investors, Employees                         | Absolute Scope 1+2+3 emissions                        | 1,955,171.84 tCO <sub>2</sub> e  |
|                                  |   |            |   | Emission reduction initiatives                        | RE Deployments at site and marketing offices.<br><br>IGBC health and well-being certified for GPL regional offices.<br><br>Sustainable procurement of materials.<br><br>Implementation of Internal Carbon Price.   |
|                                  |   |            |   | Source of indirect emissions                          | Electricity, Energy, Water, Waste: Consumption and Discharge; Construction Activity; Haulage   |
| ANTI-CORRUPTION AND TRANSPARENCY | To effectively eradicate corruption, transparency and accountability are essential. GPL ensures adherence to policies and guidelines against corruption and other wrongdoings   | Within GPL | Consultants, Investors, Employees, Suppliers, Customers | Anti-corruption/anti-bribery policy                   | We have implemented policies against corruption and bribery, which apply to our consultants, investors, employees, suppliers, and customers.   |
|                                  |   |            |   | Total number of corruption related incidents reported | Zero cases of corruption in FY 2022-23   |
| BOARD OVERSIGHT                  | Board oversight enables GPL to address pertinent issues and implement oversight procedures that enable the business to keep an eye on these matters, gather input, and monitor development  | Within GPL | Employees, Investors, Suppliers,                        | Board Structure                                       | GPL's board consists of eight members and is supported by eight committees, with 50% of the directors being independent and 25% being women.   |
|                                  |   |            |   | Expertise/ skills of board members                    | The Independent Directors bring with them the required qualifications, experience, and expertise in finance, strategy, auditing, tax, risk advisory, financial services, and the infrastructure and real estate industry.  |
|                                  |   |            |   | Board Committees                                      | 8 Board Committees   |
|                                  |   |            |   | Roles and Responsibilities of the committees          | Within our corporate governance framework, we diligently oversee business strategies, ensuring financial responsibility, ethical corporate behaviour, and fairness towards all stakeholders. This includes regulators, employees, clients, suppliers, investors, and the public. |



MATERIALITY SUMMARY TABLE (CONTINUED)

| MATERIAL TOPIC   | WHY IS IT MATERIAL TO GPL   | BOUNDARY               | RELEVANT STAKEHOLDERS                                   | KPIs  | PROGRESS  |
|--|---|------------------------|---|---|---|
| ESG INCIDENT & RISK MANAGEMENT                               | High profile ESG incidents can have a significant impact and seriously harm the organization's reputation. Establishing a risk strategy, implementing an effective risk culture, and developing a process for establishing, documenting, and establishing a risk appetite are all necessary with these risks and their potential repercussions in mind. | Within GPL             | Consultants, Employees, Investors                       | ESG risks posed by operations                         | Heavy precipitation, temperature, water scarcity, carbon pricing mechanisms   |
|  |   |                        |   | Risks and opportunities                               | The Company has formed a Risk Management Committee, which includes Board members and key executives. This committee is accountable for identifying and assessing business risks and opportunities. It also oversees key risks by managing tasks such as identification, assessment, monitoring, mitigation, and reporting of various risks.   |
|  |   |                        |   | Risk management framework                             |   |
|  |   |                        |   | Mitigation strategies                                 |   |
| GRIEVANCE REDRESSAL (EMPLOYEES/ WORKERS/ VENDORS/ SUPPLIERS) | Concerns expressed to the employer. Grievances are resolved in a way that improves productivity and the health of the organization.   | Within and Outside GPL | Suppliers, Customers, Consultants, Investors, Employees | Grievance redressal mechanism for employees           | <p>All employees, directors, and essential stakeholders are subject to the coverage of our Whistleblower policy: <a href="https://d1jys7grhimvze.cloudfront.net/backoffice/data_content/corporate_governance/GPL_Whistleblower_Policy.pdf">https://d1jys7grhimvze.cloudfront.net/backoffice/data_content/corporate_governance/GPL_Whistleblower_Policy.pdf</a></p> <p>All newly hired employees undergo mandatory training on POSH (Prevention of Sexual Harassment).</p> |
|  |   |                        |   | Grievance redressal for customers                     | Customer Touch Points: Email, Call through regional toll-free numbers, Mobile App   |
|  |   |                        |   | Authority in charge for addressing concerns raised    | Advertising: Marketing<br>Cyber Security: IT<br>Delivery of essential services: Facility Management<br>Restrictive Trade Practices: Audit<br>Unfair Trade Practices: Audit<br>Other (Quality of delivery): Customer Centricity  |
|  |   |                        |   | Number of concerns raised during the reporting period | 97 complaints received and 65 resolved during FY 23.  |
|  |   |                        |   | Customer Retention                                    | 6 days average resolution time, considering all escalations   |
| CUSTOMER EXPERIENCE  | Excellent customer service is at the core of GPL's business operations because it contributes to the development of a brand reputation that is crucial to the success of the company's long-term growth as well as the importance of the products it offers.  | Outside GPL            | Investors<br>Employees<br>Customers                     | Customer Privacy                                      | 54 cases of data privacy, addressed and resolved  |

MATERIALITY SUMMARY TABLE (CONTINUED)

| MATERIAL TOPIC                      | WHY IS IT MATERIAL TO GPL  | BOUNDARY   | RELEVANT STAKEHOLDERS                            | KPIs  | PROGRESS   |
|-------------------------------------|--|------------|--|---|--|
| HUMAN RIGHTS ASSESSMENT             | By identifying, comprehending, evaluating, and addressing any negative effects, human rights assessment aids GPL in proactively designing a strategic approach to human rights risks.  | Within GPL | Employees, Investors                             | Human rights assessment methodology                   | During site assessments, we observe and adhere to several crucial protocols. These include providing a clear and transparent explanation of the assessment procedure, responding to inquiries in a collaborative manner, employing a sensitive and accurate approach, capturing photographs in a comfortable environment, and giving precedence to evidence-backed facts over subjective judgments. We also ensure human rights due diligence for: Own employees<br>Women<br>Children<br>Contractual Employees<br>Supply chain |
| CLIMATE CHANGE RISK MITIGATION PLAN | GPL must identify, evaluate, and lower the risks of disaster using a methodical approach because it is a real estate company. Long-term action plans that reduce risks to people and property are implemented by GPL.                        | Within GPL | Investors, Employees, Suppliers                  | Climate risks identified as per TCFD                  | Our project sites in Mumbai, Delhi, and Bengaluru face vulnerability due to the combined impacts of temperature changes, precipitation variations, water scarcity, and climate hazards.  |
|                                     |  |            |  | Mitigation measures for Climate related risks         | We regularly update our risk management policies to align with market dynamics and industry standards. Sensitivity analysis and stress testing is also conducted.  |
| SUPPLIER ENVIRONMENTAL ASSESSMENT   | There are numerous environmental issues that affect the supply chain. To guarantee that the consumer receives a product that is environmentally responsible, GPL has started conducting supplier assessments on environmental factors.       | Within GPL | Investors, Employees, Suppliers                  | Number of suppliers screened for environment criteria | 49   |
|                                     |  |            |  | Vendor management practices implemented               | Within our Supply Chain Engagement Framework, we incorporate supplier screening, gap identification, and vendor screening processes.   |
| HEALTH, SAFETY, AND WELL-BEING      | Employee satisfaction is boosted by employee health, safety, and well-being, which also helps recruit and keep motivated workers. The focus of GPL's approach to employee wellness and health at work is on providing preventative services. | Within GPL | Employees<br>Suppliers<br>Investors<br>Customers | Occupational Health & Safety Management               | GPL OH&S Management system is aligned with ISO 45001: 2018   |
|                                     |  |            |  | Accidents and incidents reported                      | 4 recordable work-related injuries (excluding fatalities)  |
|                                     |  |            |  | LTI/LTIFR   | 0/0 (for employees)<br>4/0.06 (for workers)  |
|                                     |  |            |  | % of employees receiving HSE training                 | 100%   |



MATERIALITY SUMMARY TABLE (CONTINUED)

| MATERIAL TOPIC                                  | WHY IS IT MATERIAL TO GPL  | BOUNDARY               | RELEVANT STAKEHOLDERS             | KPIs   | PROGRESS  |
|---|--|------------------------|-----------------------------------|--|---|
| <b>WORKER/LABOUR PRACTICES</b>                  | For the purpose of focusing on employment standards, numerous labor laws have been established. Given the number of people employed by the building and construction industries, GPL must appropriately prioritize worker relations. | Within and Outside GPL | Employees, Investors              | Policy on modern slavery                               | GPL conducts regular reviews, overseen by the Management Committee, to ensure that its practices align with the principles set forth in the International Bill of Human Rights, the International Labour Organization's Declaration on Fundamental Principles and Rights at Work, as well as with relevant local laws that pertain to our operations. |
|   |  |                        |                                   | Policy on child labour/ forced or compulsory labour    | When faced with a suspected instance of child labour, we emphasize sensitivity rather than strict enforcement. Our focus is to establish a friendly interaction with the child, ensuring their comfort and well-being.  |
|   |  |                        |                                   | Incidents reported on child labour                     | 0   |
|   |  |                        |                                   |  |   |
| <b>RESPONSIBLE REMUNERATION POLICY</b>          | To help businesses achieve sustainable goals in the long-term interest of shareholders and society, real estate requires standardization of compensation and the inclusion of non-financial metrics in compensation plans.           | Within GPL             | Employees, Suppliers, Consultants | Long-term remuneration                                 | We abide by Godrej's Nomination and Remuneration policy requirements: <a href="https://www.godrejindustries.com/public/uploads/policies_and_codes/NominationandRemunerationPolicy02042019.pdf">https://www.godrejindustries.com/public/uploads/policies_and_codes/NominationandRemunerationPolicy02042019.pdf</a>                                     |
|   |  |                        |                                   | Short-term remuneration                                |   |
|   |  |                        |                                   | Termination benefits                                   | All eligible employees are entitled to receive gratuity in the event of their termination, in accordance with the provisions of the Payment of Gratuity Act or the policy of the Group, whichever is more advantageous for the employees.   |
| <b>EMPLOYEE DIVERSITY AND EQUAL OPPORTUNITY</b> | Through diverse viewpoints, experiences, and knowledge, working with a diverse employee base benefits business. As an employer, GPL promotes anti-discrimination in the workplace and equal employment opportunities.                | Within GPL             | Employees, Investors              | Percentage of women employees                          | 27.44%  |
|   |  |                        |                                   | Diversity ratio, % of women in senior leadership roles | 14% women in Senior Management  |





MATERIALITY SUMMARY TABLE (CONTINUED)

| MATERIAL TOPIC                             | WHY IS IT MATERIAL TO GPL  | BOUNDARY               | RELEVANT STAKEHOLDERS               | KPIs                                | PROGRESS  |
|--|--|------------------------|-------------------------------------|-------------------------------------|---|
| <b>CUSTOMER SATISFACTION</b>               | Customer satisfaction is an essential component of GPL's operations because it offers a metric that can be used to assess and enhance business performance from the perspective of the customer. It enables GPL to learn more about customer requirements and the standard of products provided in order to maintain a high level of customer service quality. | Outside GPL            | Investors<br>Employees<br>Customers | Customer satisfaction score         | 65%   |
| <b>EMPLOYEE ENGAGEMENT AND EMPOWERMENT</b> | Engagement and empowerment of employees directly affect their work while increasing productivity and profitability. GPL gives its employees the freedom to make their own decisions and the necessary motivation to contribute to the organization.  | Within GPL             | Employees                           | Employee engagement activities      | We implement programs and training initiatives aimed at cultivating the future generation of leaders within Godrej.                               |
|  |  |                        |                                     | New hires                           | 965 new hires   |
|  |  |                        |                                     | Turnover rate                       | 48%   |
|  |  |                        |                                     | Employee Satisfaction               | Employee engagement score for GPTW is 65  |
|  |  |                        |                                     | Number of leaves                    | Our employees and workers have the right to reasonable rest breaks, unlimited sick leaves, and holiday leaves in accordance with the legislation. |
| <b>CORPORATE SOCIAL RESPONSIBILITY</b>     | Corporate social responsibility promotes a positive and productive environment that improves employee attraction and retention, as well as brand recognition.  | Within and Outside GPL | Communities                         | Employee Retention/ attrition ratio | 100%  |
|  |  |                        |                                     | Management Initiatives              | Employees volunteering: Good and Green  |
|  |  |                        |                                     | Management Perspective              |   |
|  |  |                        |                                     | Recognition Achieved                | CSR Project of the Year: 7 <sup>th</sup> Edition of Corporate Social Responsibility Summit and Awards 2023 conducted by UBS Forum                 |
|  |  |                        |                                     | Number of Social Activities         | 9 projects on social protection of workers, 3 projects on community creches   |
|  |  |                        |                                     | Number of CSR beneficiaries.        | 23 beneficiaries from vulnerable and marginalized groups experienced 100% benefits.   |



# OUR ALIGNMENT WITH SUSTAINABLE DEVELOPMENT GOALS






In order to assess the impact of our business activities and operations on the environment and society, GPL conducts sustainability assessments of material issues. The 17 SDGs are a comprehensive framework that considers the social, environmental, and governance aspects of sustainable development. GPL uses this framework to identify the most critical issues and develop actionable solutions. The following data points are our key focus areas for addressing these issues:

| UN-SDG GOALS AND SDG ALIGNMENT  |   | KEY FOCUS AREAS                                | OUR COMMITMENT   | OUR PROGRESS   |
|---|---|--|--|--|
|    | <b>ENSURE HEALTHY LIVES AND PROMOTE WELL-BEING AT ALL AGES</b>  | <b>HEALTH AND WELL-BEING (P.116)</b>           | Our built portfolio is certified under IGBC Green Homes and IGBC Green Residential Societies enabling a sustainable lifestyle for our customers including thermal comfort, daylighting among other provisions that align our focus on good health, productivity, and well-being for our customers.   | We have received Platinum, Gold and Silver Ratings for our Green Homes, New Buildings and Green Residential Societies.   |
|   |   | <b>HEALTH AND WELL-BEING (P.117)</b>           | All our offices are IGBC Health and Well-being Certified.  | Four of our offices at NCR, Bengaluru, Kolkata and Vikhroli have received IGBC Health and Well Being Silver rating.  |
|   |   | <b>CORPORATE SOCIAL RESPONSIBILITY (P.178)</b> | Capacity building on access to social welfare schemes has improved the well-being for our workers.   | 25,900 workers reached out through awareness programmes.   |
|  | <b>ACHIEVE GENDER EQUALITY AND EMPOWER ALL WOMEN AND GIRLS</b>  | <b>POLICIES (P.141)</b>                        | We strive to promote equitable representation of women across our workforce. Our policies and programmes are aligned with industry best practices to facilitate growth and progress of our women workforce.  | Our policies such as Late-Night Cab Facilities, Creche Facilities, ACCEL, Maternity, and Caregiver Travel Policy are designed to support women.  |
|  | <b>PROMOTE SUSTAINED, INCLUSIVE, AND SUSTAINABLE ECONOMIC GROWTH, FULL AND PRODUCTIVE EMPLOYMENT, AND DECENT WORK FOR ALL</b> | <b>CORPORATE SOCIAL RESPONSIBILITY (P.129)</b> | Our partnerships with social action platforms have promoted dignity and equity for industry employed informal workers.   | 67,639 workers benefited through BOCW registration related programs  |
|   |   | <b>DIVERSITY &amp; INCLUSION (P.129)</b>       | We strive to continuously further our commitment towards diversity, equity, and inclusion across our workplaces through our policies, measures, and initiatives with measurement of quantitative impact.   | Diversity by Gender = 27.74%<br>(Cis-women - 27.44%; Others - 0.30%)<br>Diversity by Sexual Orientation = 1%   |
|  | <b>BUILD RESILIENT INFRASTRUCTURE, PROMOTE INCLUSIVE AND SUSTAINABLE INDUSTRIALIZATION, AND FOSTER INNOVATION</b>             | <b>GREEN BUILDING CERTIFICATION (P.121)</b>    | We have extended our commitment towards sustainability beyond building certifications (IGBC Green Homes/ equivalent) to include IGBC Green Residential Societies in the product use phase. Our commitment for a green product now spans the entire life cycle (project launch to handover) and beyond (post-handover) and covers our entire development portfolio. | Our focus lies in guaranteeing an efficient system for managing waste, optimizing daylighting, reducing power costs by 15-20%, and providing numerous health and lifestyle benefits to our homebuyers. |



# OUR ALIGNMENT WITH SUSTAINABLE DEVELOPMENT GOALS

**Through robust supply chain engagement,  
we are working to systematically improve  
resource efficiency across construction sites.**

| UN-SDG GOALS AND SDG ALIGNMENT   | KEY FOCUS AREAS   | OUR COMMITMENT  | OUR PROGRESS   |
|--|---|---|--|
|  <b>REDUCE INEQUALITY<br/>WITHIN AND AMONG<br/>COUNTRIES</b>  | <b>CORPORATE SOCIAL<br/>RESPONSIBILITY (P.180)</b>                    | We promote social protection for our workers through our partnerships with NGOs and regulatory bodies. Our focus is on registration under Building and Other Construction Workers (BOCW) and other welfare schemes  | A budget of 4.88 Crore allocated to ensure the social protection of workers in FY 2022-23 and 67,639 construction workers have benefitted in FY 23       |
|  <b>MAKE CITIES AND HUMAN<br/>SETTLEMENTS INCLUSIVE, SAFE,<br/>RESILIENT, AND SUSTAINABLE</b>   | <b>SUSTAINABLE SUPPLY<br/>CHAIN (P.175)</b>                           | As a sustainable real estate developer, we ensure responsible procurement of materials for construction activities. Through robust supply chain engagement, we are working to systematically improve resource efficiency across construction sites.   | Commitment that 88.5% of our suppliers, specifically those related to Purchased Goods and Services, adopt Science-based targets by 2026.                 |
|  <b>ENSURE SUSTAINABLE<br/>CONSUMPTION AND<br/>PRODUCTION PATTERNS</b>  | <b>WATER MANAGEMENT (P.96)</b><br><br><b>WASTE MANAGEMENT (P.102)</b> | As on date, we are currently water positive across our operations by offsetting our consumption through our CSR projects.<br><br>Through responsible management of waste generated on our construction sites, we have been able to input waste into re-cycling value chains to extract value. | Water Recharged for every litre of water withdrawn making us a water positive group = 11,513.6 million litres<br><br>% of Waste Recycled/Reused= 94.44%  |
|  <b>TAKE URGENT ACTION TO COMBAT<br/>CLIMATE CHANGE AND ITS IMPACTS</b>   | <b>EMISSIONS MANAGEMENT (P.88)</b>                                    | As part of our emissions mitigation plan, we identified significant emission hotspots of purchased goods with the relevant supply chain. We will address this as part of our commitment on climate action through Science Based Targets initiative (SBTi).                                    | We commit to reduce Scope 1 and 2 GHG emissions 72.6% per square metre area by 2035 from a 2021 base year, equivalent to an absolute reduction of 58.8%. |
|  <b>PROTECT, RESTORE, AND PROMOTE SUSTAINABLE USE<br/>OF TERRESTRIAL ECOSYSTEMS, SUSTAINABLY MANAGE<br/>FORESTS, COMBAT DESERTIFICATION, AND HALT AND<br/>REVERSE LAND DEGRADATION AND HALT BIODIVERSITY<br/>LOSS</b> | <b>BIODIVERSITY (P.112)</b>   | Afforestation and plantation at Akola, Ri-Bhoi, and Ambejogai.  | Trees planted= 392,414   |



# PRIORITIZING THE PLANET WHILE DELIVERING PROFITABLE BUSINESS VALUE



FINANCIAL  
CAPITAL



NATURAL  
CAPITAL

## MATERIAL THEMES

✓ ENVIRONMENT MANAGEMENT

## RISKS IDENTIFIED

- ✓ REPUTATION
- ✓ CLIMATE RELATED POLICY RISKS
- ✓ CLIMATE RESILIENCE
- ✓ INNOVATION AND TECHNOLOGY
- ✓ ENERGY EFFICIENCY
- ✓ WATER AVAILABILITY
- ✓ SALES AND MARKETING

## SDGS





# LINKING FINANCIAL DISCLOSURES WITH CLIMATE IMPACT

GPL is aware of the increased risk posed by climate change and is aware of its effects on the environment, society, and the economy. Given that the real estate industry is responsible for 40% of anthropogenic GHG emissions and given that international agreements like the Paris Agreement call for an immediate shift to a low-carbon economy, it is only natural to expect increased efforts toward decarbonization from this industry.

The industry has seen the government, investors and public become increasingly committed to reaching net-zero emissions by 2050, to mitigate the worst potential effects of climate change by limit warming to 1.5°C above pre-industrial levels. However, severe storms, frequent fires and extreme heat, landslide and cyclones are more pertinent than ever. Additionally, operational delays during the construction and handover phases are becoming more frequent because of the constantly shifting weather patterns.

We recognize that 95% of our emissions occur outside of our buildings and hence it is virtually impossible to achieve net zero through our own efforts. We are therefore dependent on a range of external factors, such as the government and regulatory action, to uphold our commitments towards a net zero future.

**A robust governance structure is essential for the successful integration of sustainability within the organization and requires committed leadership, direction, and strategic influence.**

We remain committed towards improving our ESG performance. ESG performance indicators have been integrated across Company's annual goals with 16% of our employees' performance and related compensation linked to sustainability goals through their respective function, department, and operations. We continue to incorporate climate resilience in our procurement, operations, and project handover. We have also linked executive remuneration to achieving key material issue related targets.

Zonal CEOs are responsible for all site related environment indicators including energy intensity across all GPL regional, marketing, and site offices. All zones are collaborating with the central Admin team and HR teams to develop plans for transitioning to renewable energy sources to achieve the SBTi targets for Scope 1 and Scope 2 GHG emissions.

## Zonal operational heads are accountable for:

1. Ensuring that all sites meet the qualification criteria for inclusion within the reporting boundary of the Integrated report.
2. Facilitating and providing timely and accurate ESG data for all active sites
3. Quarterly reporting of ESG compliances.
4. Facilitating and maintaining zero non-conformities during internal and external audits of the EMS (Environmental Management System) surveillance.
5. Maintaining 100% registration of workers under the Building and Other Construction Workers (BOCW) scheme.
6. Mapping R&D (Research and Development) and capital expenditure investments in construction technologies aimed at enhancing environmental performance. This includes estimating annual CO<sub>2</sub>e (carbon dioxide equivalent) savings, anticipated annual cost savings, as well as estimating annual water savings and cost savings.



## Site Environmental Managers are accountable for:

1. Ensuring the timely delivery of comprehensive and accurate data, including correct units, comments, and evidence.
2. Taking the lead in resolving issues related to the non-tracking of required data
3. Providing a valid explanation for any significant increase, decrease, or absence of recorded data compared to the previous month.
4. Overseeing the implementation of EMS (ISO 14001) protocols at the site and ensuring zero non-conformities.

We have instituted a board level ESG committee with oversight of all ESG and climate-related issues. This empowered decision-making body has been entrusted with identifying and addressing strategically significant Environmental, Social and Governance issues material to the business.

The ESG Committee helps define as well as review sustainability goals and policies, shapes investor messaging, drives sustained progress on key indicators and periodically assesses progress for focused areas of intervention. Additionally, climate issues have been incorporated into the agenda of the Board of Directors and are subject to annual evaluation.



# IDENTIFYING CLIMATE-RELATED RISKS AND OPPORTUNITIES

We evaluated potential climate-related risks and commensurate opportunities for climate mitigation. We strongly believe that an emerging risk such as climate change would not have a localized impact on our site operations alone - but extend across our value chain.

In order to strengthen our commitment to being climate resilient, GPL has developed a plan to integrate TCFD's guidance into our management structure and our general perspective on climate change-related risks and opportunities.

LEGEND


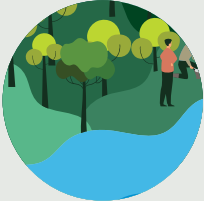




- HIGH IMPACT RISK
- HIGH IMPACT OPPORTUNITY
- U - UPSTREAM
- MEDIUM IMPACT RISK
- MEDIUM IMPACT OPPORTUNITY
- O - OPERATIONS
- LOW IMPACT RISK
- LOW IMPACT OPPORTUNITY
- D - DOWNSTREAM
- NA
- NA
- U/O/D IMPLIES RISK ORIGINATING IN THE SEGMENT





GPL has aligned climate related risks with the six capitals in the IR framework, which include financial, natural, human, intellectual, manufactured, and social and relationship capitals.

PRIORITIZED RISKS MAPPED TO CAPITALS

|                           | <br>FINANCIAL  | <br>NATURAL  | <br>HUMAN   | <br>INTELLECTUAL                                | <br>MANUFACTURED   | <br>SOCIAL AND RELATIONSHIP      |
|---------------------------|---|---|--|--|---|---|
| HEAVY PRECIPITATION       | Heavy Precipitation has the potential of damaging building materials and equipment which can lead to increased cost for replacing or repairing the damaged materials, affecting the overall project cost. | Heavy precipitation induces soil instability, soil erosion and flooding, damaging the construction site.  | On-site workers can face safety hazards caused by slippery construction sites, elevating the risk of accidents and falls. Furthermore, there can be loss in productivity of the workforce due to heavy rainfall. |  | Construction process can be impeded and delayed by heavy rainfall, causing challenges in establishing foundations, pouring concrete and laying asphalt. | Impact on timelines of the project, resulting in delay in the handover of the project to the client.                |
| TEMPERATURE               | High temperature and heatwaves lead to higher energy consumption costs along with increase in workforce wages due to loss in productivity, ultimately impacting the project cost.                         |   | High temperature and heat wave have a direct and demonstrated impact on the workforce's health and productivity.   |  | High temperature can impact the building materials such as concrete that can form cracks due to extreme heat.   | Substantial impact on timelines of the project, resulting in delay in the handover of the project to the client.    |
| WATER SCARCITY            | Water scarcity leads to increase in total cost of water procurement from third parties, resulting in increase of the overall project cost.  | Real estate is highly water intensive industry. Water scarcity would result in increased procurement cost of water for construction activities. |  | Water conservation and efficiency are imperative for obtaining positive ratings in green building certifications.                  | Disruption in the production processes due to limited water availability.   | Substantial impact on timelines of the project, resulting in delay in the handover of the project to the client.    |
| CARBON PRICING MECHANISMS | Increase in operating cost after implementation of carbon price and overall project cost.   |   |  | Opportunity: Carbon pricing creates opportunities for collaboration and partnerships for leveraging technologies for construction. | Carbon pricing mechanism can increase the production costs of carbon intensive building materials such as aluminium, concrete, bricks and glass.        | An overall increase in project costs directly affects the expenses borne by consumers and has a significant impact. |





PHYSICAL CLIMATE RELATED RISK SCENARIO ANALYSIS

Climate change scenario analysis assesses the potential future risks and opportunities for an organisation resulting from climate change. Scenario analysis provides an understanding to the investors and stakeholders as well on the organisation's climate related risk identification and management process.

The TCFD framework recommends organizations to consider a set of scenarios, including one aligned with the 2015 Paris Agreement (1.5 °C future). Organizations also consider a business-as-usual (BAU) scenario where physical risks such as increased flooding, heat waves and water scarcity dominate.

The physical risk scenarios were evaluated by GPL using SSP-1 (which aligns with RCP-2.6) and SSP-5 (which aligns with RCP-8.5) pathways. The physical risk analysis was carried out through site-level surveys, peer review and stakeholder consultation. Each identified risk was scored using a 4-factor analysis by taking product of 'Likelihood', 'Impact', 'Vulnerability' and 'Speed of Onset'. 4-factor risk which involves vulnerability and speed of onset, in addition to likelihood and impact, is more practical for climate change, owing to the nature of adaptability and time dependence of the realized effects. All the risks were then ranked to evaluate prioritized or material climate risks.

Through this assessment, locations vulnerable to overall climate change, having aggregated impacts of temperature, precipitation, water scarcity and climate hazards were analysed. We conclude that three locations will be relatively most vulnerable to physical impacts of climate change. Mumbai, Ahmedabad and Delhi-NCR are the locations which are overall vulnerable to climate change.

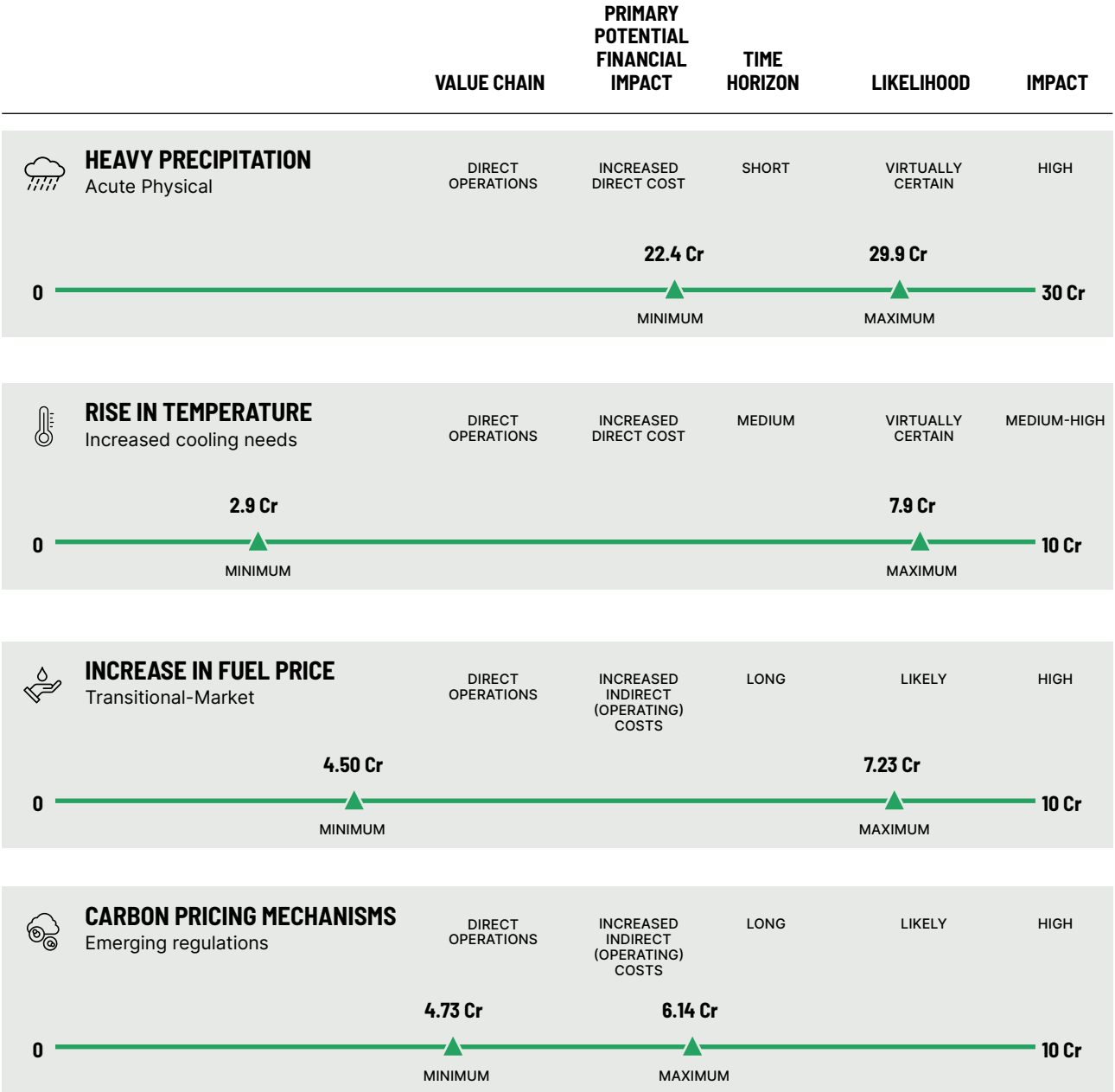
OVERALL CLIMATE CHANGE IMPACT

GPL has a large number of project sites in Mumbai, Delhi and Bengaluru. Mumbai and Delhi-NCR, which are vulnerable to the overall impacts of climate change, which include the combined effects of changes in temperature, precipitation, water scarcity and climate hazards, have 25 and 9 project sites respectively. Furthermore, Ahmedabad, which has one project site, is also overall vulnerable to climate change due to vulnerability arising from different climate stressors. GPL will be cognizant of climate vulnerabilities in Ahmedabad for project expansion and project handovers.

We analysed the locations vulnerable to each climate stressor through utilising SSP-1 and SSP-5 pathways. The summary of the same is given on the table across.

SUMMARY OF VULNERABLE LOCATIONS TO EACH CLIMATE STRESSOR

| Climate Stressors  | Prioritized Cluster for SSP-1 | Prioritized Cluster for SSP-5 |
|--|-------------------------------|-------------------------------|
| Temperature  | Ahmedabad                     | Ahmedabad                     |
|  | Delhi-NCR                     | Delhi-NCR                     |
|  | Kolkata                       | Pune                          |
| Precipitation  | Bengaluru                     | Mumbai                        |
|  | Mumbai                        | Kolkata                       |
|  | Kolkata                       | Ahmedabad                     |
| Water Scarcity   | Mumbai                        | Delhi-NCR                     |
|  | Delhi-NCR                     | Mumbai                        |
|  | Ahmedabad                     | Ahmedabad                     |
| Overall Climate Change<br>(incorporating business relevance) | Mumbai                        |                               |
|  | Delhi-NCR                     |                               |
|  | Ahmedabad                     |                               |





The maturity map evaluates the company’s implementation of TCFD recommendations and offers guidance to improve climate-related financial disclosures. Its covers performance against each of the four pillars.

LEGEND

FY2022

FY2023

Maturity maintained/ enhanced

FY2022

FY2023

Improvement in maturity

Disclosing

Not disclosing

Recommended TCFD Disclosures

LIMITED DISCLOSURES

GOVERNANCE

FY2022

FY2023

Board oversight of climate-related risks and opportunities.

FY2022

FY2023

Management’s role in climate risk assessment/management.

FY2022

FY2023

A published policy or commitment statement on climate change.

STRATEGY

FY2022

FY2023

Operational GHG emission reductions.

RISK MANAGEMENT

FY2022

FY2023

Acknowledgement of need to assess/respond to climate risks.

METRICS & TARGETS

FY2022

FY2023

Scope 1 and Scope 2 GHG emissions.

MODERATE DISCLOSURES

GOVERNANCE

FY2022

FY2023

Statement on board’s consideration of climate R and O.

FY2022

FY2023

Measures to increase board knowledge on climate R and O.

FY2022

FY2023

Individual/committee for climate change at board level.

FY2022

FY2023

Consideration of physical, transition and liability risks.

STRATEGY

FY2022

FY2023

Climate R and O identified over short/med/long term.

FY2022

FY2023

Impact of Climate R and O on org’s business, strategy, and financial planning.

FY2022

FY2023

Involvement in domestic and international climate efforts.

RISK MANAGEMENT

FY2022

FY2023

Has processes for identifying and assessing climate risks.

FY2022

FY2023

Has processes for managing climate risks.

METRICS & TARGETS

FY2022

FY2023

Scope 1 and Scope 2 GHG and if appropriate Scope 3 emissions and related risks.

FY2022

FY2023

Recognized methodologies for measurement.

FY2022

FY2023

Performance for GHG targets.

FULL DISCLOSURES

GOVERNANCE

FY2022

FY2023

Capacity and competency of board on climate change.

FY2022

FY2023

Climate R&O integrated into board agenda.

FY2022

FY2023

Full consideration of physical, transition and liability risks over time frames and financial incentives for CXOs.

STRATEGY

FY2022

FY2023

Potential impact of scenarios (4,2,1.5 DS) on organization’s business, strategy, and financial planning.

FY2022

FY2023

Internal carbon pricing strategy.

FY2022

FY2023

Climate advocacy and collaboration with peers/stakeholders.

RISK MANAGEMENT

FY2022

FY2023

How processes for identifying, assessing and managing climate R and O are integrated into organization’s overall risk management.

METRICS & TARGETS

FY2022

FY2023

Metrics used to assess climate R and O in line with strategy and risk management process.

FY2022

FY2023

Climate targets include SBT and performance against targets.

FY2022

FY2023

Assurance of reported GHG emissions.



# MITIGATING CLIMATE RISKS

## HOW WE MITIGATE CLIMATE RISKS

Risk management forms a fundamental aspect of building resilience in our business and embedding robustness in our business processes. Our risk management function covers the entire spectrum of activities from risk identification, categorisation to risk mitigation.

We periodically review and revise our risk management policies in line with market dynamics and industry best practices. In addition, we also perform sensitivity analysis and stress testing over time.

Our Risk Management Committee holds the responsibility of overseeing the effective implementation of the Company's risk management function and adherence to risk management policies and procedures. We have enforced an enterprise-wide Risk Management Framework through our Risk Management Charter that identifies and addresses risks. Following the climate-related risk assessment, prioritised climate-related risks were integrated into GPL's Enterprise Risk Management (ERM) involving a systematic approach. The following risks are incorporated in the ERM post climate-risk assessment: Current Regulation, Emerging Regulation, Technology Risk, Legal Risk, Market Risk, Reputational Risk, Acute Physical Risk, Chronic Physical Risk. The Climate Risk Assessment boundary also includes our own operations, upstream and downstream activities. We have also covered short-term, medium-term, and long-term horizons for climate risk assessment.

## HOW WE MEASURE OUR PROGRESS

We have aligned our climate related targets with ESG goals. For us ESG goals cascade from the C-suite to all functions across the company with robust internal dashboards instituted to measure progress and public disclosure with external assurance. Our focus on setting up both a company-wide Occupational Health & Safety (OH&S) Management system as well as Environment Management System (EMS) and securing ISO certifications for construction sites has strengthened our sustainability operations and performance aligned with the company's vision on climate response and resilience. Godrej Properties is water positive and carbon neutral (across Scope 1 and Scope 2 GHG emissions) across its operations.

We are working diligently to reduce our Scope 1, Scope 2 and Scope 3 GHG emissions and to minimize our waste to landfill footprint proactively across our operations.

We have strengthened resilience planning for our projects and undertake measures that prevent and mitigate risks from extreme weather events. We now mandate higher plinth levels during the design and planning stages to minimize instances of water ingress in the basements of our buildings.

## OUR CLIMATE COMMITMENTS

In FY 2022–2023, we carried out a risk assessment and scenario analysis in relation to climate change in accordance with the suggestions made by the TCFD Framework. We have emphasized the risks related to climate change in this reporting cycle. In keeping with the spirit of the Paris Agreement, we committed to the Science Based Target (SBT) initiative in 2020 and have since submitted our targets for validation in FY 2022–23.

We will continue to determine how much revenue climate change may cost our business. We intend to disclose quantified financial impacts of identified risks and opportunities under different climate change scenarios during the upcoming CDP reporting cycle in FY 2022-23. We will continue to include actual climate change risks in our enterprise risk management framework. Last but not least, in our subsequent TCFD-aligned disclosure, we intend to enhance the scenario analysis of physical climate change risks at our construction sites.

**We are working diligently to reduce our Scope 1, Scope 2 and Scope 3 GHG emissions and to minimize our waste to landfill footprint proactively across our operations.**



## METRICS AND TARGETS

| Climate resilience strategies   | Targets   | Performance during FY 2022-23 |
|---|---|-------------------------------|
| Carbon neutral  | For Scope 1 and 2   | Achieved                      |
| Science Based Targets   | Reduction of Scope 1 and 2 GHG emissions by 72.6% per square metre area of the GPL's offices by 2035.         | In Progress                   |
|   | 88.5% of GPL's suppliers by emissions covering purchased goods and services, will have Science-based targets. | In Progress                   |
| Water Positive Operations   | Maintain water positivity   | Achieved                      |
| Reduction of Waste to Landfill  | Reduction of Waste to Landfill intensity  | 3.77 Kg/ sq. ft.              |
| Integration of Climate-Related Risks into Enterprise Risk Framework (ERM) | Integrate climate risks in ERM  | Achieved                      |
| Climate-Responsive Designs in our Expanding Green Portfolio               | All projects to be Green Building Certified (minimum Silver)  | 94.97%                        |
| Climate-Related Public Disclosures and Assurance                          | Publish assured ESG report (Integrated Report)  | Achieved                      |
|   | CDP Climate change disclosure   | Rating B                      |



# At GPL our environmental commitment is mapped across four categories

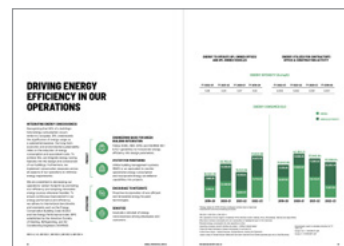
## EMISSIONS

p.82



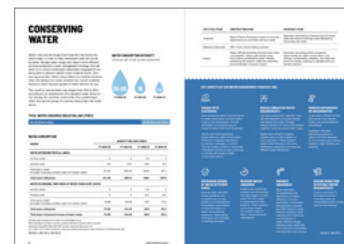
## ENERGY

p.92



## WATER

p.94



## WASTE

p.102



p.84



### SBT I

- » Scope 1 + Scope 2 Targets
- » Scope 3 Targets
- » Critical Suppliers

p.86



### EMISSION REDUCTION THROUGH GREEN POWER

Our emissions reduction strategy employs solar and green power to reduce our Scope 1 and 2 emissions and diversify energy sources while minimizing reliance on fossil fuels.

- » Case Study: Solar PV Systems in Pune
- » Strategy 1 (Rooftop Solar)
- » Strategy 2 (Green Power from grid)

p.90

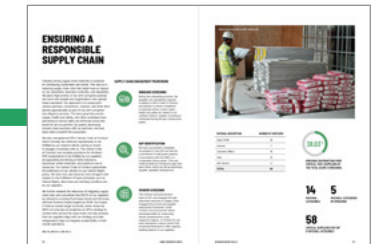


### INTERNAL CARBON PRICING: LOW CARBON TRANSITION

ICP strategy built on GHG footprint, targeting Scope 3, Category 1 emissions. Sustainable materials reduce emissions in high-emitting construction.

- » Setting an Appropriate ICP
- » Material based initiatives aligned for scope 3 emissions
- » Vision for GPL's ICP

p.172



### SUSTAINABLE SUPPLY CHAIN

We are committed to mitigating supply chain risks by implementing Science-based targets for our emissions-linked suppliers by 2026, in line with our sustainability strategy. Additionally, we seek to enhance the procurement process and support our suppliers in achieving their individual ESG targets.

- » Supply chain engagement framework
- » Supplier assessment
- » Vendor assessment at GPL
- » Sourcing sustainable materials

**Our commitment to climate resilience: TCFD-aligned assessments, Science Based Targets, quantified financial impact, enhanced scenario analysis, and proactive measures against extreme weather risks.**



# OUR EMISSIONS PROFILE

Given the nature of our business activities, GPL identified ‘Purchased Goods and Services’ as the principal source of emissions with corresponding critical suppliers by emissions potential.

Keeping climate science in our core, we accompanied our SBTi commitment to abate the above-mentioned emissions, mobilized the best practices and took effective mitigation measures for our critical suppliers who continue to remain a priority for GPL as we step up in our leadership position as a sustainable real estate developer.

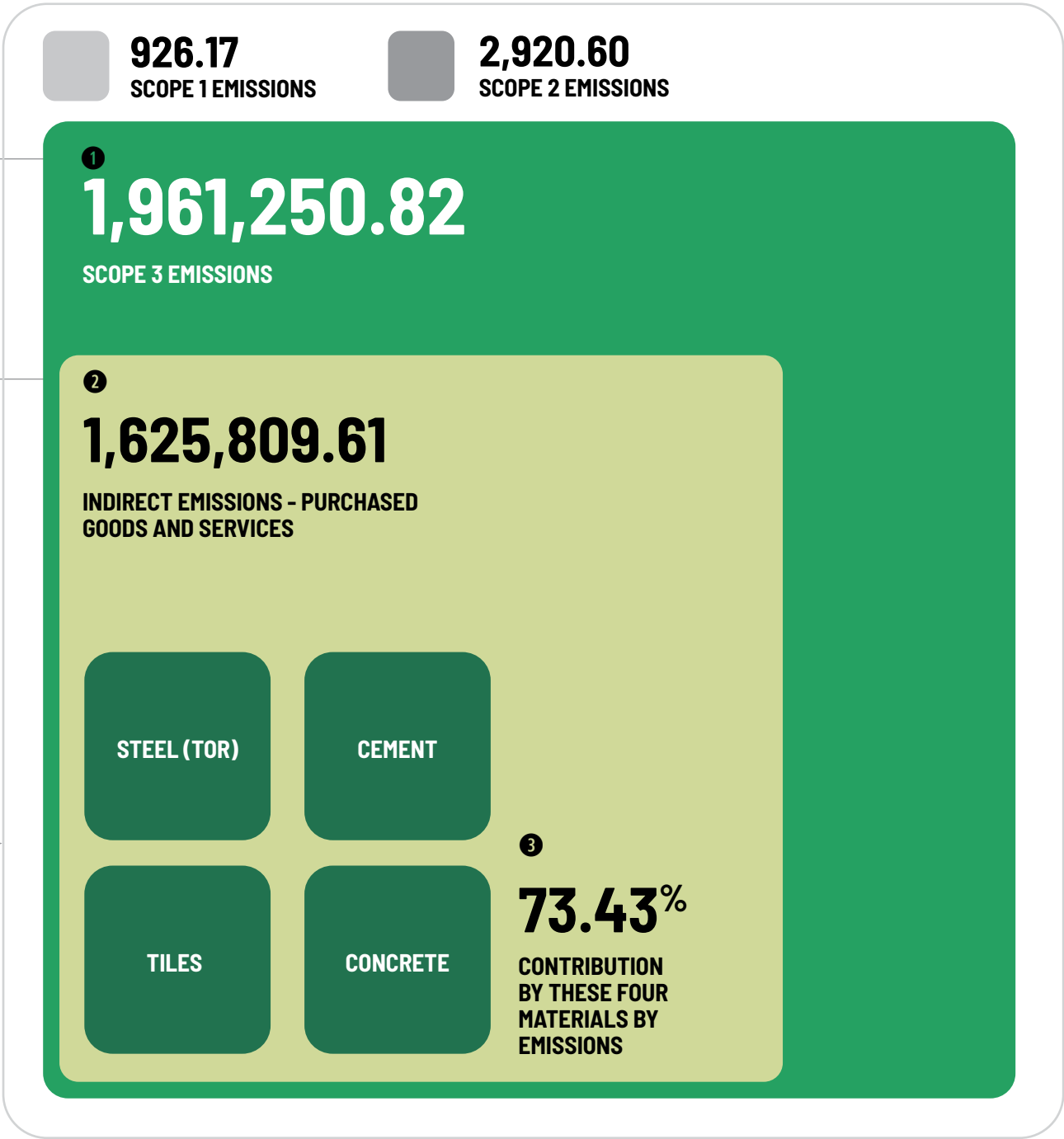
**We are carbon neutral for Scope 1 and Scope 2 GHG emissions. This year, we have strengthened our efforts to address Scope 3 emissions through our supplier engagement program.**

**1** Given the nature of operations in our real estate sector, Scope 3 forms the bulk of all our emissions.

**2** We aim to bring in 66.67% (two-thirds) of our supply chain under category 1 . Category 1 comprises a major part of our Scope 3 emissions.

**3** Bringing our material suppliers dealing in concrete (RMC), tiles, steel (TOR) and cement under the ambit of SBTi emission targets, will cover two-thirds of our supply chain, which forms 80.45% of our Category 1 emissions.

FOR THE BASE YEAR FY 2020-21





# ADDRESSING OUR EMISSIONS

### ENABLING EMISSION ABATEMENT

Emissions management is the core of our climate change mitigation strategy. We have deployed a multi-pronged approach that includes increased adoption of alternative clean energy options, supporting energy efficiency measures and offsets through proactive afforestation and land use focused projects.

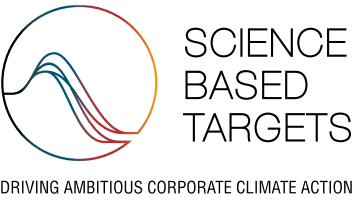
We are carbon neutral for Scope 1 and 2 GHG emissions.

### GPL’S COMMITMENT TO SBTi

By committing to the Science based targets, a joint initiative of CDP, the UN Global Compact, the World Resources Institute, and WWF, we intend to do our part towards climate action. We have submitted GHG reduction targets, that are in line with decarbonization required to limit warming to less than 1.5°, to SBTi for validation.

The standards established by the Science Based Targets initiative (SBTi) mark a significant milestone as the first science-based certification of corporate emissions reduction goals aligned with the objective of the Paris Agreement to limit global warming to 1.5 degrees Celsius. These goals provide businesses with a clear and defined pathway to mitigate greenhouse gas (GHG) emissions and mitigate the most severe impacts of climate change.

GPL has submitted its emission reduction goals to the SBTi for review and approval, demonstrating our commitment to aligning with scientifically grounded targets.



| PARTICULARS  | FY 2022-23   | FY 2021-22   | FY 2020-21   | FY 2019-20 |
|--|--------------|--------------|--------------|------------|
| Scope 1 (includes emissions from DG sets <sup>1</sup> and company-owned vehicles <sup>1,2</sup> ) (tCO <sub>2</sub> e) | 529.02       | 447.97       | 926.17       | 224        |
| Scope 2 (grid electricity <sup>3</sup> emissions) (tCO <sub>2</sub> e)   | 3,375.60     | 2,966.22     | 2,920.60     | 1,744      |
| Total Scope 1 + Scope 2 (tCO <sub>2</sub> e)   | 3,904.62     | 3,414.19     | 3,846.77     | 1,968      |
| Total Scope 3 (tCO <sub>2</sub> e)   | 1,951,267.22 | 1,332,074.56 | 1,961,250.82 | 259,609    |
| Category 1 - Purchased goods and services <sup>6,8</sup>   | 1,449,917.80 |              |              |            |
| Category 3 - Fuel and energy related activities <sup>4</sup>   | 859.06       |              |              |            |
| Category 4 - Upstream transportation and distribution <sup>5</sup>   | 472,183.36   |              |              |            |
| Category 5 - Waste generated in operations <sup>6,8</sup>  | 24.91        |              |              |            |
| Category 6 - Business travel by air <sup>9</sup> and Road <sup>2</sup>   | 1,234.33     |              |              |            |
| Category 7 - Employee commuting <sup>7</sup>   | 2,086.39     |              |              |            |
| Category 8 – Upstream leased asset   | 4,372.45     |              |              |            |
| Category 11 – Use of sold products   | 20,471.94    |              |              |            |
| Category 2- Capital goods  | 116.94       |              |              |            |
| GHG intensity- Scope 1 and 2 (KgCO <sub>2</sub> e/sqft)  | 8.08         | 8.07         | 11.58        | 5.79       |
| GHG intensity - Scope 3 (tCO <sub>2</sub> e/sqm)   | 3.13         | 0.69         | 0.53         |            |

<sup>1</sup> Emissions estimated using DEFRA 2022 conversion factors  
<sup>2</sup> Emissions estimated using India GHG program (considering Premium Sedan <2000cc diesel engine)  
<sup>3</sup> Emissions estimated using CEA ver. 18 guide  
<sup>4</sup> Emissions estimated using DEFRA 2022 and CEA ver. 18 guide

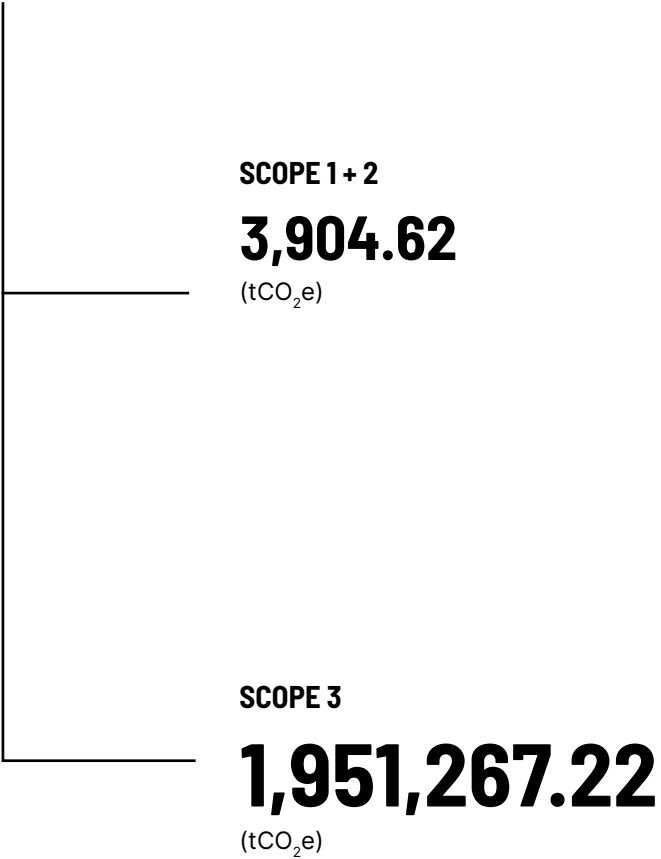
<sup>5</sup> Emissions estimated using GHG transport tool  
<sup>6</sup> Emissions estimated using expert judgment  
<sup>7</sup> Emissions estimated using India GHG program  
<sup>8</sup> Emissions estimated using DEFRA 2021 & 2022 conversion factors

Denominator used to calculate Intensity for FY 2021-22  
Scope 1 & 2 = 422,994.84 sqft\*  
Scope 3 = 2,06,04,375.99 sqft#  
  
Denominator used to calculate Intensity for FY 2022-23  
Scope 1 & 2 = 4,82,757.45 sqft\*  
Scope 3 = 67,08,205.36 sqft#

Through our ESG dashboard "Green Dash", we are now able to realize enhanced data streaming and related activities from data sources, which has resulted in substantial improvement in the overall accuracy of retrieved data compared to previous reporting cycle.

\* This comprises the area of GPL's head office, regional offices and project site & marketing offices  
  
# This is the cumulative constructed area of active project sites during the reporting year

GRI 3-3, GRI 302-5, GRI 305-1, GRI 305-2, GRI 305-3, GRI 305-4



**4.2% ANNUAL LINEAR REDUCTION RATE OVER TARGET PERIOD BASED ON COMPANY GROWTH PATTERN.**  
By FY 2034-35, we are committed to reduce Scope 1 and 2 GHG emissions by 72.6% per square metre area at our offices, keeping FY 2020-21 as the base year.

**INFLUENCING SUPPLY CHAIN TO TAKE UP SBTi TARGETS**  
We are expecting Science-based targets by FY 2025-26 for 88.5% of our suppliers by emissions covering Purchased Goods and Services.



# DETERMINING OUR EMISSIONS REDUCTION STRATEGY

We have submitted our Scope 1 & 2 direct emission year on year reduction target to SBTi for validation in FY 2022-23 following an annual linear reduction rate aligned with 1.5° C.

To reduce the Scope 1 & 2 emissions from the base year FY 2020-21, we identified the following clean energy options for electricity use:

- » Operate on 100% green power from the grid.
- » Operate on hybrid arrangement 1 (Operate from grid electricity and solar power)
- » Operate on hybrid arrangement 2 (Operate from green power from the grid and solar power)
- » Operate on grid electricity (in case none of the above options are feasible)

By exploring these clean energy options, we aim to diversify our energy sources and significantly reduce our reliance on fossil fuel-based electricity. The approach will be a combination of strategies based on factors such as availability, feasibility, cost-effectiveness, and alignment with our emission reduction targets.

Our process flow is based on the following steps:

1. Determine base year Scope 1 & 2 emissions.
2. Set absolute emissions reduction target for the target year.
3. Identify office space requirements for Regional, Site, and Marketing Offices for the target year.
4. Define emissions intensity for the target year.
5. Calculate required emission reduction by the target year.
6. Estimate emissions level expected in the target year.
7. Determine required electricity from green sources. Identify applicable energy options for each office type: Grid Electricity, 100% Green Power, Hybrid (Grid Electricity and Solar), Green Power from Grid and Solar.

### EMISSIONS IN BASE YEAR BY OFFICES

| OFFICE LOCATION             | tCO <sub>2</sub> e |
|-----------------------------|--------------------|
| NCR 1 & 2                   | 1,196              |
| Mumbai MMR Office           | 300                |
| South (Bengaluru & Chennai) | 723                |
| Kolkata                     | 251                |
| Pune                        | 928                |
| Ahmedabad & Nagpur          | 110                |
| Vikhroli                    | 143                |
| HO (Corporate office)       | 196                |



### CASE STUDY: SOLAR PV SYSTEMS IN PUNE

| SOLAR SYSTEM INSTALLATION LOCATION              | MANJARI | MAHALUNGE PROJECT OFFICE | MAHALUNGE SALES OFFICE | MAAN HINJE |
|---|---------|--------------------------|------------------------|------------|
| Capacity (KW)                                   | 100     | 100                      | 120                    | 140        |
| Capital Cost invested (Lakh)                    | 46      | 46                       | 70                     | 64.4       |
| Units generated till date (KWh)                 | 25,080  | 89,365                   | 9,315                  | 3,103      |
| Expected Generation till payback (MWh)          | 368     | 270                      | 288                    | 357        |
| Emissions Avoided till 2025 (tCO <sub>2</sub> ) | 261     | 192                      | 204                    | 253        |
| Construction Power rate (Rs/kWh)                | 18      | 18                       | 18                     | 18         |
| Amount saved on till date generation (Lakh)     | 4.51    | 16.09                    | 1.68                   | 0.56       |
| Month of commissioning                          | Jul-21  | Aug-21                   | Jun-22                 | Aug-22     |
| Expected Payback till                           | Aug-25  | Aug-24                   | Feb-25                 | Jun-25     |



BASE YEAR: FY 21

Total office area: 32,325 sqm  
Scope 1 & 2 emissions : 3,846.77 tCO<sub>2</sub>  
Emission Intensity: 0.12 tCO<sub>2</sub>/m<sup>2</sup>

TARGET YEAR: 2035

Emission Intensity: 0.03 tCO<sub>2</sub>/m<sup>2</sup>  
Emissions reduction required: 4,200 tCO<sub>2</sub>

To achieve the target of reducing Scope 1 and Scope 2 GHG emissions by 72.6% per square meter area of GPL's offices by 2035 from a base year of 2021, we need to deploy a combination of strategies including rooftop solar and green power from the grid.



STRATEGY 1  
ROOFTOP SOLAR (RTS)

| SOLAR SYSTEM INSTALLATION LOCATION<br>(SITE AND MARKETING OFFICES) | MMR      | NCR        | SOUTH    |
|--|----------|------------|----------|
| Potential Capacity (KW)  | 25.3     | 77.6       | 60.5     |
| Expected Capital Cost invested in RTS (Lakh)                       | ₹12.36   | ₹37.99     | ₹29.61   |
| Potential units generated till payback (MWh)                       | 111      | 285        | 322      |
| Potential Emissions Avoided till Payback (tCO <sub>2</sub> )       | 79       | 202        | 228      |
| Expected Annual monetary savings on annual generation (INR)        | ₹417,293 | ₹1,482,136 | ₹840,889 |
| Expected Payback Period (Years)                                    | 3        | 2.6        | 3.5      |



STRATEGY 2  
GREEN POWER FROM GRID

| SOLAR SYSTEM INSTALLATION LOCATION<br>(SITE AND MARKETING OFFICES)                | MMR    | NCR     | SOUTH  |
|---|--------|---------|--------|
| Annual Consumption FY 2023 (kWh)  | 39,362 | 188,769 | 30,135 |
| Unit Difference (Annual Consumption - Annual Generation from RTS) in MWh          | 2      | 78      | -61    |
| Potential Emissions avoided from Green Power till RTS payback (tCO <sub>2</sub> ) | 3.7    | 141.2   | 0      |
| Expected Cost of Procuring Green Power till RTS payback(in Lakhs)                 | ₹0.62  | ₹27.82  | ₹0.00  |



CUMULATIVE TABLE WITH SUMMARY OF STRATEGY 1 & 2:

| PARTICULARS  | TILL PAYBACK | UNIT                   |
|--|--------------|------------------------|
| Total Capital Cost (Rooftop Solar)                                   | ₹79.96       | INR Lakhs              |
| Expected Cost for Green Power from Grid                              | ₹28.43       | INR Lakhs              |
| Potential Emissions Abated till Payback (from RTS)                   | 510          | tCO <sub>2</sub> e     |
| Potential Emissions Abated till Payback (from Green Power from grid) | 145          | tCO <sub>2</sub> e     |
| Total Emissions Abated till Payback (from Green Power and RTS)       | 655          | tCO <sub>2</sub> e     |
| Potential Cost of abatement  | ₹16,553      | INR/tCO <sub>2</sub> e |

INR  
**24,863**/tCO<sub>2</sub>e  
COST OF ABATEMENT

**911** tCO<sub>2</sub>e  
TOTAL EMISSIONS ABATED TILL 2025



# REDUCING TRANSITION RISKS TO A LOW CARBON ECONOMY

## ICP AS A TOOL TO FACILITATE A LOW CARBON TRANSITION

As a part of our climate strategy to reduce transition risks to a low carbon economy, we are working towards establishing our Internal carbon price (ICP). According to TCFD, carbon pricing is a key metric for scenario analysis. Establishing a carbon price reduces the transition risk to a low carbon economy. According to CDP: ICP objectives, the GHG emissions in scope, type of price, variance used, its impact and implications are all vital. Overall, most companies use ICP to achieve one or more of four key objectives: driving low-carbon investment, driving energy efficiency, changing internal behavior, and identifying and seizing low carbon opportunities.

Carbon markets across the globe, such as the EU Emission Trading System (ETS) are observed to be the biggest drivers of ICP globally. Many Asian carbon tax regulations also such as Japan Carbon Tax and Korea ETS also saw steady growth in company's disclosing their ICP. The 2022 Energy Conservation Bill (yet to be passed), proposes the development of a domestic carbon market in India. ICP is therefore an important tool to drive low carbon transition for Indian companies.

## REDUCING OUR CARBON FOOTPRINT

Our detailed understanding of the company's carbon footprint is the foundation on which the company's carbon price rests. We have taken cognizance of the fact 99.82% of our baseline year (FY 2020-21) emissions are Scope 3. Of these 82.89% belong to the Category 1 of Purchased Goods and Services. Hence, sustainability initiatives for setting GPL's ICP are derived from the Scope 3, Category 1 emissions.

## SETTING AN APPROPRIATE ICP

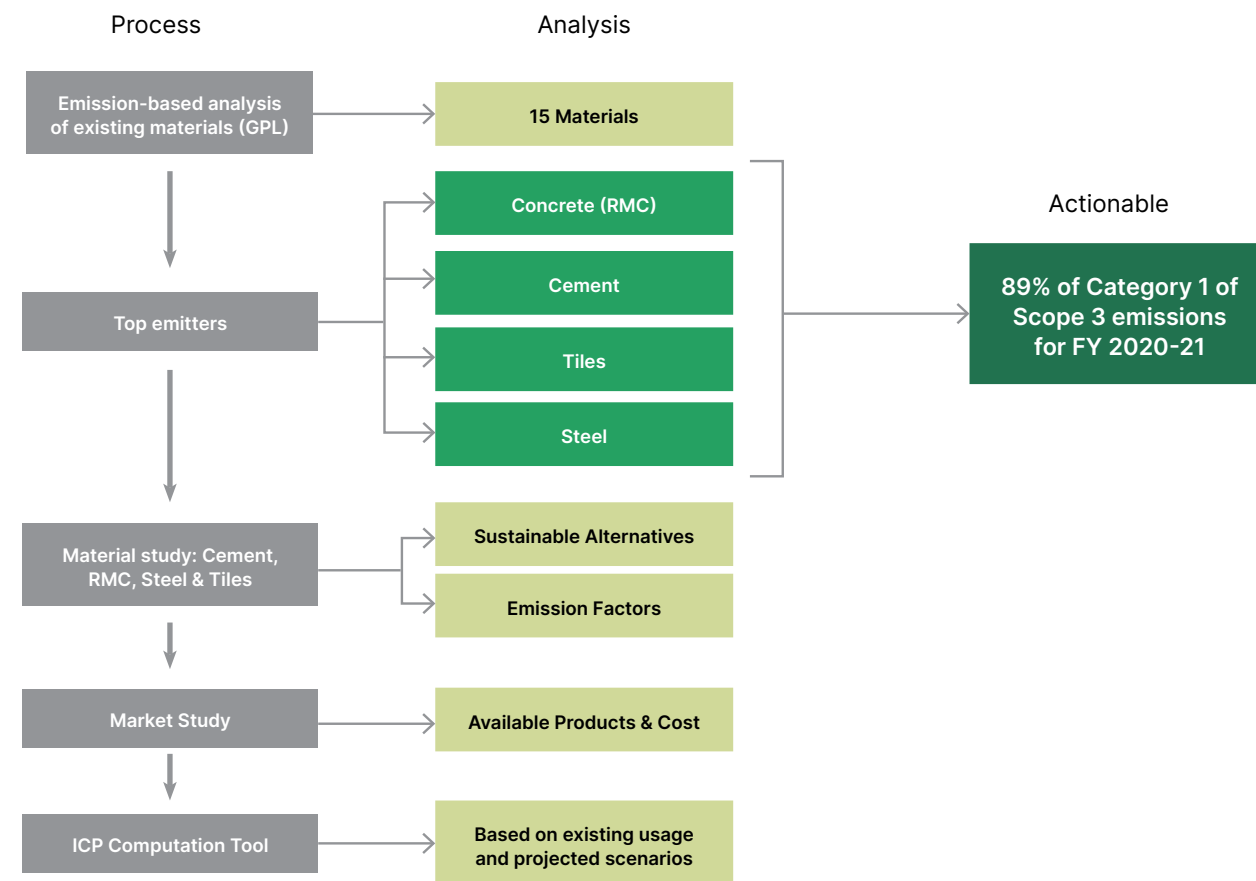
Our ICP is based on sustainable material-based initiatives. The first step towards the same was an emission profile of the highest emitting construction materials in the Scope 3, Category 1. Concrete (RMC-Ready Mix Concrete), Cement, Tiles and Steel, were found to be the top emitters. Through a material and market study, we are identifying alternate materials/products which could facilitate the reduction of our carbon footprint. For example, a higher proportion of replacement of Supplementary Cementitious Materials (SCM) such as Granulated Ground Blast Furnace Slag (GGBFS). We are in the process of setting the ICP using an implicit price approach, and we plan to disclose the specific ICP number in the next reporting cycle.

## VISION FOR GPL'S ICP

GPL's vision for its internal carbon price (ICP) is to progress gradually towards more mature forms, starting with an implicit carbon price and eventually moving towards a carbon fee. Initially, the ICP aims to raise awareness about carbon impacts, and as GPL advances in its low carbon transition, it will become a tool to drive sustainable operations. Importantly, the ICP is not a fixed value but a dynamic tool that will evolve alongside GPL's sustainability strategy, ensuring alignment with changing goals and market conditions.

**Implicit carbon price quantifies the capital investment required to meet the company's climate related targets and is based on the company's carbon footprint. It helps in risk assessment of projects/ products, based on emissions and does not cause an impact on cash flows.**

## MATERIAL BASED INITIATIVES ALIGNED FOR SCOPE 3 EMISSIONS



## SCOPE 3 EMISSIONS FOR FY 2020-21 (BASE YEAR)

| Category | Category descriptions                                    | Emissions (tCO <sub>2</sub> e) | % arranged in descending order | Reason for Inclusion   |
|----------|--|--------------------------------|--------------------------------|--|
| 1        | Purchased Goods and services                             | 1,625,809.61                   | 82.90%                         | Embodied emission of raw materials required for developing finished product                |
| 4        | Upstream transportation and distribution                 | 313,460.56                     | 15.98%                         | Emission by vehicles to transport raw materials from the suppliers to the site             |
| 11       | Use of sold products                                     | 10,973.00                      | 0.56%                          | Emission by handed over units (product)  |
| 8        | Upstream leased assets                                   | 4,703.62                       | 0.24%                          | Equivalent Emission by energy consumption to manufacture products                          |
| 7        | Employee commuting                                       | 3,866.91                       | 0.20%                          | Equivalent emission by employees to workplace  |
| 3        | Fuel and energy related activities excluding Scope 1 & 2 | 1,014.22                       | 0.05%                          | Equivalent Emission by energy consumption to recycle construction waste                    |
| 6        | Business travel  | 985.61                         | 0.05%                          | Equivalent Emission by energy consumption to run contractor's & PMC site offices           |
| 5        | Waste generated in operations                            | 429.26                         | 0.02%                          | Equivalent Emission by travelling by air or road for business                              |
| 2        | Capital goods  | 8.02                           | 0.00%                          | Equivalent Emission by capital good used for operations (mainly soft furniture at offices) |
| TOTAL    |  | 1,961,250.82                   | 100%                           |  |



# DRIVING ENERGY EFFICIENCY IN OUR OPERATIONS

## INTEGRATING ENERGY CONSCIOUSNESS

Recognizing that 90% of a building's total energy consumption occurs while it is occupied, GPL understands the significance of energy usage as a substantial expense. Our long-term economic and environmental sustainability relies on the reduction of energy consumption and associated costs. To achieve this, we integrate energy-saving features into the design and construction of our buildings. Furthermore, we implement conservation measures across all aspects of our operations to minimize energy requirements.

We are committed to decreasing our operations' carbon footprint by promoting eco-efficiency and adopting renewable energy sources whenever feasible. To ensure continuous improvement in our energy performance and efficiency, we adhere to international benchmarks and standards such as the Energy Conservation Building Code (ECBC) and the Energy Performance Index (EPI) established by the American Society of Heating, Refrigerating, and Air-Conditioning Engineers (ASHRAE).

PRODUCT



### ENGINEERING BASIS FOR GREEN BUILDING INTEGRATION

Follow ECBC, NBC 2016, and ASHRAE 90.1 & 62.1 guidelines to incorporate energy efficiency into design parameters.

### SYSTEM FOR MONITORING

Utilize building management systems (BMS) or an equivalent to monitor operational energy consumption and incorporate energy surveillance capabilities into projects.

OPERATIONS



### ENCOURAGE TO INTEGRATE

Proactive incorporation of eco efficient and renewable energy focused technologies.



### SENSITIZE

Inculcate a mindset of energy consciousness among employees and customers.

GRI 2-4, GRI 3-3, GRI 302-1, GRI 302-2, GRI 302-3, GRI 302-4

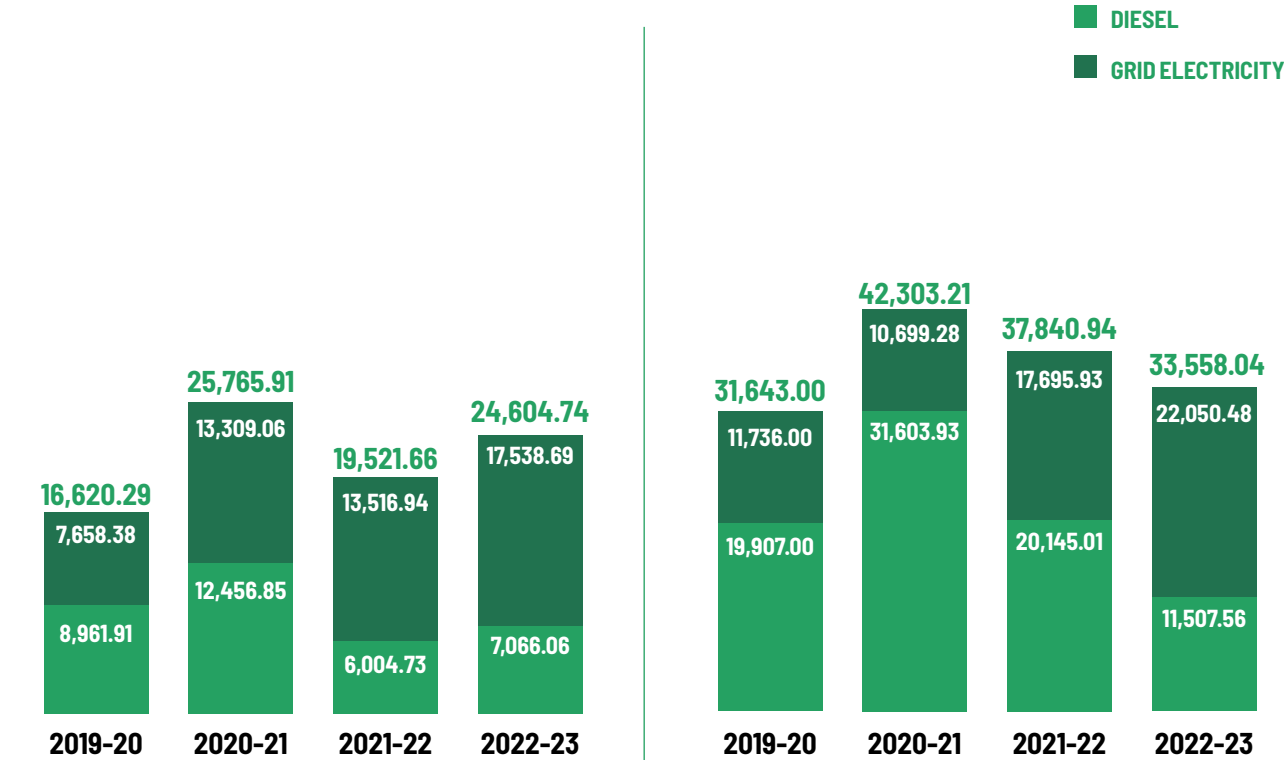
## ENERGY TO OPERATE GPL OWNED OFFICES AND GPL OWNED VEHICLES

## ENERGY UTILIZED FOR CONTRACTOR'S OFFICE & CONSTRUCTION ACTIVITY

### ENERGY INTENSITY (GJ/sqft)

| FY 2022-23 | FY 2021-22 | FY 2020-21 | FY 2019-20 | FY 2022-23 | FY 2021-22 | FY 2020-21 | FY 2019-20 |
|------------|------------|------------|------------|------------|------------|------------|------------|
| 0.050      | 0.040      | 0.070      | 0.050      | 0.005      | 0.002      | 0.001      | 0.001      |

### ENERGY CONSUMED (GJ)



\*Energy values for 2019-20 have undergone revision due to improved measurement and record keeping processes

GRI 302-1, GRI 302-2, GRI 302-3

GPL operations across regions considered: NCR, Mumbai, South, Kolkata, Pune, Ahmedabad, Nagpur, Vikhroli and Head Office

Bifurcation between renewable and non-renewable not highlighted (part of the indicator)

Renewal energy consumption for site operations is Zero

Assuming company owned vehicles are sedan < 2000cc diesel fueled (Assuming standard to and fro distance traveled by respective company owned vehicle users to further arrive at the monthly distance and the same has been aggregated annually.)

There has been decrease in diesel consumption on account of:

4 sites have closed - Godrej Avenues, Godrej Reserve, Godrej 24 & Elements

Labour camp of Godrej Nurture (Mamurdi) has been switched from Diesel operated gen set to Grid Electricity

Denominator used to calculate Intensity for FY 2022-23:

Scope 1 & 2 = 4,82,757.452 sqft

Scope 3 = 6708205.364 sqft



# CONSERVING WATER

Water scarcity is amongst one of the most impactful risks facing the world today. In order to fully understand what we can do to better manage water usage and make it more efficient; we have employed a water management strategy that will allow us to ensure meaningful stakeholder engagement by being able to address related water material issues, risks and opportunities. Water stress refers to a twofold situation: when the demand for water exceeds the current available resource, when the poor quality of water restricts its use.

The country’s annual water use ranges from 40% to 80%, according to an assessment of its baseline water stress of 3.6. Among 181 countries, India ranks 41<sup>st</sup>, positioning it within the second group of countries facing high-risk water stress.

TOTAL WATER CONSUMED (267.75 MILLION LITRES)

|                      |                        |
|----------------------|------------------------|
| 218.17 (Fresh water) | 49.58 (Recycled Water) |
|----------------------|------------------------|

WATER CONSUMPTION

| SOURCE   | QUANTITY (MILLION LITRES) |            |            |            |
|--|---------------------------|------------|------------|------------|
|  | FY 2022-23                | FY 2021-22 | FY 2020-21 | FY 2019-20 |
| WATER WITHDRAWN FROM ALL AREAS*  |                           |            |            |            |
| Surface water  | 0                         | 0          | 0.20       | 0          |
| Ground water   | 0.8                       | 0.07       | 34.20      | 16.70      |
| Third-party water (includes municipal, bottled water and tanker water) | 217.36                    | 309.44     | 264.70     | 351.10     |
| Total water withdrawn  | 218.17                    | 309.51     | 299.10     | 367.80     |
| WATER WITHDRAWAL FROM AREAS OF WATER STRESS (NCR, SOUTH)               |                           |            |            |            |
| Surface water  | 0                         | 0          | 0.20       | 0          |
| Ground water   | 0                         | 0          | 34.20      | 16.70      |
| Third-party water (includes municipal, bottled water and tanker water) | 74.98                     | 134.59     | 54.70      | 73.30      |
| Total water withdrawn  | 74.98                     | 134.59     | 88.90      | 90.00      |
| Total water consumed in areas of water stress                          | 74.98                     | 134.59     | 88.90      | 90.00      |

Recycled water consumed for Fy 2022-23 is 49.58 Million Litres  
Water discharge for FY 2022-23 is Zero as Water withdrawn is equal to water consumed  
Determined using WWF Water Risk Filter tool with overall risk rating above 3.8  
For FY 2020-21 & FY 2019-20 third party water was reported under ground water consumption for Godrej Nurture site  
\*Water consumption and withdrawal data is disclosed for water utilized during construction activities at all 43 project sites. It doesn't include drinking water and water used for GPL's offices  
GRI 303-2, GRI 303-3, GRI 303-5

| LIFE-CYCLE STAGE    | CONSTRUCTION STAGE  | OCCUPANCY STAGE   |
|---------------------|---|---|
| Initiatives         | Water Efficient Plumbing Fixtures to minimise dependence on municipal and bore water  | Rainwater Harvesting to enhance ground water table and reduce municipal water demand by harvesting rain water.  |
| Reference Materials | IGBC Green Homes Rating Systems   |   |
| Impact              | Water-efficient plumbing fixtures lower water consumption, reduce operational costs, and achieve sustainability goals, thereby enhancing the project’s value and attracting environmentally conscious buyers. | Rainwater harvesting offers occupants opportunities for water conservation, cost savings, sustainability, reliability, and improved indoor air quality, making it a valuable and eco-friendly practice. |

KEY ASPECTS OF OUR WATER MANAGEMENT STRATEGY ARE:



ENGAGE WITH CUSTOMERS

Raise awareness about the importance of water conservation and the impact it has on the environment. Provide information on practical ways to conserve water within their properties.

Partner with local community organizations or water conservation initiatives to organize educational workshops, campaigns, or events. This can create a sense of community involvement and encourage customers to actively participate in water conservation efforts.



REDUCE IRRIGATION WATER REQUIREMENTS

Use native plants and vegetation that are well adapted to the local climate and require less water. Drought-tolerant species can thrive with minimal irrigation, reducing overall water usage.

Install water-efficient irrigation systems such as drip irrigation or micro-sprinklers. These systems deliver water directly to the roots, minimizing evaporation and ensuring efficient water distribution.



MINIMISE DEPENDENCE ON GROUNDWATER

Install water-efficient fixtures such as low-flow faucets, toilets, and showerheads in all buildings.

Implement rainwater harvesting systems to collect and store rainwater for non-potable uses such as irrigation, toilet flushing, and cleaning.



ENCOURAGE DESIGN OF WATER EFFICIENT HOMES

Develop water-efficient design guidelines and checklists that provide specific recommendations for architects and facilities management teams. Include information on water-saving fixtures, appliances, landscaping techniques, and rainwater harvesting strategies.



MEASURE WATER CONSUMED

Install water monitoring systems that use sensors to track water flow and usage in various parts of the property. These systems can provide insights into specific areas of high or excessive water consumption.



ENHANCE AWARENESS

Raise awareness by emphasizing the significance of water efficiency in homes, particularly in residential developments awarded the IGBC Platinum rating. Promote individual water metering and underscore the advantages of water-efficient design, including lower water bills, environmental sustainability, and long-term cost savings.



ENSURE REDUCTION IN POTABLE WATER REQUIREMENTS

Ensure a decrease in the required amount of potable water by incorporating water-saving and low-flow fixtures.



# REPLENISHING MORE THAN WE CONSUME

At GPL, we are dedicated to minimizing our environmental impact to the greatest extent possible. We have implemented sustainable water management practices across our operations to reduce water usage. Additionally, we actively promote water harvesting and recycling whenever feasible, aiming to decrease our reliance on freshwater resources. During the reporting period, our overall water consumption amounted to 267.75 million litres.

As part of our commitment to water conservation, we established an integrated watershed management program in the Beed district of Maharashtra.

This initiative has had a positive impact on three villages, covering a total area of 3300 hectares, through our corporate social responsibility (CSR) efforts. Our surveys have indicated that the potential annual groundwater recharge in the area reached 11,513.6 million litres, significantly exceeding the amount of water consumed within our reporting boundary. We remain steadfast in our dedication to maintaining a water-positive position as we continue to progress.

**11,689.10** = **4065**  
MILLION LITRES OF WATER RECHARGED IN FY 2022-23  
OLYMPIC SIZED SWIMMING POOLS

**75%**  
INCREASE IN WATER COMPARED TO PREVIOUS YEARS

**146%**  
INCREASE IN GROUNDWATER RECHARGE FROM BASELINE

**50%**  
REDUCTION IN NEED FOR TANKER WATER SUPPLY IN VILLAGES

We have been able to give back more than we consumed during our operations, thus becoming **WATER POSITIVE**



# CREATING SOCIAL VALUE AND CONSERVING WATER

Climate change has had devastating consequences on water distribution in different seasons and regions of India, leading to the deterioration of water sources. To restore balance to India's intricate hydrology, it is essential to enhance systemic resilience.

One effective approach to address the nation's water crisis is the adoption of a comprehensive strategy. Watershed development is a prime example of such a holistic approach that yields remarkable results in revitalizing water sources, replenishing the water table, and enhancing natural ecosystems.

GPL's interventions in the drought-prone regions of Beed (Maharashtra), Siddipet (Telangana), and Magadi (Karnataka) commenced in September 2016 and concluded in January 2019. The implementation of land use and water management practices aimed

to reduce the vulnerability of farming communities in semi-arid areas, and this objective was successfully achieved.

A watershed is not just a hydrological unit but also a crucial social, political, and ecological entity that significantly impacts human well-being, including food and livelihood security. During the implementation of the watershed projects, we observed active participation from the local communities, which resulted in the creation of additional sources of income for them.

Our intervention covered an area of 3300 hectares of land, contributing to the restoration of ecological balance in the region and improving the lives of approximately 4,700 households.

## SOCIAL IMPACT OF WATER CONSERVATION



CASES OF ALCOHOL ABUSE HAVE DECLINED DUE TO AVAILABILITY OF WORK AND INCREASE IN ANNUAL INCOME

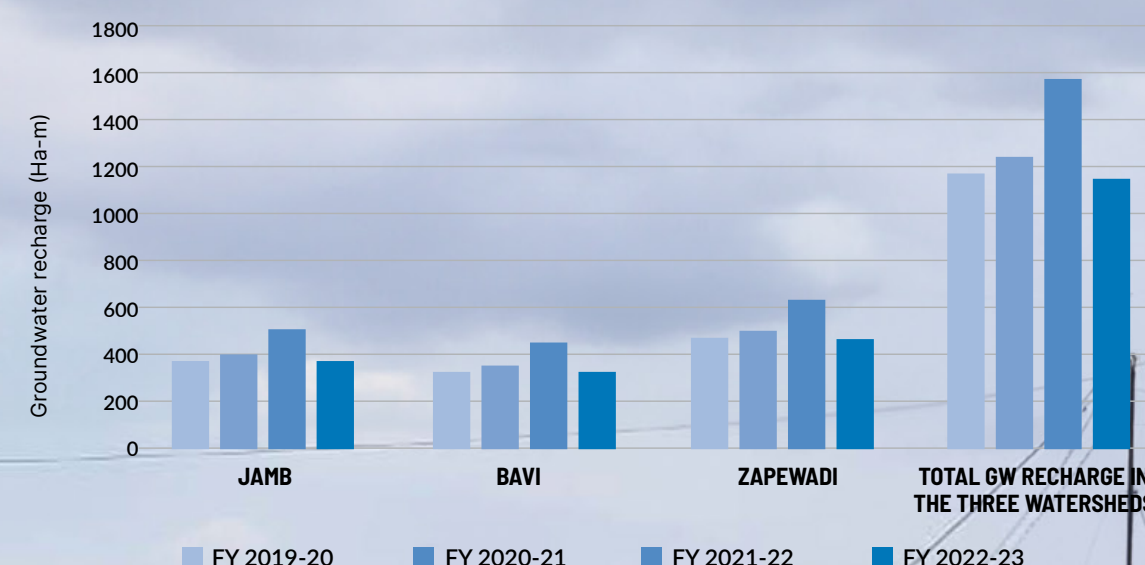


WOMEN IN VILLAGES HAVE BANK ACCOUNTS

# 50%

REDUCTION IN MIGRATION OF FARMERS HAS BEEN OBSERVED DUE TO AVAILABILITY OF WATER IN SUMMERS

## GROUNDWATER RECHARGE BY WATERSHED INTERVENTIONS, BY DISTRICT





# MAPPING RESOURCE CONSUMPTION FOR JUDICIOUS USAGE

## OUR APPROACH

We have adopted a focused strategy aimed at minimizing our direct impact on natural resource consumption and pollution. By conserving natural resources, we strive to make a modest yet meaningful contribution to the well-being of societies and the environment in which we operate. Recognizing the importance of this endeavour, we have implemented rigorous measures to ensure responsible procurement and efficient utilization of these resources.

Our commitment lies in promoting a circular economy that fosters the preservation of ecological balance. To track our progress over time and establish benchmarks, we have conducted a comprehensive mapping of material consumption across various categories. This allows us to monitor our material usage and measure our advancements in this area.

## RESPONSIBLE PROCUREMENT



### SUPPORT

Our goal is to use certified green building products, materials, and machinery.



### PROMOTE

By mandating that at least 50% of the project's material costs be spent on materials purchased within operational radius/limits, we support local sourcing of building materials to reduce logistics-related footprint.



### ENCOURAGE

In every project, we try to obtain and use alternative eco-friendly building materials like VOC paints, adhesives, sealants, and others for interior finishing.



### REPLACE

We have started procuring new renewable wood products that have the Forest Stewardship Council (FSC) or Programme for the Endorsement of Forest Certification (PEFC) or an equivalent certification.

## RESPONSIBLE UTILIZATION



### PROMOTE

Recycling and reuse of materials can help reduce the need to mine new resources.

#### Some key initiatives undertaken include:

Use of Excavated sand for backfilling

Use of STP water for curing and horticulture

Reuse of waste concrete cubes in pavements and steel yards

Use of waste AAC blocks for sunken filling

Re-utilized aluminum shuttering



### OPTIMIZE

Construction material utilization towards minimizing dependence on natural resources.

GRI 3-3, GRI 301-1

## RESPONSIBLE CONSUMPTION OF MATERIALS, FY 2022-23

(Material consumption in Tonne)



### FIRE DOOR

274.98



### PAINTS

431.94



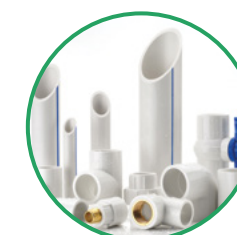
### READY MIX CONCRETE

1,048,240.88



### CEMENT

43,432.39



### PIPES

10,590.76



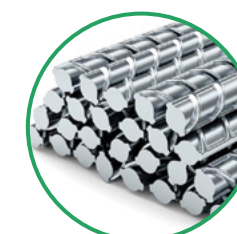
### AAC BLOCKS

23,285.56



### GYPSUM PLASTER

581.37



### TOR STEEL

63,163.02



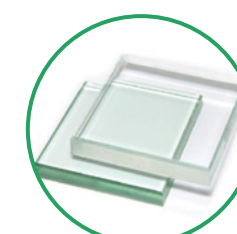
### TILES

6,354.23



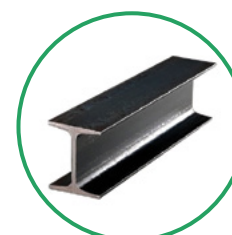
### UPVC WINDOWS

60.59



### GLASS

456,183.87



### STRUCTURAL STEEL

2,376.79



### WOOD

1,441.66



### ALUMINIUM WINDOWS AND PANELS

1,847.79

Tiles include Ceramic and Stone

Pipes include GI, MS, CPVC, UPVC

Wood includes Engineered wood and Natural wood (Frames and Shutters)



# COMMITTING TO CONSTRUCTION WASTE MANAGEMENT

### OUR APPROACH

We are committed to waste minimization at source and deploy a consistent approach towards safe and sustainable disposal. We ensure stringent adherence with waste management-linked regulations and embrace a ‘beyond compliance’ approach to minimize the environmental impact of the waste we generate.



#### HAZARDOUS WASTE

Hazardous waste include materials such as construction and demolition materials, chemicals, solvents, paints, oils, electronic waste, and contaminated soil or groundwater that pose a risk to human health, the environment, or property. GPL ensures proper disposal of all hazardous waste through authorized third-party entities in strict compliance with applicable laws and regulations.



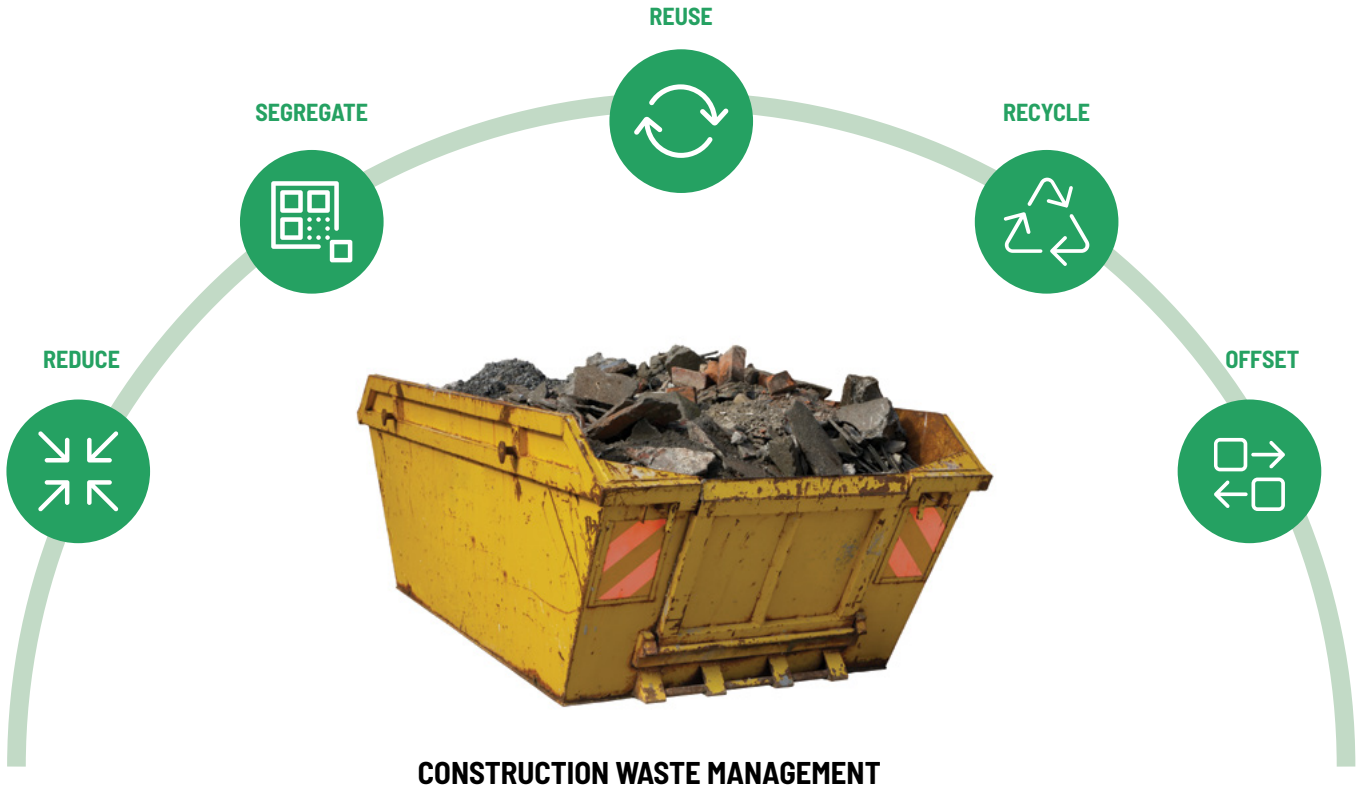
#### NON-HAZARDOUS (OTHER CATEGORIES)

The non-hazardous waste streams at GPL include soil, construction waste, and metal scrap. While soil is either used for backfilling or sent to authorized landfills, metal scrap is sent to authorized recyclers. Construction debris on the other hand, is sent to municipality-authorized agencies in line with regulations.



#### NON-HAZARDOUS (ORGANIC WASTE)

GPL performs composting, and the resulting manure is utilised for our project landscaping or in our plant nursery. At some places it is handed over to authorised agencies.



### WASTE DISPOSED (MT)

|         | HAZARDOUS | NON-HAZARDOUS |                |          |            | TOTAL      |
|---------|-----------|---------------|----------------|----------|------------|------------|
|         |           | DEBRIS        |                | SCRAP    | SOIL       |            |
|         |           | TO LANDFILL   | REUSED AT SITE |          |            |            |
| 2022-23 | 995.14    | 25,297.48     | 2,212.90       | 913.55   | 424,515.22 | 453,934.30 |
| 2021-22 | 56.99     | 15,662.32     | -              | 1,005.12 | 337,317.02 | 354,041.50 |
| 2020-21 | 14.95     | 10,086.19     | -              | 254.03   | 228,730.66 | 239,085.80 |

Specific gravity of waste oil taken as 0.93  
Density of construction debris taken as 1,663.47 kg/m³

GRI 306-4, GRI 306-5



# WASTE MATTERS: A HANDBOOK TO BETTER MANAGE REAL ESTATE CONSTRUCTION WASTE IN INDIA

### OUR APPROACH

Construction and demolition waste is a pressing problem for the sector and requires an ecosystem approach. This year we commissioned a construction waste management study, together with developer partners, as part of our CSR projects.

The study was conducted at 14 active construction sites across 4 cities Bengaluru, Gurugram, Mumbai, and Pune and has generated tangible results that we hope to take forward into industry action.

Our aim was to address the challenges in waste management by using a measurement focused approach to quantify the actual waste produced during the construction of mid-sized residential properties in India.

This research provides answers to four key questions:

- » What is the quantum of waste (kg) generated per square feet of built-up area?
- » What are the constituents of waste generated at site?
- » How much waste is generated in each construction stage?
- » How does this waste travel and where does it end up?

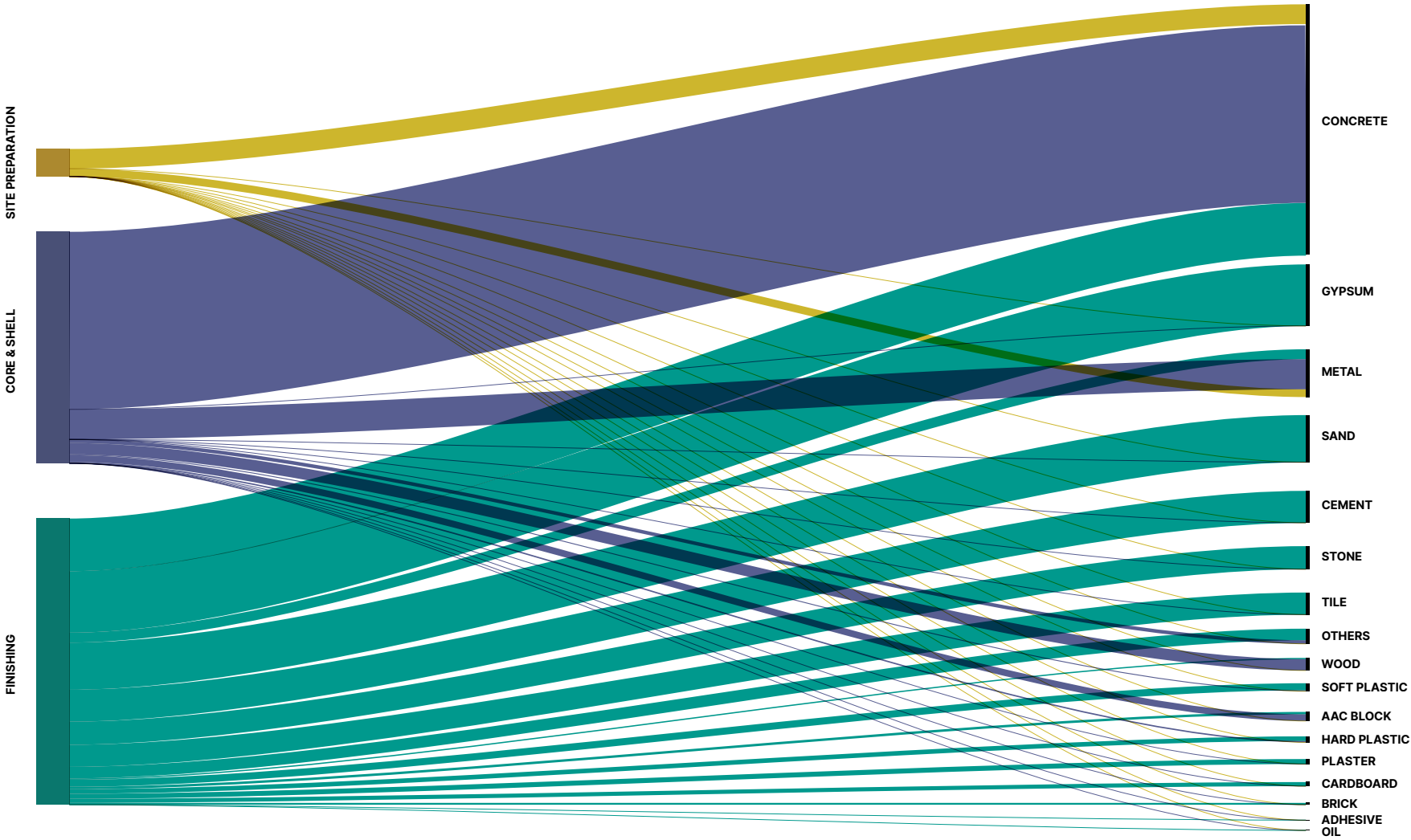
**3.64** kg/sft

The quantum of waste measured in a mid-scale residential Mivan construction project in India.



**WASTE MATTERS: A HANDBOOK  
TO BETTER MANAGE REAL  
ESTATE CONSTRUCTION WASTE  
IN INDIA**

[DOWNLOAD THE HANDBOOK](#)





**141**  
MATERIALS IDENTIFIED ACROSS 19  
CORE MATERIALS

## 46

MATERIALS HAVE THE POTENTIAL TO BE RECYCLED

### Currently recycled

### Potential to be recycled

[illegible]



REPORT EXTRACT

# The maximum amount of waste is generated during the Finishing stage

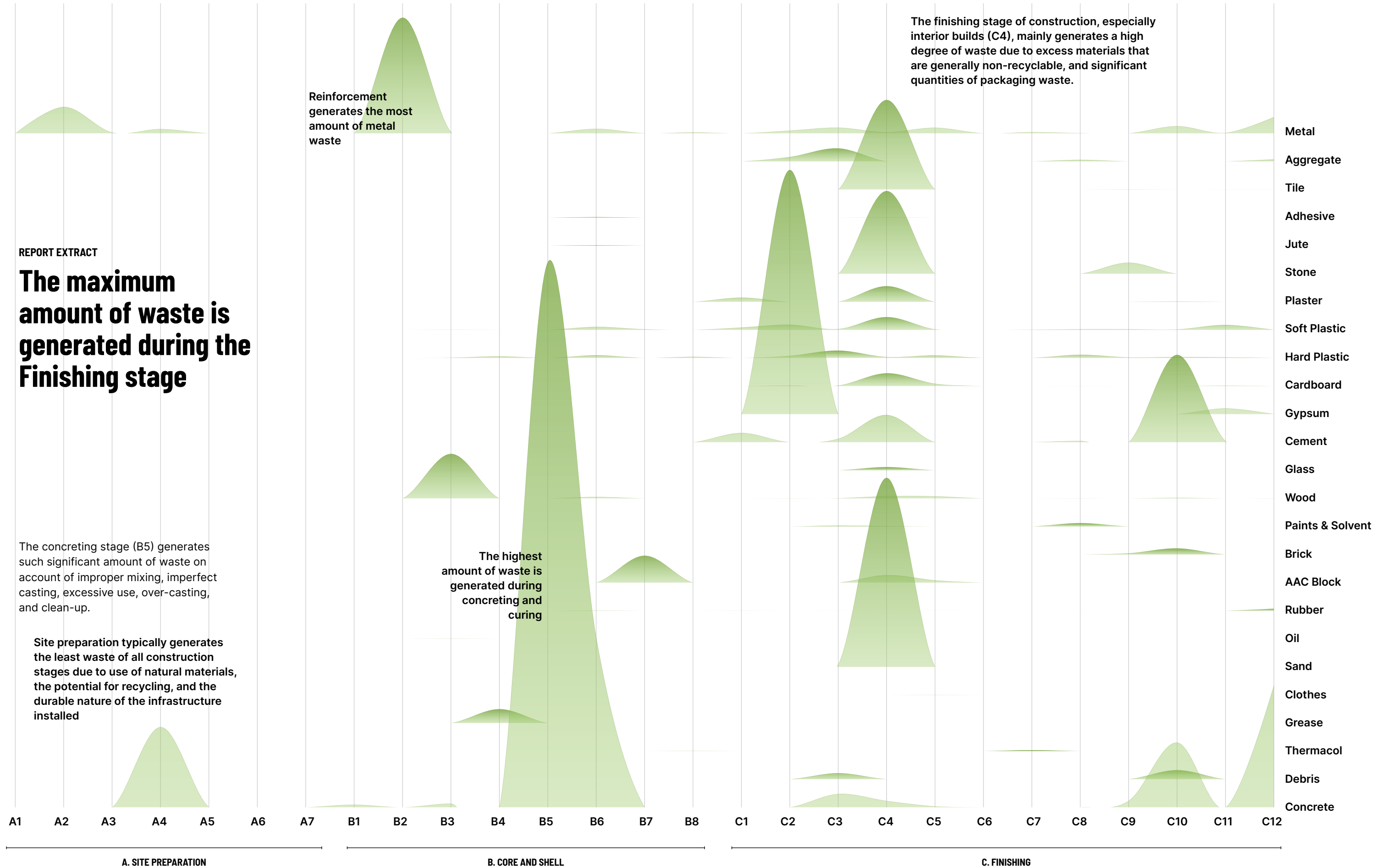
The concreting stage (B5) generates such significant amount of waste on account of improper mixing, imperfect casting, excessive use, over-casting, and clean-up.

Site preparation typically generates the least waste of all construction stages due to use of natural materials, the potential for recycling, and the durable nature of the infrastructure installed

Reinforcement generates the most amount of metal waste

The highest amount of waste is generated during concreting and curing

The finishing stage of construction, especially interior builds (C4), mainly generates a high degree of waste due to excess materials that are generally non-recyclable, and significant quantities of packaging waste.





# MINIMIZING IMPACT ON THE NATURAL HABITAT

## BIODIVERSITY SURVEYS

We identify and monitor protected areas near our sites and our impact on them. For our Maan Hinjewadi, Mahalunge, and Manjari project sites, we conducted biodiversity surveys to learn more about the local flora, fauna, and important ecological observations.

In order to document native topology, specialized stream surveys were also carried out as part of this engagement. These surveys helped to coordinate our development activities to reduce negative effects on the habitat. We were also able to choose native trees for plantation thanks to the ecological study. To enable the preservation and revival of native biodiversity, we are expanding these surveys across our development sites.

Environmental Impact Assessments are carried out at each of our sites as required by the Ministry of Environment, Forest, and Climate Change (MOEFCC) regulations. In addition:

- » GPL abstains from conducting operational activities within the notified areas, as well as its notified eco-sensitive zones, areas of the World Heritage sites, and IUCN (International Union for Conservation of Nature) Category I-IV protected areas. (applicable for all operations)
- » GPL commits to continuing to practice “No Net Deforestation” throughout all of its operations through FY 2025–2026.

**GPL extends its commitment on “No Net Deforestation” across 100% of its operations through FY 2025-26**

## BIODIVERSITY EXPOSURE & ASSESSMENT

|  | NUMBER OF SITES | AREA (HECTARES) |
|--|-----------------|-----------------|
| Total number of sites and the total area used for operational activities                                   | 43              | 670.82 hectares |
| Biodiversity impact assessments conducted for sites used for operational activities in the past five years | 43              | 670.82 hectares |
| Number of EIA Assessments conducted in FY 2022-23  | 7               |                 |

Note - 100% of GPL projects (as applicable by MOEFCC norms & laws) have undergone EIA assessment.





# ASSESSING IMPACT ON BIODIVERSITY

As a real estate company, we are mindful of the potential of the effects of our operations on biodiversity. We regularly conduct environmental impact assessments at all our operational sites before starting our construction activities, considering both the benefits and drawbacks and of the pertaining socio-economic, cultural, and human health impacts.

This action allows us to design projects that preserve at least 15% to 20% of the site's natural topography, none of our project sites are in ecologically sensitive areas, and there have been no significant negative impacts on biodiversity (proximity to World Heritage sites and IUCN Category I-IV protected areas) that have been observed or reported. Additionally, we have been actively involved in tree planting initiatives; this year alone, over 401169 trees have been planted throughout our operational regions.

NUMBER OF TREES PLANTED BY REGION

| REGION                            | FY 2022-23 | FY 2021-22 | FY 2020-21 | FY 2019-20 |
|-----------------------------------|------------|------------|------------|------------|
| IN GPL SITES                      |            |            |            |            |
| NCR                               | 115        | 66         | 28         | 4,247      |
| Mumbai                            | 646        | 665        | 0          | 0          |
| Bengaluru (south)                 | 4,794      | 0          | 1,856      | 21,364     |
| Kolkata                           | 0          | 0          | 31         | 8          |
| Pune                              | 555        | 557        | 3,166      | 1,124      |
| Vikhroli                          | 2,645      | 0          | 0          | 545        |
| IN COMMUNITY THROUGH CSR PROGRAMS |            |            |            |            |
| Pokhari                           | 0          | 0          | 0          | 200,000    |
| Nargol                            | 0          | 120,000    | 0          | 0          |
| Kalai                             | 0          | 0          | 15,750     | 0          |
| Uttarkashi                        | 0          | 50,400     | 0          | 0          |
| Akola                             | 35,225     | 0          | 0          | 0          |
| Ri-Bhoi                           | 31,799     | 0          | 0          | 0          |
| Ambejogai                         | 325,390    | 0          | 0          | 0          |
| Total                             | 401,169    | 171,688    | 20,831     | 227,288    |

GRI 3-3, GRI 304-1

We are committed to avoiding, mitigating, and offsetting biodiversity impacts stemming from new developments. Our due diligence and risk assessment approach ensures biodiversity dependencies and risks are locally contextualized at the asset or operational level. We consider adjacent areas as well as upstream and downstream activities, to comprehensively address biodiversity considerations.

Our biodiversity commitments are integrated within our Environmental Management System (EMS), including recognition of biodiversity risks and opportunities during design, construction, and maintenance phases.

Guided by our Environmental Policy, we are dedicated to restoring nature and striving for a net positive impact on biodiversity.

Key commitments under this policy include:

- » Developing tools for assessing and reporting on the company's biodiversity impact.
- » Conducting assessments of biodiversity impacts resulting from operations and developments, with the objective of achieving an overall net positive impact.
- » Enhancing the biodiversity value of GPL's sites to contribute to their ecological richness and diversity.

TARGETS ACHIEVED FOR FY 2022-23

392,414

SAPLINGS PLANTED AS PART OF CSR PROJECTS

|                     | CONSTRUCTION STAGE   | OCCUPANCY STAGE   |
|---------------------|--|---|
| Initiatives         | Following Sustainable construction practices and frameworks developed by DJSI.<br><br>Periodic circulation of the survey with the target to assess all sites by 2025 | Regular assessment and maintenance with support from third party partners |
| Reference Materials | IGBC Green Homes Rating Systems  |   |
| Impact              | Preservation of maximum biodiversity onsite  | Preservation of biodiversity onsite                                       |





# PROCESSES AND PRODUCTS FOR A RESILIENT FUTURE



INTELLECTUAL  
CAPITAL



MANUFACTURED  
CAPITAL

## MATERIAL ISSUES

- ✓ SUPPLY CHAIN MANAGEMENT
- ✓ ENVIRONMENT MANAGEMENT

## RISKS IDENTIFIED

- ✓ REPUTATION
- ✓ CYBERSECURITY AND DATA PRIVACY
- ✓ HUMAN RIGHTS
- ✓ MANAGING CONTRACTORS
- ✓ LABOR AND OTHER COMPLIANCE
- ✓ INNOVATION AND TECHNOLOGY
- ✓ SALES AND MARKETING
- ✓ CLIMATE RESILIENCE
- ✓ OCCUPATIONAL HEALTH, SAFETY AND WELLBEING

## SDGS



200  
MN SQ. FT TOTAL SALEABLE  
AREA OF PROJECTS\*



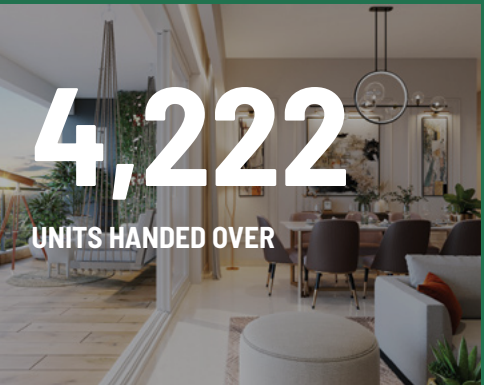
1  
GREEN BUILDING  
MEMBERSHIP  
(IGBC)



92  
NUMBER OF TOTAL  
PROJECTS\*



94.97%  
IGBC GREEN HOME  
CERTIFICATION



4,222  
UNITS HANDED OVER



8  
COLLABORATIONS/  
INDUSTRY PARTNERSHIPS  
(FOR LEVERAGING  
TECHNOLOGIES FOR  
CONSTRUCTION AND  
SALES MANAGEMENT)

\*Data as on 30<sup>th</sup> April, 2023



# FOSTERING A SUSTAINABLE AND INCLUSIVE ECOSYSTEM

### OUR APPROACH

As one of the founding members of Indian Green Building Council (IGBC), we continuously strive to deliver sustainability focused innovation to our customers. In 2010, GPL committed that all of its developments would be third party certified green under credible rating systems such as the IGBC, Leadership in Energy and Environmental Design (LEED), Excellence in Design for Greater Efficiencies (EDGE) and Green Rating for Integrated Habitat Assessment (GRIHA). In 2016 we raised the minimum certification for all our projects to IGBC Silver or equivalent.

\* The following projects are excluded from the portfolio boundary since they have been initiated/developed before our commitment towards delivering green buildings: Godrej 17 (Bengaluru), Godrej Woodsman Estate (Bengaluru), Godrej Alpine (Mangalore), Godrej Sherwood (Pune), Godrej Bayview (Mumbai), Godrej Edenwoods (Mumbai), Godrej Glenelg (Mumbai), Godrej Hill (Mumbai), Godrej Pine (Mumbai), Godrej Riverside (Mumbai), Godrej Sky Garden (Mumbai), Godrej Waldorf (Mumbai), and Planet Godrej (Mumbai). Further, all plotted development projects are excluded as no suitable green building certification is available for such developments.

94.97%

OF OUR PROJECT PORTFOLIO\* HAS RECEIVED GREEN CERTIFICATION FROM CREDIBLE EXTERNAL GREEN RATING BENCHMARKS

86.68 MILLION SQ.FT

GREEN HOMES

6.37 MILLION SQ.FT

GREEN RESIDENTIAL SOCIETY

### FY 2022-23 HIGHLIGHTS

#### IGBC GREEN HOMES CERTIFICATION

Godrej 24 - Silver rating  
Godrej Elements - Silver rating

#### IGBC GREEN INTERIORS CERTIFICATION

Imagine Studio Precinct - Platinum rating

#### IGBC GREEN RESIDENTIAL SOCIETIES CERTIFICATION

Godrej Aria - Platinum rating  
Godrej Oasis - Platinum rating

## KEY ENABLERS OF OUR GREEN BUILDING PORTFOLIO



### OUR GREEN PRODUCT COMMITMENT

| PROJECT LAUNCH  | PROJECT HANDOVER |    | GPL EXIT AFTER HANDOVER   |    | ENCOURAGE SOCIETY TO RENEW CERTIFICATION                              |    |    |
|---|------------------|----|---|----|---|----|----|
| Y1  | Y2               | Y3 | Y4  | Y5 | Y6  | Y7 | Y8 |
| IGBC GREEN HOMES PRE-CERTIFICATION  |                  |    | IGBC GREEN HOMES CERTIFICATION  |    | IGBC GREEN SOCIETIES CERTIFICATION                                    |    |    |
| Commit Green pre-certification to the customer at launch (Minimum Silver) |                  |    | Deliver project green certification before handover to meet customer commitment |    | Re-certification under IGBC Green Residential society before GPL exit |    |    |



# QUANTIFYING THE IMPACT OF GREEN BUILDING

We commissioned a study to quantify the impact of Green building on key resident liveability metrics including daylighting, water and waste management. This study covering 43,242 green homes under development till FY 2020-21 lists the tangible benefits of green homes to our customers and will be conducted after every 3 years for continued capture of impact.



REDUCING DEPENDENCY ON FRESH WATER SOURCES

**42%**  
OF WATER REUSED ON SITE

**96.30%**  
OF FLUSHING REQUIREMENT CATERED THROUGH ON-SITE TREATED WATER

**74.30%**  
OF LANDSCAPING REQUIREMENT CATERED THROUGH ON-SITE TREATED WATER



CONTRIBUTION TOWARDS REDUCTION IN GLOBAL WARMING

**70.60** MILLION KWH/YR  
ENERGY SAVINGS WITH RESPECT TO BASELINE AS PER IGBC SIMULATION MEASURES

**22%**  
PERCENTAGE OF PROJECTS ACROSS GPL PORTFOLIO THAT ADOPTED ON-SITE RENEWABLE ENERGY GENERATION

**68,000**  
HOUSES' ANNUAL ELECTRICITY REQUIREMENT



OFFSETTING ENERGY CONSUMPTION FROM GRID WITH ONSITE RENEWABLE ENERGY GENERATION

**16** LAKH KWH/YR  
RENEWABLE ENERGY COMPONENT IN ENERGY SAVINGS

**68%**  
OFFSET TO COMMON AREA LIGHTING LOAD

**90.10** tCO<sub>2</sub>e  
ESTIMATED TOTAL AVOIDED EMISSIONS FOR FY 2022-23



ENABLING RESPONSIBLE PROCUREMENT AND EFFICIENT USE

**17.10%**  
AVERAGE PERCENTAGE OF TOTAL MATERIAL COST INVEST IN RECYCLED CONTENT

**50%**  
AVERAGE PERCENTAGE OF TOTAL MATERIAL COST

**400** KM  
ENSURE THAT MAJORITY OF PROCURED MATERIALS HAVE BEEN MANUFACTURED WITHIN THIS DISTANCE FROM PROJECT SITES



ENABLING RESPONSIBLE WASTE MANAGEMENT

**26,051.8** MT/YR  
DRY WASTE (RECYCLABLE) GENERATED ON SITE

**16,277.6** MT/YR  
ORGANIC WASTE TREATED ON-SITE (99.1%)

**4,500** MT  
MT COMPOST GENERATED



PROMOTING HEALTH AND WELL-BEING

**100%**  
PERCENT OF HOMES OPTIMIZED FOR FRESH AIR VENTILATION

**77.60%**  
PERCENT OF HOMES OPTIMIZED FOR ENHANCED FRESH AIR VENTILATION

**90.60%**  
AVERAGE REGULARLY OCCUPIED SPACES OPTIMIZED FOR DAYLIGHTING



# BUILDING GREEN SOCIETIES



The Trees, Residences 1 & 2, Vikhroli  
RERA No. The Trees, Residential, Phase 1, Vikhroli - P51800000165; The Trees, Residential, Phase 2, Vikhroli - P51800000161

Recognizing the immense potential to conserve resources through multidwelling residential buildings, the Indian Green Building Council (IGBC) launched the IGBC Green Residential Societies Rating System. The system aims to provide guidelines to encourage residential societies to monitor and minimize natural resource consumption. The program offers a variety of tangible and intangible benefits to the residents.

## KEY BENEFITS DESCRIBED BY IGBC

- » Conservation of 30-50% of water and 20-30% energy
- » Waste management system
- » Excellent daylighting
- » 15-20% cut of power costs
- » Good health and lifestyle benefits for homebuyers

By extending our green building mandate into the use phase, we are able to provide customers with a tangible benefit from our efforts. We are working to incorporate a broader facility management strategy into the Green Residential Societies certification.



## IGBC GREEN RESIDENTIAL SOCIETIES CERTIFICATION TILL FY 2022-23

|                              |                 |
|------------------------------|-----------------|
| The Trees, Residences 1&2    | Platinum rating |
| Godrej Origins, at The Trees | Platinum rating |
| Godrej Prakriti              | Gold Rating     |
| Godrej Platinum              | Silver Rating   |
| Godrej Prana                 | Gold Rating     |
| Godrej Prime                 | Gold Rating     |
| Godrej Aria                  | Platinum rating |
| Godrej Oasis                 | Platinum rating |

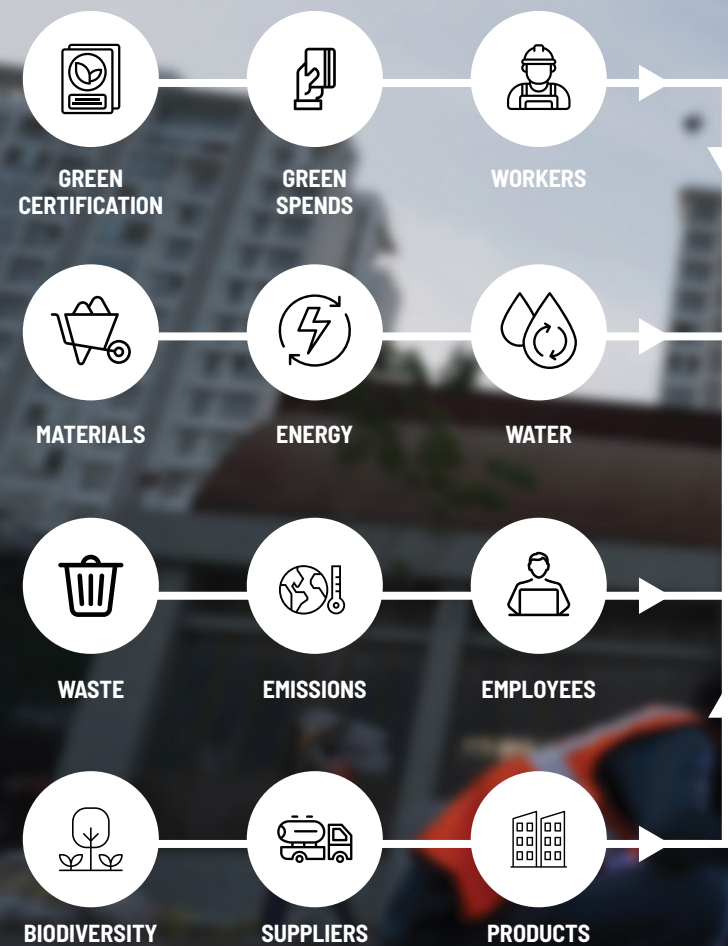




# TRACKING OUR SUSTAINABILITY PERFORMANCE

## ESG DATA UNIVERSE

We have defined our ESG data universe to strengthen our reporting across all parameters and cover all our operational sites



GRI 413-1



## ABOUT THE APPLICATION

Our proprietary custom developed ESG dashboard, the GREEN DASH uses AI-based rules to deliver transparency, actionable insights and benchmarking for significant ESG parameters. The application:

- » allows data collection.
- » system-enabled geo-tagging
- » real-time reporting on sites by our data providers
- » uses intelligent technology to parse employee access based on relevance.
- » offers our assurance providers transparent and timely data as well as insights to our ESG committee for future development.

The application has been instrumental in enhancing our data-driven disclosures and ESG action.



**250,000+**  
DATA POINTS COVERED ANNUALLY

**370**  
EMPLOYEES CONNECTED

**30+**  
DATA COLLECTION PARAMETERS



# COMMITTING TO STRENGTHEN OUR ENVIRONMENTAL MANAGEMENT SYSTEM

Our environmental management system (EMS) is predicated on robust integration of ESG goals in our business value chain. In line with this we are pleased to report that all GPL sites are ISO 14001:2015 certified. ISO 14001:2015 is an international standard used across organisations use to improve environmental performance.

Additionally, we have embedded the EMS with our current compliance management system and risk management systems to guarantee a comprehensive ESG strategy for business. We are working to strengthen our ability to recognize and respond to the risks, opportunities, features, and environmental effects of our activities by integrating policy and protocols and for training employees, tracking, summarizing, and disclosing specialized environmental performance information. Through surveillance audits, we will continue to certify our current and upcoming sites in the upcoming fiscal year.

We have established relevant Environmental Policies and Procedures to ensure that any significant environmental regulations mandated by Indian law are identified and effectively addressed in areas of our operations.

As per our Environmental Management Policy, it is our goal that all our buildings should be certified under credible external green rating systems such as the Indian Green Building Council (IGBC), Leadership in Energy and Environmental Design (LEED), and Green Rating for Integrated Habitat Assessment (GRIHA).

As per an internal mandate, we adhere to a minimum of IGBC Silver rating (or equivalent in other rating systems) for our ongoing and upcoming projects. All projects receive a minimum Silver level Pre-certification (IGBC or equivalent) before launch and receive Final certification of the committed level before handover of flats to customers.

We conduct technical due diligence at the project planning stage. As part of due diligence, we conduct initial environmental audit for new projects. We also establish baseline environmental performance, provide guidelines, training, and information to ensure

that facility managers and residents are up to date on planned measures and best practices. We encourage residents to segregate waste at source and provide dry & wet bins in developments and help in installation of OWC (Organic Waste Converter) catering to at least 50% of total organic kitchen and landscape waste.

We are committed to managing and reducing waste effectively across its operations – from design and construction to facilities management of the buildings post-handover and aspire for zero waste to landfill. Our teams review the Policy annually and updates appropriate areas of improvement. Any modifications and changes to this Policy are made only with the approval of the ESG Committee

## TRAININGS CONDUCTED

- » EMS Rollout Module Training for 31 environmental managers across project sites
- » 24 environmental managers trained as EMS internal auditors for ISO 14001:2015 in FY 2021-22
- » 2-day training for applicable environmental laws in the real estate and construction sector
- » Training for preparation of Aspect-Impact register, EMS documentation and monitoring to environmental managers

## KEY OUTPUTS OF THE PROCESS

- » GPL EMS Manual – 01
- » GPL SOPs (Procedures) – 12
- » EMS Work Instructions – 01
- » EMS Management Plans & Records – 01



**We are delighted to announce that ISO 14001:2015 certification has been achieved across all our operations.**

## AUDIT AND MANAGEMENT REVIEW

- » 2 internal audits across every site.
- » 1 external audit across sample sites.
- » Quarterly management review meetings incorporated into GPL's Environmental Management System at below levels:
  - » Management Review at GPL Level: (Level I)
  - » Management Review at GPL Regional Level (Level II)
  - » Management Review at GPL Project Level (Level III)



## GPL EMS AUDIT CHECKLIST CRITERIA

|   |    |
|---|----|
| Documentation                               | 23 |
| Physical Verification                       | 5  |
| Compliance, Consents, Licenses              | 7  |
| Waste Management & Drainage                 | 23 |
| Awareness and Training                      | 1  |
| Chemical Stores                             | 2  |
| Dust Collection                             | 1  |
| First Aid Centre                            | 4  |
| Housekeeping                                | 4  |
| Labour Camp                                 | 1  |
| Test Records & Monitoring                   | 4  |
| Interviews & Incident Investigation Reports | 5  |
| Total Number of checklist points            | 80 |



# INTEGRATING GREEN SPENDS WITHIN BUSINESS PROCESSES

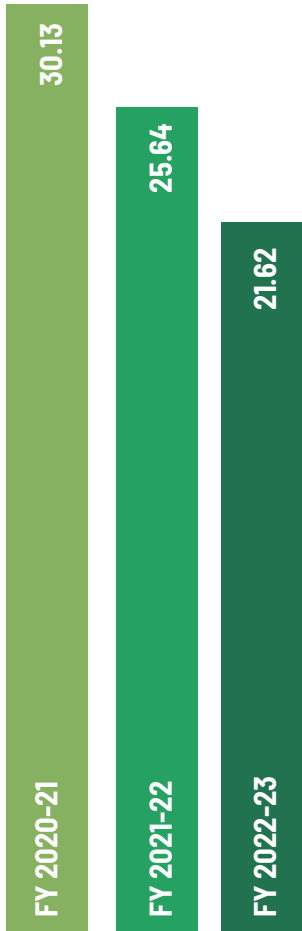
Green spends for our product include consultant fees, certification, specific procurement and execution. Certification and consultant fees include IGBC/GRIHA fees, bi-annual environmental compliance charges, ‘Consent to Operate’ renewals and any registration or consulting fees pertaining to environmental activities. Procurement and executions spends include expenditure on dual plumbing water system, 5-star LED streetlights, low flow CP and sanitary fixtures, 5-star HVAC units, etc. Spends for green sites covers operational expenditure.

Our spends match our focus of making our sites green by installing solar panels, conducting monthly stack emissions and water monitoring, dust suppression and more. Waste management is a core focus area and our spends on the same include storage, collection and disposal of waste on our construction sites. We also support our workers through health check-ups and worker accommodation maintenance. Our community efforts include programs to assist affected local communities.

2.67 Cr

SUSTAINABILITY BUDGET

Additionally we allocate a sustainability budget with the goal of identifying and delivering ongoing progress on our company’s ESG mandate.



GREEN SPENDS (CR)



### PROCUREMENT AND EXECUTION

Expenditures allocated towards the procurement of materials and on-site execution of work are carried out after a thorough assessment of re-use, recycling, and optimal resource management practices.

1,457.98  
LAKHS SPENT



### GREEN SITES

The funds invested in site-specific environmental initiatives, including activities such as air monitoring, dust suppression, utilization of curing compounds to minimize water consumption, rainwater harvesting, and the adoption of renewable energy sources.

140.78  
LAKHS SPENT



### CONSULTANT AND CERTIFICATION FEE

GPL is Carbon Neutral for Scope 1 & Scope 2 GHG emissions

181.94  
LAKHS SPENT

### LABOUR CAMP

The investment made in labour camps is aimed at ensuring the well-being of workers and safeguarding the interests of the local population in the area.

95.79  
LAKHS SPENT



### WASTE MANAGEMENT

The expenditure allocated to site cleaning and the efficient removal of waste materials.

12.78  
LAKHS SPENT



# PEOPLE AND PARTNERSHIPS FOR VIBRANT COMMUNITIES



HUMAN CAPITAL



SOCIAL AND RELATIONSHIP CAPITAL

## MATERIAL ISSUES

- ✓ EMPLOYEE SATISFACTION
- ✓ CUSTOMER SATISFACTION
- ✓ COMMUNITY SUPPORT & DEVELOPMENT
- ✓ SUPPLY CHAIN MANAGEMENT
- ✓ BUSINESS ETHICS AND CODE OF CONDUCT

## RISKS IDENTIFIED

- ✓ TALENT
- ✓ OHS AND WELLBEING
- ✓ HUMAN RIGHTS
- ✓ MANAGING CONTRACTS
- ✓ LABOUR AND OTHER COMPLIANCE

## SDGs



100%  
SUPPLIERS COMPLIANT  
TO CODE OF CONDUCT



0  
FATALITIES AT  
CONSTRUCTION SITES



55%  
CUSTOMER  
SATISFACTION SCORE



67,639  
NUMBER OF WORKERS  
REGISTERED WITH BOCW SO FAR



27.44%  
DIVERSITY RATIO



# ENSURING AN ETHICAL CULTURE

To ensure effective operations and mitigate future risks, it is imperative to integrate ethical behaviour throughout the entire organization. This not only enhances reputation but also attracts and retains customers, fosters employee loyalty, and addresses investor concerns. At GPL, we prioritize ethics and values at every level of our business practices. We take pride in our robust governance and efficient risk management. Our philosophy envisions building relationships based on trust with both internal and external stakeholders, where integrity remains at the core of our actions.

We reinforce our commitment to accountability and transparency through a comprehensive set of policies that guide ethical conduct in all aspects of our business. These policies serve as benchmarks for upholding high moral standards. Our employees and directors embody these policies through their sound actions that lead to positive social, economic, and environmental outcomes. The Board of Directors and Senior Management oversee all business ethics policies and regularly review them to ensure alignment with industry standards that are widely accepted.

### CODE OF CONDUCT (CoC)

Our employees, Board of Directors, senior management are expected to abide by a Code of Conduct that lays out specific expectations for behaviour as well as aspirational principles that ought to guide all. It is available to customers, vendors, and investors and is displayed on the company's website. We ensure that all employees abide by the CoC which is linked with employee remuneration. In the event of a breach or violation, disciplinary actions such as warning, dismissal, zero tolerance policy are implemented. Furthermore, Information security/ cybersecurity are incorporated into the evaluation of employee performance. We also integrate CoC compliance as criteria for employee performance.

The CoC highlights our fundamental principles, which include:

- » integrity and honesty in our interactions with customers, suppliers, vendors, shareholders, competitors, and the community;
- » respect for individuality, personal experience, safety, inclusion, and diversity; and
- » support for the communities where we conduct business.


The CoC also guides decision making as compliance with it is part of employee performance reviews, compensation, and promotion decisions. There were no breaches of Code of Conduct in FY 2022-23.

### ANTI-CORRUPTION COMPLIANCE PROGRAM

Corruption in all forms, including bribery, is a major risk and could lead to negative repercussions. GPL has designed the Anti-Corruption Compliance Program, which was created to prevent, detect, and address any compliance issues, as part of its ongoing fight against financial crimes. Through continuously improved compliance processes, the program complies with the laws and jurisdictions in which we do business and ensures honesty and fairness. All employees receive training on anti-corruption measures during their orientation session. There were no documented instances of corruption in any GPL operations during FY 2022–2023.

All our policies can be viewed at

<https://www.godrejproperties.com/investor/corporate-governance>



### OUR COMPLIANCE SYSTEM IS AUDITED BY THE ASSURANCE PARTNER

|  |  |                      |                           |   |
|--|--|----------------------|---------------------------|---|
| <b>ZERO TOLERANCE</b>                                  | <b>ZERO CASES</b>  | <b>ZERO CASES</b>    | <b>ZERO CASES</b>         | <b>ZERO CASES</b>                             |
| policy against discrimination, corruption, and bribery | of non-compliance of laws pertaining to social and economic parameters | of corruption at GPL | of non-monetary sanctions | brought through dispute resolution mechanisms |

### VIOLATION OF CODE OF CONDUCT (COC)

All employees, including those in permanent, temporary, ad hoc, consultant, probationary, trainee, or intern roles, regardless of their employment status (full-time, part-time, or daily wage), and irrespective of whether they are working on a voluntary basis or otherwise, bear the responsibility of reporting any breach they become aware of, whether directly or indirectly, to their manager, Business Head, HR department, or designated whistleblowing officer.

- » Upon investigation, any individual found guilty of violating the CoC or engaging in fraudulent activities will face immediate termination from the organization.
- » In such cases, a First Information Report (FIR) will be filed at the local police station, and appropriate measures will be taken to recover the fraudulent amount.
- » The names of the individuals will be communicated internally within GPL through an official communication, notifying all employees that the individual has been terminated due to involvement in fraudulent activities.

We will opt to publicly disclose the name of the individual(s) in local newspapers, thereby informing external stakeholders about the termination of our association with the individual(s). The details will be shared as deemed necessary.

### WHISTLEBLOWER MECHANISM

The whistle blowing mechanism offers a platform where any instances of code violations, discrimination, harassment, or safety concerns can be reported in an anonymous manner. During the Audit Committee's quarterly meetings, the Board of Directors is informed of every complaint.

### COMPLIANCE MANAGEMENT SYSTEM

Utilizing Legatrix, an IT-enabled legal support service, for our legal and regulatory compliance allows management to view GPL's compliances and control mechanisms through a centralized dashboard. The compliance dashboard sends out deadline reminders, tracks compliance documents post filing, maps regulatory requirements, and records uploaded compliance documents. We have not received any reports of non-compliance with laws concerning social and economic parameters.

Godrej Reflections is the sole pending environmental case under consideration. The Environmental Clearance (EC) received by us was cancelled by National Green Tribunal (NGT) in February 2020 on account of the project's alleged presence in the buffer zone of Kaikondrahalli Lake in Bengaluru. The Hon'ble Supreme Court has stayed the NGT Order till further hearing.

### SIGNIFICANT FINES AND NON-MONETARY SANCTIONS FOR NON-COMPLIANCE WITH ENVIRONMENTAL LAWS IN FY 2022-23, IN INR LAKHS

|   |   |
|---|---|
| Monetary  | 7 |
| Non-monetary  | 0 |
| Cases brought through dispute resolution mechanisms | 4 |



# STRENGTHENING OUR WORKFORCE

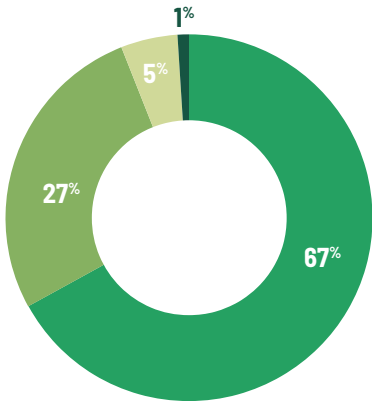
Our employees are instrumental in driving our growth and success. Their skills, commitment, well-being, resilience, and expertise significantly influence our operational and financial performance. We strive to provide a safe and supportive work environment for all our employees, regardless of location. We have put in place a Code of Conduct, company values, and policies to ensure that human rights are respected and upheld at every level of our operations. To encourage employees to voice their concerns, we have implemented an open-door and whistle-blower policy.

Our people-centric approach to human resources management reflects our dedication to promoting diversity, offering fair compensation, rewards, employee benefits, career advancement, learning and development opportunities, and flexible work schedules. Any significant operational changes are thoroughly discussed and approved at board meetings, and employees are notified 15 days in advance.



## EMPLOYEE WORKFORCE BY MANAGEMENT LEVEL

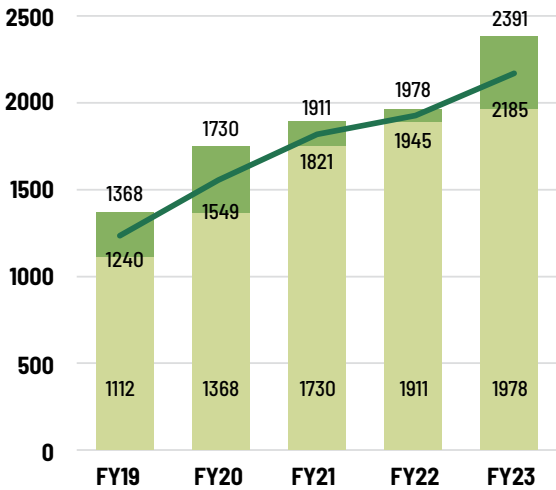
- **NON MANAGEMENT (67% | 1613)**
  - MANAGEMENT POSITIONS (33% | 778)
    - **JUNIOR MANAGEMENT (27% | 649)**
    - **MID MANAGEMENT (5% | 107)**
    - **SENIOR MANAGEMENT (1% | 22)**



## EMPLOYEE BASE GROWTH

**41% growth in employee base in the last 3 years.**

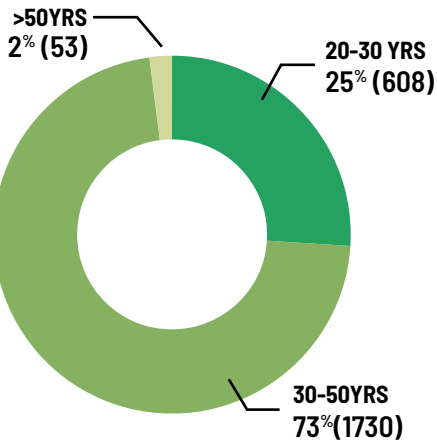
■ STARTING HC ■ ENDING IN HC — AVERAGE HC



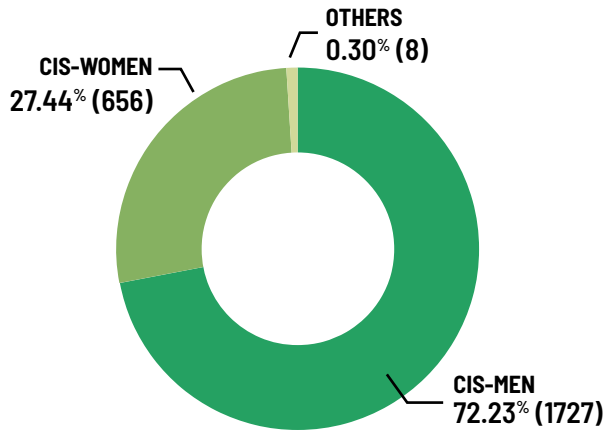
Our workforce contains 100% of representation of Indian nationality.



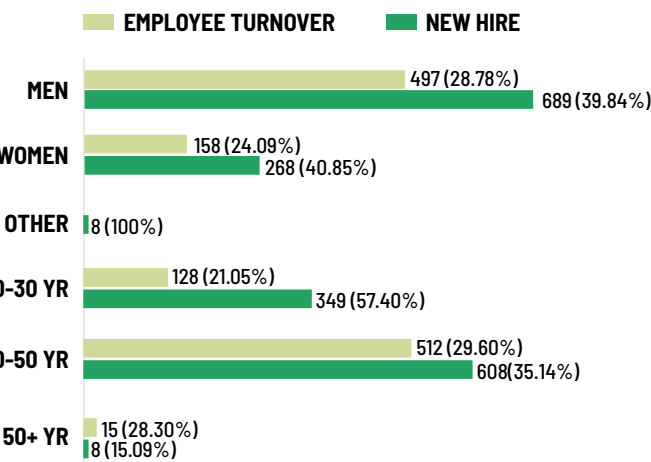
## EMPLOYEE WORKFORCE BY AGE



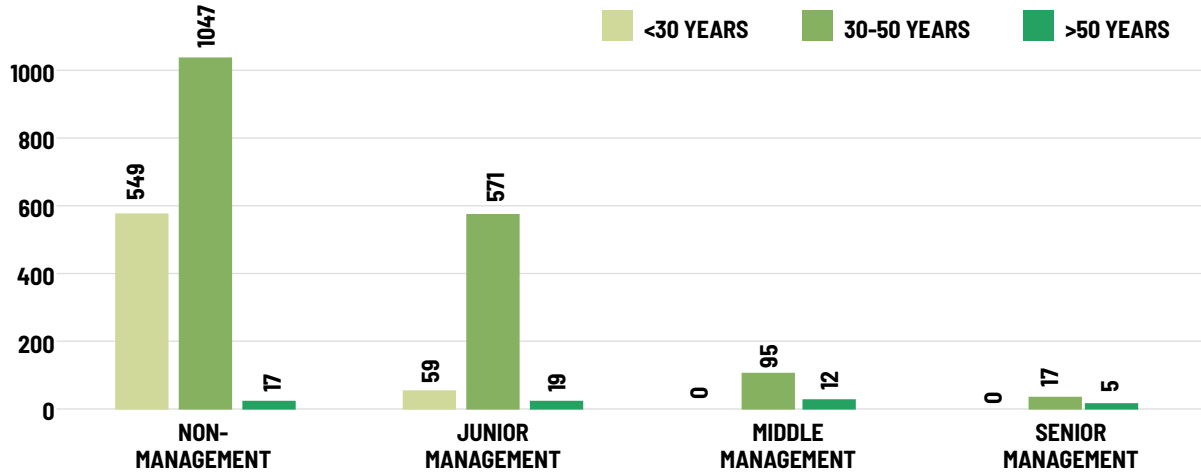
## EMPLOYEE WORKFORCE BY GENDER



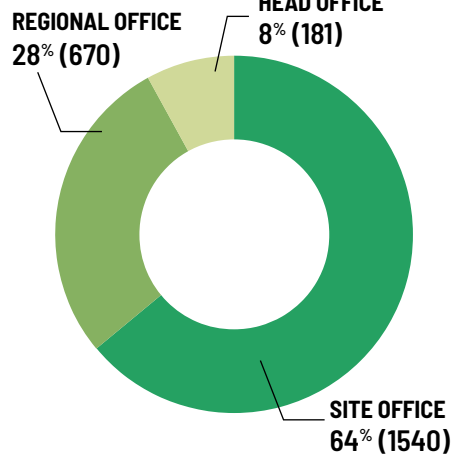
## EMPLOYEE NEW HIRE AND EMPLOYEE TURNOVER 2023



## EMPLOYEE WORKFORCE BY AGE AND MANAGEMENT LEVEL



## DECENTRALISED OPERATING MODEL



We follow a decentralised operating model, placing decision making at the last mile. Every site has self-sufficient, cross-functional teams.

**2,391**

TOTAL NUMBER OF PERMANENT EMPLOYEES

**Currently 64% of our permanent employees are based at site.**

**We aim to incorporate active on ground listening as a means to stay connected.**

**82**

2022 INTUNE SCORE

**65**

2023 GPTW SCORE

We conducted the Great Places To Work (GPTW) survey in the last quarter of FY 2022-23, with a 97% coverage. Our employee engagement score is 65.



# BUILDING TALENT FOR THE SECTOR

We are focused on actively developing the next line of leaders at Godrej. We take early bets on performance and potential, and not just seniority and tenure.

- » 92% of the Management Committee is internally groomed talent.
- » 6 of 7 Management Committee positions opened in the last 2 years were filled internally.
- » 70% of the Zonal Executive Committee is internally groomed talent.
- » 47% of Project Leadership teams are internally groomed talent.

We continue to invest in fresh talent from campus for the perspective and potential they bring in, at the graduate and postgraduate level.

- » Structured Campus Programs at L1 and L2 to build talent for the sector.
- » Target to build campus as a strong pipeline of talent, we have increased intake 46 to 250 at L1 across Sales, Customer Centricity, Operations, Finance, Legal. We have increased intake from 15 to 30 at L2 level.
- » L1 hiring campuses include IITs, ICAI, Lady Shri Ram College Delhi, St Xavier's Kolkata et al.
- » L2 hiring campuses include ISB, IIM Calcutta, IIM Indore, IIM Lucknow, MDI, IIFT et al.

## LEARNING PROGRAMS

We believe that the growth of the organisation lies in the growth of the employees. We encourage holistic development through learning programs, development conversations and performance reviews.

| CATEGORY     | DESCRIPTION   | COVERAGE               | %FTE PARTICIPATING IN LEARNING PROGRAMS | NPS |
|--------------|---|------------------------|---|-----|
| LTFI         | Build managerial effectiveness for people managers                  | 114 People Managers    | 4.77%                                   | 75% |
| Catalyze     | Build First Line of Project Leadership at Projects, 6-month Journey | 130 Assistant Managers | 5.44%                                   | 89% |
| Insignia     | Campus to corporate journey for Management Trainees                 | 15 Management Trainees | 0.63%                                   | 80% |
| Leading Self | Take charge of own development and performance                      | 98 L2+ Employees       | 4.10%                                   | 90% |
| Accel        | Leadership Development Prog for High Potential Women                | 7 High Potential Women | 1.07%                                   | 76% |

L1 - Non-management; L2 - Junior Management; L3 - Middle Management  
\* Percentage calculations are on the respective gender base

## BUSINESS LEADERSHIP PROGRAM (BLP)

We have launched the Business Leadership Program (BLP) to attract and develop future Profit & Loss (P&L) and Functional leaders. This is a 1-year Management Trainee (MT) program designed to achieve the following objectives:

- » Provide exposure across multiple verticals
- » Allow GPL to evaluate MT's performance and potential across several functions.
- » Build a pipeline of future leaders and attract high quality talent into GPL.

## ZONAL EXECUTIVE COMMITTEE AND MANAGEMENT COMMITTEE EFFECTIVENESS

The management team members of GPL undergo an integrated leadership journey that includes tailored diagnostics, focused development inputs, and executive coaching programs.

## 360-DEGREE FEEDBACK

We provide 360-degree feedback diagnostics to all our leaders in GPL who hold the position of Deputy General Manager or above. This helps them gain a deeper understanding of their strengths and areas for improvement that align with Godrej competencies. In FY 2022-23, a total of 208 employees received 360-degree feedback, out of which 29 were women.

## DEVELOPMENT CENTRES

Over 100 GPL employees have undergone a development program designed to provide them with high-quality, constructive feedback that is actionable. This program helps employees who are transitioning across levels gain a deeper insight into their capabilities to take on next-level roles.

## MANAGEMENT DEVELOPMENT CENTRE (MDC)

116 high calibre Assistant Managers underwent MDC, our development centre for transition from Level 1 to Level 2

| ZONES       | GRAND TOTAL |
|-------------|-------------|
| EAST & WEST | 35          |
| HEAD OFFICE | 4           |
| MUMBAI      | 26          |
| NORTH       | 29          |
| SOUTH       | 20          |
| VIKHROLI    | 2           |
| Grand Total | 116         |

## LEADERSHIP DEVELOPMENT CENTRE (LDC)

29 high calibre Deputy General Managers underwent LDC, our development centre for transition from Level 2 to Level 3

| ZONES       | GRAND TOTAL |
|-------------|-------------|
| EAST & WEST | 4           |
| HEAD OFFICE | 2           |
| MUMBAI      | 10          |
| NORTH       | 11          |
| SOUTH       | 2           |
| Grand Total | 29          |





TOTAL HOURS OF EMPLOYEE TRAINING

7,374

HOURS OF EMPLOYEE TRAINING

3.08

AVG. TRAINING HOURS PER EMPLOYEE

5,497

HOURS (MEN)

1,877

HOURS (WOMEN)

EMPLOYEE TRAINING HOURS BY GENDER AND MANAGEMENT LEVEL

| LEVEL                   | WOMEN        | MEN          | OTHER      | GRAND TOTAL  |
|-------------------------|--------------|--------------|------------|--------------|
| L1-LEVEL 1 (OFF TO AM)  | 997 (2.00)   | 2,862 (2.58) | 1 (0.07)   | 3,860 (2.39) |
| L2-LEVEL 2 (MGR TO DGM) | 706 (4.94)   | 2,224 (4.40) | 16 (16.00) | 2,946 (4.54) |
| L3-LEVEL 3 (GM & AVP)   | 140 (11.68)  | 394 (4.14)   |            | 534 (4.99)   |
| L4-LEVEL 4 (GLF)        | 34 (11.33)   | 0 (0.02)     |            | 34 (1.56)    |
| Grand Total             | 1,877 (2.86) | 5,481 (3.17) | 17 (2.06)  | 7,374 (3.08) |

Note - Average training hours for each category is mentioned in brackets.

LEADING TEAMS FOR IMPACT (LTFI)

We believe that the people manager’s role is of critical importance to build a high – trust, high performance culture. An employee experiences the organisation through their manager. As a result, we lay significant emphasis on the growth and development of people managers. This year 80 people managers underwent a learning journey, with structured pre and post intervention road map enabling them to be effective people managers.

**We have a well-established learning and development strategy for our employees that serves as our guide to ensure that we succeed in nurturing our employees well.**

MY LEARNING SPACE

We utilized “My Learning Space,” an automated learning management system, to assign 1837 learning resources to GPL employees based on the development areas identified in their performance and development conversations.

CATALYZE

Our in house program is designed to develop the skills of our promising junior talent, enabling them to assume leadership roles in projects. This is achieved through a 6-month intensive capability-building journey that focuses on strategic thinking, influencing and team leadership. We partnered with internal and external learning partners to train 130 of our Assistant Managers this year. The top 10% rankers will receive one-on-one coaching from our internal coaches for a year.



# ENCOURAGING HIGH PERFORMANCE

We believe that the growth of an organization lies in the growth of its employees. We encourage the holistic development of our employees through performance reviews. We are committed to providing our employees tools and feedback to achieve personal and organizational success while adding value in the long term.

## COVERAGE ACROSS ZONES

| ZONES       | WOMEN     | MEN         | GRAND TOTAL |
|-------------|-----------|-------------|-------------|
| EAST & WEST | 134 (76%) | 356 (75%)   | 490         |
| HO          | 47 (78%)  | 104 (87%)   | 152         |
| MUMBAI      | 119 (74%) | 314 (68%)   | 433         |
| NORTH       | 90 (80%)  | 311 (81%)   | 401         |
| SOUTH       | 117 (90%) | 215 (85%)   | 332         |
| VIKHROLI    | 16 (84%)  | 31 (94%)    | 47          |
| Grand Total | 523 (80%) | 1,332 (77%) | 1855        |

## COVERAGE ACROSS LEVELS

| LEVEL                   | WOMEN     | MEN         | GRAND TOTAL |
|-------------------------|-----------|-------------|-------------|
| L1-LEVEL 1 (OFF TO AM)  | 388 (78%) | 834 (75%)   | 1222        |
| L2-LEVEL 2 (MGR TO DGM) | 122 (85%) | 396 (78%)   | 518         |
| L3-LEVEL 3 (GM & AVP)   | 10 (83%)  | 84 (88%)    | 94          |
| L4-LEVEL 4 (GLF)        | 3 (100%)  | 18 (95%)    | 21          |
| Grand Total             | 523 (80%) | 1,332 (77%) | 1,855       |

| LEVEL                             | 2019-20 | 2020-21 | 2021-22 | 2022-23 |
|-----------------------------------|---------|---------|---------|---------|
| Employee Wages and Benefits       |         |         |         |         |
| (Employee Benefits Expense (net)) | 184.68  | 299.56  | 110.25  | 218.41  |

**We are committed to recognizing individual employee contributions to creating a winning culture as true transformation demands an open mindset, consistent collaboration and an organization first approach.**



## WOMEN IN FOCUS

In FY 23, women have performed at par with men. This ins in line with our inclusive, non-discriminatory culture.

## PERFORMANCE (% TOP 2 RATINGS)

|         | FY 2020-21 |       | FY 2021-22 |       | FY 2022-23 |       |
|---------|------------|-------|------------|-------|------------|-------|
|         | MEN        | WOMEN | MEN        | WOMEN | MEN        | WOMEN |
| Level 1 | 23%        | 22%   | 25%        | 30%   | 28%        | 29%   |
| Level 2 | 32%        | 35%   | 41%        | 43%   | 43%        | 40%   |
| Level 3 | 42%        | 53%   | 46%        | 50%   | 63%        | 50%   |
| GPL     | 28%        | 27%   | 32%        | 35%   | 35%        | 32%   |

## PROMOTION (% PROMOTED)

|         | FY 2020-21 |       | FY 2021-22 |       | FY 2022-23 |       |
|---------|------------|-------|------------|-------|------------|-------|
|         | MEN        | WOMEN | MEN        | WOMEN | MEN        | WOMEN |
| Level 1 | 5%         | 8%    | 7%         | 9%    | 18%        | 18%   |
| Level 2 | 17%        | 18%   | 19%        | 21%   | 19%        | 20%   |
| Level 3 | 21%        | 16%   | 35%        | 62%   | 22%        | 10%   |
| GPL     | 10%        | 11%   | 13%        | 14%   | 19%        | 18%   |



# SUPPORTING OUR WOMEN WORKFORCE

We strive to foster a culture of support for women, one that champions equality, well-being, and trust. Our focus is on creating a welcoming, secure, and safe workplace for women employees while promoting their development through a range of programs that are regularly assessed for measurable results.

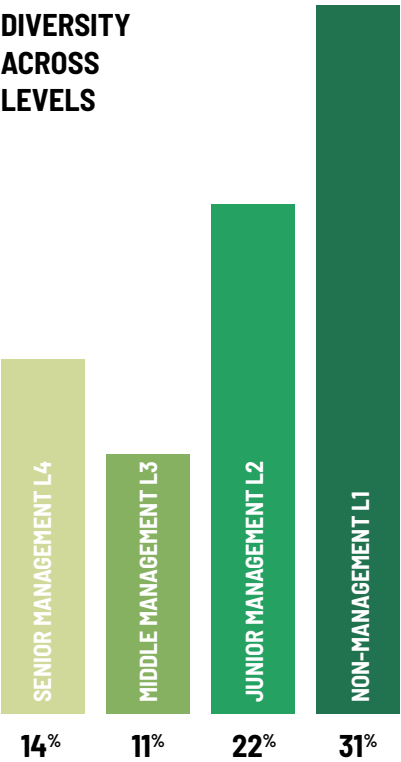
We have a strong commitment to developing women leaders within our organization. Currently, we have four women leaders in GLF and six women in P&L roles at DGM+ level.

- » 1.5% increase in women diversity (26% to 27.44% in FY 23).
- » 30% hiring diversity in cis-women (addition of 270+ women in the last year).
- » Women engagement score has gone up.

| EMPLOYEE CATEGORY    | CIS-MEN | CIS-WOMEN | LGBTQ+ |
|----------------------|---------|-----------|--------|
| Senior Management L4 | 19      | 3         | 0      |
| Middle Management L3 | 94      | 12        | 1      |
| Junior Management L2 | 505     | 142       | 1      |
| Non-management L1    | 1,091   | 489       | 26     |
| Total                | 1,709   | 646       | 28     |
| Contract             | 1,835   | 240       | 5      |

19 members from LGBTQ+ community were interns in FY 2023. 8 are from other gender

## DIVERSITY ACROSS LEVELS



We continue to strengthen our efforts to bridge the pay gap entirely. In FY 23, across all levels, women are at par or have received a higher increment % than men.

| EMPLOYEE LEVEL   | LEVELS                               | RATIO OF THE BASIC SALARY AND REMUNERATION OF WOMEN TO MEN (FY 2023) | CHANGE IN RATIO COMPARED TO FY 2021-22 | AVERAGE SALARY (WOMEN) | AVERAGE SALARY (MEN) |
|--|--------------------------------------|--|--|------------------------|----------------------|
| Middle & Senior Management Level (Base Salary)                         | L3 & L4 (Excluding Chairperson & MD) | 0.90   | +0.06                                  | 6,344,302              | 7,060,157            |
| Middle & Senior Management Level (Base Salary + Other Cash Incentives) | L3 & L4 (Excluding Chairperson & MD) | 0.90   | +0.08                                  | 7,955,103              | 8,830,165            |
| Junior Management Level (Base Salary)                                  | L2                                   | 0.90   | 0                                      | 2,116,529              | 2,342,941            |
| Junior Management Level (Base Salary + Other Cash Incentives)          | L2                                   | 0.90   | 0                                      | 2,431,592              | 2,690,485            |
| Non-Management Level (Base Salary)                                     | L1                                   | 0.86   | 0                                      | 805,108                | 934,141              |

GRI 405-1



**CONVERSATIONS ON CAREERS**  
Our group-wide mentorship program, ACCEL focuses on high-potential women employees and provides them coaching on strategic thinking, emotional intelligence, influencing, and people management.



**CRECHE FACILITIES**  
We began by establishing a day care center in collaboration with KLAY at our headquarters. This facility has a partnership with Godrej Memorial Hospital to address any emergencies that may arise.



**MATERNITY LEAVE**  
We offer a fully paid maternity leave of 6 months and provide the option to extend the leave as per the employee's requirements. Additionally, we provide flexible work arrangements to support new mothers.



**WOMEN'S AREA**  
We have created a dedicated relaxation space in selected offices.



**CAREGIVER POLICY**  
This policy allows mothers the comfort of taking their child up to one year of age along with a caretaker (Family member or nanny) for work related travel.



**ADOPTION BENEFITS**  
We offer employee benefits to parents who have adopted, including a 3-month leave with full pay and benefits for the primary caregiver, and 7 working days for non-primary caregivers.



**PATERNITY BENEFITS**  
We encourage fathers to spend quality time at home with their new-borns. We extend 10 working days leave with full pay and benefits.



**WELCOME BACK**  
Our Welcome Back policy provides a platform for our alumni to join us back



**EXIT WITH GRACE**  
We conduct exit interviews with all women employees leaving the organization to gain insights into their reasons for departure and to obtain feedback for organizational improvement.



**SAFETY FOR WOMEN EMPLOYEES**  
The purpose of the late-night cab facility is to offer a secure transportation option to women who have to work late in the office due to work-related emergencies.



# BEING DIVERSE & INCLUSIVE

We are making concerted efforts to diversify representation in our employee mix. At GPL, we value the strength of our workforce, which comprises individuals with diverse educational backgrounds, areas of expertise, geographic origins, religions, family responsibilities, ages, disabilities, and socioeconomic statuses. Our diverse and inclusive workforce enables us to form stronger connections with our customers, navigate a global yet local marketplace, foster innovation, and create a positive impact. To further strengthen inclusion as a key part of our organizational culture, our Human Resources team has established measurable diversity Key Result Areas (KRAs).

We are continuously strive to become more diverse and inclusive. As part of these efforts, we are focusing on enhancing our diversity with women and implementing market shaping practices that promote inclusion of other communities.

We have undertaken the following goals for FY 2025-26:

- » 35% of women across all management positions.
- » 5% Representation from LGBTQ+ and PWD Community.
- » Ensuring infrastructure for 30% of project teams to have 50% representation of diverse talent.

**Our focus is on building for and from the LGBTQ+ community, and we have taken a lead in hiring and engaging with this community within our sector.**



## GENDER DIVERSITY

### RECRUITMENT

To uphold diversity representation, we place particular emphasis on recruiting women via campus programs. We identify suitable positions in various departments, proactively seek out and endorse female candidates who match the necessary qualifications, and source female applicants for designated roles during the initial two weeks of the recruitment process.

### GENERATIONAL DIVERSITY

We acknowledge that our workforce is composed of individuals from multiple generations, each with their own unique needs regarding engagement, learning, career development, and workplace environment. By embracing the diverse experiences and perspectives of our employees, we aim to cultivate a resilient, innovative, and dynamic organization.

### DIVERSITY, EQUITY, AND INCLUSION (DEI) ACTION

- » Accelerated hiring of LGBTQ+ community in FY 2022-23 and commitment for future.

## FIRST ALL INCLUSIVE SITE AT MAANHINJE

- » 50% Women + LGBTQ+ employees at the site.
- » Gender neutral PwD compliant restrooms.
- » Murals painted by transgender people showcasing the group's diversity.
- » "Everyone is Welcome" theme with a celebratory flag at the office entrance and cards at every desk.
- » Ramp access to all office areas.

### POLICIES

1. Policy for partner inclusion
2. Comprehensive policy on Gender transition that covers Hormone Replacement Therapy and Gender Affirming Surgical Care for both transgender men and women.
3. Gender neutral anti-harassment policy that covers sexual harassment at the workplace.

## LGBTQ+ INCLUSION RELATED INITIATIVES

Our focus now is to support LGBTQ+ employees' success by creating an ecosystem where they can thrive.

### PRIDE INTERNSHIP

We offer a nine-month internship program designed to provide on-the-job training, and develop talent from the community. We have 20 PRIDE interns who are part of this program. We assess their growth through periodic reviews during the nine-month period, enabling us to select talent from the community and develop their skills through focused learning.

### FOCUSSED HIRING EFFORTS

We prioritize building for and with the LGBTQ+ community, taking a proactive stance in hiring and engaging with individuals from this community within our industry. With 53 LGBTQ+ employees, we have a dedicated team of 31 full-time equivalents (FTEs). We have partnered with 7 recruitment consultants who specialize in community hiring, and we conducted 2 hiring drives specifically for the LGBTQ+ community in Q3 23. We have a database of over 300 candidates.

### QUEERS AND ALLIES: EMPLOYEE RESOURCE GROUP LAUNCH

As our LGBTQ+ employee population continues to expand across various functions and regions, it has become crucial to foster a sense of community and safety. To this end, we established our Employee Resource Group (ERG) on September 16<sup>th</sup> at our Head Office, where our community hires and leadership came together. The ERG makes company policies accessible, such as those concerning the code of conduct, anti-harassment measures, adoption leave, benefits, and gender-affirmative care.

### ALL INCLUSIVE WASHROOM DESIGN

We have taken steps to accommodate the needs of specific groups such as LGBTQ+ individuals, people with disabilities, and nursing mothers. Our marketing/sales office guidelines now include guidance for washrooms built for sites with representation. Currently, we have 6 active washrooms across our sites and a gender-neutral washroom tracker that ensures need gaps are timely addressed.





Gym at Godrej One

# SAFEGUARDING THE WELL-BEING OF OUR EMPLOYEES

We offer benefits aimed at promoting the overall well-being of our employees.

We are dedicated to promoting the well-being of our employees, encompassing their mental, emotional, and physical health. To this end, we have implemented various policies and programs.

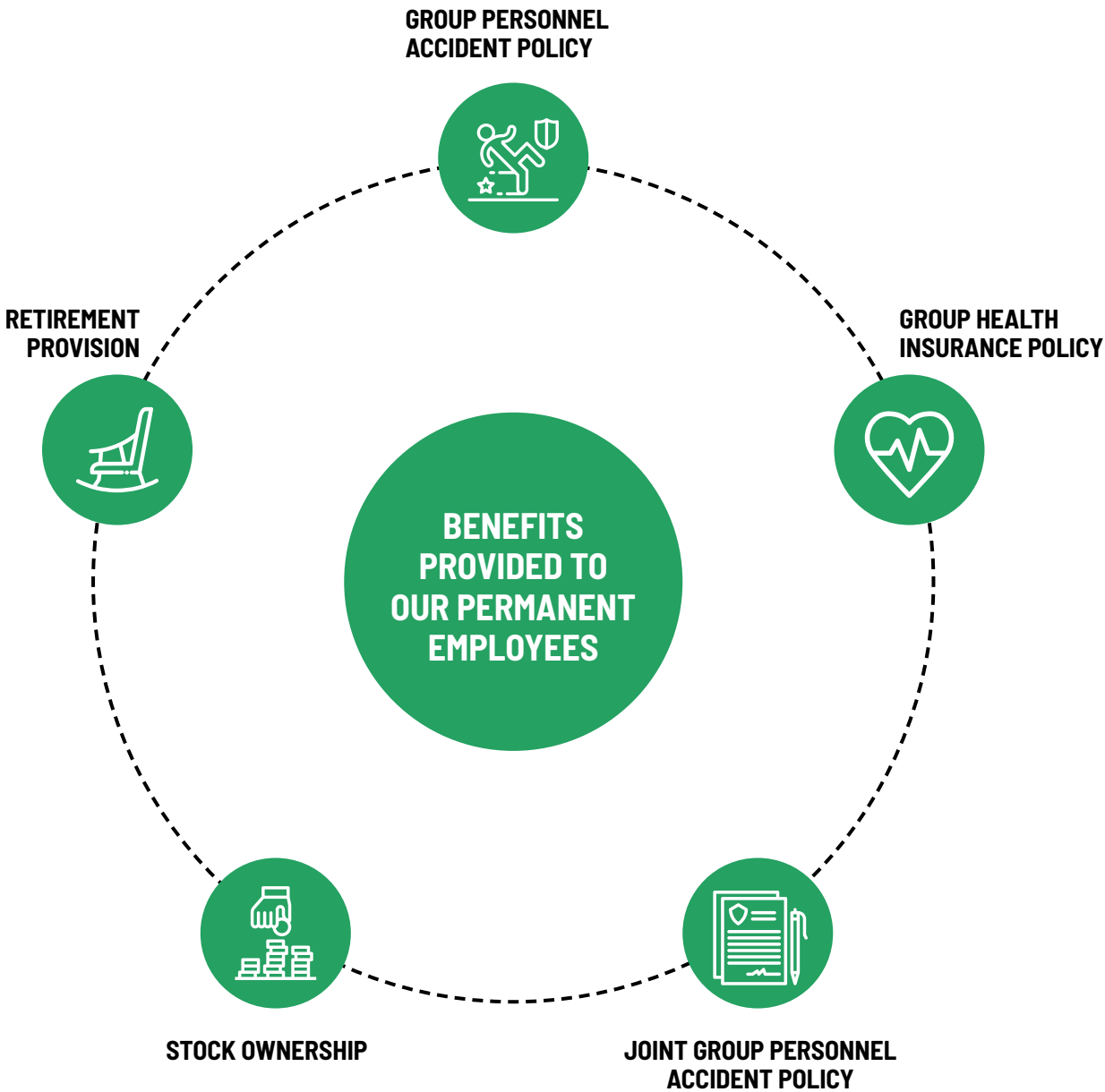
### EMPLOYEE WELLNESS PROGRAM

We prioritize the overall well-being of our employees, covering their mental, emotional, and physical health. To this end, we have established several initiatives and policies. Our Employee Wellness Program provides confidential mental wellness support through a team of expert counsellors who are available 24/7.

We have also partnered with Inner Hour, a mental health platform, to give employees and their families access to self-help tools and confidential mental wellness sessions. Our goal is to assist our employees in managing personal and work-related concerns, enabling them to respond to sensitive situations outside of work.

### RETIRE WITH CONFIDENCE

We continue to care about our employees' welfare even after they leave the company. We provide tax benefits to employees, spouses, children, and parents under Section 80D. We also offer ongoing medical insurance.



### PARENTAL LEAVE

| PARENTAL LEAVE AND RETURN TO WORK IN FY 2022-23  | MEN  | WOMEN |
|--|------|-------|
| Employees entitled for Parental leave  | 1727 | 656   |
| Employees that availed Parental Leave  | 28   | 14    |
| Employees that returned from parental leave in FY 2022-23  | 28   | 14    |
| Employee that took parental leave in FY 2021-22  | 35   | 16    |
| Employees returned to work from parental leave in FY 2021-22 (and employed for 12 months after return) | 30   | 15    |
| Retention Rate in FY 2022-23   | 86%  | 94%   |
| Return to work rate in FY 2022-23  | 100% | 100%  |

'8' employees are from others category (transgender)

GRI 401-2, GRI 401-3



# ENABLING EMPLOYEE WELL-BEING

We take pride in our employee-friendly policies that have been instrumental in creating in a sense of belonging and purpose amongst our workforce.



## WORK-LIFE BALANCE POLICIES

### HYBRID WORK STRUCTURE

Our hybrid in-office model, which we implemented post-COVID, upholds our flexible work policy. We recognize that remote work can offer many benefits, including the opportunity for employees to devote more time to their personal lives while also increasing productivity by allowing them to work more efficiently. However, we also understand that some collaborations and conversations are more impactful when conducted in person.



## INCLUSIVE POLICIES

### PARTNER POLICY

Godrej is one of the few organizations to include the word 'partner' in the description of family. Benefits extended to the 'partners' of our LGBTQ+ colleagues include leave travel allowance, maternity/paternity benefits and hospitalization.

### INCLUSION OF PARTNER HOSPITALIZATION COVER

We also include 'partner' in the ambit of the hospitalization cover policy, for LGBTQ+ colleagues.

### TRUST BASED SICK LEAVE

100% of our employees are eligible to avail of sick leave on a 'need to' basis.

### SABBATICAL

To encourage our employees in pursuing their personal goals, we provide leave for those who aim to further their studies and join back at aspirational roles.

### GENDER AFFIRMATION POLICY

We provide support for the medical expenses that an employee might incur while undergoing gender transition.

### INCLUSIVE EMPLOYEE ONBOARDING POLICY

We endorse the adoption of 'chosen-name' whenever appropriate and guarantee confidentiality for individuals who choose to keep their identities undisclosed.



## HEALTH & INSURANCE POLICIES

### LIFE INSURANCE PLAN

We take care of our employees by providing benefits such as Medclaim, life and accident insurance, across levels.

### HEALTH INSURANCE PLAN

We prioritize the health and well-being of our employees and their dependents by providing a comprehensive health insurance plan at no additional cost to the employee. We also arrange health check-ups and consultations for our managers above the age of 30 every two years and annually for those above 40. The company bears the expenses for these check-ups and consultations.

### GROUP TERM INSURANCE SCHEME

We offer insurance coverage to our employees in the unfortunate event of their untimely death. The employee is responsible for paying the insurance premium. In case of accidental death, the amount payable would be one and a half times the sum insured.

### HOSPITALIZATION

In the event of hospitalization of any employee, we continue to offer our full support in ensuring their speedy recovery. This is carried out through various schemes that cover employees, parents, spouse, and children.



## EMPLOYEE HEALTH & SAFETY AND WELL-BEING

Our commitment towards health and safety covers all our stakeholders. Through constant engagement and feedback, we ensure an effective and efficient safety management system.

### INTERNATIONAL SOS

We partnered with International SOS to ensure that our employees are taken care of in the event of any health and safety risks at their international locations.

### MEDICAL SUPPORT

Our medical benefit scheme offers full support to our employees and their family members during an accident or any other major medical event. We also reimburse all the medical expenditures incurred.



## FINANCIAL SUPPORT POLICIES

### PROVIDENT FUND ADMINISTRATION

To provide seamless support for the transfer of funds and facilities for in-coming and out-going employees, we have incorporated an in-house support mechanism. This mechanism ensures the smooth transfer of funds and transfer forms to the department through an appointed agency.

### TAX SAVING SESSIONS

We cover information related to income tax saving options by way of investments under several heads of Section 80C, home loan, education loan, availability of house rent exemption benefits.

### TRANSFER ALLOWANCE

To encourage diversity in our recruitment practices, we provide a transfer allowance to our employees who are relocating across cities for work. This is to ensure that they are compensated for any financial loss they may incur during the move. Additionally, we offer support in the form of leave and accommodation to help them settle into their new location.



## FAMILY ORIENTED POLICIES

### CAREGIVER TRAVEL POLICY

This policy allows mothers the comfort of taking their child up to one years of age along with a caretaker (family member or nanny) for work-related travel.

### PATERNITY LEAVE & BENEFITS

We support fathers in spending quality time with their new-borns by offering ten working days of paternity leave with full pay and benefits. This leave can be taken in up to two instalments and is available up to six months after the birth of the child.

### ADOPTION LEAVE & BENEFITS

We offer employee benefits for those who have adopted or are primary caregivers of a child under one year or older than one year. The employee is entitled to three months of leave with full pay and benefits at the beginning.

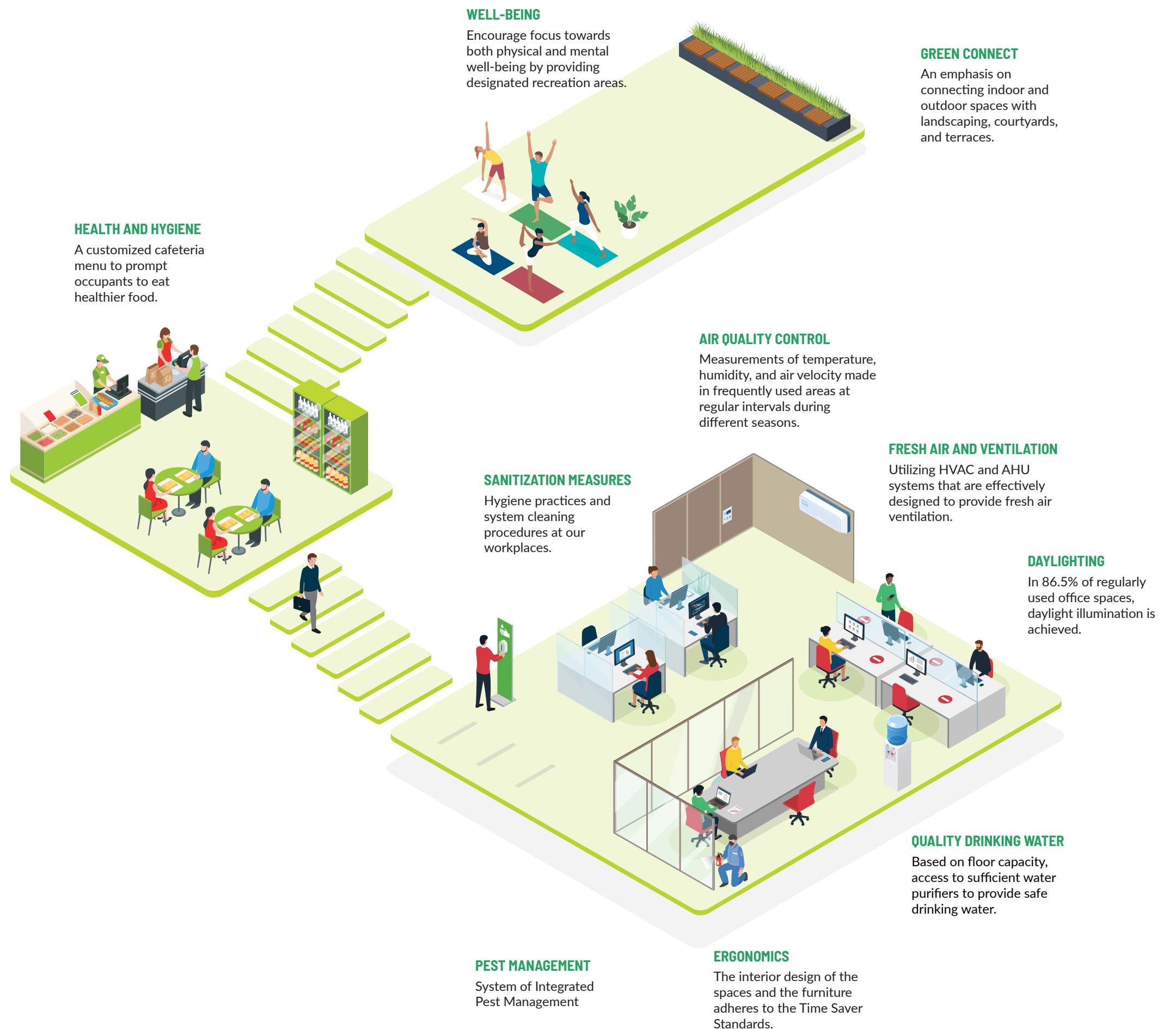
We provide equal leaves and benefits to our LGBTQ+ employees, mirroring those offered to employees in heterosexual partnerships.



# IMPROVING THE HEALTH AND WELL-BEING OF OUR WORKFORCE

We have worked towards strengthening our commitment to green building by increasing its coverage to include health and wellbeing. We have successfully achieved IGBC Health and Wellbeing certification for all our offices.

**We remain committed to accelerating progress toward holistic sustainable development while maintaining workforce safety.**







Godrej One received  
Platinum Certification  
under the IGBC Health  
& Well-Being rating  
system.



**Occupational health  
and safety are the  
foundation of all our  
operations. Our offices  
are IGBC certified for  
health and wellbeing.**

OCCUPANT SATISFACTION FOR  
COMFORT LEVELS AT GODREJ ONE

**100%**  
OLFACTORY

**99.8%**  
ERGONOMIC

**99.8%**  
ACOUSTIC

**97.4%**  
THERMAL

The following offices are IGBC  
Health and Well being Silver rated:

- » GPL NCR regional office
- » GPL Bengaluru regional office
- » GPL Kolkata regional office
- » GPL Vikhroli regional office

Exclusions:  
Regional offices for Pune and Ahmedabad  
which will be taken up in the next FY post  
relocation.



# SECURING OUR DIGITAL FOUNDATIONS

Technology has emerged as a key driver in streamlining operations and boosting productivity across the real estate sector. However, this digital advancement has simultaneously heightened the demand for robust information technology (IT) infrastructure and fortified cybersecurity approaches. In this dynamic landscape, preserving the integrity, confidentiality, and availability of data has become an utmost priority.

Godrej Industries Limited and Associated Companies (GILAC) has established an Information Security Incident Management Procedure that outlines the systematic process, interdependencies, and key performance indicators to effectively identify, categorize, minimize, and contain security incidents in a controlled manner. This procedure applies to all GILAC employees and contractors including GPL, involved in utilizing GPL-owned assets, networks, and technologies for Information Technology (IT) purposes.

## DATA PROTECTION AND MEASURES TO SECURE SENSITIVE DATA

At GPL, the security of customer information and sensitive data is a top priority. In accordance with GILAC's recommendation, we implement measures to restrict mass downloads and enforce stringent access controls, allowing only authorized individuals to access critical information. Furthermore, we utilize data masking and anonymization techniques to add an extra layer of protection against unauthorized access. These proactive measures exemplify our unwavering commitment to preserving the confidentiality and integrity of sensitive data.

While the protection of sensitive data is paramount, some measures may inadvertently cause user discontent, such as additional authentication requirements or limited access to previously available data. To minimize any potential discomfort, we prioritize effective communication to clearly convey the rationale behind the changes and highlight the benefits of enhanced data protection. Adequate training is also provided to ensure users are well-equipped to navigate the updated protocols. Where necessary, alternative access methods or data

sources are offered to those who may be negatively affected by the changes. Our proactive approach has helped ensure a smooth transition and minimized any negative impact on users.

## CYBERSECURITY AWARENESS TRAINING

Recognizing the paramount importance of cybersecurity awareness, GILAC conducts an annual training program in which GPL actively engages. By fostering a culture of cybersecurity awareness and equipping employees with essential tools and training, our objective is to enhance our defences and effectively mitigate the risks associated with cyber incidents. This proactive approach reinforces our commitment to safeguarding sensitive information and maintaining a robust security posture in the ever-evolving digital realm.

At GPL, we adhere to the Information Security Policy (ISMS Policy) established by GILAC, which delineates the information security objectives. This policy undergoes regular review and updates, taking place at least once a year or in the event of significant changes, and is effectively communicated to all users.

On an annual basis, GPL conducts risk management exercises to identify and assess a range of information security risks. These exercises involve evaluating the potential impact on the business and the likelihood of each risk occurring, allowing us to prioritize the implementation of necessary controls. Additionally, internal audits are carried out annually to assess the effectiveness of IT general controls and ensure their efficiency and comprehensive training and awareness programs are conducted for all employees, tailored to address the prevailing Cyber Security Threat Landscape. A clear escalation process has been established which employees can follow in the event an employee notices something suspicious is in place.

## FOR INCIDENT RESPONSES

Frequency: 0 incidents reported (annually)

## FOR CERTIFICATION

Percentage of IT infrastructure certified: 100%



**We are proud to have achieved ISO 27001:2022 certification, an internationally recognised standard, for our Information Security Management System**

## ANNUAL CYBERSECURITY AWARENESS TRAINING

| TARGETED USER | IN PROGRESS | NOT STARTED | COMPLETED | PERCENTAGE |
|---------------|-------------|-------------|-----------|------------|
| 2,615         | 239         | 1,280       | 1,096     | 42%        |



# CARING FOR OUR CUSTOMERS

To ensure that we deliver on our purpose statement - “to create spaces that enable everyday joys; one community, one family, and one home at a time”, we strive to offer comprehensive customer experience that begins at the point of sale and continues through to possession.

Each customer has a relationship manager whom they can contact if they have any questions, concerns, grievances, or suggestions. Every communication with a customer is documented in the Service Request Module of our electronic customer relationship management (e-CRM) system.

All our customers are asked to rate the likelihood that would recommend Godrej Properties to friends and family on a scale of 0 to 10 (with 0 being the lowest and 10 being the highest) as part of Net Promoter Score (NPS) surveys. Through the survey, customers can provide straightforward and insightful feedback about GPL's products and services. This year, in addition to the relationship surveys from the previous year, we revised our internal performance measurement system to include NPS scores from all other surveys, including episodic surveys that measure customer satisfaction at crucial times like on-boarding, registration, site visits, and apartment handover.

In order to make sure that project-level green building measures translate to customer value, we have expanded our commitment to sustainability beyond building certifications (IGBC Green Homes/equivalent) to include IGBC Green Residential Societies in the product use phase. Through handover manuals, sustainability master classes, and focused site visits, our teams inform and educate customers. Customers can use this to learn more about our comprehensive climate-related resilience strategies.

Our mobile app empowers customers to conveniently manage every aspect of their investment after their purchase streamlining site visits, redressal of complaints and facilitating all communication. The app also includes a notification feature for communication of essential updates, announcements, and emergency alerts to keep residents well-informed.

## OUR CUSTOMER FOCUS IS ESTABLISHED ON THREE MAJOR ASPECTS



### STANDARD OPERATING PROCESSES

(SOPs) for consistent service quality



### RELATIONSHIP MANAGER MODEL

Offering human interaction for customer experience management



### TECHNOLOGY APPLICATIONS

eCRM system for billing, receipt and managing customer relationships at projects

## KEY FEATURES OF THE APP



Consistent updates on the development of the project.

Ability to schedule site visits and unit registration.



Single location to manage all transaction documentation.

Online bill payment and round-the-clock payment reconciliation facility.



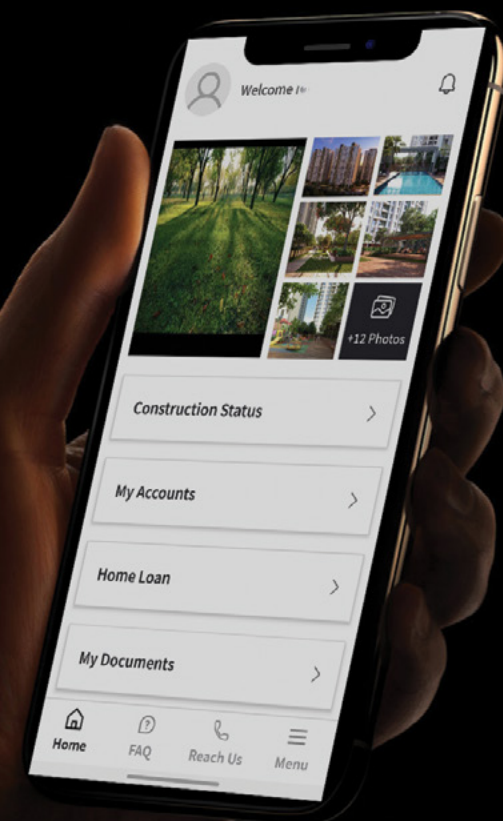
Support for home loans: Users can contact banks listed on the App for enquiries on home loans.

Assistance with legal and regulatory processes through documentation templates, extensive FAQs, and a step-by-step process guide.

## The Godrej Properties mobile app empowers customers to manage all post-sales aspects of their purchase

The GPL app was launched on July 29, 2021 with 67% of our customer base having embraced it thus far.

The app has received positive feedback from our users, as indicated by ratings of 4.7 (based on 700+ ratings) on Android Playstore and 4.6 (based on 200+ ratings) on Appstore.





# ENSURING CUSTOMER HEALTH AND WELL BEING

We ensure our customers' well-being after they move in to their homes post-possession. GPL has the following initiatives in place to ensure resident health and well-being:

## CUSTOMER SAFETY

- » Facilities designed in line with the National Building Code (2016) to ensure all life, fire and safety considerations are taken care of within the built environment
- » Building audits by the Fire Department to verify proper functioning of safety protocols and fire-fighting systems
- » Buildings follow IGBC and other green norms, ensuring no harmful chemicals are used in the project, minimizing the risk of exposure to toxic substances
- » Our Facility Management teams ensure customer well-being and provide awareness regarding hazards and any active works underway in the building
- » During handover of the project, our customers are informed of the various health and safety features available to them as part of the delivered project
- » Recommendations for maintaining a safe environment at home are also shared with our customers





# PRIORITIZING CUSTOMER SATISFACTION

Happy and satisfied customers are key to our continued growth. Customer satisfaction is therefore a target that we continuously strive towards.

## NPS PERFORMANCE

GPL is one of the early adopters of Net Promoter Score (NPS) in the real estate sector and has used the system as a strategic metric to improve customer advocacy. We have incorporated NPS as a part of employee key result areas (KRAs) since FY 2018-19 in order to drive focus on continuous improvement in our NPS scores.

This globally acknowledged metric also provides the following benefits:

- » Simple method of gathering actionable customer feedback to improve customer experience
- » System for performance rating provided by our customers at the time of handover of project homes

Over the last few years, we have found additional benefits of NPS as it:

- » Helps improve customer experience
- » Facilitates design innovation based on customer insights.

## NPS PERFORMANCE

| YEAR                              | FY 2022-23 | FY 2021-22 | FY 2020-21 |
|-----------------------------------|------------|------------|------------|
| Relationship NPS Survey Responses | 13,332     | 8,806      | 8,857      |
| Combined Relationship NPS         | 65%        | 55%        | 42%        |

# 92%

INTERACTIONS RESOLVED WITHOUT ESCALATION TO HIGHER LEVELS

# 664,380

CUSTOMER INTERACTIONS CAPTURED IN OUR ECRM SYSTEM IN FY 2022-23

# 92%

% OF CUSTOMER GRIEVANCES CLOSED FOR FY 2022-23

**In FY 2022-23, the relationship survey was sent to 36,050 customers and 13,332 responses were received. The response rate achieved was 37%.**



## DEMONSTRATING AGILITY IN REGISTRATIONS

We facilitated Agreement registration for 12000+ customers. In FY 23, we also organized mass registrations across our projects where more than 100+ customers per project completed their registrations on a single day. Through our focused approach to Agreement registrations in the past two years, we have been able to reduce the number of days from booking to agreement registration by over 60%.

## IMPROVING TRANSPARENCY IN CONSTRUCTION PROGRESS

We hosted more than 13000+ customers across our projects to come and view the progress of construction at the site either physically or virtually.

## FOCUSSING ON HANDOVER EXPERIENCE AND LIVING EXPERIENCE

The establishment of Godrej Living Pvt. Ltd. has brought us closer to our goal of bringing joy during handover and post-possession phases. In

collaboration with Godrej Living, we have created two indices: the Handover Index and Liveability Index. These indices systematically analyze and measure customers' experiences during these stages, allowing both teams to work together towards providing an exceptional living experience after possession.

For our residents, our focus is to create moments and events where they can come together as a community. In FY 23, we organized over 50+ events including celebrations around Diwali, Christmas, New Year's, and Holi.

## SERVICE LEVEL ADHERENCE (SLA)

We keep track of service level adherence and record all customer interactions through our e-CRM Management System. Unresolved issues are automatically escalated through the Management Committee members at the highest level using the workflow that is already built into this module. By implementing a relationship manager model, we have been able to improve our responsiveness and provide customers with quick, satisfactory resolutions.



# ADDRESSING CUSTOMER GRIEVANCES

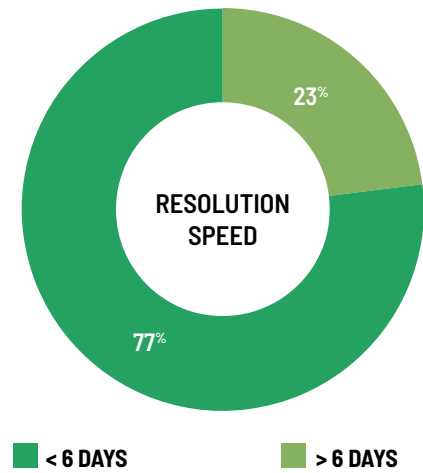
## CUSTOMER GRIEVANCE CELL

One of the ways to ensure customer satisfaction is to address their grievances diligently. We have ensured that our valued customers can make their voices heard for us to address their problems in the best and quickest way possible. We have dedicated nodal officers at all our project sites who handle customer escalations and grievances. Nodal officers ensure issue resolution within 6 days.

We respect the data privacy of all our customers, at all times. We have stringent standards of ethical conduct as prescribed in our Data Privacy Policy. In FY 2022-23, 54 complaints regarding the privacy of customer data and 8 related to advertising were received and resolved.

GRI 418-1

OUR PERFORMANCE IN ADDRESSING  
CONSUMER GRIEVANCE FOR FY 2022-23



**4.6** DAYS  
AVERAGE RESOLUTION  
TIME, CONSIDERING ALL  
ESCALATIONS



# PARTNERING WITH CONTRACTORS TO UNLOCK SAFETY EXCELLENCE

At GPL worker’s safety and well-being is our utmost priority. We have a robust mechanism right from contractor selection to ensure implementation of applicable Occupational Health & Safety at all our locations through the following mitigation plans:

- Contractor Pre-Qualification is carried out before we award any contract.
- Contract Safety Rules & Regulations
- Kick Off meeting is conducted for on boarded contractor.
- Mandatory Safety Induction for all employees including contract workers.
- Apart from Induction we also conduct Job Specific trainings at our locations.
- Quarterly internal safety audits are conducted to identify improvement areas.
- Contractor Performance evaluation and Support

### CONTRACTOR PRE-QUALIFICATION

The process starts before we award contracts. We conduct an Occupational Health & Safety assessment of prospective contractors through a pre-qualification (PQ) process that determines contractor’s capability, capacity, resources, management processes, and performance. We assess the business risk and initiate required mitigation plan basis the PQ score achieved by the contractor. At this stage, we give preference to contractors who are performing well on OH&S parameters and are ISO 45001 certified.

### CONTRACT SAFETY RULES & REGULATIONS

We make sure that Occupational Health & Safety requirements are communicated to the contractor through a Contractors Agreement, which is a legal document signed before work is allotted. The contractor’s team is responsible for implementing all necessary safety measures on site, such as safety infrastructure, training, and health check-ups, in compliance with applicable laws. We also protect the confidentiality of all contractor-related data to ensure data privacy.

GRI 3-3, GRI 403-2, GRI 403-3, GRI 403-8, GRI 403-9 , GRI 403-10



### CONTRACTOR SUPPORT

We conduct kick off meetings with all on-boarded contractors to make them understand our requirements, which serve to get things started right at the outset. Thereafter contractors submit site safety plans in line with the agreement for implementation. We conduct various job specific training programs to enhance the safety knowledge for contract workers. We assist contractors in preparation of Hazard Identification and Risk Assessment (HIRA) and control measures using hierarchy of controls.

| HEALTH & SAFETY PARAMETER (FOR EMPLOYEES & CONTRACTORS) | FY 2022-23 | FY 2021-22 | FY 2020-21 | FY 2019-20 |
|---|------------|------------|------------|------------|
| Fatality  | 0          | 0          | 0          | 2          |
| Permanent Disability                                    | 0          | 0          | 1          | 0          |
| Rate of fatalities                                      | 0          | 0          | 0          | 0.05       |
| Recordable work-related injuries                        | 4          | 3          | 3          | 1          |
| Rate of recordable work-related injuries                | 0.06       | 0.05       | 0.10       | 0.07       |
| Lost days   | 339        | 106        | 1,651      | 12,029     |
| Lost day rate   | 4.95       | 1.70       | 42         | 288        |
| Manhours worked   | 68,500,278 | 62,513,152 | 39,306,527 | 41,762,532 |

Restated data for severity rate (lost data rate) in FY 2019-20 and 2020-21 due to man days lost related to fatal and permanent disability

### WE SUPPORT OUR WORKERS IN THE FOLLOWING WAYS



#### MEDICAL SUPPORT

As part of our emergency preparedness, we have medical facilities available on site such as a first aid center, a male nurse, a first aid kit, an ambulance, and regular visits from a doctor. We also have arrangements in place with nearby hospitals in case of emergencies.



#### EQUIPMENT SUPPORT

We have a safety induction hall that is fully equipped with audio and visual facilities, as well as all necessary personal protective equipment (PPE). We offer job-specific training sessions and toolbox talks to improve the safety knowledge of workers.



#### HEALTH GUIDANCE

We conduct health check-ups for all employees before they start working and periodically thereafter. We also encourage them to take care of their health. For high-risk workers, we perform medical exams and competency tests when they are hired and regularly thereafter to ensure that they are fit for the job.

Note: The above data encompasses project sites outside the reporting boundary. The rates have been calculated based on 1,000,000 hours worked.



# FOCUSING ON WORKPLACE HEALTH AND SAFETY

Creating a healthy and safe workplace is crucial for our company's ongoing success. We have a strict health management system in place, and we regularly train our employees on Occupational Health and Safety (OH&S) to ensure their well-being.

## HEALTH AND SAFETY MANAGEMENT SYSTEM

At every step of our projects, GPL has a dedicated Occupational Health and Safety (OH&S) Management System in place to ensure the safety of our workers and prevent accidents. To maintain our commitment to employee safety, senior management has allocated resources and defined responsibilities. We have clear procedures outlined in our OH&S Management system, aligned with our Health & Safety Policy to ensure that safety practices are effectively implemented across all our sites.

To handle the unpredictable nature of health and safety concerns, our OH&S management system follows the PDCA cycle's principles. We put these principles into practice by incorporating them into the planning, design, construction, and delivery of residential townships and commercial complexes in India. We also have a specific standard operating procedure (SOP) related to tracking and monitoring health and safety compliances, including legal requirements. This helps us identify, communicate, track, and evaluate the relevant OH&S legal requirements and continuously improve our safety system.

Being a ISO 45001 certified organisation, we continually review and update our health and Safety Management system. We also have a process for investigating incidents, determining their root causes, and taking corrective action, which we share with others for ongoing improvement.

## TRAINING AND ASSESSMENT

We have created programs to educate and promote occupational health and safety to our employees, including training sessions, motivational events, and health camps. We regularly organize blood donation drives, health lectures, and safety campaigns, and our facilities participate in events like National Safety Day, Road Safety Week, and National Fire Service Day to raise awareness.

The pillars of GPL's Health & Safety Management System are:

- » OH&S Management System - Implementation & Effectiveness
- » People & Leadership - Culture for Safety & Capability Building
- » Continual Improvement - Monitoring, Audits & Compliances



**24,346**  
TOTAL HEALTH AND SAFETY  
TRAININGS CONDUCTED

**274,273.7**  
TOTAL HOURS FOR HEALTH AND SAFETY  
TRAINING AND DEVELOPMENT

**100%**  
OPERATIONAL PROJECTS COVERED






# ENSURING WORKPLACE SAFETY FOR ALL OUR EMPLOYEES AND WORKERS


### COMMITMENT TOWARDS SAFETY


To ensure safety measures are being followed by contractors at all our locations, GPL has established Joint Project Safety Committees (JPSC) at each site. These committees are led by a GPL Project Manager and include representatives from Project Management Consultants and Contractors, who follow outlined Standard Operating Procedures (SOPs). The JPSC periodically monitors and supports safety measures taken by contractors. All attendees must attend the monthly meetings to discuss and resolve any safety concerns. Contractors who employ more than 500 workers at our sites must establish a Contractor Safety Committee (CSC) to comply with BOCW Central Rules 1998, Chapter XXI, Rule 208. The CSC, led by the Contractor's Project Manager, meets at least once a month to ensure compliance and includes worker representation.


We, at GPL, aim to offer a secure work environment for all our staff and workers. For this purpose, we rely on four key elements of OHS Risk Management.


### MEASURES TAKEN

- 

CSC acts as a platform to highlight worker issues or concerns.
- 

Workers are rewarded at appropriate forums for their contribution.
- 

Robust safety induction trainings conducted to prepare workers for probable hazards related to work.
- 

The medium of instructions is dependent on the language understood by majority of the workers.
- 


Workers are given toolbox to inculcate a safety orientated mindset and are empowered to stop or refuse work in any unsafe condition which poses a risk to their safety and health.

|                                       | 2022-23 | 2021-22 | 2020-21 | 2019-20 |
|---------------------------------------|---------|---------|---------|---------|
| FOR EMPLOYEES                         |         |         |         |         |
| LTI/LTIFR                             | 0/0     | 0/0     | 0/0     | 0/0     |
| % of employees receiving HSE training | 100%    | 100%    | 100%    | 100%    |
| FOR CONTRACTORS                       |         |         |         |         |
| LTI/LTIFR                             | 4/0.06  | 3/0.05  | 3/0.1   | 1/0.07  |
| % of employees receiving HSE training | 100%    | 100%    | 100%    | 100%    |


GRI 403-3, GRI 403-4, GRI 403-5

## 4 KEY ELEMENTS OF OHS RISK MANAGEMENT

INFRASTRUCTURE




**Critical to Safety Infrastructure:**  
GPL ensures every location is provided with proper safety infrastructure like safety induction, medical facilities (Male Nurse, Ambulance, hospital tie-ups etc), PPE's, Safety Resources, Electrical equipment's etc.




Construction activity at GPL Project site


OHS MANAGEMENT SYSTEM



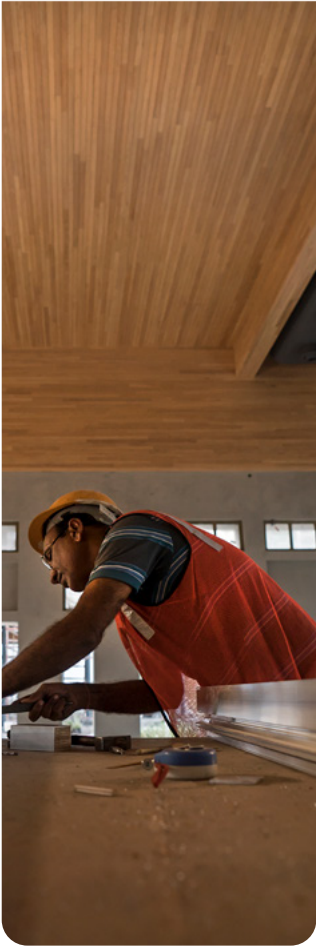
**Implementation and Effectiveness:**  
At GPL we have a robust OH&S Management system to ensure safety implementation and effectiveness of systems. We ensure on ground implementation by preparing Site Safety Plan, Hazard Identification and Risk Assessment for all activities, Work Permit System, and Internal safety audit to assess the effectiveness.




PEOPLE & LEADERSHIP




**Culture for Safety & Capability Building:**  
To enhance safety culture we ensure various measures like Safety Induction, Job Specific trainings, Motivational Programs, Safety campaigns, Review meetings (Contractor Site Safety Committee, Joint site safety committee and Management review meetings), Health check-ups and Toolbox's for all employees.



CONTINUAL IMPROVEMENT



**Monitoring, Audits & Compliances:**  
We have a robust Internal Audit mechanism to monitor the safety performance of each location and identify the improvements areas, Site team will ensure all the compliances against the audit report.



GRI 403-5



# CONTINUOUSLY IMPROVING WORKPLACE HEALTH & SAFETY

To ensure the best possible Occupational Health & Safety standards across all GPL projects, we have created a strong Safety Management System that adheres to the ISO 45001:2018 standard. We are pleased to report that we have successfully implemented this system and it has been verified by a certifying agency during a surveillance audit. We are dedicated to maintaining a sustainable safety management system to achieve our goal of zero harm.



## TRAININGS CONDUCTED

- » Refresher training on ISO 45001
- » Sensitization workshops for Management
- » Workshop for Project Managers and Safety in-charge personnel to enhance their safety knowledge to ensure effective on ground safety implementation.
- » 'BSC Online Training & Awareness Module' programs for OH's, CH's, PM's, RSM's and PSM's for upgrading the competences related to OH&S.

## KEY OUTPUTS OF THE PROCESS

- » GPL OH&S Manual – 01
- » GPL SOPs (Procedures) – 19 » OH&S Work Instructions – 27
- » OH&S Guidelines – 03
- » OH&S Annexures - 02

The process also paved the way for integration of OH&S as a culture concept at GPL institutionalizing three levels to review the OH&S management system:

- » Management Review at GPL Level: (Level I)
- » Management Review at GPL Regional Level (Level II)
- » Management Review at GPL Project Level (Level III)

**With a vision to ensure robust safety processes and culture, all our projects comply with standard safety requirements and are ISO 45001: 2018 certified.**





# EMBEDDING HUMAN RIGHTS ACROSS OUR VALUE CHAIN

We ensure that human rights receive the consideration they deserve in all our interactions with employees, independent contractors, suppliers, clients, and the public. Across our value chain, we advocate for safety, diversity, and inclusion, fair and competitive pay, respectable working hours, and equal opportunities for every member. Our labour laws are in line with our core values, the International Labour Organization's Declaration on Fundamental Principles and Rights at Work, and other international agreements. Our value chain has been designed with respect for human rights in mind, and we have policies in place to lessen human rights risks. We provide compulsory training to all of our employees on human right aspects, like POSH, Code of Conduct (anti-discrimination) and more. We also take measures to ensure human rights due diligence for various groups, including our own employees, contractual employees, women, children, construction workers, and supply chain.

We administered Human Rights Self-Assessment (HRSA) across all active Project Sites and GPL offices, in accordance with GPL's Human Rights Policy and the United Nations' Human Rights guidelines.

These assessments are obligatory and cover various areas include

- » Health and Safety
- » Hours
- » Wages and Leave
- » Fair Treatment
- » Community Impacts
- » Product Stewardship
- » Freedom of Association
- » Forced Labor
- » Child Labor
- » Discrimination
- » Compliance Monitoring

0

CASES OF CHILD/FORCED LABOUR/INVOLUNTARY LABOUR/DISCRIMINATORY EMPLOYMENT

100%

GPL SITES AND OFFICES HAVE UNDERGONE HUMAN RIGHTS SELF-ASSESSMENT FOR FY 2022-23

Additionally, six sample sites were chosen for external third-party audits and no instances of non-compliance were identified across our sites, eliminating the need for remediation actions.

Nonetheless, minor observations were observed which are being addressed



## THE NUMEROUS CORRECTIVE ACTIONS TAKEN CONSIST OF



### DISCRIMINATION & HARASSMENT PREVENTION

#### Employees

- » To safeguard employees from sexual harassment and lower the organization's liability, we have Policies on Prevention of Sexual Harassment (POSH). Training in POSH is required for all new employees.
- » In response to two complaints of sexual harassment, GPL immediately took appropriate action. By the end of the financial year, there were no cases left unattended.
- » Employees may file complaints with an internal complaints committee (ICC) at both the regional and central levels.

GRI 406-1, GRI 410-1, GRI 412-2, GRI 412-3



### HUMAN RIGHTS CULTURE BUILDING

#### Security Personnel

- » Our security personnel receive human rights training as part of contractual their agreements with agencies.
- » We base our operations and investment agreements on rigorous human rights clauses and reviews.

#### Employees

- » Chai-pe-charcha, team huddles, and site events are examples of engagement formats that we use to formally address employee grievances.
- » All our employees can connect with our leaders, the steps to do so are available on the company's intranet.



### COMMUNITY RIGHTS

#### Local Communities

- » Safeguards the land rights of all communities and uphold the requirement of free, prior, and informed consent.

Our Human Rights policy outlines our commitments to dignity and respect of all people

[https://d1jys7grhimvze.cloudfront.net/backoffice/data\\_content/corporate\\_governance/GPL\\_Human\\_Rights\\_Policy.pdf](https://d1jys7grhimvze.cloudfront.net/backoffice/data_content/corporate_governance/GPL_Human_Rights_Policy.pdf)



### FAIR REMUNERATION

- » Competitive employee compensation in relation to industry and local labour markets
- » Central Labour Law Compliance Team ensures contractors comply with minimum wage requirements



### HEALTH & SAFETY

- » Ensure a safe, hygienic and healthy workplace for our contractor workforce that complies with applicable health and safety laws
- » Minimize the possibility of accidents, injury and exposure to health risks



# ENSURING A RESPONSIBLE SUPPLY CHAIN

Creating strong supply chain networks is essential for developing sustainable real estate. This aids us in reducing supply chain risks that might have an impact on our operations, business continuity, and reputation. We place high priority on our anti-corruption policies and work with people and organizations who uphold these standards. Our approach is to assess joint venture partners, contractors, vendors, and other third parties appropriately as part of our anti-corruption due diligence process. The laws governing worker wages, health and safety, and other workplace laws pertaining to human rights are enforced across the board for all our partners. By openly discussing industry best practices with our partners, we have been able to benefit the ecosystem.

We also strengthened GPL's Vendor Code of Conduct which includes the minimum requirements to be fulfilled by our vendors before coming on board to engage in business with us. The Vendor Code of Conduct now includes provisions for minimum ESG requirements to be fulfilled by our suppliers encapsulating monitoring of GHG emissions, hazardous waste treatment, and optimum use of resources. Our Vendor Code of Conduct guarantees the adherence of our vendors to our Human Rights policy. We have now also become more stringent with respect to the fulfilment of basic principles such as Human Rights, labor laws and working conditions etc by our suppliers.

We further realised the relevance of mitigating supply chain risks and committed that 88.5% of our suppliers by emissions covering Purchased Goods and Services, will have Science-based targets by 2026. Our Scope 3 Science-based target (currently under review by SBTi) not only lays an emphasis on GPL's strategy to combat risks across the value chain, but also ensures that our suppliers align with our strategy and take independent steps to integrate sustainability in their overall operations.

GRI 2-6, GRI 414-1, GRI 414-2

## SUPPLY CHAIN ENGAGEMENT FRAMEWORK



### ONBOARD SCREENING

During the onboarding process, the suppliers are mandatorily required to adhere to GPL's Code of Conduct and policies to ensure compliance on business ethics, human rights, health and safety etc. Based on an outlined criterion, supplier screening is conducted during the pre-construction phase.



### GAP IDENTIFICATION

We have successfully completed our projects in line with our internal commitment to build green projects in accordance with the IGBC or a comparable rating system. This was made possible by closing the gaps that were found, which we did by promoting supplier capability development.



### VENDOR SCREENING

The contract and procurement team at GPL was engaged through awareness sessions on Supply chain engagement process and supplier assessment framework. Zonal contract and procurement teams were responsible for conducting vendor assessments in their respective regions. In FY 2022-23, we have developed a robust vendor ESG screening framework to offer capacity building support to our suppliers.



| MATERIAL DESCRIPTION | NUMBER OF SUPPLIERS |
|----------------------|---------------------|
| Steel (TOR)          | 18                  |
| Cement               | 7                   |
| Concrete (RMC)       | 19                  |
| Tiles                | 10                  |
| AAC blocks           | 4                   |
| <b>TOTAL</b>         | <b>58</b>           |



EMISSION CONTRIBUTION FROM CRITICAL TIER 1 SUPPLIERS OF THE TOTAL SCOPE 3 EMISSIONS.

14  
MATERIAL CATEGORIES

5  
MATERIAL CATEGORIES BY EMISSIONS

58  
CRITICAL SUPPLIERS FOR TOP 5 MATERIAL CATEGORIES



# PROMOTING SUSTAINABILITY AMONGST SUPPLIERS

We at GPL understand the continued importance of responsible procurement. During the year, we encouraged our suppliers to report on Environmental, Social, and Governance parameters to achieve our strategic goals. We also considered nominated human rights initiatives during the year, including raising awareness about contractors/suppliers' working conditions and emissions due to supply chain operations. By the end of 2026, our aim is to ensure that 88.5% of our suppliers by emissions will have Science-based targets.

## SUPPLIER ASSESSMENT

We take cognizance that Scope 3 emissions constituted 99.74% of our overall emissions in 2022 and 99.78% in 2023. With our Scope 3 target currently under validation by SBTi, we aim to further streamline the procurement process and support our suppliers as far as their independent ESG targets are concerned.

We mapped of our Tier 1 suppliers based on emission profile and business volume to shortlist the suppliers that are the most relevant to our business operations. We then prioritized our Tier 1 suppliers for the top 5 material categories based on their emission profile.

We also upgraded our vendor assessment form and incorporated crucial ESG parameters like human rights, safety management system, emission reduction initiatives, environment targets (SBTi), internal carbon price, grievance redressal mechanism etc.

With the support of our online ESG portal 'GREEN DASH', we readministered the Supplier Assessment Questionnaire to our Tier 1 suppliers to assess their performance. We have been continuously assessing the responses received so far through desk reviews and are in the process of conducting audits and capacity-building sessions with our suppliers to help them achieve their sustainability targets.

GRI 413-1



**GPL was recognized by CDP as a Supplier Engagement Leader in 2022, and is among the top 8% assessed for supplier engagement on climate change, based on 2022 CDP disclosure**

## HOW WE ENGAGE

- » Map procurement (both direct and indirect)
- » Track suppliers by volume

## KEY ASSESSMENT AREAS

- » Management
- » Environment
- » Safety Management
- » Labour & Human Rights
- » Business Ethics & Code of Conduct
- » Quality Management
- » Capacity Utilization

## OUR RESPONSE

- » Sustainable sourcing
- » Environmental impact of materials
- » Screening of suppliers on ESG parameters
- » Engaging with suppliers to improve ESG performance

## VENDOR ASSESSMENT AT GPL

# 58

TOTAL CRITICAL TIER-1 SUPPLIERS IN TERMS OF THE ENVIRONMENTAL IMPACT



## ENVIRONMENT

- » Existing policies
- » Management Systems
- » Greenhouse Gases
- » Biodiversity
- » Climate Change
- » Water Management

# 49

RESPONSES RECEIVED FROM TIER 1 SUPPLIERS/CONTRACTORS

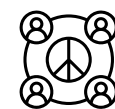


## SOCIAL

- » Human rights
- » Diversity
- » Management Systems
- » Contributions to Society
- » Reporting and transparency

# 329

NUMBER OF SUPPLIERS ASSESSED ON ESG PARAMETERS



## GOVERNANCE

- » Existing policies
- » SDGs
- » Ethics and compliance
- » Sanctions
- » Stakeholders
- » Supply Chain



| TYPE OF SUPPLIER                               | ABSOLUTE NUMBER OF SUPPLIERS | SHARE OF TOTAL PROCUREMENT SPENT |
|--|------------------------------|----------------------------------|
| Total tier 1 suppliers                         | 329                          | 100%                             |
| Critical tier 1 suppliers by emissions profile | 58                           | 17.87%                           |
| Non-critical tier 1 suppliers                  | 271                          | 82.13%                           |

KPIS FOR SUPPLIER ASSESSMENT AND DEVELOPMENT

| SUPPLIER SCREENING   | FY 2022 |
|--|---------|
| Total number of suppliers assessed via desk assessments/on-site assessments, | 49      |
| % of significant suppliers assessed  | 14.89%  |

COVERAGE AND PROGRESS OF SUPPLIERS WITH CORRECTIVE ACTION PLANS

| SUPPLIER SCREENING                                       | FY 2022 |
|--|---------|
| Total number of suppliers in capacity building programs  | 30      |
| % of significant suppliers in capacity building programs | 51.72%  |

SOURCING SUSTAINABLE MATERIALS

It has been GPL’s endeavour to substitute conventional materials with sustainable materials with lower emission profile. For instance, we have been using Ground Granulated Blast-furnace Slag (GGBS) and fly ash to reduce consumption of cement.

| MATERIAL                       | ANNUAL % USE (ALL ZONES INCLUDED) |
|--------------------------------|-----------------------------------|
| Ordinary Portland Cement (OPC) | 73%                               |
| Blast Furnace Slag (GGBS)      | 4%                                |
| Fly Ash (FA)                   | 22%                               |
| RMC (OPC+GGBS)                 | 17%                               |
| RMC (OPC+FA)                   | 83%                               |

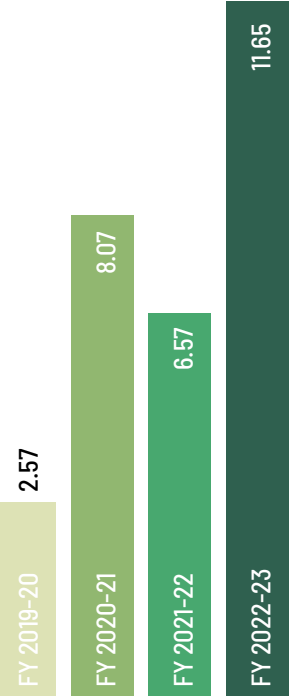
Supplier ESG assessment measures a supplier’s performance on significant attributes: identification of objectives linked to the Sustainable Development Goals (SDGs), management of climate change risks, circular economy strategy, human rights due diligence, etc





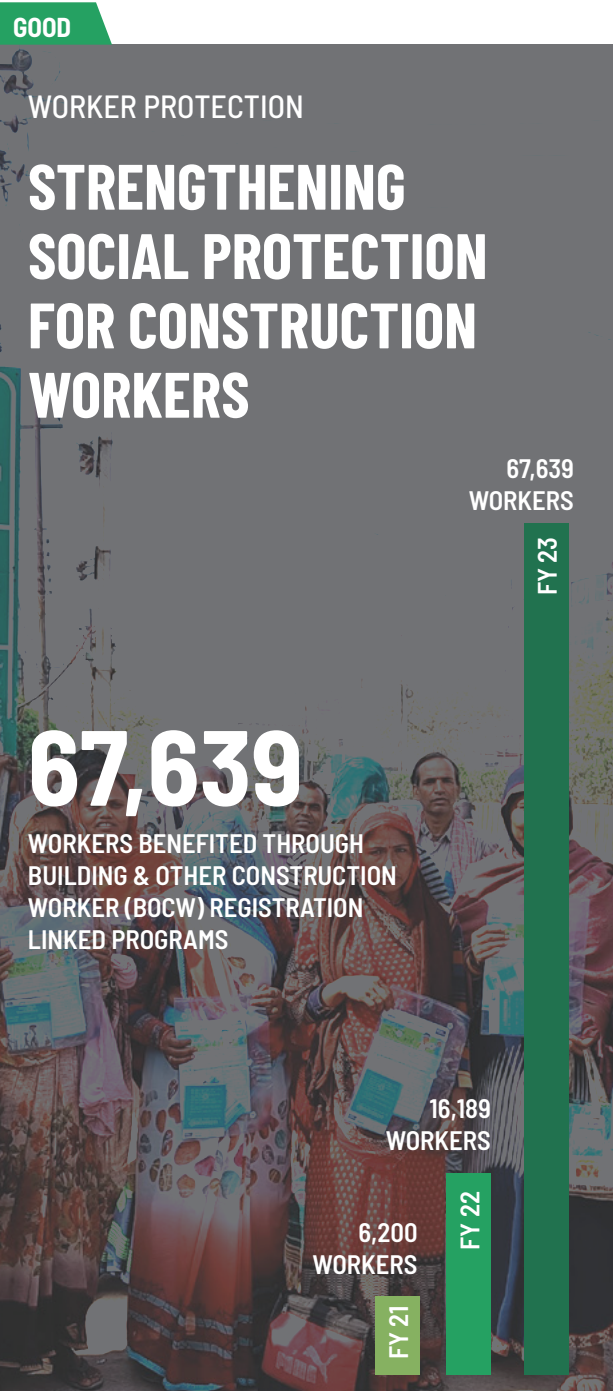
# LINKING ESG PERFORMANCE WITH CSR IMPACT

As part of our efforts to integrate sustainability within our business operations, we have linked our ESG performance with our CSR impact. Our CSR initiatives are aligned towards Group wide Good and Green goals and focus areas. We partner with diverse NGOs, local Regulatory Bodies, Government Institutions and communities in our endeavor to deliver social and environmental impact.



CSR EXPENDITURE (CR)

Aspiring to be amongst the world’s most responsible and sustainable real estate developers



**GREEN**

CARBON NEUTRALITY

## ENSURING WE ARE CARBON NEUTRAL FOR SCOPE 1 & 2 EMISSIONS

CARBON SEQUESTERED

**61,707**  
tCO<sub>2</sub>e

SCOPE 1+2 EMISSIONS

**3,904.62**  
tCO<sub>2</sub>e

**GREEN**

SOLID WASTE MANAGEMENT

## MINIMIZING WASTE TO LANDFILL

**13,270**

TONNES OF WASTE DIVERTED FROM LANDFILL

**25,297.48**

TONNES OF WASTE TO LANDFILL FROM OPERATIONS

**GREEN**

WATER POSITIVITY

## ENSURING WE RETAIN WATER POSITIVE STATUS AS WE SCALE

WATER RECHARGED

**11,689.1**  
MILLION LITRES

WATER CONSUMED

**267.75**  
MILLION LITRES



# ENABLING SOCIAL PROTECTION FOR WORKERS

The building and other construction workers (BOCW) constitute one of the largest categories of workers in the unorganized sector. At GPL, our objective is to help these marginalized but important stakeholders. Together with our NGO partners we work towards unlocking governments funds and providing access to entitlements and social protection. We facilitate access to welfare schemes and provide complete support. These schemes are specifically designed for construction workers.

**67,639 construction workers benefitted through our Building and Other Construction Worker (BoCW) registration programs**

**26,258**  
SAFETY KITS DISTRIBUTED TO CONSTRUCTION WORKERS

**63,159**  
BOCW CARDS DISTRIBUTED

**25,584**  
BENEFICIARIES PROVIDED PRADHAN MANTRI SURAKSHA BIMA YOJNA (PMSBY)

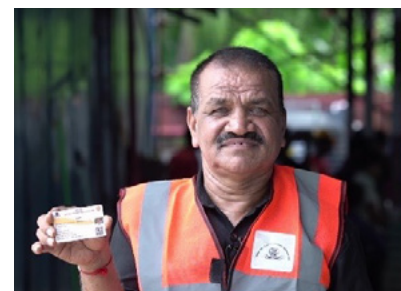
**417**  
PREGNANT WOMEN PROVIDED MATERNITY ASSISTANCE



**243**  
CONSTRUCTION WORKERS PROVIDED FINANCIAL SUPPORT FOR THEIR MARRIAGE/ CHILDREN'S MARRIAGE



**192**  
FAMILIES OF CONSTRUCTION WORKERS PROVIDED WITH FINANCIAL SUPPORT AFTER DEATH OF THE WORKER



**13,447**  
FAMILIES OF CONSTRUCTION WORKERS PROVIDED EDUCATIONAL AND SCHOLARSHIP ASSISTANCE FOR THEIR CHILDREN



# SUPPORTING THE WELL-BEING OF CHILDREN

## CHILD AND MATERNAL WELL-BEING THROUGH CRECHES

Programs held at crèches include health check-ups, nutrition support, early childhood care education, skill development, physical training sessions and mid-day meals

# 1,410

CHILDREN WERE REACHED

# 349

MALE LABOURERS PROVIDED  
WITH REGULAR CHECKUP

# 1,759

FEMALE LABOURERS PROVIDED WITH  
REGULAR CHECKUP



## OUR SUCCESS STORY



IMMUNIZATION, DE-WORMING, MULTI-VITAMINS  
GIVEN TO CHILDREN AS PER RESULTS OF  
THEIR REGULAR HEALTH CHECK-UPS



COOKED MEALS PROVIDED AT 4  
CRÈCHES AND NUTRITION KITS  
PROVIDED AT 1 CRÈCHE (NOIDA)

# 207

PREGNANT AND LACTATING  
WOMEN WERE PROVIDED  
GYNECOLOGY COUNSELLING

# 23

CRÈCHES ACROSS  
THE COUNTRY ARE  
SUPPORTED BY GPL

# 1,424

CHILDREN WERE  
PROVIDED HEALTH CHECK  
UPS ACROSS CRÈCHES



# COMBINING WATER CONSERVATION, CARBON SEQUESTRATION AND SOCIAL IMPACT

## WATER CONSERVATION

Water scarcity is one of the most pressing challenges in the recent times. We recognize this and proactively pursue measures to conserve water. We initiated an integrated watershed development program in 2016 over ~3300 hectares of land in the villages of Bavi, Zapewadi and Jamb village in the Beed district of Maharashtra. The implementation of watershed interventions was completed in 2019. Nisarg Vikas Bahuudeshiaya Sevabhavi Sanstha (Nisarg) in partnership with National Bank for Agriculture and Rural Development (NABARD) supported the design and implementation of these watershed interventions.

In order to assess the impact of the watershed development, we collaborated with Ekonnnect Knowledge Foundation. The impact was assessed in terms of amount of water conserved due to implementation of watershed interventions and social impact created in terms of increase in agricultural productivity/number of cattle contributing to increase in income, reduction in migration, improvement in health, etc. A snapshot of the impact assessment conducted with their support can be seen here.

The program saw a significant rise in surface water bodies - lakes, streams, water channels in both pre and post monsoon seasons

3,300 HECTARES OF INTEGRATED WATERSHED IDENTIFIED

### WATER RECHARGED VS CONSUMED

| WATER                        | FY 2022-23 | FY 2021-22 | FY 2020-21 | FY 2019-20 |
|------------------------------|------------|------------|------------|------------|
| Recharged yearly (Mn Litres) | 11,689.1   | 15,803.7   | 12,433.9   | 11,689.1   |
| Consumed Yearly (Mn Litres)  | 224.66     | 309.51     | 299        | 368        |

GRI 3-3, GRI 303-1



## IMPACT ASSESSMENT OF THE BEED WATERSHED PROJECT

WHEN

a. May 2022 (Pre-monsoon)

b. September 2022 (Monsoon)

c. March 2023 (Post Monsoon)

WHAT

a. 26 wells across the 3 villages

b. Analysis of:

» Water quality and quantity

» Changes in vegetation cover

» Surface water quantity

c. More than 270 Households (17% of the total no. of households) for social impact

TOOLS USED

» Remote Sensing and Geographic Information System (GIS)

» Structured questionnaire for household surveys

» Focused group discussion (FGD) guide

» In-depth interview guide

APPROACH TO ESTIMATE POTENTIAL GROUND WATER RECHARGE

a. Direct groundwater infiltration of rainwater from land surface with less than 20% slope

b. Groundwater infiltration at check dams and other rainwater harvesting structures that allow rainwater sufficient time to percolate

c. Partial groundwater infiltration of irrigation water in the crop land area

CONCLUSION

a. The Potential groundwater recharge stood at 369.03 Ha-m in Bavi, 323.04 Ha-m Zapewadi, and 459.29 Ha-m in Jamb

b. There was a significant rise in surface water bodies such as lakes, streams, water channels etc. in the pre-monsoon and post-monsoon seasons, across Jamb, Zapewadi and Bavi



# PROMOTING CARBON SEQUESTRATION ON COMMUNITY LAND

As part of our journey towards carbon neutrality we have instituted 'Afforestation of Land' programs across India. We partnered with Sankalptaru Foundation, Nisarg Vikas Bahuuddeshiya Sevabhavi Sanstha and Enviro Creators Foundation for the implementation of tree plantation projects on both community lands and farmlands. Through our tree plantation project with farmers in Ri-Bhoi in Meghalaya, 100% of women beneficiaries were benefitted through distribution of saplings. Through these endeavors, we also hope to contribute towards climate change mitigation and revitalization of local ecosystems.

**25**

VILLAGES REACHED IN FY 22-23

**333**

FARMERS REACHED IN FY 22-23

**392,414**

SAPLINGS PLANTED





The total amount of carbon sequestered could cover 17,010 homes' electricity use for one year.

CARBON SEQUESTRATION (PER YEAR APPROXIMATELY, tCO<sub>2</sub>e)



Assumptions: An Indian home consuming 2700 kWh electricity annually.



# MANAGING CROP RESIDUE

Changing weather patterns have impacted cropping cycles with serious externalities. With delayed onset of monsoons, farmers in North India have had no recourse but to burn crop residue in their fields to ready them for sowing the next crop. As part of our CSR mandate, we had initiated a pilot Crop residue management (CRM) project last year which has been scaled this year. The project is in alignment with the Government of India's guidelines (2020) for CRM for Punjab, Haryana, Uttar Pradesh and National Capital Territory of Delhi. The mandate was to reduce stubble burning with its negative impact on air pollution levels in NCR.

We are pleased to report that as of this year, stubble burning across 2550 Hectares of farmland was avoided – up from 956 Hectares last year. We covered 15 villages reaching 3956 farmer families. The village of Cheema Kalan achieved the distinction of the first village where no stubble was burned this year. 1,25,954 quintals of stubble were collected, transported, and processed. Stubble used as a fuel in sugarcane factories, collected for making Biomass pellets, used as fodder and mulch in soil.

**3,956**FARMER FAMILIES  
REACHED IN FY 2022-23**125,954** QUINTALSOF STUBBLE WERE COLLECTED,  
TRANSPORTED AND PROCESSED**15**VILLAGES REACHED IN FY  
2022-23**2,550**HECTARES AVOIDED FROM  
STUBBLE BURNING IN FY  
2022-23



# MINIMIZING WASTE TO LANDFILL

To achieve our goal of ‘Minimising waste to landfill’ we have set up Decentralised Solid waste management in Konark, Bhubaneswar, Agra, Budni, Gohad, Dhanpuri & Bakho.

In addition to this, we have also piloted Bioremediation and Biomining of Landfill site of Chakrata along with setting up of Material Recovery Facility and Micro-composting centre at the site.

**We have successfully diverted 10,000 tonnes of municipal solid waste from landfills in Orissa through SWM projects at Konark and Bhubaneshwar and hope to scale this model to other cities.**

IMPROVEMENT IN SWACCH SURVEKSHAN RANKING OF URBAN LOCAL BODIES THROUGH CSR PROJECTS

| SWACCH SURVEKSHAN | URBAN LOCAL BODY | 2019 | 2022 |
|-------------------|------------------|------|------|
| Zonal Ranking     | Konark           | 312  | 57   |
| National Ranking  | Bhubaneswar      | 274  | 80   |
|                   | Budni            | 292  | 61   |



754

WASTE GENERATORS PRACTICE IN-SITU COMPOSTING

98,589

IEC ACTIVITIES CONDUCTED TILL DATE

300

PEOPLE PROVIDED EMPLOYMENT THROUGH SWM PROJECTS

14.52 Cr

GOVT FUNDS UNLOCKED THROUGH DSWM PROJECTS

81,702+

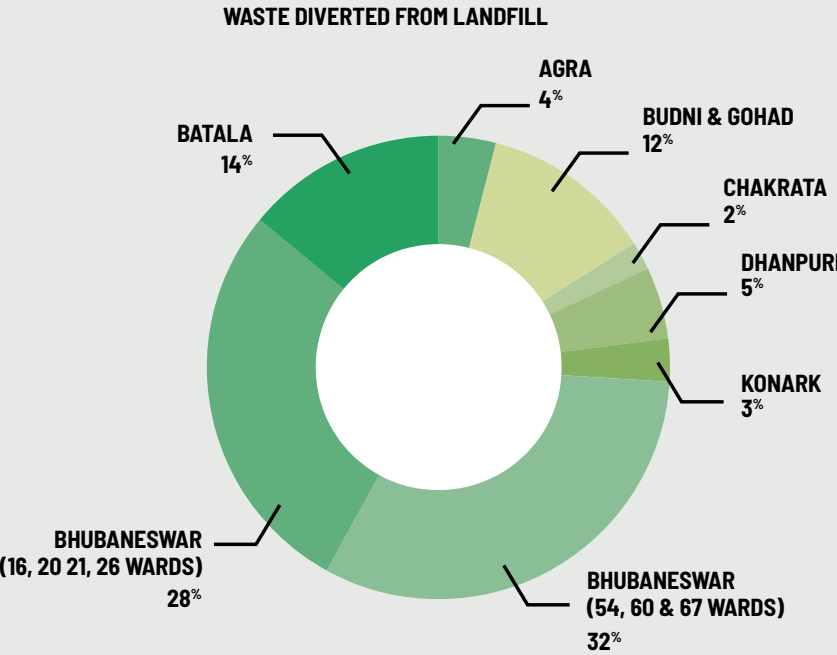
CITIZENS HAVE BEEN REACHED THROUGH IEC ACTIVITIES, POCKET TRIGGERING, DOOR-TO-DOOR MOTIVATION, CLEAN UP DRIVES OR CAMPAIGN RALLIES

13,270

TONNES OF WASTE DIVERTED FROM LANDFILL

9

URBAN LOCAL BODIES WERE INVOLVED





# CREATING WEALTH FROM WASTE

Waste does not disappear and our premise for all waste management programs and internal efforts is to utilize all waste as a resource. All waste needs to be suitably segregated at source to be better managed. Micro composting centres (MCCs) and Material Recovery Facilities (MRFs) are essential in generating value from waste. MCCs transform a locality's organic waste to compost, that can be sold or used locally. Material recovery facilities help sort and compact various inorganic waste streams and feed into the recycling ecosystem. Waste is wealth and all our Solid waste management facilities are Wealth centres with the potential of becoming self sustaining community centres.

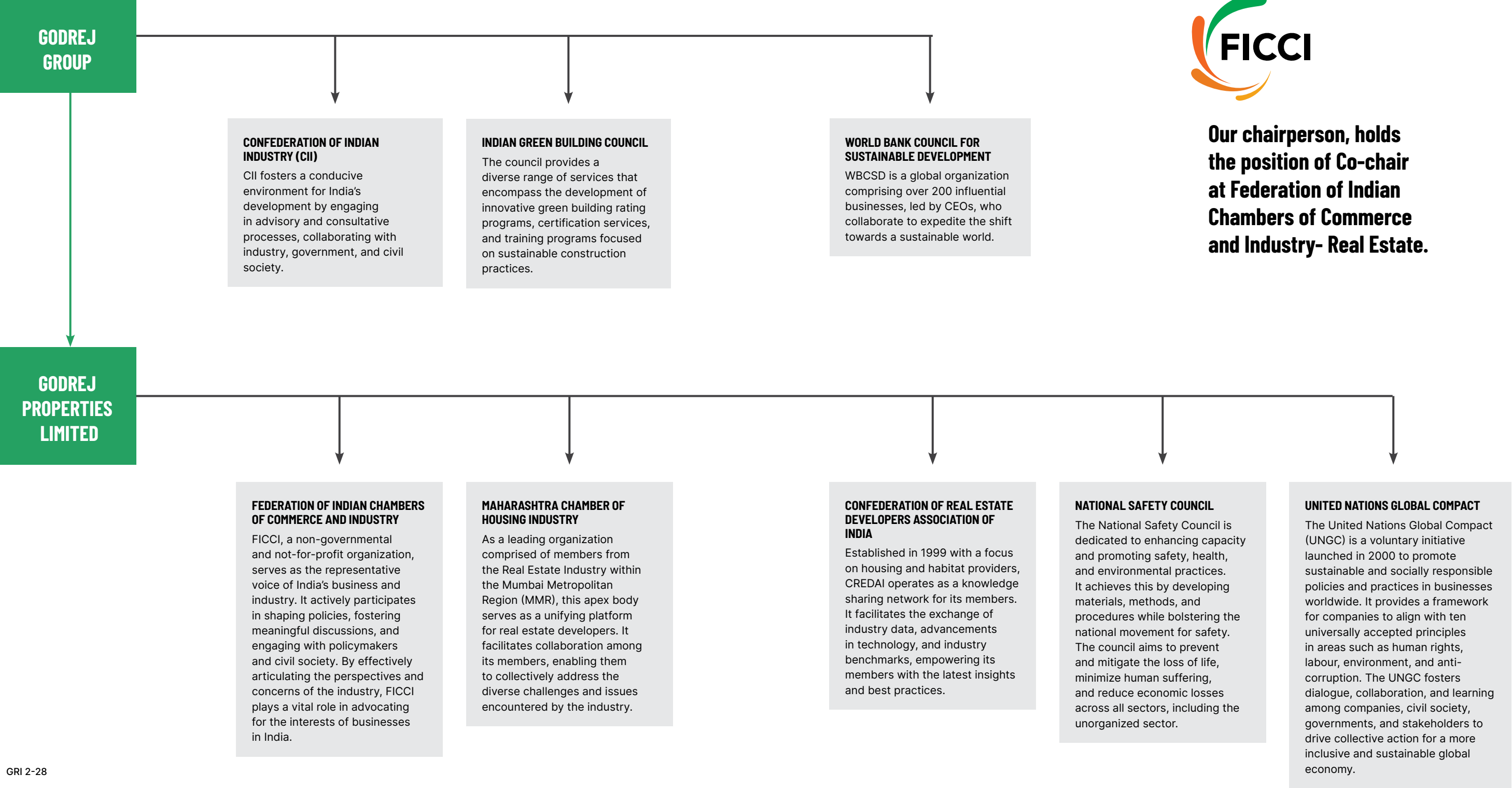


[Watch the Video](#)



# ENGAGING WITH INDUSTRY

Our affiliations provide us avenues to work collaboratively to address sectoral challenges.





# MATERIAL TOPICS

## CHANGE IN MATERIALITY TOPICS

| FY 2021-22  | FY 2022-23   |
|---|--|
| 1. Water consumption  | 1. Water consumption   |
| 2. Waste management   | 2. Waste management  |
| 3. Environment management and compliance                        | 3. Environment management and compliance                         |
| 4. Biodiversity conservation and restoration                    | 4. Biodiversity conservation and restoration                     |
| 5. GHG management   | 5. Disaster risk mitigation                                      |
| 6. Anti-corruption and transparency                             | 6. GHG management  |
| 7. Board oversight  | 7. Anti-corruption and transparency                              |
| 8. ESG Incident & Risk Management                               | 8. Board oversight   |
| 9. Grievance Redressal (employees/ labours/ vendors/ suppliers) | 9. ESG Incident & Risk Management                                |
| 10. Human Rights Assessment                                     | 10. Grievance Redressal (employees/ labours/ vendors/ suppliers) |
| 11. Disaster risk mitigation                                    | 11. Customer experience  |
| 12. Climate change risk mitigation plan                         | 12. Human Rights Assessment                                      |
| 13. Supplier environmental assessment                           | 13. Climate change risk mitigation plan                          |
| 14. Worker/labour practices                                     | 14. Supplier environmental assessment                            |
| 15. Responsible remuneration policy                             | 15. Health, safety, and well-being                               |
| 16. Employee diversity and equal opportunity                    | 16. Worker/labour practices                                      |
| 17. Employee engagement and empowerment                         | 17. Responsible remuneration policy                              |
| 18. Health, safety, and well-being                              | 18. Employee diversity and equal opportunity                     |
| 19. Customer experience   | 19. Customer satisfaction  |
| 20. Customer satisfaction                                       | 20. Employee engagement and empowerment                          |
| 21. Corporate Social Responsibility                             | 21. Corporate Social Responsibility                              |

The criticality of customer experience and customer satisfaction has changed according to the board recommendation.

## CHANGE IN DENOMINATOR TO CALCULATE INTENSITY


|           | FY 2021-22   |   | FY 2022-23   |   |
|-----------|--|---|--|---|
|           | Number of sites under consideration including Head quarter | Total area considered to calculate intensity (sqft) | Number of sites under consideration including Head quarter | Total area considered to calculate intensity (sqft) |
| Scope 1+2 | 26   | 4,22,994.84   | 42   | 4,82,757.452  |
| Scope 3   | 23   | 2,06,04,375.99                                      | 43   | 67,08,205   |

## CHANGE IN REPORTING BOUNDARY

| Region    | FY 2021-22  |  |  |  |
|-----------|---|--|--|--|
|           | Scope 1 & 2<br>Number of offices under consideration including Head quarter | Scope 1 & 2<br>Total Area considered to calculate intensity (sqft) | Scope 3<br>Number of Sites under consideration | Scope 3<br>Total Area considered to calculate intensity (sqft) |
| NCR       | 8   | 1,01,855   | 7  | 10720012   |
| MMR       | 9   | 1,07,419   | 5  | 3010537  |
| South     | 8   | 65,326   | 4  | 2836575  |
| Pune      | 7   | 67,200   | 5  | 3822521  |
| Ahmedabad | 1   | 7,000  | 0  | 0  |
| Kolkata   | 3   | 21,852   | 1  | 135077   |
| Vikhroli  | 2   | 12,500   | 1  | 0  |
| Nagpur    | 0   | -  | 0  | 0  |
| HO        | 1   | 39,843   | 0  | 0  |
| Total     | 39  | 422995   | 23   | 20524722.4   |

| Region    | FY 2022-23  |  |  |  |
|-----------|---|--|--|--|
|           | Scope 1 & 2<br>Number of offices under consideration including Head quarter | Scope 1 & 2<br>Total Area considered to calculate intensity (sqft) | Scope 3<br>Number of Sites under consideration | Scope 3<br>Total Area considered to calculate intensity (sqft) |
| NCR       | 10  | 1,01,964.08  | 9  | 2177607  |
| MMR       | 12  | 1,48,378.74  | 12   | 610467   |
| South     | 6   | 48,547.00  | 5  | 1053669  |
| Pune      | 7   | 1,02,220.00  | 13   | 2723177  |
| Ahmedabad | 1   | 2,308.00   | 0  | 0  |
| Kolkata   | 2   | 19,426.00  | 2  | 34085  |
| Vikhroli  | 2   | 9,500.00   | 2  | 109200   |
| Nagpur    | 1   | 10571  | 0  | 0  |
| HO        | 1   | 39,842.63  | 0  | 0  |
| Total     | 42  | 482757.452   | 43   | 6708205  |





# MANAGEMENT DISCUSSION & ANALYSIS

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# MANAGEMENT DISCUSSION & ANALYSIS

## GLOBAL ECONOMY

It has been a near-normal year after two years of pandemic induced challenges but the global economy continues to face headwinds of rising inflation and tapered growth. According to The World Economic Outlook (WEO) update, the world economic output growth slowed down to 3.4% in CY2022, after growing by 6.0% in CY2021. The rise in central bank rates to fight inflation and Russia's war in Ukraine continue to weigh on economic activity with its impact likely to spill over to CY2023 as well. The rapid spread of COVID-19 in China also dampened growth in CY2022, but the reopening has paved the way for a recovery. Stronger-than-expected private consumption and investment amid tight labor markets and greater-than-anticipated fiscal support helped the major economies.

The IMF expects growth in CY2023 to be 2.8% with a gradual pick-up in CY2024. The economic activity is expected to remain sluggish mainly due to slow down in advanced economies. For advanced economies, growth is projected to decline sharply from 2.7% in CY2022 to 1.2% in CY2023 amid financial sector turmoil, high inflation, ongoing effects of Russia's invasion of Ukraine, and three years of COVID. The growth in US slowed down in the second half of the year to end at a mere 0.9% in CY2022 and is expected to remain at 1.0% in CY2023 due to the steeper path of Federal Reserve rate hikes. Interest rate risk, the root cause of financial sector turmoil could mean a tough road ahead. Growth in the Euro area is expected to bottom out at 0.7% in CY2023 reflecting the effects of faster rate hikes by the European Central Bank, lower wholesale energy prices, and additional announcements of fiscal purchasing power support in the form of energy price controls and cash transfers.

For emerging market and developing economies, growth is projected to rise modestly, from 3.9% in CY2022 to 4.0% in 2023. Growth in emerging and developing Asia is expected to rise in CY2023 to 5.3% after the deeper-than-expected slowdown in CY2022 to 4.3% attributable to China's economy. Growth in China is projected to rise reflecting rapidly improving mobility and full reopening.

India's economy on the other hand, will slow down from 6.8% in CY2022 to 5.9% in CY2023 as per world economic outlook, impacted by rising global inflation and the resultant interest rate hikes.

Global inflation is set to fall, although more slowly than initially anticipated, from 8.7% in CY2022 to 7.0% in CY2023 as the massive and synchronous tightening of

monetary policy by most central banks should start to bear fruit. Commodity prices have generally seen a correction since October 2022. Oil prices also are projected to fall by 24% by IMF in CY2023, whereas non-fuel commodity prices are expected to remain broadly similar.

There are numerous downside risks to weigh on outlook like stalling recovery in China, escalation of war in Ukraine, sudden repricing in financial markets, and geopolitical fragmentation. Also, high post-pandemic debt burden will pose to be an ongoing challenge for many countries over the next few years.

The upside though can come through pent-up demand boost fueled by excess private savings from pandemic fiscal support and in many cases, still-tight labor markets and solid wage growth; or through faster disinflation as easing in labor market pressures in some advanced economies due to falling vacancies could cool wage inflation.

## INDIAN ECONOMY

The Indian economy continues to remain fairly resilient in the last year despite the global headwinds. However, it will see a moderation in growth in FY24 to 5.9-6.3% as per various estimates as against 6.9% in FY23. Rising borrowing costs and slower income growth will weigh on private consumption growth, and government consumption is projected to grow at a slower pace due to the withdrawal of pandemic-related fiscal support measures. Despite this, India will remain one of the fastest growing economies in a challenging global environment.

India's GDP grew by 6.9% in FY23 due to steadfast domestic demand, government's unwavering focus on infrastructure spending and low base effect. Volatile commodity prices have impacted profitability, particularly of MSMEs, while export-oriented sectors face headwinds from a slowdown in their major markets. The headwinds of higher input cost and challenging global environment will continue in FY24 also.

The increase in repo rate by RBI by 250 bps since the beginning of FY2023 to contain inflation is expected to slow down the growth rate as the full effect of rate hikes will be felt in FY2024. RBI though is expected to continue its accommodative stance to growth as seen in its April 2023 Monetary Policy Committee meeting where rates were maintained. India's banking system has been largely insulated from recent failures of certain banks globally. Interest rate risk, the root cause of stress at some banks in the US, is relatively lower for Indian banks. Loans which form about 70% of asset book of banks in India are largely

floating in nature. Also, the base interest rates in India are higher than global peers, making the sensitivity of investments to mark-to-market losses relatively lower.

Consumer inflation is expected to moderate from 6.8% in FY23 to 5.2% in FY24, owing to a high-base effect. A good rabi harvest would help cool food inflation and a slowing economy to moderate core inflation.

The World Bank expects the government to meet its fiscal deficit target of 5.9% of GDP in FY24 and narrow the current account deficit to 2.1% from an estimated 3% in FY23 on the back of robust service exports and a narrowing merchandise trade deficit.

While the short-term outlook seems to be challenging given the rising interest rates, external supply shocks and geopolitical tension, we do believe the government is doing the right things to ensure a sustainable growth path for the country. The union budget presented this year was very supportive of the long-term growth of the real estate sector in India through its focus on urban infrastructure and the digital economy. The government's sharply expanded capital expenditure target for the year is expected to create job opportunities and higher economic activity.

## REAL ESTATE SECTOR

The post-pandemic picture for real estate sector is a paradigm shift from before. The pandemic has reinstated the importance of home ownership and the attitude of customers towards residential properties has seen a substantial shift. Preference for larger sized apartments, inclination towards reputed developers and a rising demand for townships projects are just some of the emerging trends.

Fiscal 2023 was a milestone year for the Indian Real estate sector with all-time high sales. The sector showed healthy growth on the back of a high base achieved in fiscal 2022. The demand pick-up seen in the second half of fiscal 2021 has continued into fiscal 2023 and is expected to continue in fiscal 2024. The number of launches are also increasing and touched a decadal high last year, inventory is continuing to show a decline or stability across Tier-1 cities, indicating a healthy demand momentum.

While the residential segment witnessed strong performance, commercial office sector continues to remain sluggish with demand not yet reaching the pre-pandemic levels. The challenges to office space demand has been the work from home trend and slowdown in global economic growth. The global slowdown directly impacts sectors like IT/ITeS which is the major occupier of office space in India. Retail real estate sector though, is back to full swing with consumption recovering beyond pre-pandemic levels and should continue the momentum.

## RESIDENTIAL REAL ESTATE MARKET

The residential market has sustained the momentum seen in the latter half of fiscal 2022. The robust performance of the sector during last year signifies the strength of the

underlying demand for property. The demand is driven by healthy economic recovery post pandemic, healthy affordability compared to historic levels and other favorable macroeconomic factors. The industry though faced headwinds of steep rise in raw material costs, consumer inflation and a sharp increase in borrowing costs.

Heightened savings during the lockdowns, relatively little income disruption in the mid and high-income categories and a comparatively strong economic growth outlook have sustained demand in the Indian residential market.

With the 250 BPS repo rate hike by central bank to fight inflation, and consequent increase in home loan rates during the fiscal 2023, residential real estate demand was uncertain. The same was seen in other markets around the world. However, residential demand in the country has not only remained resilient but surged to a nine year high in terms of annual sales in CY2022 as per property consultant Knight Frank<sup>1</sup>. The housing sales were 41% higher yoy in terms of units sold in CY22 as against CY21.

According to the Knight Frank affordability matrix, the affordability declined in CY22 as against CY21 due to the rate hikes and price increase. However, all markets except Mumbai, are recorded to be well below the threshold of comfortable affordability of 50%, a level exceeding which banks rarely underwrite a home-loan. Mumbai was the only city that recorded a higher than threshold affordability ratio at 53%, although it has improved the most since CY2010. The affordability had increased dramatically since CY2015 due to declining interest rates. An EMI/Income ratio of over 50% is considered unaffordable according to the matrix and most cities had witnessed a dramatic increase in affordability in this period due to decadal low interest rates and decline in home prices. While the trend has reversed, the affordability continues to remain better than historic levels.

Healthy absorption in residential units coupled with rise in input costs led to an increase in prices in many micro-markets. Across the 4 major markets of NCR, MMR, Bengaluru and Pune, the prices have increased by 7% on average in CY22. If this significant sales velocity is sustained in residential realty, the upward price revision may continue as the median home loan rates have still not breached the pre pandemic levels of CY2019.

The requirement for work from home setups has also emerged as a factor influencing homebuyer preferences. The demand for real estate is also seen beyond Tier-1 cities and it is likely to lead the sector's growth in the coming years.

The resurgence in demand has also put residential development into overdrive with the annual volume of units launched, also reaching nine-year highs. Notably, the inventory for the sector, which had seen a correction every year in the last 9 years has now stabilized. However, with improved demand inventory in terms of quarters-to-sell (QTS) is still continuing to show an improvement. QTS is lowest at 7.2 at the end of CY22, an improvement from 10

1 Knight Frank report on India Real Estate for H2CY22



a year ago, and denotes a healthy market scenario.

The industry continues to consolidate with residential developments steadily shifting into the hands of stronger developers who have been able to weather the economic storm created by the pandemic. As per credit rating agency CRISIL Ratings limited<sup>2</sup>, the share of large listed developers has increased to ~24% in fiscal 2023 from ~14% before the pandemic and their share will continue to increase as share of new launches by these large listed developers was 40-45% in last fiscal.

**NCR**

NCR market continued to witness a substantial increase in demand as upward trajectory of home-buying accentuated by the pandemic continued throughout the year. The region recorded sales of 58,460 units in CY2022, a 67% sales growth over CY2021. There has been a sizeable jump in the demand for premium residential products which has largely remained unaltered by the interest rate hike. The pandemic led to higher demand for larger homes in NCR region, with share of projects with ticket sizes of higher than ₹1 Crore at 50% in H2 CY2022 from 37% in H2 CY2021 and 31% in H2 CY2020.

Buoyed by a sustained demand scenario and limited availability of ready to move in inventory, developers have been scaling up new launches. In CY2022, 62,233 units were launched, more than three times the launches seen in CY2021 albeit on a lower base. Gurugram comprised the lion’s share of the total launch pie due to strong inherent demand for residential products in its micro-markets. Gurugram’s group housing and luxury high-rises have become homebuyer favourites.

Despite buoyancy in home sales in CY2022, the unsold inventory in NCR witnessed a 5% YoY growth to 100,959 units. This is largely due to the infusion of new supply. Limited availability of ready to move in inventory contributed to many new projects being launched in the market. Despite increase in unsold inventory, QTS has reduced to 8.6 in CY22 from 13.7 in CY21 mainly due to demand fillip.

**MMR**

On the back of sustained demand, the Mumbai residential market has logged recorded high sales of 85,169 units in CY22, a YoY growth of 35%. Notwithstanding several hurdles like the implementation of metro cess, effectively raising the stamp duty by 1% and rise in housing prices, the market shows strength. Strong consumer sentiments supported by a rise in income levels, and need for house ownership are key drivers for residential sales in the Mumbai market.

To make the most of the momentum, developers quickly sprung into action by launching 90,434 units in CY2022 recording a 29% YoY growth. Nonetheless, developers remain cognizant of the consumer sentiment and affordability. 75% of the supply added in CY2022 are

in suburban markets like the Western Suburbs, Thane, Peripheral Central Suburbs and Central Suburbs.

Unsold inventory has risen by 4% YoY in CY2022 on account of the massive supply added in the market. However, as a result of strong sales volumes, the quarters to sell has reduced from 11 quarters in CY2021 to 8.6 quarters in CY2022.

**BENGALURU**

CY2022 remained vibrant for Bengaluru’s residential market as residential sales grew by 40% with 53,363 units sold. In line with past trends, South Bengaluru continued to remain the most popular micro-market as demand remains steady due to the proximity to prominent tech parks and employment clusters located at Electronic City and Outer Ring Road (ORR). East Bengaluru is another sought after region for demand, which was primarily concentrated in Whitefield, K R Puram, etc. has now gradually expanded to peripheral areas of Hoskote also.

Launches also grew by 29% YoY in CY2022 but slowed down during the second half of the year as one of the main demand drivers i.e. health of Information Technology sector which translates into job creation and salary growth, indicated signs of slowdown due to global macroeconomic headwinds. Thus developers have remained cautious of new launches.

Due to strong demand and softening in launches, the volume of unsold inventory reduced to 57,398 units in CY2022, a YoY reduction of 15%. As a result, QTS for Bengaluru has narrowed to 5 quarters, from 8.7 quarters a year ago.

**PUNE**

The Pune residential market has recorded substantial growth over the last 2 years. The annual sales volumes rose by 17% YoY in CY2022 registering sales of 43,410 units. Although a large section of homebuyers comprises the migrant workforce, primarily salaried employees, their outlook towards the market continues to remain optimistic despite multiple rate hikes affecting the affordability.

Annual launches recorded a marginal drop of 5% YoY accounting for a supply of 38,640 units in CY2022 due to strong supply volumes recorded in CY2021. Consequently, Unsold Inventory has dipped 9% YoY to 46,042 units in CY2022. Quarter to sell has dipped from 6.3 quarters in CY2021 to 4.6 quarters in CY2022 indicative of the strong market demand.

**OFFICE MARKET**

CY2022 was a volatile year for the Indian office market which was dented by fears of global economic slowdown. These global headwinds not just weighed down growth projections for the Indian economy, it also weighed on some leasing transactions particularly in Q4CY22. Nevertheless, the Indian office space market concluded CY2022 with a significant 36% YoY growth in transaction volumes to 51.6

million sq. ft. and a 28% YoY growth in completions to 49.4 million sq. ft. Consequently, the occupancy levels have remained steady at 17.1%.

Bengaluru continued to be the largest office market with transaction volume of 14.5 million sq. ft. followed by NCR, a distant second, with 8.9 million sq. ft.

The Other Services sector, which include e-commerce, education, healthcare and logistics companies among others, took up the most office space at 30% or 7.9 million sq. ft. of the total space transacted during the period. The Information Technology (IT) sector was the second most prolific sector during H2 CY2022 accounting for 22% of the area transacted during the period. While significant, the current period’s share still marks the sector’s lowest share since H1 CY2017 as IT companies continue to maintain a primarily hybrid work environment. Moreover, the fortunes of the Indian IT sector are closely aligned with their western clients and their recent earning downgrades have kept the IT sector’s expansion plans at bay.

Office completions staged a recovery in line with transactions with Bengaluru and Hyderabad adding highest volume of 15.6 million sq. ft. and 11.2 million sq. ft. respectively and making up more than 50% of area addition.

Rental levels were stable or grew across all markets in CY2022. Bengaluru and Pune office markets grew the most during CY2022 at 11% and 7% YoY respectively.

The cost of debt has also inched up for the commercial developers or operators. Nevertheless, these players still remain healthy. As per credit rating agency CRISIL Ratings Limited<sup>3</sup>, commercial office players remain resilient with comfortable Debt/EBITDA metrics of below 5 times and healthy DSCRs.

While the Indian economy recovers gradually, global economic cues remain tense as inflation continues to subdue growth. With the pandemic having little material impact on businesses, the evolving story of global economic growth could have a greater bearing on market traction going forward.

**BUDGET 2023 – TAKEAWAYS**

The union budget presented this year was supportive of the long-term growth of the real estate sector in India through its focus on urban infrastructure and the digital economy. The Government’s rising focus on infrastructure capex will create a backdrop of opportunity for the real estate sector. Some of the key measures include:

**Housing for All**

The Government allocated ₹79,000 Crore, 66% higher than last year’s allocation, under the Pradhan Mantri Awas Yojna (PMAY) initiative which will be used for both urban and rural markets. The government plans to complete its target of over 4 Crore houses across both urban and rural

markets, which will be allocated to persons eligible under the scheme. In addition, it plans to make the land and construction approval process more efficient.

**Urban Development Plan**

The Real estate sector is expected to benefit from emphasis laid on development and urban planning in Tier 2 and Tier 3 cities in the budget. The National Housing Bank (NHB) will oversee the proposed Urban Infrastructure Development Fund (UIDF). This will help public agencies develop infrastructure in Tier 2 and Tier 3 cities. A ₹10,000 crore budget has been proposed for this fund.

Furthermore, five centres of excellence for urban planning have been proposed, which will provide the sector with a channel to hire trained professionals. A committee of urban planners, economists, and institutions will be formed to make recommendations on urban sector policies, capacity building, planning, implementation, and governance.

**Municipal Bonds**

The budget also proposed property tax reforms to provide cities with incentives to improve their credit ratings for municipal bonds. These bonds have the potential to alleviate urban infrastructure woes while also improving real estate sentiment in these areas.

**BUDGET 2023 – KEY TAKEAWAYS FOR CLIMATE CHANGE**

The Union Budget FY 2023-24 promises sustained economic growth through its vision for the Amrit Kaal Blueprint for an empowered and inclusive economy. The focus is on sustainable growth for continued recovery from the global economic slowdown, caused due to the COVID-19 pandemic and the Russia- Ukraine war. The multi-pronged approach adopted by the Budget includes targeted capital investment, with a thrust on green infrastructure, to help facilitate GDP growth. There is a 33% increase in capital investment outlay, and an estimated GDP growth of 5.9-6.2% forecasted for FY 2023-24. The thrust on the infrastructure sector to drive growth is also evident in the 66% increase in the outlays for the Pradhan Mantri Awas Yojna (PMAY), setting up of the Urban Infrastructure Development Fund (UIDF), and many other sector-linked initiatives.

Green Growth is one of the 7 priority areas of the Budget FY 2023-24. The initiatives for the same are spread across industries including agriculture, Oil and Gas, Infrastructure, Transport, etc. to enable inclusive and sustainable growth. The recently launched Hydrogen Mission with an outlay of ₹19,700 crores<sup>4</sup>, will aide India’s transition to a low carbon economy. Under the Galvanizing Organic Bio-Agro Resources (GOBAR)-Dhan Scheme an investment of ₹10,000 crores has been estimated, to facilitate circular economy through the setting up compressed biogas plants. Whether it be through setting of Bio-Input Resource Centres, or through increasing battery storage capacity,

2 CRISIL Ratings limited press release dated December 15, 2022, titled “Large residential realtors to log double-digit growth next fiscal, too”.

3 CRISIL Ratings limited press release dated December 21, 2022, titled “Amid recession buzz, office leasing to grow 10-15% next fiscal too”  
4 [Press Information Bureau \(pib.gov.in\)](https://pib.gov.in)



infrastructure development is a major focus area of Green Growth<sup>5</sup>.

At the 26<sup>th</sup> session of the Conference of the Parties (COP-26) to the United Nations Framework Convention on Climate Change (UNFCCC) held in 2021, India had announced very ambitious climate targets. India's revised targets for 2030 include establishing 500 GW of non-fossil energy capacity; fulfilling 50% energy demand through renewables; reducing carbon intensity of economy by 45% over 2005 levels; and achieving carbon neutrality by 2070<sup>6</sup>. At the COP-27 held in Sharm El-Sheikh in Egypt, the switch was towards implementation of climate targets from pledging. Adaptation agenda was highlighted vis-a-vis integration of technology. Funding for achieving climate targets and promoting development of low carbon transition models was encouraged. Carbon credits and setting up of carbon markets to aid low carbon transition was promoted<sup>7</sup>. To facilitate the country's net-zero transition, energy goals and energy transition, there is a provision of ₹35,000 crores by the Union Budget for FY 2023-24. Furthermore, there is an ₹20,700 crore outlay for renewable energy grid integration and evacuation from Ladakh. Along with fiscal allocations, policy changes such as regulatory framework for setting up of carbon trading in India as per the provision of the Energy Conservation (Amendment) Bill (2022), are directed towards implementation and achieving of India's climate targets.

The Union Budget FY 2023-24 strategizes integration of technology, sustainability and economic growth. It strives towards job creation via investment in clean technologies such as renewable energy, clean fuels, sustainable agriculture practices and more. The budget outlays are targeted towards green recovery and achieving climate targets, in an inclusive and wholistic manner.

## IMPACT OF CLIMATE CHANGE ON REAL ESTATE SECTOR

Buildings are the fourth highest emitters globally after power, transport and industry. Global emissions from buildings increased from 2.91 Gt CO<sub>2</sub> in 2019 to 2.97 Gt CO<sub>2</sub> in 2022<sup>8</sup>. 11% of these GHG emissions result from manufacturing of raw materials of hard-to-abate industries such as steel and cement. The remaining are from the on-site emissions through electricity consumption, mainly for lighting and air conditioning. Enormous emissions reduction potential remains untapped due to the continued use of fossil fuel-based assets, lack of effective energy-efficiency policies and insufficient investment in sustainable buildings<sup>9</sup>.

Due to the nature of business, the real estate sector is a significant contributor to the GDP of India. It is also responsible for nearly one-fifth of the nation's emissions, and 33% of total energy consumption<sup>10</sup>. With India's ambitious climate targets such as Net-Zero by 2070, the Indian real estate sector must move swiftly and efficiently. As climate change continues to adversely impact economies and the sector, both physical and transition risks have the potential to negatively affect assets, either directly or indirectly, and the markets with which those assets interact.

The value of real estate portfolios is susceptible to several risks, such as damage to buildings from extreme weather events brought on by climate change, which can have both chronic (steady long-term) and acute (severe short-term) effects depending on the location or attempts to combat climate change and make the transition to a low-carbon economy. The effects of climate change call for radical action, as we observe in real time the rising temperatures, sea levels, and extreme weather conditions. Furthermore, environmental risks have a negative impact on the provision of safe, healthy, and decent working conditions as well as the availability of jobs. The risks to occupational health and safety are getting worse due to ongoing climate change. High temperatures are thought to have contributed to the loss of 1.4% of all working hours in 1995, and research indicates that if climate change is not addressed and the temperature has risen by 1.3°C by 2030, a portion of the total productivity loss of 2.2%, or 80 million full-time jobs, will be lost<sup>11</sup>. Real estate companies must quickly adopt solutions that can revolutionize the industry's strategy for preparing its buildings, operations, employees, products, clients as well as the general population for profound changes after realizing their role in climate change.

There has been a significant increase in investment at a global level towards reducing the energy intensity of buildings, over the past years. The real estate sector's commitment to reducing its impact on the climate is unquestionably a step in the right direction. Government, policymakers, investors, and the public are not only adopting new perspectives on climate change, but also taking ambitious steps to mitigate the same. With the development of tools to promote sustainable building practices and the adoption of green building certifications, more jurisdictions are aligning their building operations to comply with the Paris Agreement. The increase in investment is a welcome news, but it also emphasizes the need to collaborate with more external partners to effectively use technology to guarantee fluidity, auditability, and transparency.

## OPPORTUNITIES

### Housing Demand

The pandemic has nudged a lot of fence-sitters to convert into first-time home buyers and existing ones to upgrade to larger homes by re-establishing the security that homeownership offers, resulting in rising housing demand across segments. An expected economic recovery along with the belief of housing prices bottoming out amongst consumers and rising income levels are some of the factors which will drive the housing demand going ahead. Hybrid working models will also continue to drive demand for larger homes. Employers are expected to continue to offer flexibility to their employees in order to attract and retain talent.

### Sector Consolidation

The highly fragmented Indian real estate sector has been in a prolonged consolidation phase from the past few years and the pandemic has been one important factor pushing weaker players out of business. The disruptions in the real estate sector have ensured that no new player has an easy entry into the sector. As the sector moves towards fewer big players in each region, the consolidation presents a lucrative opportunity for the existing real estate developers to cater to the rising housing demand.

### Affordable Housing

Affordable housing continues to remain a significant opportunity for developers and key focus area of the government. While the tax benefit for first-time homebuyers and tax holiday for developers in affordable housing segment was rolled back in Budget 2022, we believe it will not deter homebuyer's decision of purchasing homes and demand will continue to be strong in affordable housing segment. Interestingly, the share of launches in the affordable segment across the top 7 cities of India, has dropped from 26% in CY2021 to 20% in CY2022, according to ANAROCK Research. The affordable housing segment could see a meaningful uptick in demand with an expected economic recovery and rising income levels.

### Digital Real Estate Sales

Digital marketing has emerged as an important tool for real estate developers for their sales and customer outreach. Post-pandemic, the marketing activities are not just limited to tap new customers or brand recognition, but establishing a personal touch through digital means. With the tech-enabled tools to close real estate purchases online, developers have been able to record healthy sales even during the lockdown. Digital collaboration tools can be leveraged by the developers to interact with potential customers, showcase project brochures, facilitate virtual site tours, and focus on NRIs to propel the sales. Emerging tools such as virtual reality, augmented reality, AI-powered chatbots are being extensively used to establish personalized services with prospective customers. Going ahead, it will be imperative for the developers to adapt to a tech-savvy future and the proportion of real estate

business generated online is expected to only rise further.

## THREATS AND CHALLENGES

### Regulatory Hurdles

Real estate sector is a highly regulated sector and any unfavorable changes in government policies and the regulatory environment can adversely impact the performance of the sector. There are substantial procedural delays with regards to land acquisition, land use, project launches and construction approvals. Retrospective policy changes and regulatory bottlenecks may impact profitability and affect the attractiveness of the sector and companies operating within the sector.

### Monetary Tightening and Funding Issues

There has been a contrasting trend in real estate lending over the past few years wherein reputed, low leveraged developers continued to enjoy easy access to liquidity as the lenders remained selective and weaker developers struggled with limited sources of capital. Real estate sector performance is closely linked to economic recovery and its monetary policies. The Reserve Bank of India has so far maintained accommodative stance. Going ahead, we expect to see monetary policy remain tight and gradually ease as the central bank tries to support the economic recovery and also balance inflation. A nascent economic recovery along with rising interest rates could impact the real estate sector in the near term as cost of housing loans shoots up and rise in the cost of funding for the developers, who are already facing margin pressure due to commodity cost inflation.

### Shortage of Labour and Technology

Being the second largest employer in the country, the construction sector is heavily dependent on manual labour. During the pandemic, the sector was badly hit due to labor availability issues which affected the project completion timelines. Hence, there is a need for development of technologically less labour intensive alternative methods of construction.

## ABOUT GODREJ PROPERTIES LIMITED

Godrej Properties Limited (GPL) is the real estate development arm of the Godrej Group, which was started in 1897 and is today one of India's most successful conglomerates. Godrej Properties brings the Godrej Group philosophy of innovation, sustainability, and excellence to the real estate industry. Each Godrej Properties development combines a 126-year legacy of excellence and trust with a commitment to cutting-edge design and technology. Throughout its operations, GPL aims to deliver superior value to all stakeholders through extraordinary and imaginative spaces created out of deep customer focus and insight. GPL has always embraced the notion that collaboration is the essence of excellence. To that end we have worked with the best architects and contractors within India and around the globe to deliver our projects. By bringing together the best talent in the global real estate sector, GPL works to create developments that will

<sup>5</sup> [Press Release Summary of Union Budget FY 2023-24](#)

<sup>6</sup> [Press Information Bureau \(2022\) India's Stand at COP-26](#)

<sup>7</sup> [UNDP, COP-27 Key Highlights from India](#)

<sup>8</sup> [IEA 2022, CO2 Emissions in 2022](#)

<sup>9</sup> [United Nations Environment Programme \(2020\)](#)

<sup>10</sup> [RMI, 2021](#)

<sup>11</sup> [International Labour Office, Working on a warmer planet: The impact of heat stress on labour productivity and decent work](#)



last into the future and foresee the needs of every resident and community

A. Leveraging the Godrej Brand

We believe that the ‘Godrej’ brand is instantly recognizable across India due to its long standing presence in the Indian market, the diversified businesses in which the Godrej Group operates and the trust it has developed over the course of its operating history. We believe that the strength of the ‘Godrej’ brand and its association with trust, quality and reliability help us in many aspects of our business.

These include entering into joint development agreements, expanding to new cities and markets and formulating business associations. GPL has also ventured into plotted developments in Tier-2 cities which exhibit good sales potential. Our brand has helped us build deeper relationships with our customers, service providers, process partners, investors and lenders all of which has led to us acquiring a strong position within the sector. In addition, GPL’s association with the Godrej Group provides access to several land parcels owned by Godrej Group companies significantly enhancing the scope of our development portfolio. GPL’s binding arrangements with Godrej & Boyce appointing GPL as the development manager for developing all its lands in Vikhroli further provides an opportunity to enhance the scope of our portfolio.

B. Sales Momentum

The Company posted its best ever sales performance in FY2022-23 in terms of the value and volume of real estate sold, despite a higher base of FY2021-22, which was also a year of record sales for GPL. FY2022-23 is the 6<sup>th</sup> consecutive year of highest ever annual sales for GPL which is a testimony to the strong brand and superior product offerings. This achievement was on back of both an improving project mix as well as strong volume growth of 40%. Your company is the only developer to achieve a booking value of more than ₹2,000 Crore in a year across each of the 4 large markets of NCR, MMR, Bengaluru and Pune. Booking value in each of these 4 large markets was the highest ever achieved for your company.

The momentum picked up significantly in H2, including our strongest quarter ever in Q4 FY2022-23 which contributed ₹4,051 Crore i.e. 33% of our yearly booking value. This was due to 12 new project or phase launches in Q4 FY2022-23 against 12 in first 9 months of FY2022-23.

With the risk of the pandemic seeming behind us, we believe that a recovery in the real estate sector, our healthy balance sheet and a strong project pipeline will help us accelerate the sales momentum in the year ahead. Below is a brief of our performance in key markets.

NCR

NCR market continued to be the highest contributing region for GPL in FY2022-23 with another year of record sales, backed by the strong response to the new launches and healthy sustenance sales. The company sold real estate covering 3.59 million sq. ft., down by 8% YoY for a booking value of ₹3,583 Crore, up by 10% YoY. The strong

sales performance was backed by a few strong project and phase launches and continued healthy sales from existing projects.

One of the prominent highlights for the year was Godrej Woods in Noida which has been amongst GPL’s most successful residential projects with sales of ₹732 Crore over 0.58 million sq. ft in FY2022-23. Godrej Green Estate, Sonipat, a new plotted development project was another top contributor in the NCR market for the year and witnessed sales of 0.67 million sq. ft. with a booking value of ₹535 Crore, and with 68% of launched inventory sold in the year of its launch. Godrej South Estate witnessed sales of over 0.18 million sq. ft. with a booking value of ₹423 crores in FY2022-23, led by strong response to new phase launch during the fourth quarter.

Godrej Nature+ and Godrej Nest witnessed booking value of more than ₹300 crores each in FY2022-23, while two more projects Godrej Connaught One and Godrej Meridien witnessed booking value of more than ₹200 crores each in FY2022-23.

Mumbai

Total sales in Mumbai stood at approximately 2.25 million sq. ft. with a booking value of ₹3,057 Crore, up 79% YoY. The robust sales performance was achieved with seven new project/phase launches during the year and healthy sales traction from our existing projects. Our new project Godrej Horizon witnessed total sales of 0.48 million sq. ft. with a booking value of ₹1,047 Crore during the year and making it one of the most successful projects for us. Our new project Godrej Ascend witnessed total sales of 0.74 million sq. ft. with a booking value of ₹830 Crore during the year with 60% of launched inventory getting sold in the year of its launch. Godrej Urban Park and Godrej City witnessed booking value of more than ₹200 crores each in FY2022-23.

Bengaluru

Total sales in Bengaluru stood at approximately 3.59 million sq. ft. with a booking value of ₹2,243 Crore, up 233% YoY. The robust sales performance was achieved with four new project/phase launches during the year and healthy sales traction from our existing projects. Our new project Godrej Splendour, witnessed total sales of 1.4 million sq. ft. with a booking value of ₹980 Crore during the year and making it one of the most successful projects for us with 65% of launched inventory getting sold in the year of its launch. Godrej Ananda, witnessed total sales of 0.98 million sq. ft. with a booking value of ₹500 Crore during the year with a new phase launch during FY2022-23. Godrej Park Retreat witnessed total sales of 0.59 million sq. ft. with a booking value of ₹373 Crore during the year.

Pune

Total sales in Pune stood at approximately 3.03 million sq. ft. with a booking value of ₹2,126 Crore, up 16% YoY, building on an excellent fiscal 2021-22. The robust sales performance was achieved with seven new project/phase launches during the year and healthy sales traction from our existing projects. Our new project Godrej Woodsville,

witnessed total sales of 1.07 million sq. ft. with a booking value of ₹678 Crore during the year and making it one of the most successful projects for us with entire launched inventory getting sold in the year of its launch. Building on the excellent response for series of Hillside phases at Mahalunge, GPL launched Godrej Hill Retreat (Hillside 8), and all combined phases of Mahalunge witnessed total sales of 0.83 million sq. ft. with a booking value of ₹643 Crore during the year. Combined phases of Manjri witnessed total sales of 0.69 million sq. ft. with a booking value of ₹476 Crore during the year. Combined phases of Mamurdi also witnessed sales of more than ₹200 crores in FY2022-23.

Others

Total sales in other geographies stood at approximately 2.77 million sq. ft. with a booking value of ₹1,223 Crore, up 210% YoY. Godrej Garden City witnessed total sales of 1.24 million sq. ft. with a booking value of ₹541 Crore during the year. Our new plotted project in Nagpur, Godrej Orchard Estate witnessed total sales of 0.96 million sq. ft. with a booking value of ₹384 Crore during the year. Godrej Seven witnessed total sales of 0.45 million sq. ft. with a booking value of ₹227 Crore during the year.

C. Commercial Portfolio

On the commercial sales front, we’ve been able to maintain steady sales in FY2022-23 and monetization of the older commercial projects remains a priority for your Company. GPL sold 0.15 million sq. ft. with a total booking value of ₹123 Crore which mainly comprised sales of 0.14 million sq. ft. at Godrej Eternia with a booking value of ₹116 Crore.

D. Business Development

While the pace of new project additions in the first half of the financial year was a little slow, we added a large number of projects during the second half of FY2022-23 with a total of 18 new residential projects with high economic interest, total saleable area of ~29 million sq. ft. and an estimated revenue potential of approximately ₹32,000 Crore, more than double the guidance of ₹15,000 Crore given at the start of the year in terms of estimated booking value and growing more than 250% of last year. This was the best ever year for your company for business development. These projects are strategically located and will support our efforts to maintain rapid growth rates while substantially improving the margin profile of our company as most of these projects are 100% owned projects.

The pandemic-led consolidation in the real estate sector continues to offer ample opportunities for players like GPL to build on its business development momentum. With the availability of growth capital, we intend to focus on opportunistic investments and scale up our project portfolio in FY2023-24. Below is the list of residential deals signed by GPL in FY2022-23.

| Particulars                      | Estimated Saleable Area (million sq. ft.) | Expected Booking Value (₹ Cr) |
|----------------------------------|---|-------------------------------|
| Nagpur Plotted                   | 1.52                                      | 575                           |
| Godrej Tranquil Extn, MMR        | 0.70                                      | 1,000                         |
| Carmichael Road, MMR             | 0.12                                      | 1,200                         |
| Indiranagar Extension, Bengaluru | 0.60                                      | 750                           |
| Kandivali, MMR                   | 3.72                                      | 7,000                         |
| Mahalaxmi, MMR                   | 0.76                                      | 3,500                         |
| Sector 89, Gurugram              | 2.90                                      | 3,000                         |
| Sector 49, Gurugram              | 1.60                                      | 2,500                         |
| Mundhwa, Pune                    | 2.20                                      | 2,000                         |
| Sec 146 A, Noida                 | 1.60                                      | 2,000                         |
| Sec 146 B, Noida                 | 1.60                                      | 2,000                         |
| Sec 41 Kurukshetra, NCR          | 1.40                                      | 550                           |
| Manor, Palghar, MMR              | 1.20                                      | 500                           |
| Khalapur Plotted                 | 1.90                                      | 600                           |
| Chennai Plotted                  | 1.60                                      | 400                           |
| RK Bungalow, Chembur, MMR        | 0.20                                      | 500                           |
| Old Madras Road (OMR), Bengaluru | 4.50                                      | 3,250                         |
| Koregaon Park, Pune              | 0.79                                      | 1,000                         |
| Total                            | 28.91                                     | 32,325                        |

E. Customer Centricity

FY2022-23 demonstrates GPL’s commitment to delivering outstanding customer experience. Our performance, measured through the Net Promoter System, which we adopted in 2018, reflects the impact of our customer experience and the customer advocacy it creates. In FY2022-23, we delivered the highest NPS since the system’s adoption in 2018.

| Survey Year                       | FY2018-19* | FY2019-20* | FY2020-21* | FY2021-22 | FY2022-23 |
|-----------------------------------|------------|------------|------------|-----------|-----------|
| Relationship NPS Survey Responses | 9,306      | 12,283     | 8,857      | 8,806     | 13,332    |
| Combined relationship NPS         | 28%        | 61%        | 42%        | 55%       | 65%       |

*\*NPS scores for FY2018-19, FY2019-20, and FY2020-21 are revised to only account for completed responses to the survey and discard any customer response that was filled but not submitted.*

In addition, we continued upon our internal measure of performance that includes not only the NPS scores from the final year relationship surveys, but also from the half-yearly relationship surveys and episodic surveys that get triggered during customers’ key moments of truth, namely, onboarding, registration, site visit, and handover. This measure also includes NPS performance in Legacy projects: projects, where we have handed over more than 70% of the inventory and the operational matters of the project, are being handled by the respective residents’ societies/associations. As per the new internal MOP, our cumulative NPS for FY 2022-23 across all the above-mentioned surveys was 56% as compared to 40% in FY2021-22.



We sharpened our focus towards actualizing our 'Purpose' to bring Joy to the customers. The major highlights of our efforts for enhanced customer experience in FY2022-23 are as follows:

- **The GPL Mobile App:**

In FY2021-22, we deployed a one-of-a-kind unique self-care solution for servicing all our post-sales customers, which is the Godrej Properties Mobile App. The Mobile App empowers customers to manage all aspects of their purchase at their fingertips, whenever, wherever.

Demonstrating Customer Delight, the Godrej Properties Ltd Mobile App is consistently rated **4.7 on Playstore (700+ ratings) and 4.6 on Appstore (200+ ratings)**.

The ratings resonate with the voices of over 67%+ of our existing customers, who have started using the App.

- **Improving experiences during key moments of truth:**
  - Demonstrating agility and scale in Registrations:** We facilitated Agreement registration for 12000+ customers. In FY2022-23, we also organized mass registrations across our projects where more than 100+ customers of a project completed their registration on a single day. Through our dedicated and focused approach to Agreement registrations in the past two years, we have been able to reduce the number of days from booking to agreement registration by over 60%.
  - Improving transparency in construction progress:** We hosted more than 13000+ customers across our projects to come and view the progress of construction at the site either physically or virtually
  - Focussing on Handover Experience and Living Experience:** The birth of Godrej Living Pvt. Ltd. moved us a step closer to delivering joy during handover and post-possession. Jointly with Godrej Living, we developed two indices: The handover index and Liveability Index. Both indices scientifically deconstruct and quantify the customers' experiences at these critical moments and help both teams work synergistically on delivering a top-notch living experience after possession.
  - While clearly focusing on improving customer experience and advocacy, we also ensured timely cash flow from customers and thus **improving our overall collection in FY2022-23 by 40% compared to FY2021-22**. This is a testimony of our achieving scale and agility through robust processes.
- **#AlwaysWithYou**

Every year, we celebrate the first week of October as the Customer Service Week where we curate events and activities that help customers find new friends who share a common passion or a hobby including painting, music, dance, etc. Additionally, we celebrate Customer Service Week by organizing Masterclasses from subject matter experts who address topics that are common among a large number of our customers. These topics include – home interior design, home

loans, sustainability, etc.

For our residents, our focus is to create moments and events where they can socialize together and have a truly enjoyable community living experience. In FY2022-23, we organized over 50+ events including celebrations around Diwali, Christmas, New Year's and Holi.

## F. Global Recognition for Sustainability Initiatives

GPL was ranked #1 globally for the third consecutive year amongst residential developers by GRESB (Global Real Estate Sustainability Benchmark) - an industry-driven organization which assesses Environmental, Social and Governance (ESG) performance of real estate assets globally. GRESB is committed to rigorous and independent evaluation of the sustainability performance of real assets across the globe. GRESB data is used by more than 170 institutional and financial investors, listed property companies and fund managers and is backed by all leading international real estate associations and industry bodies. It provides investors the tools to benchmark their investments against each other based on property type, country and regional peer groups. GRESB is widely recognized as the global standard for portfolio-level ESG reporting and benchmarking in the real asset sector. The portfolios of more than 1,500 real estate companies, REITs, funds and developers – and more than 700 infrastructure funds and asset operators – participate in GRESB Assessments. This broad market coverage provides investors with ESG data and benchmarks for more than \$6.4 trillion worth of assets under management.

## G. Health and Safety Management System

Safety is of paramount importance in GPL and one of the important and critical function for our ambitious business growth aspirations. We are committed to the health and safety of our employees and all stakeholders as per management commitment endorsed in GPL Health & Safety Policy. GPL has a robust health and safety management system certified for ISO 45001: 2018 (International Standard) to ensure a strong safety culture in which safety is the responsibility of each and every employee. GPL Safety Management System is based on proactive process PDCA cycle with leadership commitment, consultation, and participation at all the levels and functions to achieve "Score Zero" aspiration. We have pre-defined safety processes/SOPs including comprehensive safety checks/inspections at every level beginning with the contractor pre-qualification stage. A dedicated safety team is available at each location, responsible for promoting safety among all employees and implements different awareness and training programs as per monthly safety activity plan. Our Health and Safety Management system is also assessed through certifying agency as a part of surveillance audit.

### Visible Safety Leadership

The GPL Health & Safety Policy is an integral part of the GPL safety management system which demonstrates top management commitment towards the implementation and monitoring of the GPL Health & Safety management system. The commitment includes the provision of

a safe workplace, compliance with OH&S legislative requirements, stakeholder input and participation, and a process of continual improvement.

With an objective "OH&S As A Business Imperative Enabling Operational Excellence" there was an engagement with Top Management to further strengthen Occupational Health & Safety at GPL through commitment & actions of leaders, by demonstrating visible safety leadership.

Three levels of Management Review Meetings (MRM) is formulated to assess overall Organizational performance in order to further demonstrate visible safety leadership at GPL and enhance positive safety culture. MRM Level 1 is held at HO and is chaired by the COO, Level 2 is held at Region and is chaired by the Operations Head, and Level 3 is held at Projects and is chaired by the Project Manager. We have also established a "Safety Involvement Index" mechanism for the active participation of Operation Heads in various occupational health and safety initiatives at site.

### Contract Health and Safety Management System

This proactive system begins well before contract awarding with a safety evaluation of prospective contractors through the pre-qualification (PQ) procedure, an assessment of business risk, and the development of the appropriate mitigation plan based on the contractor's PQ score. Additionally, during the pre-qualification stage, we prefer contractors that are ISO 45001 certified. The contractor is briefed during a joint safety kick-off meeting, and the subsequent mobilization phase is guided and audited by a safety and health infra tracker. While implementing the site health and safety plan, the contractor signs a formal undertaking. This also contains SOPs, work instructions, and guidelines for contractors to follow while executing work on the site.

### Hazard Identification and Risk Assessment (HIRA)

One of the important elements of GPL Safety System is to assess the risk as per approved risk matrix before start of any activity. A cross-functional Hazard Identification and Risk Assessment (HIRA) team is constituted at each site to identify the hazard and assess the risk associated with the activity and develop control measures as per hierarchy of control. While the primary responsibility of this team is to perform a thorough HIRA exercise, it also provides workers with training related to Hazards/Risks and control measures. The implementation of these controls at site is ensured through Permit to Work.

### Training and Awareness Campaign

We believe that the most important pillars of our safety and health management system are skill development, competence building, and awareness. As a result, we primarily focus on awareness campaigns, skill training sessions, motivational campaigns, and health camps. We performed over 24646 safety training sessions with over 438206 participants in the current reporting year. All essential stakeholders received the necessary training and awareness programs in preparation for the implementation of ISO 45001:2018.

We formalized process of training need identification and training calendar for safety trainings at site and effectively executed multiple training programs across all project sites to create and build strong safety culture. National Safety Day, World Environment Day, Road Safety Week, and Fire Service Day are also celebrated at our sites that they serve as vital platforms for creating awareness about health and safety. Safety Communications is an essential element in our Safety Management System for promoting safety awareness and fostering a strong safety culture across GPL.

GPL has also conducted Safety Assessment exercise to assess the level of safety awareness for Execution team.

One of the important initiatives for promoting awareness among project teams, improving safety culture, and reinforcing current operational controls is the 'safety campaign. Safety Campaigns on Usage of Cell Phone at Construction Site, Rope Suspended Platform, Fire Prevention and Control, Safety in Store Management are designed and conducted at GPL projects. "Horizontal deployment of learnings" supports in the development of a positive safety culture as a continual improvement across GPL to avoid recurrence of any unfortunate incidents.

### Safety Audit

Safety audit is a periodic review of the entire occupational health and safety management system, including the policy and programs aimed to prevent workplace accidents/incidents. We have robust process of safety audit in-line with ISO 45001 requirements on a quarterly basis by qualified internal safety auditors. GPL audit processes are performed and monitored effectively through online safety audit portal. The analysis of safety audit helps us to identify the gaps for further improving the health and safety management system.

### External Recognition

Achieving third-party recognition and accolades on health and safety system endorse the organization's reputation, brand value and safety system implementation. GPL has rewarded more than 75 external recognitions/accolades in the reporting year including international and national safety awards i.e. RoSPA (Royal Society for the Prevention of Accidents), British Safety Council International Safety Award, Grow Care India Safety Award, Apex India Foundation Safety Award, National Safety Council, CREDAI, 19<sup>th</sup> Annual Greentech Safety Award and 12<sup>th</sup> CIDC Vishwakarma Awards. These recognitions validate a well-established and effective health and safety management system.



## Health Surveillance Program

A pre-employment medical examination is performed as part of our Health Surveillance Programme for workers employed at our project locations. Personnel who handle machines or drive vehicles will undergo thorough comprehensive medical examination both at the time of joining and at regular intervals.

## H. Human Capital

At GPL, we have seen fast paced business growth over the last year, and are geared towards a continued momentum of quantum growth. In line with this, our employee base has grown 20% in the last 1 year, from 1900 employees to 2400 employees.

We believe our team of Godrejites are the backbone of this achievement and our ambition for the future. At GPL, we take pride in fostering an inspiring workplace with an agile and high performance culture to attract, develop and retain the best talent.

As part of the 126-year-old Godrej Group, we are fortunate to have a proud legacy built on the strong values of trust, integrity and respect for others. At the same time, our exciting and ambitious growth plans allow us to offer unparalleled career opportunities relatively early on in a person's career.

### People Philosophy

Our philosophy stands tall and proud on three principles:



- **Your Canvas:** "Our organization is growing and we want you to grow with us." We have an internal talent marketplace and encourage our people to apply for aspirational roles. With our empowering culture, our people get a chance to lead early on.
- **Tough Love:** "Go ahead and challenge yourself! We've got your back." We believe the race for the future is not for the faint-hearted. We expect a lot from our people and differentiate basis performance and potential through career opportunities and rewards.
- **Whole self:** "We are selfish about your happiness." Simply because happier people make for a more fun culture at Godrej.

## BUILDING TALENT FROM WITHIN

We are deeply focussed on building talent from within and actively developing the next line of leaders. We believe in taking early bets on performance and potential, and not just seniority and tenure. In the last 2 years, 6 of 7 Management Committee positions that opened up have been filled internally.

## Diversity

At GPL, we deeply value the diversity of our people, their perspectives and experiences. We are keenly focussed on making concerted efforts to diversify representation in our employee mix across levels. This year, we made great strides in pioneering LGBTQ+ hiring for the sector.

### LGBTQ+

We are focussed on building for and from the community. We have reached a count of 61+ LGBTQ+ employees across levels (33 full time employees).

We run a dedicated 9-month internship program to build talent on-the-job for members of the community called the PRIDE Internship, currently with 20 active PRIDE interns who are part of this program.

Our endeavour is also to ensure we set them up for success by creating an ecosystem where they can thrive. To this end, we started our journey with a gender-neutral anti-harassment policy, same-sex partner benefits, gender neutral adoption benefits, gender transition support and gender neutral washrooms.

We then scaled up by launching an Employee Resource Group called 'Queers and Allies', sensitization efforts covering 1500 employees in English and vernacular medium, inclusion of gender neutral washroom design as part of site office guidelines, and launching an all-inclusive model site at Pune.

Inclusivity is a central tenet of our culture and organizational value system. We look forward to continuing our efforts to ensure GPL remains a truly inspiring and inclusive workplace.

### Gender Diversity at GPL

Women currently comprise a sector-best 27.44% of our total workforce with a target to reach 35% by FY25. We are proud of our women leaders who have been instrumental in GPL reaching its current position of strength, with 3 Women in the GPL Management Committee and 6 Women P&L Leaders. This year, we also appointed our first woman Zonal CEO in the North Zone.

We are fully committed to sustain our efforts to recruit, retain, and grow our women leaders. We actively track to ensure that our women talent is equally likely to receive top ratings and promotions and growth opportunities at GPL.

To further enhance representation of Women in Real Estate and Women in Operations within the sector, we have this as a focus area in our Graduate Campus Program. This year more than 70% of our entry level campus hires were women, and more than 30% were women in Operations.

We strive to ensure women friendly policies, facilities, and development opportunities to nurture talent and create an enabling work environment while also ensuring equal opportunities at every step of the way.

- a. Our **Welcome Back** policy is a platform for our alumnae to join us back.
- b. **ACCEL**, our group-wide mentorship program, helps develop women in leadership positions. As a part of the program, high potential women are handpicked and put through a customized program designed to provide an immersive learning experience on strategic thinking, emotional intelligence, influencing and people management through a mix of classroom sessions, on-the-job projects, coaching, and senior leadership interactions.
- c. Other forms of support such as late night cab facilities as a safe travel option, crèche facilities, adoption benefits, caregiver travel policy for work related travel

### Agile, Decentralized Operating Model

Over the last three years, we have brought in a deep focus on agility in our operating model. We have built our operations to be largely site-led, with 70% of our employees based at site. We have supported this by increasingly decentralizing decision making at the last mile. To this end, we have launched detailed RAPIDs this year, empowering the zonal and site leadership on >50% decisions.

### Campus

Every year we hire graduates and interns from premier B-Schools as part of our Gallop (BLP) and Gurukul program, giving them an opportunity to work on early impact projects.

In the last one year, we have doubled our intake from B-School campuses with an expansion in our partner campus pool to ISB (For P&L Roles), IIM Indore, IIM Lucknow.

We have also rebooted our Graduate Campus Program this year, with an estimated 250 hires from across Sales, Operations, Customer Centricity, Legal, Finance. We have also ventured into premier graduate campuses such as IITs, NITs, Lady Shri Ram College, Hansraj College, Miranda House, St Xaviers Kolkata, NLSIU Bangalore, NLU Delhi, Christ University.

## LEARNING & DEVELOPMENT

At GPL, we have always maintained focus on structured learning as a pillar for building institution and individual capabilities in line with our Godrej Capability Factors.

- **Leading Teams For Impact:** We believe that the people manager's role is of critical importance to build a high – trust, high performance culture. An employee experiences the organisation through their manager. As a result, we lay significant emphasis on the growth and development of people managers. This year 80 people managers underwent a learning journey, with structured pre and post intervention road map enabling them to be effective people managers.
- **Acting Strategically:** We see this as a critical capability for all our leaders across levels. We are partnered with best in class coaches on running the program around the areas of critical, analytical and systems thinking,

strategy and competitive positioning, and the financial value chain.

- **Catalyse:** This program is focussed on building capabilities for our high calibre junior talent to take on Project Leadership roles through a 6-month capability building journey on Acting Strategically, Influencing, Leading Teams. 130 of our Assistant Managers underwent this journey in partnership with internal and external learning partners this year.

**Learning Academy:** So far we have been focussed on learning programs for specific cohorts, we have now shifted focus on building a best-in-class learning academy for the organisation at large by democratizing learning to all. Every GPLite will undergo learning journeys relevant to them.

## EMPLOYEE WELL- BEING

**COVID Support :** The global pandemic has continued to be an evolving situation over this last year as well. GPL has been focused on employees' health, safety & well-being. We continued our 24\*7 Doctor on call facility, COVID expense support and hospitalization benefits, frequent webinars to build awareness around precautions and structured communication campaigns to keep employees abreast on the recent developments.

**Hybrid Work:** We also have continued our flexible work policy by continuing a hybrid in-office model post COVID. We believe working remotely can offer several benefits, including the flexibility for people to invest more time in their 'whole selves' and improving productivity by allowing them to work in a more focused way. At the same time, there are collaborations and conversations that require in-person interactions for a greater impact.

**Mental Health Support:** Our Employee Assistance Programme offers a confidential mental wellness support with a panel of expert counsellors who are available 24\*7. We are also partnered with Inner Hour, a mental health platform, enabling employees and their families to access self-help tools and confidential mental wellness sessions. We are focussed on helping our employees manage personal and work-based concerns to prepare & equip our employees to respond to sensitive situations at and beyond the workplace.

**Unlimited Sick Leave:** We continue to be an organisation that extends 100% trust-based sick leave. All our employees can avail sick-leave at any time on a need basis.

## CULTURE OF RECOGNITION

We believe recognition enhances strategic clarity for our people by signaling the organizational importance of focus areas and behaviours. Our Spot Recognition scheme, Quarterly Regional awards, Annual GPL Legends Awards are some of the prestigious platforms where employees who have displayed exemplary performance and behaviours are felicitated and recognized by the senior leaders. GPL Legends is the most aspirational national recognition platform at GPL to celebrate the biggest wins of the previous FY and to celebrate the 'best of the best' of our people.



I. Internal control systems and their adequacy:

GPL has implemented an internal control framework to ensure all assets are safeguarded and protected against loss from unauthorized use or disposition, and transactions are authorized, recorded and reported correctly. The framework includes internal controls over financial reporting, which ensures the integrity of financial statements of the company and reduces the possibility of frauds. The Corporate Audit & Assurance department issues well documented operating procedures and authorities with adequate built-in controls. These are carried out at the beginning of any activity and during the process, to keep track of any major changes. As part of the audits, they also review the design of key processes, from the point of view of adequacy of controls. The internal controls are tested for effectiveness, across all our project sites and functions by the Corporate Audit team, which is reviewed by the management from time to time, for corrective action.

THREATS, RISKS AND CONCERNS

A. Industry Cyclicity

The real estate market is inherently a cyclical market and is affected by macroeconomic conditions, changes in applicable governmental schemes, changes in supply and demand for projects, availability of consumer financing and illiquidity. Your Company has attempted to hedge against the inherent risks through a business model comprising owned projects, joint ventures, residential platforms, and development management through a pan-India presence. However, any future significant downturn in the industry and the overall investment climate may adversely impact business.

B. Statutory Approvals

The real estate sector in India is heavily regulated by the central, state and local governments. Real estate developers are required to comply with a number of laws and regulations, including policies and procedures established and implemented by local authorities in relation to land acquisition, transfer of property, registration and use of land. These laws often vary from state to state. Several of your Company's projects are in preliminary stages of planning and any delay in obtaining approvals could warrant revised scheduling of project timelines.

C. Climate Change- Threats and Challenges for Real Estate Sector

The sector is already experiencing shifts due to climate change, the intensity of which is expected to increase over the coming years. The challenges or risks can be broadly classified into two categories, physical and transitional. The former is on account of acute and chronic physical effects of climate change such as damage to infrastructure at construction sites or building projects, damages to logistics routes, reduced efficiency of workforce due to heatwaves, etc. The latter i.e., transitional risks arise on account of transitioning to a low-carbon economy. Such risks can be broadly classified into four categories namely, reputational, market, technology and policy. A summary of relevant physical and transitional risks material to the firm are listed below<sup>12</sup>.

Additionally, climate change also offers some opportunities for the real estate sector to manage these risks and grow in a sustained manner. The most relevant opportunities for GPL are:

- Energy management of real estate assets:** The resilience of the real estate sector is guided by the energy management of its various assets, in the long term. With the 2022 energy crisis, and setting up of carbon markets, energy demand mapping will determine economic viability of real estate assets. This can further help facilitate reduction in carbon footprint of the sector, overall. For example, as per Government of India's provision of the Energy Conservation (Amendment) Bill (2022), usage of non-fossil fuel-based energy is mandated for buildings exceeding 100 kW load consumption.
- Sustainable building materials and efficiency measures:** The use of sustainable building materials can help significantly reduce the carbon intensity of buildings. Energy efficient technology such as sensor operated lighting systems, can further enhance the efficiency of the entire building. This can help in developing organizational and sectoral resilience to transition risks. For example, as per Government of India's provision of the Energy Conservation (Amendment) Bill (2022), the Energy Conservation Building Code has been redefined as Energy Conservation and Sustainable Building Code. National Building code of India 2016<sup>13</sup> have also included a new and updated chapter on sustainability.
- Environmental and social stewardship:** Developing strong environmental and social practices in the sector such as Zero Waste to Landfill can help negate negative impacts of the buildings, especially newer constructions on the local communities and environment. Building symbiotic relationships between real estate assets and existing ecosystems and communities can help in wholistic growth of the sector.

| Nature of Risk   | Material Risk                             | Description  |
|------------------|---|--|
| Transition Risks | Increasing regulatory and policy pressure | The sector will be impacted by increasing regulation and new policies, such as stricter building standards, carbon pricing, and additional reporting standards.  |
|                  | Cost of indirect emissions                | Activities like construction, refurbishment, and demolition contribute significantly to indirect emissions. Although a real estate company may not have direct control over these emissions, it could exert influence over their magnitude. As carbon-intensive building materials become more costly in the coming years, construction costs will rise. |
|                  | Shifting market preferences               | As awareness of climate change grows, tenants and potential buyers are beginning to expect more from the real estate sector regarding emissions reductions. The sector faces new risks as preferences shift towards high-efficiency buildings with renewable energy sources.   |
|                  | Change in investor sentiment              | To align portfolios to climate goals, investors could attempt to offset emissions elsewhere in their portfolio to counter high-emitting buildings or favor low-emitting real estate assets.  |
|                  | Reputation risk                           | Inaction to decarbonize could result in the real estate sector facing public pressure to reduce its share of emissions.  |
| Physical Risks   | Sea level rise and coastal flooding       | Sea level rise and coastal flooding will become more frequent and severe, increasing property damage and causing higher repair and maintenance costs.  |
|                  | Inland flooding                           | Inland flooding due to the greater frequency and severity of coastal storms or extreme precipitation events can increase property damage. Driven by rapid urbanization, it can also cause the costs of repairing and maintaining properties to rise.   |
|                  | Extreme storms and wind                   | Greater severity and frequency of extreme storms, such as hurricanes, can cause damage worth billions of dollars. Extreme storms can negatively impact the value of commercial real estate in the near term.   |
|                  | Wildfires                                 | Millions of residential and commercial buildings have been built in areas prone to wildfires. With the intensity and severity of such fires increasing, the likelihood of these properties being destroyed by a wildfire rises.  |
|                  | Subsidence                                | An increasing number of real estate assets are likely to be at risk of subsidence in the coming years, potentially causing serious structural damage to buildings.   |
|                  | Heat and water stress                     | Rising heat will create new cooling needs for buildings, increasing operating costs. Water stress will also lead to higher operating costs due to increased water prices, the need to improve water efficiency, and the regulation of water use.   |

OUTLOOK

FY2022-23 was a landmark year for the real estate sector and GPL as well wherein we witnessed highest ever sales, collections, project deliveries and business development.

Post-pandemic, developers have moved away from the traditional way of doing business and rightly focused on end-user customer demand with a strong focus on innovation and digital transformation. We believe FY2023-24 will continue the healthy sales momentum backed by solid structural foundation, sustained demand and relatively affordable albeit somewhat higher housing loan rates. Financially strong and reputed developers with superior execution capabilities stand to benefit disproportionately from the ongoing cyclical upturn.

While commodity cost inflation has been persistent and poses a risk to operating margins, the price hikes taken so far by the real estate players have been well absorbed. Interest rate hikes to contain inflation will increase the cost of capital and hurt the weaker players, favoring the already well-capitalized developers like GPL. GPL posted a robust sales and operational performance and we expect the performance to continue in FY2023-24, given our exciting pipeline, strong balance sheet and execution expertise. We look forward to adding a large number of projects to our portfolio in FY2023-24, which is amongst our top priorities and which will enable us to grow rapidly going ahead.

12 [UNEP 2023, Climate Risks in the Real Estate Sector](#)  
13 [National Building Code - Bureau of Indian Standards \(bis.gov.in\)](#)



## KEY FINANCIAL RATIOS

In accordance with SEBI (Listing Obligations and Disclosure requirements 2018) (Amendment) Regulations 2018, the Company is required to give details of significant changes (Change of 25% or more as compared to the immediately previous financial year) in key sector specific financial ratios.

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Amount in Crores

| Ratios   | 2023  | 2022  | Definition  | Explanations   |
|--|-------|-------|---|--|
| Trade Receivables Turnover                         | 5.13  | 5.31  | Trade Receivables Turnover = Revenue from Operations/ Average Trade Receivables   | Decrease in Trade Receivable Turnover Ratio is mainly on account of increase in trade receivables during current year on recognition of revenue for certain projects as compared to previous year                                |
| Inventory Turnover                                 | 0.21  | 0.29  | Inventory Turnover = Sale from Real Estate Developments/Average Inventory   | Decrease in Inventory turnover ratio is majorly on account of increase in inventory due to addition of new projects during current year as compared to previous year   |
| Interest Coverage Ratio                            | 5.70  | 4.21  | Interest Coverage Ratio - Earning before interest, taxes, depreciation and amortisation expenses / Finance Costs  | Interest coverage ratio increased mainly on account of increase in adjusted EBITDA due to revenue recognised for certain projects on completion of performance obligation  |
| Current Ratio                                      | 1.46  | 1.88  | Current Ratio - Current Assets / Current Liabilities  | Current Ratio decreased on account of increase in current liabilities mainly due to increase in<br>a. Advance received against on sale of flats/ units of new projects.<br>b. Increase in trade payables.<br>c. Increase in debt |
| Net Debt-Equity Ratio                              | 0.39  | 0.05  | Net Debt- Equity Ratio = Net Debt (Non-current liabilities - borrowings (including current maturities of long term debt) plus current financial liabilities - borrowings less cash and bank balances and other current investments / Equity | Net Debt Equity Ratio changed mainly due to utilization of cash and bank balance for business development activity and increase in debt during the year  |
| Operating Profit Margin (Adjusted EBITDA Margin) % | 37.3% | 31.3% | Earning before interest, taxes, depreciation, amortisation expenses and interest included in cost of sales / Total Income including Share of profit / (loss) of joint ventures and associate (net of tax)                                   | Increase in Adjusted EBITDA Margin is mainly on account of increase in profit due to revenue recognised for certain projects on completion of performance obligation   |
| EBITDA %   | 33.1% | 29.4% | Earning before interest, taxes, depreciation, amortisation expenses and interest included in cost of sales / Total Income including Share of profit / (loss) of joint ventures and associate (net of tax)                                   | Increase in EBITDA Margin is mainly on account of increase in profit due to revenue recognised for certain projects on completion of performance obligation  |
| Net Profit Margin %                                | 19.1% | 14.7% | Profit for the year / Total Income including Share of profit / (loss) of joint ventures and associate (net of tax)  | Increase in Net Profit Margin is mainly on account of increase in profit due to revenue recognised for certain projects on completion of performance obligation  |
| Return on Net Worth                                | 6.4%  | 4.1%  | Profit / (Loss) for the year / Average Equity   | Return on Net Worth is mainly on account of increase in profit due to revenue recognised for certain projects on completion of performance obligation  |



The Equity Shares of the Company have not been suspended from trading by the SEBI and/or Stock Exchanges.

**Credit Ratings and any revisions thereto for debt instruments or any fixed deposit programme or any scheme or proposal involving mobilization of funds, whether in India or abroad:**

The Company does not have any fixed deposit programme or any scheme or proposal involving mobilization of funds in India or abroad during the financial year ended March 31, 2021. The Company continues to have credit rating which denotes high degree of safety regarding timely servicing of financial obligation. The Company has received the following credit ratings for its Commercial Papers and Non-Convertible Debentures from various credit rating agencies.

| Rating Agency  | Rating              | Instrument                |
|----------------|---------------------|---------------------------|
| ICRA Limited   | [ICRA]AA (Positive) | Non-Convertible Debenture |
| ICRA Limited   | [ICRA]A1+           | Commercial paper          |
| CRISIL Limited | CRISIL A1+          |                           |

**f) Share Transfer Agent**  
Investor correspondence should be addressed to:  
For Equity Shares:-  
**Kfin Technologies Private Limited**  
(Formerly known as Kanyo Fintech Private Limited)  
(Unit: Godrej Properties Limited)  
Selenium Tower-B, Plot No.31 & 32,  
Financial District, Gachibowli,  
Nanakramguda, Serilingampally,  
Hyderabad-500 032  
Phone: 040-67162222

#### h) Distribution of shareholding as on March 31, 2021

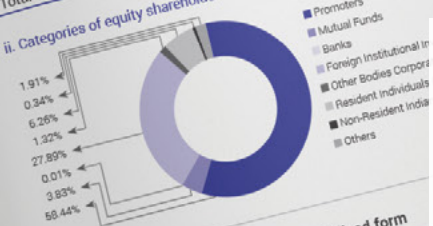
| Category (Amount) | No. of Holders | % to Holder | Total Shares Held | Amount (₹)     | % of Amount |
|-------------------|----------------|-------------|-------------------|----------------|-------------|
| upto 1 - 5000     | 72860          | 97.17%      | 49,81,240         | 2,49,06,200    | 1.79%       |
| 5001 - 10000      | 793            | 1.06%       | 11,78,635         | 58,92,675      | 0.42%       |
| 10001 - 20000     | 460            | 0.61%       | 13,43,427         | 67,17,135      | 0.48%       |
| 20001 - 30000     | 194            | 0.26%       | 9,56,160          | 47,80,800      | 0.34%       |
| 30001 - 40000     | 97             | 0.13%       | 6,65,086          | 33,25,430      | 0.24%       |
| 40001 - 50000     | 82             | 0.11%       | 7,61,054          | 38,06,270      | 0.27%       |
| 50001 - 100000    | 145            | 0.19%       | 20,62,494         | 1,03,12,470    | 0.74%       |
| 100001 & ABOVE    | 353            | 0.47%       | 26,59,95,055      | 1,32,99,75,275 | 95.70%      |
| TOTAL             | 74984          | 100.00%     | 27,79,43,051      | 1,38,97,15,265 | 100.00%     |

#### i) Shareholding pattern as on March 31, 2021

##### i) Distribution of equity shareholding:

| Category                            | No. of shareholders | No. of shares held | % of shareholding |
|-------------------------------------|---------------------|--------------------|-------------------|
| Promoters                           | 47                  | 16,24,33,533       | 58.44             |
| Mutual Funds                        | 45                  | 1,06,55,796        | 3.83              |
| Banks/NBFC                          | 6                   | 15,959             | 0.01              |
| Foreign Institutional Investors/FPI | 284                 | 7,75,24,490        | 27.89             |
| Other Bodies Corporate              | 534                 | 36,60,117          | 1.32              |
| Resident Individuals (Public)       | 71,998              | 1,73,97,340        | 6.26              |
| Non-Resident Indians                | 1747                | 9,56,708           | 0.34              |
| Others                              | 323                 | 52,99,108          | 1.91              |
| Total                               | 74,984              | 27,79,43,051       | 100.00            |

##### ii. Categories of equity shareholders:



#### j) Shares held in physical and dematerialized form

| Category | Number of shareholders | Shareholders % | Number of equity shares held |
|----------|------------------------|----------------|------------------------------|
| Physical | 45                     | 0.01           | 28,10,000                    |
| NSDL     | 37,390                 | 49.90          | 26,54,27,303                 |
| CDSL     | 37,549                 | 50.10          | 1,24,86,728                  |
| Total    | 74,984                 | 100.00%        | 27,79,43,051                 |

#### k) Dematerialization of shares and liquidity

Equity shares of the Company are compulsorily traded in demat form and are available for trading in the National Securities Depository Limited (NSDL) and Central Depository Services Limited (CDSL) from January 05, 2019. The International Security Identification Number (ISIN) of the Company is INE484J01027. As on March 31, 2021, 27,79,14,119 equity shares of ₹5 each, representing 100% of the paid-up capital of the Company, have been held in demat form.

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# DIRECTORS' REPORT

## TO THE MEMBERS

The Directors have pleasure in presenting the Thirty-Eighth Directors' Report of Godrej Properties Limited ("Godrej Properties", "GPL" or "the Company") along with the financial statements for the financial year ended March 31, 2023.

### 1. OPERATING RESULTS:

Certain key aspects of the Company's performance (on a standalone basis) during the financial year ended March 31, 2023, as compared to the previous financial year are summarized below:

(₹ in crore)

| Particulars                | Financial Year<br>2022-2023 | Financial Year<br>2021-2022 |
|----------------------------|-----------------------------|-----------------------------|
| Revenue from Operations    | 1,155.05                    | 1,473.45                    |
| Other Income               | 945.00                      | 858.48                      |
| Total Income               | 2,100.05                    | 2,331.93                    |
| Profit before Tax          | 830.54                      | 713.55                      |
| Profit after Tax           | 655.67                      | 525.98                      |
| Other Comprehensive Income | 0.93                        | (1.16)                      |
| Total Comprehensive Income | 656.60                      | 524.82                      |

Your Company does not propose to transfer any amount to the reserves.

### 2. DIVIDEND :

In terms of Regulation 43A of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI LODR Regulations"), the Dividend Distribution Policy of the Company is available on the website of the Company at <https://www.godrejproperties.com/investor/corporate-governance>

The Board strongly believes that the current market scenario would offer attractive business development opportunities in the real estate sector and re-investing the capital in such opportunities would create more wealth and value for the shareholders in the long term. Accordingly, with a view to create the long term economic value, your Directors have not recommended any dividend for the year ended March 31, 2023.

### 3. SHARE CAPITAL:

During the financial year ended March 31, 2023, the Company issued and allotted 33,377 equity shares of ₹5 each to its eligible employees on exercise of options granted under the Godrej Properties Limited Employee Stock Option Scheme, 2011 ("GPL ESGS").

As at March 31, 2023, the issued, subscribed and paid-up equity share capital of the Company stands at 27,80,21,444 equity shares of ₹5 each. The Company has neither issued shares with differential rights as to dividend, voting or otherwise nor issued shares (including sweat equity shares) to the employees or Directors of the Company under any Scheme, other than GPL ESGS.

### 4. OVERVIEW OF OPERATIONS:

Godrej Properties delivered another record year in FY2022-23 by achieving the highest sales in its history, surpassing the industry growth. This was driven by continued focus across bringing better products with consumer centric approach, delivering best in class quality consistently and enhancing customer's trust on the brand.

Godrej Properties achieved a sales volume of 15.2 million square feet and booking value of ₹12,232 crore in FY2022-23, resulting in a growth of 56% Y-o-Y. This was the highest recorded booking value in the history of the Company. This was evenly distributed across its four key geographies, each delivering more than 2 million sq. ft. sales and sales value of more than ₹2,000 crore in all its four focus markets.

Godrej Properties launched 24 new projects/ phases in FY2022-23, including Godrej Horizon in Mumbai and Godrej Splendour in Bengaluru, both of which clocked around ₹1,000 crore within a year of its launch. These remained amongst the most successful residential project launches for GPL. The new project launches were complemented by ₹6,026 crore of sustenance sales in FY2022-23 which, again was the highest ever for the company.

Godrej Properties added eighteen new projects with saleable potential of around 29 million sq. ft. to its portfolio during the year, 7 in MMR, 5 in NCR, 2 each in Bengaluru and Pune, and 1 each in Nagpur and Chennai.

On the operational front, Godrej Properties successfully delivered ~10.5 million sq.ft across projects. With this, Godrej Properties has now successfully delivered over ~32 million sq. ft. in last five years. The Company's delivery record demonstrates its ability to operate at a large scale and keep pace with accelerating sales. Separately, Godrej Properties focused on exploring advanced construction technologies, improving Net Promoter Score (NPS) and design standardization.

Godrej Properties, among the most respected real estate developers in India, received 90 awards in FY 23. Accolades include Golden Peacock Award for Winner - CSR in Real Estate Category, ICAI International Sustainability Reporting Awards 2021-22 for Gender Equality (Gold Award), KPMG

ESG Conclave and Awards 2023 for Winner - Environmental & Social Initiatives (Infrastructure & Real Estate), Apex India Foundation Quality Excellence in the Construction sector (Platinum Award - Vikhroli Region), Indian Institute of Industrial Engineering (Gold Award - Safety).

For the financial year under review, on a consolidated basis, GPL's total income stood at ₹3,039 crore, EBITDA was ₹994 crore and net profit after tax and minority interest was ₹571 crore.

### 5. PROSPECTS AND OUTLOOK:

Despite the interest rate hikes of ~250 bps in last 12 months, the home buying intent and sales momentum sustained with FY23 being the best-ever year in terms of sales booking for the industry. Hence, acceptance level of high-single digit mortgage rates remains very high. We have seen improvement in the prospects of real estate as volume and pricing is witnessing an uptick across geographies. Home buying is long-term asset where a strong affordability and financial strength (which is still better than pre-Covid levels) shall supersede the natural rate-cycle, especially if demand is driven by end use.

Consolidation in the residential real estate sector has only accelerated over the last few years amid regulatory changes like demonetisation, RERA, NBFC liquidity crisis, leading to an increase in the market share of branded organized players such as your Company. Given the pace of urbanization and rising per capita disposable incomes, Godrej Properties remains optimistic about the long-term prospects in real estate. Consumer sentiment has remained robust, which will result in a multi-year residential real estate upcycle, provided price increase is disciplined. Your Company is poised for a high growth trajectory with a strong brand, pan-India presence and demonstrated track record.

In the post pandemic era, the customer focus on product proposition and quality is very strong. Increasingly, there has been disproportionate focus by the large organised developers on better design as per customer preference, best in class experience and superior quality.

While continuing its focus on the four key markets of Mumbai, National Capital Region, Bengaluru and Pune, the company is now also looking to enter peripheral markets and tier 2 cities through plotted developments. Godrej Properties shall seek to drive profitability, improve customer experience and continue to adopt digital technologies. Moreover, operational momentum for your company is likely to be sustained by its healthy Balance Sheet and robust project pipeline.

### 6. MATERIAL CHANGES AND COMMITMENTS AFFECTING THE FINANCIAL POSITION OF THE COMPANY:

There have been no material changes and commitments affecting the financial position of the Company which have occurred between March 31, 2023 and the date of this Report, other than those disclosed in this Report. There has

been no change in the nature of business of your Company.

### 7. DEPOSITORY SYSTEM:

Your Company's equity shares are available for dematerialisation through National Securities Depository Limited and Central Depository Services (India) Limited. As on March 31, 2023, 99.99% of the equity shares of the Company were held in dematerialised form.

### 8. ANNUAL RETURN:

As required under Section 92 of the Companies Act, 2013 (the "Companies Act") the Annual Return for the financial year ended March 31, 2023 is available on the website of the Company and can be accessed at <https://www.godrejproperties.com/investor/annual-reports>.

### 9. NUMBER OF MEETINGS OF THE BOARD:

The Board met 5 (five) times in the financial year ended March 31, 2023 on May 03, 2022, June 24, 2022, August 02, 2022, November 09, 2022 and February 02, 2023. The details of the attendance of Directors at the Board Meetings during the financial year 2022-23 are given in the Corporate Governance Report.

### 10. DIRECTORS' RESPONSIBILITY STATEMENT:

The Directors hereby confirm that:

- in the preparation of the annual financial statements for the financial year ended March 31, 2023, the applicable accounting standards have been followed along with proper explanation relating to material departures, if any.
- they have selected such accounting policies and applied them consistently and made judgments and estimates that are reasonable and prudent so as to give a true and fair view of the state of affairs of the Company as at March 31, 2023 and of the profits of the Company for the financial year ended on March 31, 2023.
- they have taken proper and sufficient care for the maintenance of adequate accounting records in accordance with the provisions of the Companies Act and rules made thereunder, as amended, for safeguarding the assets of the Company and for preventing and detecting fraud and other irregularities.
- they have prepared the Annual Financial Statements for financial year ended March 31, 2023 on a 'going concern' basis.
- they have laid down internal financial controls to be followed by the Company and that such internal financial controls are adequate and have been operating efficiently.
- they have devised proper systems to ensure compliance with provisions of all applicable laws and that such systems were adequate and operating effectively.



## 11. DIRECTORS AND KEY MANAGERIAL PERSONNEL:

In accordance with the Articles of Associations of the Company and the provisions of Section 152 of the Companies Act, Mr. Pirojsha Godrej (DIN: 00432983) will retire by rotation at the ensuing AGM and being eligible, has offered himself for re-appointment. The resolution seeking Members' approval for his re-appointment forms part of the AGM Notice. The Board of Directors of your Company has recommended his appointment at the ensuing AGM.

During the financial year 2022-23, Mr. Mohit Malhotra (DIN: 07074531) resigned from the position of Managing Director and Chief Executive Officer of the Company from the close of business hours on December 31, 2022. The Board places on record its sincere appreciation and gratitude for the tremendous contribution made by Mr. Mohit Malhotra during his tenure as Managing Director and Chief Executive Officer of the Company. Consequent to his resignation, he also ceased to be a member of Stakeholder Relationship Committee, Corporate Social Responsibility Committee, Risk Management Committee, Allotment Committee and Management Committee.

Based on the recommendation of the Nomination and Remuneration Committee and Board of Directors, Mr. Gaurav Pandey (DIN: 07229661) was appointed as the Managing Director & Chief Executive Officer of the Company for a period of 3 consecutive years commencing from January 01, 2023, pursuant to Sections 196, 197, 198 and 203 of the Companies Act and the rules made thereunder and other applicable provisions of SEBI LODR Regulations. The Members have approved his appointment by means of Postal Ballot on December 12, 2022.

The tenure of Mr. Pranay Vakil (DIN: 00433379) as an Independent Director of the Company was completed at the conclusion of the 37<sup>th</sup> Annual General Meeting (AGM) of the Members of the Company held on August 02, 2022. Accordingly, Mr. Pranay Vakil ceased to be the Director of the Company with effect from August 02, 2022. Consequently, he also ceased to be a Member of Audit Committee, Nomination and Remuneration Committee and Corporate Social Responsibility Committee. The Board places on record its gratitude for the valuable contribution made by Mr. Pranay Vakil during his tenure as an Independent Director.

The Board of Directors, upon recommendation of the Nomination and Remuneration Committee, appointed Dr. Indu Bhushan (DIN: 09302960) as an Additional Independent Director on the Board of the Company with effect from May 03, 2022. His appointment was approved by the members by means of Postal Ballot on July 04, 2022 for a period of 5 consecutive years with effect from May 03, 2022 till May 02, 2027.

Pursuant to the provisions of Section 203 of the Companies Act, the Key Managerial Personnel of the Company as at the date of this Report are Mr. Pirojsha Godrej (DIN: 00432983) – Whole Time Director designated as Executive Chairperson, Mr. Gaurav Pandey (DIN: 07229661) –

Managing Director & Chief Executive Officer, Mr. Rajendra Khetawat – Chief Financial Officer and Mr. Ashish Karyekar – Company Secretary & Compliance Officer.

Save and except the above, there were no changes in the Directors or Key Managerial Personnel of the Company during the year under review.

## 12. DECLARATION BY INDEPENDENT DIRECTORS:

The Independent Directors of the Company have submitted the declaration of independence as required under Section 149(7) of the Companies Act, confirming that they meet the criteria of independence under Section 149(6) of the Companies Act and Regulation 16 of SEBI LODR Regulations. In the opinion of the Board, the Independent Directors fulfill the conditions specified in these regulations and are independent of the management. There has been no change in the circumstances affecting their status as Independent Directors of the Company.

The Board is also of the opinion that the Independent Directors of the Company possess requisite qualifications, experience and expertise in the field of finance, strategy, auditing, tax, risk advisory, financial services and infrastructure and real estate industry and they hold the highest standards of integrity.

In compliance with rule 6(1) of the Companies (Appointment and Qualification of Directors) Rules, 2014, all the Independent Directors have included their names in the data bank of Independent Directors maintained by the Indian Institute of Corporate Affairs. Since all the Independent Directors of the Company have served as directors in listed companies or are in the pay scale of Director or equivalent in the Ministry of Department of the Central Government for a period not less than three years, they are not required to undertake the proficiency test as per Rule 6(4) of the Companies (Appointment and Qualification of Directors) Rules, 2014.

## 13. POLICY ON DIRECTORS' AND KEY MANAGERIAL PERSONNEL'S APPOINTMENT AND REMUNERATION:

The policy on appointment and remuneration including criteria for determining qualifications, positive attributes, independence of Directors, Key Managerial Personnel and Senior Management and other matters provided under Section 178(3) of the Companies Act, is appended as **Annexure I** to this Report and also is available on the website of the Company at <https://www.godrejproperties.com/investor/corporate-governance>.

## 14. ANNUAL EVALUATION OF PERFORMANCE OF THE BOARD:

The Company conducted a formal Board Effectiveness Review as part of its efforts to evaluate, identify improvements and enhance the effectiveness of the Board, its Committees and individual directors. This was in line with the requirements mentioned in the Companies Act and the SEBI LODR Regulations.

The Corporate HR team of Godrej Industries Limited and Associate Companies ("GILAC") worked directly with the Executive Chairperson and the Nomination & Remuneration Committee of the Board, to design and execute this process which was adopted by the Board. Each Board Member completed a confidential online questionnaire, providing vital feedback on how the Board currently operates and how it might improve its effectiveness.

The survey comprised four sections and compiled feedback and suggestions on:

- Board processes (including Board composition, strategic orientation and team dynamics);
- Individual committees;
- Individual Board members; and
- Chairperson's Feedback Report

The performance evaluation criteria for independent directors included a check on their fulfillment of the independence criteria and their independence from the management.

The following reports were created as part of the evaluation:

- Board's Feedback Report
- Individual Board Member's Feedback Report
- Chairperson's Feedback Report

The overall Board Feedback Report was facilitated by Mr. Amitava Mukherjee along with the Independent Directors. The Directors were vocal about the Board functioning effectively but also identified areas that show scope for improvement. The feedback of Individual Committees and Board Members was shared with the Executive Chairperson. Following his evaluation, Executive Chairperson's Feedback Report was also compiled.

## 15. FAMILIARISATION PROGRAMME FOR INDEPENDENT DIRECTORS:

The Company conducts familiarization programs for Independent Directors to enable them to understand their roles, rights and responsibilities. The Independent Directors when they are appointed are given a detailed orientation on the Company, industry, strategy, policies and Code of Conduct, regulatory matters, business, financial matters, human resource matters and corporate social responsibility initiatives of the Company. Presentations are also made at the Board and committee meetings which facilitates them to clearly understand the business of the Company and the environment in which the Company operates. Operational updates are provided for them to have a good understanding of Company's operations, businesses and the industry as a whole. They are periodically updated on material changes in regulatory framework and its impact on the Company. The Company's Policy of conducting familiarisation program has been disclosed at the website of the Company at <https://www.godrejproperties.com/investor/corporate-governance>.

## 16. PARTICULARS OF LOANS, GUARANTEES OR INVESTMENTS:

The details of loans given, investments made, guarantees given and securities provided by the Company during the financial year under review form parts of the notes to the standalone financial statements provided in this Annual Report.

## 17. PARTICULARS OF CONTRACTS OR ARRANGEMENTS WITH RELATED PARTIES:

The Company has formulated a policy on related party transactions which is also available on the website of the Company at <https://www.godrejproperties.com/investor/corporate-governance>. All related party transactions are placed before the Audit Committee for review and approval. Prior omnibus approval is obtained for related party transactions on a quarterly basis for transactions which are of repetitive nature and/or entered in the ordinary course of business and are at an arm's length basis.

All related party transactions entered during the year were in the ordinary course of the business and at an arm's length basis. Accordingly, the disclosure of Related Party Transactions as required under Section 134(3)(h) of the Companies Act and Rule 8(2) of the Companies (Accounts) Rules, 2014 in Form AOC-2 is not applicable to the Company for FY 2022-23. However, in terms of Regulation 23 of SEBI LODR Regulations, the Company had obtained the approval of the members of the Company by ordinary resolution through postal ballot, the results of which were declared on July 05, 2022 and March 24, 2023, for entering into material related party transactions with its Special Purpose Vehicles which are considered as its related parties. Accordingly, the details of the material related party transactions entered into during the year have been reported in Form AOC-2, which is given in **Annexure II** to this Report.

The attention of Members is drawn to the disclosures of transactions with related parties set out in Notes to Accounts (Note No. 44) forming part of the standalone financial statements. Transactions with a person or entity belonging to the promoter/ promoter group which holds 10% or more shareholding in the Company as required under Schedule V, Part A (2A) of SEBI LODR Regulations are given as Note No. 44 (on Related Party Transaction) forming part of the standalone financial statements.

## 18. PARTICULARS REGARDING CONSERVATION OF ENERGY, TECHNOLOGY ABSORPTION AND FOREIGN EXCHANGE EARNINGS AND OUTGO:

The particulars with respect to conservation of energy, technology absorption and foreign exchange earnings and outgo, as required under Section 134(3)(m) of the Companies Act read with the Companies (Accounts) Rules, 2014 are appended as **Annexure III** to this Report.



19. BUSINESS RISK MANAGEMENT:

The Company has constituted a Risk Management Committee consisting of members of the Board and key executives of the Company to identify, assess, monitor and mitigate business risks. The composition of the Committee is in compliance with Regulation 21 of the SEBI LODR Regulations. The business divisions identify the risks at both the enterprise level and project level and address them through mitigating actions on a continual basis.

The business risks identified are reviewed by the Risk Management Committee and its implementation is monitored. The key risks and mitigation actions are then placed before the Audit Committee of the Company.

The Risk Management Policy of the Company is available on the website of the Company at <https://www.godrejproperties.com/investor/corporate-governance>

20. CORPORATE SOCIAL RESPONSIBILITY:

A Corporate Social Responsibility (“CSR”) Committee has been constituted in accordance with Section 135 of the Companies Act. The details required under the Companies (Corporate Social Responsibility Policy) Rules, 2014, as amended, with respect to the CSR Committee and an Annual Report on CSR activities undertaken during the financial year ended March 31, 2023 are appended as **Annexure IV** to this Report. The CSR Policy is available on the website of the Company at <https://www.godrejproperties.com/investor/corporate-governance>

The Company has not participated in any direct or indirect political contributions and/ or charitable contributions/ sponsorships.

21. SUBSIDIARY AND ASSOCIATE COMPANIES:

A. Subsidiaries

As at March 31, 2023, the Company had 20 unlisted subsidiaries under the Companies Act, namely, Godrej Realty Private Limited, Godrej Garden City Properties Private Limited, Prakritiplaza Facilities Management Private Limited, Godrej Prakriti Facilities Private Limited, Godrej Genesis Facilities Management Private Limited, Godrej Projects Development Limited, Godrej Hillside Properties Private Limited, Godrej Highrises Properties Private Limited, Citystar Infraprojects Limited, Godrej Residency Private Limited, Godrej Home Developers Private Limited, Godrej Skyline Developers Private Limited, Godrej Redevelopers (Mumbai) Private Limited, Godrej Precast Construction Private Limited, Godrej Green Woods Private Limited, Godrej Properties Worldwide INC, Godrej Living Private Limited, Ashank Land & Building Private limited, Wonder City Buildcon Limited (formerly known as Wonder City Buildcon Private Limited) and Godrej Home Constructions Limited (formerly known as Godrej Home Constructions Private Limited).

The audited financial statements of all the subsidiaries are available on the website of the Company [www.godrejproperties.com](http://www.godrejproperties.com). The Company will make these documents available to Members upon request made by

them.

As at March 31, 2023, Godrej Greenview Housing Private Limited, Wonder Projects Development Private Limited, Godrej Real View Developers Private Limited, Pearlite Real Properties Private Limited, Godrej One Premises Management Private Limited, Godrej Green Homes Private Limited, Godrej Macbricks Private Limited, Vivrut Developers Private Limited, Vagishwari Land Developers Private Limited, Yerwada Developers Private Limited and Madhuvan Enterprises Private Limited\* are associate companies of the Company.

During the financial year under review, Ashank Land and Building Private Limited became a subsidiary of the Company with effect from May 19, 2022 and Wonder City Buildcon Limited and Godrej Home Constructions Limited became subsidiaries of the Company with effect from March 29, 2023. Yujya Developers Private Limited ceased to be an Associate entity of the Company on account of its merger with Madhuvan Enterprises Private Limited vide order of Hon’ble National Company Law Tribunal, Bengaluru Bench, dated March 16, 2023.

*\*Share allotment pending as on March 31, 2023.*

B. Limited Liability Partnerships (LLPs)

The Company is a partner in the following LLPs as of March 31, 2023:

- 1. Godrej Property Developers LLP
- 2. Mosiac Landmarks LLP
- 3. Dream World Landmarks LLP
- 4. Oxford Realty LLP
- 5. Godrej SSPDL Green Acres LLP
- 6. M S Ramaiah Ventures LLP
- 7. Oasis Landmarks LLP
- 8. Caroa Properties LLP
- 9. Godrej Amitis Developers LLP
- 10. Godrej Construction Projects LLP
- 11. Godrej Housing Projects LLP
- 12. Mahalunge Township Developers LLP
- 13. Godrej Developers & Properties LLP
- 14. Godrej Highrises Realty LLP
- 15. Godrej Project Developers & Properties LLP
- 16. A R Landcraft LLP
- 17. Godrej Highview LLP
- 18. Prakhhyat Dwellings LLP
- 19. Godrej Skyview LLP
- 20. Godrej Green Properties LLP
- 21. Maan - Hinje Township Developers LLP
- 22. Godrej Projects (Soma) LLP
- 23. Godrej Projects North Star LLP
- 24. Godrej Projects North LLP
- 25. Godrej Reserve LLP
- 26. Godrej Athenmark LLP

- 27. Godrej Vestamark LLP
- 28. Godrej Irismark LLP
- 29. Manjari Housing Projects LLP
- 30. Rosebery Estate LLP
- 31. Embellish Houses LLP
- 32. Godrej City Facilities Management LLP
- 33. Suncity Infrastructure (Mumbai) LLP
- 34. Godrej Florentine LLP
- 35. Godrej Odyssey LLP
- 36. Godrej Olympia LLP
- 37. Ashank Realty Management LLP
- 38. Ashank Facility Management LLP
- 39. Manyata Industrial Parks LLP
- 40. Universal Metro Properties LLP

C. Material Unlisted Indian Subsidiary:

As at March 31, 2023, Godrej Projects Development Limited and Oasis Landmarks LLP are considered as material unlisted Indian subsidiaries under Regulation 24 of SEBI LODR Regulations.

22. PERFORMANCE AND FINANCIAL POSITION OF SUBSIDIARIES, ASSOCIATES AND JOINT VENTURE COMPANIES:

As required under SEBI LODR Regulations and Section 129 of the Companies Act, the consolidated financial statements have been prepared by the Company in accordance with the applicable accounting standards and form part of the Integrated Annual Report. A statement containing the salient features of the Financial Statements of the subsidiaries, joint ventures and associate companies of the Company in Form AOC-1 as required under Rule 5 of the Companies (Accounts) Rules, 2014 form part of the notes to the financial statements. The highlights of the performance of subsidiaries, associates and joint venture companies and their contribution to the overall performance of the Company are given as **Annexure A** in consolidated financials.

23. DETAILS RELATING TO DEPOSITS COVERED UNDER CHAPTER V OF THE COMPANIES ACT, 2013:

| Sr. No. | Particulars  | (₹ in crore) |
|---------|--|--------------|
| 1       | Accepted during the year   | 0            |
| 2       | Remained unpaid or unclaimed as at the end of the year   | 0.03         |
| 3       | Whether there has been any default in repayment of deposits or payment of interest thereon during the year and if so, number of such cases and the total amount involved:- |              |
|         | (i) at the beginning of the year   | 0            |
|         | (ii) maximum during the year   | 0            |
|         | (iii) at the end of the year   | 0            |
| 4       | Details of deposits which are not in compliance with the requirements of Chapter V of the Companies Act  | 0            |

The Company has not accepted any deposits from its Directors.

24. SIGNIFICANT AND MATERIAL ORDERS PASSED BY THE REGULATORS OR COURTS OR TRIBUNALS:

There are no significant and material orders passed by the regulators/ courts/ tribunals which would impact the going concern status of the Company and its future operations.

25. INTERNAL FINANCIAL CONTROL SYSTEM:

The Company has an internal financial control system commensurate with the size, scale and complexity of its operations. The internal controls over financial reporting have been identified by the management and are checked for effectiveness across all locations and functions by the management and tested by the Auditors on a sample basis. The controls are reviewed by the management periodically and deviations, if any, are reported to the Audit Committee periodically.

26. AUDIT COMMITTEE OF THE COMPANY:

The Audit Committee comprises of 4 (four) Independent Directors, viz. Mr. Amitava Mukherjee (Chairperson), Mrs. Lalita D. Gupte, Ms. Sutapa Banerjee and Dr. Indu Bhushan. The composition of the Audit Committee is in compliance with the requirements of Section 177 of the Companies Act and Regulation 18 of SEBI LODR Regulations. The details of the role and responsibilities of the Audit Committee, the particulars of meetings held and attendance of the members at such meetings are given in the report on Corporate Governance, which forms part of the Integrated Annual report. During the Financial Year under review, the recommendations made by the Audit Committee were accepted by the Board.

27. VIGIL MECHANISM:

The Company has established a vigil mechanism for directors, employees and other stakeholders to report their genuine concerns, details of which have been given in the Corporate Governance Report forming part of this Integrated Annual Report.

28. STATUTORY AUDITORS AND STATUTORY AUDITORS’ REPORT:

On the recommendation of the Audit Committee and the Board of Directors, the Members at the 37<sup>th</sup> Annual General Meeting held on August 02, 2022 had re-appointed M/s. BSR & Co. LLP, Chartered Accountants (Firm Registration No. 101248W/W-100022), as the Statutory Auditors for the second term of five consecutive years i.e. from the conclusion of the 37<sup>th</sup> Annual General Meeting till the conclusion of the 42<sup>nd</sup> Annual General Meeting of the Company to be held in the year 2027.

The Report issued by M/s. BSR & Co. LLP on the financial statements of the Company for the financial year ended March 31, 2023 forms part of the Integrated Annual Report. There are no qualifications, reservations or adverse



remarks or disclaimers made by M/s. BSR & Co. LLP, Statutory Auditors, in their report.

## 29. COST RECORDS AND COST AUDITORS:

As required under Rule 8(5)(ix) of the Companies (Accounts) Rules, 2014, the Company confirms that it has prepared and maintained cost records as specified by the Central Government under sub-section (1) of Section 148 of the Companies Act for the financial year ended March 31, 2023.

Pursuant to Section 148 of the Companies Act, the Board of Directors of the Company has, on the recommendation of the Audit Committee, appointed M/s. R Nanabhoy & Co, Cost Accountants, as Cost Auditors of the Company for the financial year 2023-24 at a remuneration as mentioned in the Notice convening the AGM. The Company has received their written consent that the appointment is in accordance with the applicable provisions of the Companies Act and rules framed thereunder. The Cost Auditors have confirmed that they are not disqualified to be appointed as the Cost Auditors of the Company for the financial year 2023-24.

As required under the Companies Act, the remuneration payable to Cost Auditors must be placed before the Members at a general meeting for ratification. Hence, a resolution for the same forms part of the Notice of the ensuing AGM.

## 30. SECRETARIAL AUDIT REPORT:

The Board of Directors of the Company has appointed M/s. A K Jain & Co., Practicing Company Secretary, to conduct the Secretarial Audit and his Report on Company's Secretarial Audit is appended to this Report as **Annexure V**.

There are no qualifications, reservations or adverse remarks or disclaimers made by M/s. A K Jain & Co., Company Secretary in practice, in their Secretarial Audit Report for the financial year 2022-23.

The Company's unlisted material subsidiary company – Godrej Projects Development Limited ("GPDL") undergoes Secretarial Audit. A copy of the Secretarial Audit Report of GPDL is available on the website of the Company.

The Annual Secretarial Compliance Report as required under Regulation 24A of SEBI LODR Regulations has been submitted to the stock exchanges within 60 days of the end of the financial year.

The Company has complied with Secretarial Standards on Meetings of the Board of Directors (SS-1) and General Meetings (SS-2) issued by the Institute of Company Secretaries of India and adopted under the Companies Act.

## 31. REPORTING OF FRAUDS BY AUDITORS:

During the financial year under review, the Statutory Auditors, Cost Auditors and Secretarial Auditors have not reported any instances of frauds committed in the Company by its officers or employees to the Audit Committee or to the Central Government under Section 143(12) of the Companies Act, details of which needs to be mentioned in this Report.

## 32. MANAGEMENT DISCUSSION AND ANALYSIS REPORT:

The Management Discussion and Analysis Report for the year under review, as stipulated under Regulation 34(2) of SEBI LODR Regulations, is appended to this Report.

## 33. CORPORATE GOVERNANCE:

The Company is committed to maintaining the highest standards of Corporate Governance and adhering to the Corporate Governance requirements as set out by the Securities and Exchange Board of India ("SEBI"). The Report on Corporate Governance as stipulated under SEBI LODR Regulations forms part of the Integrated Annual Report. A certificate from the M/s. B N P & Associates, Company Secretaries in practice, confirming compliance with the conditions of Corporate Governance as stipulated under Schedule V to SEBI LODR Regulations and applicable provisions of the Companies Act forms part of the Corporate Governance Report.

## 34. INTERNAL COMPLAINTS COMMITTEE:

The Company has constituted an Internal Complaints Committee as required under the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013 ("POSH"). The details required to be disclosed under POSH form part of the Corporate Governance Report.

## 35. PARTICULARS OF EMPLOYEES:

Disclosures with respect to the remuneration of directors and employees as required under Section 197(12) of the Companies Act and Rule 5(1) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014 ("Remuneration Rules") has been appended as **Annexure VI** to this Report. As per the second proviso to Section 136(1) of the Companies Act and the second proviso of Rule 5 of the Remuneration Rules, the Directors' Report and Financial Statements are being sent to the Members of the Company excluding the statement of particulars of employees under Rule 5(2) and (3) of the Remuneration Rules. If any Member is interested in obtaining a copy thereof, the Member may write to the Company Secretary, whereupon a copy would be sent to such Member.

## 36. EMPLOYEES STOCK OPTION SCHEMES:

As required in terms of the SEBI (Share Based Employee Benefits and Sweat Equity) Regulations, 2021, the disclosure relating to Godrej Properties Limited Employee Stock Grant Scheme, 2011 ("GPL ESGS") is appended as **Annexure VII** to this Report.

## 37. BUSINESS RESPONSIBILITY & SUSTAINABILITY REPORT:

The Business Responsibility & Sustainability Report for the financial year ended March 31, 2023 as stipulated under Regulation 34(2) of SEBI LODR Regulations is attached as part of the Integrated Annual Report.

## 38. TRANSFER OF UNPAID/UNCLAIMED DIVIDEND/ EQUITY SHARES TO INVESTOR EDUCATION AND PROTECTION FUND:

Pursuant to the provisions of Section 124 of the Companies Act, Investor Education and Protection Fund Authority (Accounting, Audit, Transfer and Refund) Rules, 2016 read with the relevant circulars and amendments thereto, the amount of dividend remaining unpaid or unclaimed for a period of seven years from the due date is transferred to the Investor Education and Protection Fund ("IEPF"). The equity shares in respect of which dividend has remained unpaid/unclaimed for a period of seven consecutive years are also transferred by the Company to the designated Demat Account of the IEPF Authority.

## 39. DETAILS OF APPLICATION MADE OR ANY PROCEEDING PENDING UNDER THE INSOLVENCY AND BANKRUPTCY CODE, 2016 (31 OF 2016) DURING THE YEAR ALONG WITH THEIR STATUS AS AT THE END OF THE FINANCIAL YEAR:

One of the home buyers in the project Godrej Icon, Gurgaon being developed by Oasis Landmarks LLP (wherein Godrej Properties Limited is a partner) had filed an application with NCLT, Mumbai under Insolvency and Bankruptcy Code, 2016 against GPL for a refund of ₹28.82 lakh against cancellation of flat booking. The Petitioner subsequently filed a Memorandum for withdrawal of the application. Accordingly, NCLT by its order dated October 14, 2022 closed the matter as withdrawn.

There were no other applications made or any proceedings pending against the Company under Insolvency and Bankruptcy Code, 2016 during the financial year.

## 40. DETAILS OF DIFFERENCE BETWEEN AMOUNT OF THE VALUATION DONE AT THE TIME OF ONE TIME SETTLEMENT AND THE VALUATION DONE WHILE TAKING LOAN FROM THE BANKS OR FINANCIAL INSTITUTIONS ALONG WITH THE REASONS THEREOF

During the financial year under review, there were no instances of one-time settlement with any Bank or Financial Institution.

Place: Mumbai  
Date: May 03, 2023

## 41. CREDIT RATING:

The details of the credit ratings awarded to the Company are provided in the Corporate Governance Report forming part of the Integrated Annual Report.

## 42. INTEGRATED REPORTING:

The Company has drawn up an Integrated Annual Report that provides both financial and non-financial information, including the organisation's strategy, governance framework, performance and prospects of value creation based on six forms of capital based on the GRI standards.

## 43. AWARDS & RECOGNITIONS:

The Directors take pleasure in informing the Members that the Company, its people and projects were acknowledged with several awards and ratings during the financial year ended March 31, 2023. The details of the awards received are given in the Integrated Annual Report.

## 44. ACKNOWLEDGMENTS:

The Directors wish to place on record their appreciation and sincere thanks to the customers, joint venture partners, shareholders, banks, financial institutions, fixed deposit holders, vendors and other associates who through their continued support and cooperation, have helped, as partners, in the Company's progress. The Directors also acknowledge the hard work, dedication and commitment of the employees for the growth of the Company and look forward to their continued involvement and support.

For and on behalf of the Board of  
Directors of Godrej Properties Limited

Pirojsha Godrej  
Executive Chairperson  
(DIN: 00432983)



## ANNEXURE I

### TO THE DIRECTORS' REPORT

#### Nomination and Remuneration Policy (Directors, KMP and Senior Management)

#### INTRODUCTION

In pursuance of the Company's philosophy to consider its employees as its invaluable assets, to pay equitable remuneration to all Directors, Key Managerial Personnel (KMP) and employees of the Company, to harmonize the aspirations of human resources consistent with the goals of the Company and, in terms of the provisions of the Companies Act, 2013, this policy on nomination and remuneration of Directors, Key Managerial Personnel and Senior Management has been formulated by the Nomination & Remuneration Committee and approved by the Board of Directors.

#### OBJECTIVE

The objective and purpose of the Policy are as given below:

- a. To lay down criteria and terms and conditions with regard to identifying persons who are qualified to become Directors (Executive and Non-Executive) and persons who may be appointed in Senior Management and Key Managerial positions and to determine their remuneration.
- b. To carry out evaluation of the performance of Directors, as well as Key Managerial and Senior Management Personnel.
- c. To provide them reward linked directly to their effort, performance, dedication and achievement of Organization's goals as entrusted on them.
- d. To retain, motivate and promote talent and to ensure long term retention of talented managerial persons and create competitive advantage.

In the context of the aforesaid objectives the following policy has been framed and recommended by the Nomination & Remuneration Committee jointly with the Human Resources Department of the Company and adopted by the Board of Directors at its meeting held on 2<sup>nd</sup> August, 2014.

#### DEFINITIONS

- Board means Board of Directors of the Company.
- Directors means Directors of the Company.
- Committee means Nomination & Remuneration Committee of the Company as constituted or reconstituted by the Board.
- Sub-committee consists of Managing Director and the Whole-time Directors
- Company means Godrej Properties Limited
- Independent Director means a director referred to in Section 149 (6) of the Companies Act, 2013.

- Key Managerial Personnel (KMP) means
  - i. Executive Chairperson and/ or Managing Director;
  - ii. Whole-time Director;
  - iii. Chief Financial Officer;
  - iv. Company Secretary;
  - v. Such other officer as may be prescribed under the applicable statutory provisions / regulations.
- Senior Management means personnel of the Company occupying the position of Chief Executive Officer, Chief Operating Officer, Executive Vice President or Vice President of any unit / division of the Company. Unless the context otherwise requires, words and expressions used in this policy and not defined herein but defined in the Companies Act, 2013 as may be amended from time to time shall have the meaning respectively assigned to them therein.

This Policy is divided in two parts: Part – A covers the appointment and nomination and Part – B covers remuneration and perquisites etc.

#### PART – A

##### Policy for Appointment and Removal of Director, KMP and Senior Management

##### Appointment

- a. The candidate for a position at Director, KMP or Senior Management level is met by the Head HR and the Director to whom the position reports into. The interview is targeted at assessing the candidate on his/ her functional & leadership capabilities and cultural fitment to the organization.
- b. The MD assesses the shortlisted candidates.
- c. The candidate identified through the above rounds is met by the Group Corporate HR for fitment to the GILAC group values and leadership capability requirements.

The identified candidate's details and the proposed compensation is recommended by the sub-committee to the Nomination & Remuneration Committee. The Committee has discretion to decide whether the qualification, expertise and experience possessed by the person is sufficient/ satisfactory for the concerned position. The selected candidate's details is shared with the Board at the next board meeting.

##### Term/Tenure

The tenure for Directors shall be Company governed by the terms defined in the Companies Act, 2013.

However, the tenure for other KMP and Senior Management Personnel will be governed by GPL HR policy.

#### Independent Directors:

- a. An Independent Director shall hold office for a term up to five consecutive years on the Board of the Company and will be eligible for re-appointment on passing of a special resolution by the Company and disclosure of such appointment in the Board's report.
- b. No Independent Director shall hold office for more than two consecutive terms, but such Independent Director shall be eligible for appointment after expiry of three years of ceasing to become an Independent Director.

Provided that an Independent Director shall not, during the said period of three years, be appointed in or be associated with the Company in any other capacity, either directly or indirectly.

At the time of appointment of Independent Director it should be ensured that number of Boards on which such Independent Director serves is restricted to seven listed companies as an Independent Director and three listed companies as an Independent Director in case such person is serving as a Whole-time Director of a listed company.

#### Performance Evaluation

The performance of the whole-time Director, KMP and Senior Management Personnel is evaluated at regular intervals (half yearly/ yearly) by the whole-time Directors/ Managing Director, as applicable.

The performance evaluation of Independent Directors shall be done by the Board, excluding the Director being evaluated, basis the contributions made to the Board deliberations on various matters including business strategy, financial strategy, operations, cost and risk management, etc., and suggestions given in this regard.

#### Removal

Due to reasons for any disqualification mentioned in the Companies Act, 2013, rules made thereunder or under any other applicable Act, rules and regulations and Godrej Code of Conduct, the sub-committee may recommend, to the Committee and the Board with reasons recorded in writing, removal of a Director, subject to the provisions and compliance of the said Act, rules and regulations.

For other KMP or Senior Management Personnel, the removal will be governed by GPL HR policy and the subsequent approval of the sub-committee.

#### Retirement

The Director, KMP and Senior Management Personnel shall retire as per the applicable provisions of the Companies Act, 2013 and the prevailing policy of the Company. The Managing Director will have the discretion to retain the Director, KMP, Senior Management Personnel in the same position / remuneration or otherwise even after attaining the retirement age, for the benefit of the Company.

#### PART – B

##### Policy Relating to Evaluation and Remuneration of the Whole-Time Directors, KMP and Senior Management Personnel

##### Evaluation Process:

A Three Point Rating scale for performance review of Executive Director, KMP, and Senior Management is being followed:

- a. Rating on Basic Job Responsibilities: indicating whether the basic job responsibilities have been met during the year.
- b. Rating on Goals: Annual rating on each goal on a fivepoint scale. Weighted average of the ratings is calculated to arrive at a 'Weighted Goal Score'.
- c. Rating on GCF: The qualitative aspects of the performance is assessed using the Godrej Capabilities Factors (GCF) by the supervisor on a five-point scale.

Based on a holistic view of the Three Point Rating, the supervisor provides an overall Rating. This rating is reviewed by the Managing Director who does a Qualitative review of the performance based on the efforts put in by the employee, results achieved and impact of the external and internal factors, to arrive at a 'Final Annual Rating'.

The revision in the total remuneration is directly linked to the 'Final Annual Rating' for all employees.

- The remuneration/ compensation/ commission etc. to the Whole-time Director, KMP and Senior Management Personnel will be determined by the subcommittee in accordance with the HR policy, which is based upon the Final Annual Rating, employee potential and market benchmark compensation. The revised remuneration is shared with the Nomination & Remuneration Committee for approval.
- The Company stock options granted under the Employee Stock Grant Scheme to the Whole-time Director and Senior Management Personnel will be determined by the Managing Director as per the ESGS guidelines and recommended to the Committee and the Board for approval in the subsequent board meeting.
- The remuneration/ compensation/ commission etc. shall be subject to the prior/ post approval of the shareholders of the Company and Central Government, wherever required.
- The remuneration and commission to be paid to the Whole-time Director shall be in accordance with the percentage / slabs / conditions laid down in the Articles of Association of the Company and as per the provisions of the Companies Act, 2013, and the rules made thereunder.
- Increments to the existing remuneration/ compensation structure may be recommended by the sub-committee to the Committee and the Board which should be within the slabs approved by the Shareholders in the case of Wholetime Director.



Increments will be effective from 1<sup>st</sup> April in respect of a Wholetime Director and other employees of the Company.

- Where any insurance is taken by the Company on behalf of its Whole-time Director, Chief Executive Officer, Chief Financial Officer, the Company Secretary and any other employee for indemnifying them against any liability, the premium paid on such insurance shall not be treated as part of the remuneration payable to any such personnel. Provided that if such person is proved to be guilty, the premium paid on such insurance shall be treated as part of the remuneration.

**Remuneration to Non-Executive / Independent Director:**

**a. Remuneration/ Commission:**

The remuneration/ commission shall be fixed as per the slabs and conditions mentioned in the Articles of Association of the Company and the Companies Act, 2013 and the rules made thereunder.

**b. Sitting Fees:**

The Non- Executive / Independent Director may receive remuneration by way of fees for attending meetings of Board or Committee thereof. Provided that the amount of such fees shall not exceed Rs. One lakh per meeting of the Board or Committee or such amount as may be prescribed by the Central Government from time to time

**c. Commission**

Commission may be paid within the monetary limit approved by shareholders, subject to the limit not exceeding 1% of the profits of the Company computed as per the applicable provisions of the Companies Act, 2013.

**d. Stock Options:**

An Independent Director shall not be entitled to any stock option of the Company.

Place: Mumbai

Date: May 03, 2023

For and on behalf of the Board of Directors of  
Godrej Properties Limited

Pirojsha Godrej  
Executive Chairperson  
(DIN: 00432983)

**ANNEXURE II**

**TO THE DIRECTORS' REPORT**

**Form No. AOC-2**

**Particulars of Contracts/arrangements made with related parties**

**(Pursuant to clause (h) of sub-section (3) of Section 134 of the Companies Act, 2013 and Rule 8(2) of the Companies (Accounts) Rules, 2014)**

Form for disclosure of particulars of contracts or arrangements entered into by the Company with related parties referred to in sub-section (1) of Section 188 of the Companies Act, 2013 including certain arm's length transactions under fourth proviso thereto:

**1. DETAILS OF CONTRACTS OR ARRANGEMENTS OR TRANSACTIONS NOT AT ARM'S LENGTH BASIS:**

Godrej Properties Limited has entered into contract/ arrangement/ transaction with its related parties, which are in ordinary course of business and at arm's length during FY 2022-23.

|  |    |
|--|----|
| i. Name(s) of the related party and nature of relationship   | NA |
| ii. Nature of contracts/arrangements/transactions  | NA |
| iii. Duration of the contracts/arrangements/transactions   | NA |
| iv. Salient terms of the contracts or arrangements or transactions including the value, if any                         | NA |
| v. Justification for entering into such contracts or arrangements or transactions                                      | NA |
| vi. Date(s) of approval by the Board   | NA |
| vii. Date on which the special resolution was passed in general meeting as required under first proviso to Section 188 | NA |

**2. DETAILS OF MATERIAL CONTRACTS OR ARRANGEMENTS OR TRANSACTIONS AT ARM'S LENGTH BASIS:**

| Name of the related party and nature of relationship                                       | Embellish Houses LLP  | AR Landcraft LLP   | Roseberry Estate LLP  | Manjari Housing Projects LLP  | Maan-Hinje Township Developers LLP  |
|--|---|--|---|---|---|
| Nature of contracts/ arrangements/ transactions  | Loans and Advances  | Loans and Advances   | Loans and Advances  | Loans and Advances  | Loans and Advances  |
| Duration of the contracts/ arrangements/ transactions                                      | FY 2022-23  | FY 2022-23   | FY 2022-23  | FY 2022-23  | FY 2022-23  |
| Salient terms of the contracts or arrangements or transactions including the value, if any | In accordance with the terms and conditions specified in the LLP deed dated May 11, 2020. | In accordance with the terms and conditions specified in the LLP Deed dated June 07, 2016. | In accordance with the terms and conditions specified in the LLP Deed dated September 18, 2018. | In accordance with the terms and conditions specified in the LLP Deed dated October 01, 2021. | In accordance with the terms and conditions specified in the LLP Deed dated October 01, 2021. |
| Date(s) of approval by the Board   | May 03, 2022  | May 03, 2022   | May 03, 2022  | May 03, 2022  | May 03, 2022  |
| Amount paid as advances, if any  | Nil   | Nil  | Nil   | Nil   | Nil   |



**ANNEXURE II**  
**TO THE DIRECTORS' REPORT (CONTD)**

| Name of the related party and nature of relationship                                       | Mahalunge Township Developers LLP   | Caroa Properties LLP  | Suncity Infrastructures (Mumbai) LLP   | Maan-Hinje Township Developers LLP   | Godrej Vestamark LLP  |
|--|---|---|--|--|---|
| Nature of contracts/ arrangements/ transactions  | Loans and Advances  | Loans and Advances  | Loans and Advances   | Loans and Advances   | Loans and Advances  |
| Duration of the contracts/ arrangements/ transactions                                      | FY 2022-23  | FY 2022-23  | FY 2022-23   | From March 23, 2023 to March 22, 2024  | From March 23, 2023 to March 22, 2024   |
| Salient terms of the contracts or arrangements or transactions including the value, if any | In accordance with the terms and conditions specified in the LLP Deed dated October 01, 2021. | In accordance with the terms and conditions specified in the LLP deed dated April 17, 2014. | In accordance with the terms and conditions specified in the Supplementary Agreement to admission deed dated October 10, 2018. | Infusion of funds by way of capital contribution/ working capital loan to the tune of upto Rs. 415 Cr. | In accordance with the terms and conditions specified in the LLP Deed dated May 03, 2019. |
| Date(s) of approval by the Board   | May 03, 2022  | May 03, 2022  | May 03, 2022   | February 02, 2023  | February 02, 2023   |
| Amount paid as advances, if any  | Nil   | Nil   | Nil  | Nil  | Nil   |

Shareholders of the Company have approved the above transactions by Postal Ballot on July 04, 2022 and March 23, 2023. Please refer note no. 44 of the audited financial for FY 2022-23 for the transaction value.

Place: Mumbai

Date: May 3, 2023

For and on behalf of the Board of Directors of  
Godrej Properties Limited

Pirojsha Godrej  
Executive Chairperson  
(DIN: 00432983)

**ANNEXURE III**  
**TO THE DIRECTORS' REPORT**

**Information Pursuant to Section 134(3)(M) of the Companies Act, 2013, Read with  
the Rule 8(3) of the Companies (Accounts) Rules, 2014 in Respect of Conservation of  
Energy, Technology Absorption and Foreign Exchange Earnings and Outgo**

**A. Conservation of Energy**

**1. Steps Taken for Conservation of Energy:**

Optimum measures have been initiated to reduce energy consumption, as a part of our sustainable development initiatives. With an intent to provide an Energy Efficient final product to customers, the Company develops all its projects as green building projects. As an internal mandate within the Company, it is mandatory to have IGBC Silver rating (or equivalent in other rating systems) for its ongoing and upcoming projects. Currently out of the complete GPL portfolio, approximately 94.97%\* adheres to the green building guidelines and norms laid by the rating systems.

The Company is working towards achieving precertification or certification of all its projects under credible external green rating systems such as the Indian Green Building Council (IGBC), Leadership in Energy and Environmental Design (LEED), Green Rating for Integrated Habitat Assessment (GRIHA) and Excellence in Design for Greater Efficiencies (EDGE). Energy conservation is an integral part of all these prevalent green building rating systems.

Through better selection of sites, design, construction, operation, maintenance, i.e. the complete building life cycle, green buildings provide benefits such as:

- a) increased resource efficiency (energy, water, and materials)
- b) reducing the impact on human health and the environment

Steps taken for energy conservation:

- a. Conducting comprehensive energy-modelling during the design stage to achieve energy conservation while meeting the functional requirements for both residential and commercial projects;
- b. Using high efficiency pumps, motors and other equipments / machineries;
- c. Conducted Life Cycle Assessment study to identify opportunities to further reduce energy consumption and reduce overall environmental footprint;
- d. Installation of LED lamps for common areas and pathways as well as solar street lights for the landscape areas;
- e. Usage of Energy efficient building envelopes for walls and roofs including Low E glass wherever possible;

- f. Usage of high-efficiency glazing that cuts down the heat ingress and noise while maintaining optimum day lighting levels.
- g. Adoption of efficient lighting technology including use of timers and/or sensors for operating the light fixtures in certain areas.
- h. Establishing effective preventive and predictive maintenance system for maintaining all energy intensive equipment i.e. DG sets for energy generation, cranes, hoists, loaders, excavators, trucks and other transport vehicles;
- i. Focusing on minimizing the lighting load through innovative and effective technologies;
- j. Create awareness and encourage occupants towards greener lifestyle through a formal handover event like use high-efficiency ACs and refrigerators (BEE 5 star rated) and other home appliances.

**2. Steps Taken by the Company for Utilising Alternate Sources of Energy**

The Company is investing in green technologies to minimize emissions and waste generation. It has also invested in solar energy and has already started working towards developing strategies to reduce GHG emissions as a commitment signatory to the Science Based Targets initiative.

Solar energy is the alternate source of energy integrated into our projects and their operations. As a part of the green building guidelines followed by us, solar energy is utilised to meet the energy demands of the common areas of our developments. At our project in Mamurdi, Pune, we had installed an ON-GRID PV Solar System for the project office. The installed capacity 100 KW capacity solar plant and invested roughly ₹ 40,00,000. Now the projects has been scaled to 5 more project sites in Pune Region.

**3. Capital Investment on Energy Conservation Equipment:**

Godrej Properties Limited develops all its projects as green building projects. The Company captures these expenses separately under environmental protection expenditures/ green investments. Total green spending in FY 2022-23 was ₹21.62 Crore.

\*The following projects are excluded from the portfolio boundary since they have been initiated/ developed before our commitment towards delivering green buildings: Godrej 17 (Bangalore), Godrej Woodsman Estate (Bangalore), Godrej Alpine (Mangalore), Godrej Sherwood (Pune), Godrej Bayview (Mumbai), Godrej Edenwoods (Mumbai), Godrej Glenelg (Mumbai), Godrej Hill (Mumbai), Godrej Pine (Mumbai), Godrej Riverside (Mumbai), Godrej Sky Garden (Mumbai), Godrej Waldorf (Mumbai) and Planet Godrej (Mumbai). Further, all plotted development projects are excluded as no suitable green building certification is available for such developments.



B. Technology Absorption

1. The Efforts Made Towards Technology Absorption

a. Technical Initiatives:

The Company had evaluated various technologies during design phases of the product to improve quality and project completion timeline. A Cross Functional Team (CFT) studies alternate material, methods and technologies along with the architect and consultants during the design phases to maximize the value engineering potential.

Some of the initiatives taken are:

- Complete or partial automation of activities;
- Using full or partial pre-fabrication at site to increase reliability and save time;
- Adaptation new advanced technologies to improve efficiency of operations;
- Installation of Solar Panels and usage of solar energy for lighting in the common areas, parking areas and streets and water heating requirements of the residential buildings;
- Installation of efficient lighting fixtures across office buildings;
- Installation of low-flow fixtures for reduction of water consumption;
- Recycling water within the development area to reduce dependency on external water source.

These initiatives improve the quality of the product and reduce construction timelines for projects.

b. Process Initiatives:

The Company has implemented Environment Management System which is as per ISO14001:2015 across all operational sites. As a part of EMS implementation, we will further work to develop site-specific strategy for energy conservation and for increased usage of renewable energy.

2. The Benefits Derived Like Product Improvement, Cost Reduction, Product Development or Import Substitution:

These initiatives improve the quality of the product and reduce construction timelines for projects. There is cost reduction in the construction stage through utilization of scheduling and planning, efficient practices, prefabricated components, etc. As our products are certified 'green' and it results into cost reduction for the occupants as an outcome of measures undertaken as per the green building guidelines.

C. Information Regarding Imported Technology (Imported During Last 3 Years)

The Company has not imported any energy conservation/ saving technology during last 3 years.

D. Expenditure incurred on Research & Development:

Godrej Properties Limited develops all its projects as green building projects. The Company captures these expenses separately under environmental protection expenditures/ green investments. Total green spendings in FY 2022-23 was ₹21.62 Crore, which comprises expenditure for any research and analytics, consultant and certification fees, procurement and execution, green sites, community developments and waste management, across all GPL project locations. The total R&D expenses for FY 2022-23 is ₹5.12 Crore.

E. Foreign Exchange Earnings and Outgo:

During the financial year 2022-23, expenditure in foreign currencies in terms of actual outflow amounted to ₹52.27 crore (Previous year ₹49.98 crore) on account of capital expenditure, professional & consultation fees and expenses incurred for business promotion and maintaining offices abroad. The Company has not earned any foreign exchange during the year.

Place: Mumbai  
Date: May 3, 2023

For and on behalf of the Board of Directors of  
Godrej Properties Limited  
  
Pirojsha Godrej  
Executive Chairperson  
(DIN: 00432983)

ANNEXURE IV

TO THE DIRECTORS' REPORT

Annual Report on CSR Activities to be included in the Board's Report for Financial Year 2022-23

1. **Brief Outline on CSR Policy of the Company:** At GPL, the CSR policy applies to all activities that are undertaken as part of our Good & Green CSR program hence is titled, "Good & Green CSR Policy for Godrej Properties Limited". This policy will be further reviewed, developed and updated in reference to relevant codes of corporate governance, industrial trends and international standards and best practices.

GPL classifies those projects as CSR, which are over and above our normal course of business. This policy fulfils the requirements of the CSR rules as per the Section 135 of the Companies Act, 2013.

2. Composition of CSR Committee:

| Sl. No. | Name of Director      | Designation / Nature of Directorship                | Number of meetings of CSR Committee held during the year | Number of meetings of CSR Committee attended during the year |
|---------|-----------------------|---|--|--|
| 1.      | Mr. Pirojsha Godrej   | Executive Chairperson                               | 2  | 2  |
| 2.      | Mr. Mohit Malhotra*   | Member/ Managing Director & Chief Executive Officer | 2  | 1  |
| 3.      | Mr. Gaurav Pandey**   | Member/ Managing Director & Chief Executive Officer | 2  | 1  |
| 4.      | Mr. Pranay Vakil***   | Member/Independent Director                         | 2  | 1  |
| 5.      | Mr. Amitava Mukherjee | Member/ Independent Director                        | 2  | 2  |

\* Mr. Mohit Malhotra ceased to be a member of CSR Committee w.e.f. December 31, 2022.

\*\* Mr. Gaurav Pandey was appointed as the member of the CSR Committee w.e.f. January 01, 2023.

\*\*\*Mr. Pranay Vakil ceased to be a member of CSR Committee w.e.f. August 02, 2022.

3. Provide the web-link where Composition of CSR committee, CSR Policy and CSR projects approved by the board are disclosed on the website of the company:

- CSR Policy can be accessed at <https://www.godrejproperties.com/investor/corporate-governance>
- Composition of CSR committee and CSR projects approved by the board are disclosed on the website of the company at <https://www.godrejproperties.com/investor/csr/>

4. Provide the executive summary along with web-link(s) of Impact Assessment of CSR projects carried out in pursuance of sub-rule (3) of rule 8, if applicable. The Company has conducted the impact assessment of its project "Social Impact Assessment and Water Impact Assessment of GPL's Integrated Watershed Development Programme at Beed, Maharashtra" during the FY 2022-23 on voluntary basis. The impact assessment report is available on website of the Company at <https://www.godrejproperties.com/investor/csr/>

- a. Average net profit of the company as per section 135(5): ₹444.33 Crore  
b. Two percent of average net profit of the company as per section 135(5): ₹8.89 Crore  
c. Surplus arising out of the CSR projects or programmes or activities of the previous financial years: Nil  
d. Amount required to be set off for the financial year, if any: Nil  
e. Total CSR obligation for the financial year (5b+5c-5d): ₹8.89 Crore
- a. Amount spent on CSR Projects (both Ongoing Project and other than Ongoing Project): ₹8.28 Crore  
b. Amount spent in Administrative Overheads: ₹0.29 Crore  
c. Amount spent on Impact Assessment, if applicable: ₹0.32 Crore  
d. Total amount spent for the Financial Year [(a)+(b)+(c)]: ₹8.89 Crore  
e. CSR amount spent or unspent for the Financial Year:

| Total Amount Spent for the Financial Year. (in ₹ Crore) | Amount Unspent (₹ in Crore)   |                  |   |        |                  |
|---|---|------------------|---|--------|------------------|
|   | Total Amount transferred to Unspent CSR Account as per section 135(6) |                  | Amount transferred to any fund specified under Schedule VII as per second proviso to section 135(5) |        |                  |
|   | Amount  | Date of transfer | Name of the Fund  | Amount | Date of transfer |
| 8.89  | None  | NA               | None  | None   | NA               |



f. Excess amount for set-off, if any:

- i. Two percent of average net profit of the company as per sub-section (5) of section 135: ₹8.89 Crore
  - ii. Total amount spent for the Financial Year: ₹8.89 Crore
  - iii. Excess amount spent for the Financial Year [(ii)-(i)]: Nil
  - iv. Surplus arising out of the CSR projects or programmes or activities of the previous Financial Year, if any: Nil
  - v. Amount available for set off in succeeding Financial Year [(iii)-(iv)]: Nil
5. Details of Unspent Corporate Social Responsibility amount for the preceding three financial years (Rs. In Crore):

| Sl No. | Preceding financial year(s) | Amount transferred to Unspent CSR Account under section 135 (6) | Balance Amount in Unspent CSR Account under sub-section (6) of section 135 | Amount spent in the Financial Year | Amount transferred to a fund as specified under Schedule VII as per second proviso to sub section (5) of Section 135, if any. |                  | Amount remaining to be spent in succeeding financial years. | Deficiency, if any |
|--------|-----------------------------|---|--|------------------------------------|---|------------------|---|--------------------|
|        |                             |   |  |                                    | Amount in Rs.   | Date of Transfer |   |                    |
| 1.     | FY-1 (2021-22)              | 1.56  | 1.56   | 1.56                               | -   | NA               | -   | -                  |
| 2.     | FY-2 (2020-21)              | 1.47  | 0.57   | 0.57                               | -   | NA               | -   | -                  |
| 3.     | FY-3 (2019-20)              | -   | -  | -                                  | -   | -                | -   | -                  |
|        | TOTAL                       |   | 2.13   | 2.13                               |   |                  |   |                    |

6. Whether any capital assets have been created or acquired through Corporate Social Responsibility amount spent in the Financial Year: No
7. Specify the reason(s), if the Company has failed to spend two per cent of the average net profit as per sub-section (5) of section 135: Not Applicable

For Godrej Properties Limited

Gaurav Pandey  
Managing Director & Chief Executive Officer  
(DIN: 07229661)

For and on behalf of the Corporate Social Responsibility  
Committee of Godrej Properties Limited

Pirojsha Godrej  
Chairperson of the Corporate Social Responsibility Committee  
(DIN: 00432983)

## ANNEXURE V TO THE DIRECTORS' REPORT Form No. MR-3

Secretarial Audit Report for the Financial Year ended on 31st March, 2023

[Pursuant to section 204(1) of the Companies Act, 2013 and Rule No.9 of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014]

To,  
The Members

**Godrej Properties Limited**  
Godrej One, 5<sup>th</sup> Floor  
Pirojshanagar, Eastern Express Highway  
Vikhroli (East), Mumbai 400079.

We have conducted the Secretarial Audit of the compliance of applicable statutory provisions and the adherence to good corporate practices by Godrej Properties Limited (CIN: L74120MH1985PLC035308) (hereinafter called "the Company"). Secretarial Audit was conducted in a manner that provided us a reasonable basis for evaluating the corporate conducts/statutory compliances and expressing our opinion thereon.

Based on our verification of the Company's books, papers, minute books, forms and returns filed and other records maintained by the Company and also the information provided by the Company, its officers, agents and authorized representatives during the conduct of secretarial audit, we hereby report that in our opinion, the Company has, during the audit period covering the financial year ended on 31<sup>st</sup> March, 2023 ('Audit Period') complied with the statutory provisions listed hereunder and also that the Company has proper Board-processes and compliance mechanism in place to the extent, in the manner and subject to the reporting made hereinafter:

We have examined the books, papers, minute books, forms and returns filed and other records maintained by the Company for the financial year ended on 31<sup>st</sup> March, 2023 according to the provisions of:

1. The Companies Act, 2013 (the Act) and the rules made thereunder;
2. The Securities Contracts (Regulation) Act, 1956 ('SCRA') and the rules made thereunder;
3. The Depositories Act, 1996 and the Regulations and Bye-laws framed thereunder;
4. The Foreign Exchange Management Act, 1999 and the Rules and Regulations made thereunder to the extent of Foreign Direct Investment and Overseas Direct Investment;
5. The following Regulations and Guidelines prescribed under the Securities and Exchange Board of India Act, 1992 ('SEBI Act'):

- a. The Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011;
- b. The Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015;
- c. The Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018;
- d. The Securities and Exchange Board of India (Share Based Employee Benefits) Regulations, 2021;
- e. Securities and Exchange Board of India (Issue and Listing of Non-Convertible Securities) Regulations, 2021;
- f. The Securities and Exchange Board of India (Registrars to an Issue and Share Transfer Agents) Regulations, 1993 regarding the Companies Act and dealing with client;
- g. The Securities and Exchange Board of India (Delisting of Equity Shares) Regulations, 2021 (**Not Applicable to the Company during the Audit Period**);
- h. The Securities and Exchange Board of India (Buy-back of Securities) Regulations, 2018 (**Not Applicable to the Company during the Audit Period**); and
- i. The Securities and Exchange Board of India (Listing Obligations and Disclosures Requirements) Regulations, 2015 [SEBI (LODR)]

We have also examined compliance with the applicable clauses of the Secretarial Standards issued by The Institute of Company Secretaries of India.

During the period under review the Company has complied with the provisions of the Act, Rules, Regulations, Guidelines, standards etc. mentioned above.

We further report that, having regard to the compliance system prevailing in the Company and on examination of the relevant documents and records in pursuance thereof, on test-check basis, the Company has complied with following Acts, Laws and Regulations applicable specifically to the Company:

- a. Maharashtra Regional and Town planning Act, 1966
- b. Development Control and Promotion Regulations 2034.
- c. The Building and Other Construction Workers



- (Regulation of Employment and Conditions of Service) Act, 1996
- d. Real Estate (Regulation and Development) Act, 2016.

We further report that

The Board of Directors of the Company is duly constituted with proper balance of Executive Directors, Non-Executive Directors and Independent Directors. The changes in the composition of the Board of Directors that took place during the period under review were carried out in compliance with the provisions of the Act.

Adequate notice is given to all directors to schedule the Board Meetings, agenda and detailed notes on agenda were sent at least seven days in advance, and a system exists for seeking and obtaining further information and clarifications on the agenda items before the

meeting and for meaningful participation at the meeting. All decisions at Board Meetings and Committee Meetings are carried out unanimously as recorded in the minutes of the meetings of the Board of Directors and Committees of the Board, as the case may be.

We further report that there are adequate systems and processes in the company commensurate with the size and operations of the Company to monitor and ensure compliance with applicable laws, rules, regulations and guidelines.

We further report that during the audit period, the specific events/actions having major bearing on the Company's affairs in pursuance of the above referred laws, rules, regulations, guidelines, standards etc. are mentioned below:

| Date of event | Details of the specific events/ actions bearing on Company's affairs pursuance of the above referred laws, rules, regulations, guidelines etc.  |
|---------------|---|
| 11.04.2022    | Hon'ble National Company Law Tribunal, Mumbai Bench passed an order sanctioning the Scheme of amalgamation of Ceear Life spaces Private Limited With Godrej Properties Limited and their respective shareholders on April 11, 2022.   |
| 19.05.2022    | The Company along with its wholly owned subsidiary Godrej Projects Development Limited has acquired 100% issued and paid-up share capital of Ashank Land & Building Private Limited ("ALBPL"). Pursuant to the said acquisition, ALBPL has become a Subsidiary of the Company with effect from May 19, 2022.  |
| 29.03.2023    | The Company has increased its stake in equity share capital of Wonder City Buildcon Limited (formerly known as Wonder City Buildcon Private Limited) ("WCBL") and Godrej Home Constructions Limited (formerly known as Godrej Home Constructions Private Limited) ("GHCL") from 25.10% to 74%. Pursuant to the said acquisition, WCBL and GHCL have become subsidiaries of the Company with effect from March 29, 2023. |
| -             | The Company has passed ordinary resolution pursuant to Regulation 23 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 for approval of all the material related party transactions exceeding 10% of the annual consolidated turnover of the Company through Postal Ballot on July 04, 2022 and March 23, 2023.  |
| -             | The Allotment Committee of the Board has allotted during the audit period, 33,377 (Thirty Three thousand Three Hundred and Seventy Seven) Equity Shares of Rs.5/- each to the Eligible Employees of the Company under the Godrej Properties Limited Employees Stock Grants Scheme, 2011 (GPL ESGS) on various dates.  |

For A. K. Jain & Co.  
Company Secretaries

Ashish Kumar Jain  
Proprietor

CP No. 6124  
Membership No. F6058  
UDIN No. F006058E000248841

Place: Mumbai  
Date: May 03, 2023

Note: This report is to be read with our letter of even date which is annexed as 'ANNEXURE A' and forms an integral part of this report.

ANNEXURE "A"

To

The Members

Godrej Properties Limited  
Godrej One, 5<sup>th</sup> Floor  
Pirojshanagar, Eastern Express Highway  
Vikhroli (East), Mumbai 400079.

Our report of even date is to be read along with this letter.

- Maintenance of secretarial record is the responsibility of the management of the Company. Our responsibility is to express an opinion on these secretarial records based on our audit.
- We have followed the audit practices and processes as were appropriate to obtain reasonable assurance about the correctness of the contents of the secretarial records. The verification was done on test basis to ensure that correct facts are reflected in secretarial records. We believe that the processes and practices, we followed provide a reasonable basis for our opinion.
- We have not verified the correctness and appropriateness of financial records and Books of Accounts of the Company.
- Wherever required, we have obtained the Management representation about the compliance of laws, rules and regulations and happening of events etc.
- The compliance of the provisions of corporate and other applicable laws, rules, regulations, standards is the responsibility of management. Our examination was limited to the verification of procedures on test basis.
- The secretarial audit report is neither an assurance as to the future viability of the Company nor of the efficacy or effectiveness with which the management has conducted the affairs of the Company.

Place: Mumbai  
Date: May 03, 2023

For A. K. Jain & Co.  
Company Secretaries

Ashish Kumar Jain  
Proprietor

CP No. 6124  
Membership No. F6058  
UDIN No. F006058E000248841



## ANNEXURE VI TO THE DIRECTORS' REPORT

### DETAILS PERTAINING TO REMUNERATION AS REQUIRED UNDER SECTION 197(12) OF THE COMPANIES ACT, 2013 READ WITH RULE 5(1) OF THE COMPANIES (APPOINTMENT AND RENUMERATION OF MANAGERIAL PERSONNEL) RULES, 2014

- i. Ratio of the remuneration of each director to the median remuneration of the employees of the Company for the financial year 2022-23 and the percentage increase in remuneration of each Director, Chief Financial Officer and Company Secretary during the financial year 2022-23 is as under:

(₹ in Crore)

| Sr. No. | Name of Directors/KMP & Designation  | Ratio of Remuneration of each Director/KMP to median remuneration of employees | Percentage increase/ decrease in Remuneration <sup>5</sup> in the financial year 2022-23 over financial year 2021-22 |
|---------|--|--|--|
| 1.      | Mr. Pirojsha Godrej, Executive Chairperson   | 62.05:1  | 22%  |
| 2.      | Mr. Jamshyd Godrej, Non-Executive Director   | 1.82:1   | -4%  |
| 3.      | Mr. Nadir Godrej, Non-Executive Director   | 2.07:1   | 0%   |
| 4.      | *Mr. Mohit Malhotra, Managing Director & Chief Executive Officer (upto 31.12.2022)   | 46.22:1  | Not Comparable   |
| 5.      | *Mr. Gaurav Pandey, Managing Director & Chief Executive Officer (w.e.f. 01.01.2023)  | 13.44:1  | Not Comparable   |
| 6.      | **Mr. Pranay Vakil, Independent Director (upto 02.08.2022)                           | 1.42:1   | Not Comparable   |
| 7.      | Mrs. Lalita D Gupte, Independent Director  | 2.73:1   | 0%   |
| 8.      | Mr. Amitava Mukherjee, Independent Director  | 3.04:1   | 2%   |
| 9.      | Mrs. Sutapa Banerjee, Independent Director   | 2.73:1   | 0%   |
| 10.     | Dr. Indu Bhushan, Independent Director (w.e.f. 03.05.2022)                           | 2.56:1   | Not Comparable   |
| 11.     | Mr. Rajendra Khetawat, Chief Financial Officer                                       | 27.40:1  | 8%   |
| 12.     | ***Mr. Surender Varma, Company Secretary & Chief Legal Officer (upto April 15, 2022) | 3.61:1   | Not Comparable   |
| 13.     | Mr. Ashish Karyekar, Company Secretary & Compliance Officer (w.e.f. April 15, 2022)  | 7.00:1   | Not Comparable   |

\* Mr. Mohit Malhotra resigned as the Managing Director & Chief Executive Officer w.e.f. December 31, 2022 and Mr. Gaurav Pandey was appointed in his place w.e.f. January 01, 2023.

\*\*Mr. Pranay Vakil ceased to be an Independent Director with effect from August 02, 2022 upon completion of his term in accordance with Section 149(10) of the Companies Act, 2013.

\*\*\*Mr. Surender Varma resigned as the Company Secretary w.e.f. April 15, 2022 and Mr. Ashish Karyekar was appointed as the Company Secretary w.e.f. April 15, 2022.

\$ Fixed compensation and target variable pay for the respective financial year.

- ii. In the financial year 2022-23, there was an increase of 2% in the median remuneration of employees;
- iii. There were 2,391 permanent employees on the rolls of Company as on March 31, 2023;
- iv. **Average percentile increase already made in the salaries of employees other than the managerial personnel in the last financial year and its comparison with the percentile increase in the managerial remuneration and justification thereof and point out if there are any exceptional circumstances for increase in the managerial remuneration:**

Average percentage increase made in the salaries of employees other than the Managerial Personnel in the financial year i.e. 2022-23 was 15% whereas there was an increase of 22% in the remuneration drawn by the Executive Chairperson.

It is hereby affirmed that the remuneration paid during the financial year is as per the Remuneration Policy for Directors, Key Managerial Personnel and other Employees.

Place: Mumbai  
Date: May 03, 2023

By authority of the Board  
For Godrej Properties Limited

Pirojsha Godrej  
Executive Chairperson  
(DIN: 00432983)

## ANNEXURE VII TO THE DIRECTORS' REPORT

### AS PER THE DISCLOSURE REQUIREMENT SPECIFIED UNDER SEBI (SHARE BASED EMPLOYEE BENEFITS) REGULATIONS, 2014 AND SECTION 62(1)(B) OF THE COMPANIES ACT, 2013 READ WITH RULE 12(9) OF THE COMPANIES (SHARE CAPITAL & DEBENTURES), RULES, 2014, THE FOLLOWING INFORMATION IS DISCLOSED IN RESPECT OF EMPLOYEE STOCK BENEFIT

#### Details of the ESOPs as per Regulation 14 of SEBI (Share Based Employee Benefits and Sweat Equity) Regulations, 2021 read with SEBI circular dated June 16, 2015

- A. **Disclosures in terms of the 'Guidance Note on Accounting for Employee Share - based Payments' issued by ICAI or any other relevant Accounting Standards prescribed from time to time:** Refer Note No. 42 forming part of the standalone financial statements and Note No. 42 of the consolidated financial statements for the financial year 2022-23. Please note that the said disclosure is provided in accordance with Indian Accounting Standards (Ind AS) 102 – Share Based Payment.
- B. **Diluted EPS on issue of shares pursuant to all the schemes covered under the regulations in accordance with 'Accounting Standard 20 – Earnings Per Share' issued by ICAI or any other relevant Accounting Standards prescribed from time to time:** Refer Note No. 38 forming part of the standalone financial statements and Note No. 38 of the consolidated financial statements for the financial year 2022-23. Please note that the said disclosure is provided in accordance with Indian Accounting Standards (Ind AS) 33 – Earnings per share.
- C. **Details of the existing scheme i.e Godrej Properties Limited Employee Stock Grants Scheme, 2011 ("ESGS 2011") is summarized as under -**

| Sr. No.   | Particulars   | Details of ESGS 2011  |
|---|---|---|
| I.  | General terms and conditions of ESGS 2011   |   |
| 1.  | Date of Shareholder's Approval  | March 18, 2011, April 06, 2015, August 03, 2021   |
| 2.  | Total Number of Options approved under ESOS   | 20,00,000   |
| 3.  | Vesting Requirements  | As specified by Nomination and Remuneration Committee, subject to minimum 1 year from the date of grant                                 |
| 4.  | Exercise Price or Pricing formula (₹)   | 5 per share   |
| 5.  | Maximum term of Options granted (years)   | As may be decided by Nomination and Remuneration Committee as per prevalent regulatory provisions.                                      |
| 6.  | Source of shares (Primary, Secondary or combination)  | Primary   |
| 7.  | Variation in terms of options   | No variation was made in the terms of options during the financial year 2022-23.  |
| II.   | Method used to account for ESOS – Intrinsic or fair value   |   |
| The Company has calculated the employee compensation cost using the fair valuation (Black Scholes) method of accounting for the Options granted under the Scheme. |   |   |
| III.  | Where the company opts for expensing of the options using the intrinsic value of the options, the difference between the employee compensation cost so computed and the employee compensation cost that shall have been recognized if it had used the fair value of the options shall be disclosed. The impact of this difference on profits and on EPS of the company shall also be disclosed. | The Company has calculated the employee compensation cost using the fair value method.  |
| IV.   | Option Movement during the year   | ESGS 2011   |
| 1.  | Number of Options Outstanding at the beginning of the year (April 1, 2022)  | 63,338  |
| 2.  | Number of Options Granted during the year 2022-23   | 34,934  |
| 3.  | Number of Options Forfeited / lapsed during the year 2022-23  | 15,410  |
| 4.  | Number of Options Vested during the year 2022-23  | 33,337  |
| 5.  | Number of Options Exercised during of the year 2022-23  | 33,337  |
| 6.  | Total number of shares arising as a result of exercise of options   | 33,337  |
| 7.  | Money realised by exercise of options (₹)   | 1,66,885  |
| 8.  | Number of Options Outstanding at the end of the year  | 49,485  |
| 9.  | Number of Options exercisable at the end of the year  | 49,485  |
| V.  | Weighted average exercise price and weighted average fair values of options for options whose exercise price either equals or exceeds or is less than the market price of the stock   | The Exercise Price under ESGS 2011 of ₹5 is less than the average market price of the Equity Shares of the Company as on March 31, 2023 |



|       |   |             |   |                    |
|-------|---|-------------|---|--------------------|
| VI.   | Employee-wise details of options granted during the year 2022-23  |             |   |                    |
| (i)   | Senior managerial personnel as defined under Regulation 16(d) of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015   |             |   |                    |
|       | Name of the employees   | Designation | Number of Options granted during the year   | Exercise Price (₹) |
|       | Refer Note 1  |             |   |                    |
| (ii)  | Employees who were granted, during the year, options amounting to 5% or more of the options granted during that year  |             |   |                    |
|       | Name of the employees   | Designation | Number of Options granted during the year   | Exercise Price (₹) |
|       | Refer Note 1  |             |   |                    |
| (iii) | Identified employees who were granted option, during the year equal to or exceeding 1% of the issued capital (Excluding outstanding warrants and conversions) of the company at the time of grant.  |             |   |                    |
|       | Name of the Employees   |             | Designation   |                    |
|       | NONE  |             |   |                    |
| VII.  | Description of the method and significant assumptions used during the year to estimate the fair value of options including the following information:   |             |   |                    |
| (a)   | 1. Risk Free Interest Rate  |             | 3.62%-7.07%   |                    |
|       | 2. Expected Life  |             | 1 to 3 years  |                    |
|       | 3. Expected Volatility  |             | 37%-71%   |                    |
|       | 4. Dividend Yield   |             | Nil   |                    |
|       | 5. Price of the underlying Share in market at time of the option grant  |             | Weighted average market price at the time of grant of option is ₹ 1,338.21 NA               |                    |
|       | 6. Weighted average market price of Company's shares on NSE at the time of grant  |             | Weighted average market price of Company's shares on NSE at the time of grant is ₹ 1,380.80 |                    |
|       | The fair value has been calculated using the Black Scholes Option Pricing Model. The assumptions used for calculating the option fair value are as follows:<br>Risk-free Rate of return : Risk-free interest rates are based on the government securities yield in effect at the time of the grant.<br>Expected Life of options: Expected Life of options is the period for which the company expects the options to live<br>Volatility : The historical volatility over the expected life has been considered to calculate the fair value<br>Stock Price : Closing Price on National Stock Exchange on the date of grant has been Considered<br>Exercise Price: Exercise Price of each specific grant has been considered. |             |   |                    |
| (b)   | The method used and the assumptions made to incorporate the effects of expected early exercise  |             | Not applicable  |                    |
| (c)   | How expected volatility was determined, including an explanation of the extent to which expected volatility was based on historical volatility  |             | The calculation of expected volatility is based on historical stock prices.                 |                    |
| (d)   | Whether and how any other features of the option granted were incorporated into the measurement of fair value, such as a market condition   |             | Not applicable  |                    |

**Note 1-** Employee-wise details of options granted under ES&S 2011 to Senior Managerial Personnel and details of options granted more than 5% in one year.

| Name & Designation of Senior Managerial Personnel to whom stock options have been granted | Granted in FY 2020-21 and outstanding as at March 31, 2023 | Granted in FY 2021-22 and outstanding as at March 31, 2023 | Granted in FY 2022-23 and outstanding as at March 31, 2023 | Total outstanding options as at March 31, 2023 |
|---|--|--|--|--|
| Mr. Gaurav Pandey, Managing Director & Chief Executive Officer                            | 645  | 1407*  | 2166*  | 4218   |
| Mr. Rajendra Khetawat, Chief Financial Officer  | 1574*  | 1407*  | 2166*  | 5147   |
| Ms. Mamta Bakshi, CEO - Godrej Living   | 715  | 804  | 1238   | 2757   |
| Mr. Anubhav Gupta, CEO - Vikhroli, Chief ESG, Sustainability & CSR Officer                | 1431*  | 1407*  | 2166*  | 5004   |
| Mr. Amandeep Singh, Zonal CEO - East & West   | 1252*  | 1407*  | 2166*  | 4825   |
| Mr. Satish Jadhav, Project Head - Vikhroli  | 430  | 483  | 743  | 1656   |
| Mr. Vikas Singhal, Chief Operating Officer  | 1002*  | 1126*  | 1733   | 3861   |

| Name & Designation of Senior Managerial Personnel to whom stock options have been granted                        | Granted in FY 2020-21 and outstanding as at March 31, 2023 | Granted in FY 2021-22 and outstanding as at March 31, 2023 | Granted in FY 2022-23 and outstanding as at March 31, 2023 | Total outstanding options as at March 31, 2023 |
|--|--|--|--|--|
| Mr. Lalit Makhijani, Chief Marketing & Customer Officer  | 645  | 1407*  | 2166*  | 4218   |
| Mr. Vineet Bhardwaj - Chief Information Officer  | 358  | 402  | 619  | 1379   |
| Mr. Priyansh Kapoor, Zonal CEO - Mumbai  | 481  | 804  | 1238   | 2523   |
| Ms. Megha Goel, Chief Human resources Officer  | 0  | 483  | 743  | 1226   |
| Mr. Rahul Dedhia, Head - Business Development  | 0  | 483  | 743  | 1226   |
| Ms. Namrata Mehra, Head - Design, Marketing & Customer Centricity, Vikhroli Zone and Lead - Sustainability & CSR | 0  | 402  | 619  | 1021   |
| Mr. Sukant Somani, Head- Marketing   | 0  | 402  | 619  | 1021   |
| Mr. Amitesh Shah, Region Head - Mumbai city  | 0  | 402  | 619  | 1021   |
| Mr. Sandipan Pal, Chief Strategy Officer   | 0  | 0  | 743  | 743  |
| Mr. Rohit Mohan, Chief Design Officer  | 0  | 0  | 619  | 619  |
| Mr. Krishna Bagaria, Region Head - Pune 1  | 0  | 0  | 619  | 619  |
| Mr. Subhasish Pattanaik, Region Head South Zone  | 0  | 0  | 619  | 619  |
| Mr. Hariharan V A, Head - Customer Centricity  | 0  | 0  | 619  | 619  |
| Mr. Pramod Bisht, Zonal CEO - South  | 0  | 0  | 1098   | 1098   |
| Mr. Saurabh Mohindru, Chief Legal Officer  | 0  | 0  | 1038   | 1038   |
| Ms. Geetika Trehan, Zonal CEO - North  | 0  | 0  | 3027*  | 3027   |
| Total  | 8533   | 12826  | 28126  | 49485  |

\* Option granted was more than 5% of the options granted in 1 year.

Exercise price for all the options is Rs 5 per share.

Place: Mumbai

Date: May 03, 2023

For and on behalf of the Board of Directors of  
Godrej Properties Limited

Pirojsha Godrej  
Executive Chairperson  
(DIN: 00432983)



# REPORT ON CORPORATE GOVERNANCE

## COMPANY'S PHILOSOPHY ON CODE OF GOVERNANCE

Corporate governance is an ethically driven business process that is committed to values aimed at enhancing an organization's wealth generating capacity. This is ensured by conducting business with a firm commitment to values, while at the same time, meeting stakeholders' expectations.

Strong leadership and effective corporate governance practices have been your Company's hallmark inheritance from the Godrej group culture and ethos. Godrej Properties Limited ("GPL" or "the Company") continues to focus its resources, strengths and strategies to be forever among the nation's leading real estate companies, while continuing to be the most trusted name in the industry.

At Godrej Properties, it is imperative that business is conducted in a fair and transparent manner. The corporate governance framework ensures effective engagement with various stakeholders and helps the Company evolve with changing times. It oversees business strategies and ensures fiscal accountability, ethical corporate behaviour and fairness to all stakeholders comprising of regulators, employees, customers, vendors, investors and the society at large.

The guiding principles and practices are summarised in this Corporate Governance Report. These are articulated through the Company's Code of Conduct for the Board of Directors and Senior Management, Policies and Charters of various Committees of the Board and Company's Disclosure Policies. These Policies seek to focus on the enhancement of long term stakeholders' value without compromising on ethical standards and corporate social responsibilities.

A report on compliance with the corporate governance provisions as prescribed under the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations"), as amended from time to time is given herein below:

## THE GOVERNANCE STRUCTURE

### 1. BOARD OF DIRECTORS

#### A. Board Structure

The Company has a balanced and diverse mix of Executive and Non-Executive Directors and the composition is in conformity with requirements under the Companies Act, 2013 ("the Act") and the Listing Regulations.

As of March 31, 2023 (hereinafter referred to as "reporting period"), the Board of Directors of the Company consisted of 8 (eight) Directors drawn from diverse fields/ professions, which included the Managing Director & Chief Executive Officer, 1 (one) Executive Director and 6 (six) Non-Executive Directors, of which 4 (four) were Independent Directors including 2 (two) women Independent Directors. The Independent Directors and the Managing Director & Chief Executive Officer are not liable to retire by rotation under law. The profiles of the Directors can be viewed on <https://www.godrejproperties.com/ourstory/board-of-director>. Since the Chairperson of the Board is an Executive Non-Independent Director of the Company, half i.e. 50% of the Board of the Company comprised of Independent Directors pursuant to the Listing Regulations, as on March 31, 2023. The day-to-day management of the Company is entrusted with the Executive Director and the Senior Management Personnel of the Company who function under the overall supervision, direction and control of the Board of Directors. The structure of the Board at the end of the reporting period is as detailed below:

| Category                                | Name of Director      | DIN      |
|---|-----------------------|----------|
| Non-Executive Non-Independent Directors | Mr. Jamshyd N. Godrej | 00076250 |
|   | Mr. Nadir B. Godrej   | 00066195 |
| Non-Executive Independent Directors     | Mrs. Lalita D. Gupte  | 00043559 |
|   | Mr. Pranay D. Vakil*  | 00433379 |
|   | Mr. Amitava Mukherjee | 00003285 |
|   | Ms. Sutapa Banerjee   | 02844650 |
|   | Dr. Indu Bhushan**    | 09302960 |
| Managing Director & CEO                 | Mr. Gaurav Pandey***  | 07229661 |
| Executive Chairperson                   | Mr. Pirojsha Godrej   | 00432983 |

\*Mr. Pranay D. Vakil, upon completion of his tenure of office as Independent Director, ceased to hold such office with effect from the conclusion of 37<sup>th</sup> Annual General Meeting of the Company held on August 02, 2022.

\*\* Dr. Indu Bhushan was appointed as the Non-Executive Independent Director of the Company for a term of five consecutive years w.e.f. May 03, 2022.

\*\*\* Mr. Gaurav Pandey was appointed as the Managing Director & Chief Executive Officer of the Company in place of Mr. Mohit Malhotra w.e.f. January 01, 2023 for a term of three consecutive years i.e. up to December 31, 2025.

#### B. Board Meetings Held and Directors' Attendance

The Board meets at least once every quarter to review the Company's operations and to consider, among other businesses, the quarterly performance and financial results of the Company. During the reporting period, the gap between any two meetings of the Board did not exceed 120 days. Further, the Company has adopted and adhered to the Secretarial Standards prescribed by The Institute of Company Secretaries of India on meetings of the Board and its Committees ("SS-1") and on General Meetings of members ("SS-2").

Agenda papers containing the necessary information/ documents are made available to the Board/ Committees at least seven days in advance to enable the Board/ Committees to discharge its responsibilities effectively and to take informed decisions. Where it was not practicable to attach or send the relevant information as a part of agenda papers, the same were tabled at the meeting or/ and the presentations were made by the concerned managers to the Board/ Committees, subject to compliance with legal requirements.

Considerable time is spent by the directors on discussions and deliberations at the Board / Committee Meetings.

Table 1: The details of meetings of the Board held during the financial year 2022-23 are as under:

| Sl. No. | Date of Meeting   | Total strength of the Board on the date of Meeting | No. of Directors present at the Board Meeting |
|---------|-------------------|--|---|
| 1       | May 03, 2022      | 8  | 7   |
| 2       | June 24, 2022     | 9  | 8   |
| 3       | August 02, 2022   | 9  | 9   |
| 4       | November 09, 2022 | 8  | 7   |
| 5       | February 02, 2023 | 8  | 8   |

The recommendations of the Board Committees on the proposals requiring approval were duly accepted by the Board.

The information as specified in Part A of Schedule II read with Regulation 17(7) of the Listing Regulations, are regularly made available to the Board, whenever applicable, for discussion and consideration.

The details of Board meetings held during the Financial Year 2022-23 and Directors' attendance are given in Table 1 and Table 2.

#### C. Relationship between Directors Inter-Se:

Save as disclosed below, no Director of the Company is related, in any manner to other Director on the Board:

Mr. Pirojsha Godrej is the nephew of Mr. Nadir Godrej, Non-Executive Director.

Mr. Jamshyd Godrej is the cousin of Mr. Pirojsha Godrej's father, Mr. Adi Godrej and Mr. Nadir Godrej.

#### D. Certificate from Company Secretary in Practice:

A certificate from M/s. A K Jain & Co. Company Secretary in practice stating that none of the directors on the Board of the Company have been debarred or disqualified from being appointed or continuing as directors of companies by SEBI/ Ministry of Corporate Affairs or any other statutory authority is annexed to this report.



Table 2: Details about the Company’s Directors and meetings attended by the Directors during the Financial Year 2022-23

| Sl. No. | Name of Director        | Category                | Number of Board Meetings held during the financial year 2022-23 | Number of Board Meetings attended during the financial year 2022-23 | Whether attended last AGM (held on August 02, 2022) | Directorships held in companies incorporated in India as at March 31, 2023 <sup>(iii)</sup> (Including GPL) | Number of Chairmanships/ Memberships in Board Committees as at March 31, 2023 (Including GPL) |                              | Directorships in other Listed entities  |  |
|---------|-------------------------|-------------------------|---|---|---|---|---|------------------------------|---|--|
|         |                         |                         |   |   |   |   | Chairmanship (excluding Memberships of Committees) <sup>(iii)</sup>                           | Memberships <sup>(iii)</sup> | Name of the listed Entity   | Category   |
| 1       | Mr. Jamshyd N. Godrej   | Non-Executive Director  | 5   | 2   | Yes   | 8(4)  | -   | -                            | Godrej Consumer Products Limited<br>Godrej Industries Limited<br>Godrej Agrovet Limited                           | Non-Executive - Non-Independent<br>Non-Executive - Non-Independent<br>Non-Executive - Non-Independent  |
| 2       | Mr. Nadir B. Godrej     | Non-Executive Director  | 5   | 5   | Yes   | 10(5)   | 1   | 2                            | Godrej Industries Ltd<br>Godrej Agrovet Limited<br>Godrej Consumer Products Limited<br>Astec Lifesciences Limited | Managing Director<br>Non-Executive - Non Independent<br>Non-Executive - Non Independent<br>Non-Executive - Non Independent                           |
| 3       | Mr. Pirojsha A Godrej   | Executive Chairperson   | 5   | 5   | Yes   | 14(4)   | 1   | 4                            | Godrej Consumer Products Limited<br>Godrej Agrovet Limited<br>Godrej Industries Limited                           | Non-Executive - Non Independent<br>Non-Executive - Non Independent<br>Non-Executive - Non Independent  |
| 4       | Mr. Gaurav Pandey*      | Managing Director & CEO | 1   | 1   | No*   | 1(1)  | -   | 1                            | -   | -  |
| 5       | Mr. Mohit Malhotra**    | Managing Director & CEO | 4   | 4   | Yes   | N.A.  | N.A.  | N.A.                         | N.A.  | N.A.   |
| 6       | Mrs. Lalita D. Gupte    | Independent Director    | 5   | 5   | Yes   | 5(4)  | -   | 5                            | Bharat Forge Limited<br>ICICI Lombard General Insurance Company Limited<br>TVS Motor Company Limited              | Non-Executive Independent Director<br>Non-Executive Independent Director<br>Non-Executive Independent Director                                       |
| 7       | Mr. Amitava Mukherjee   | Independent Director    | 5   | 5   | Yes   | 6(2)  | 2   | 4                            | Kirloskar Brothers Limited  | Non-Executive Independent Director   |
| 8       | Ms. Sutapa Banerjee     | Independent Director    | 5   | 5   | Yes   | 10(5)   | 1   | 8                            | Polycab India Limited<br>JSW Holdings Limited<br>Camlin Fine Sciences Limited<br>Zomato Limited                   | Non-Executive Independent Director<br>Non-Executive Independent Director<br>Non-Executive Independent Director<br>Non-Executive Independent Director |
| 9       | Dr. Indu Bhushan***     | Independent Director    | 5   | 4   | Yes   | 2(1)  | -   | 2                            | -   | -  |
| 10      | Mr. Pranay D. Vakil**** | Independent Director    | 3   | 3   | Yes   | N.A.  | N.A.  | N.A.                         | N.A.  | N.A.   |

\*Mr. Gaurav Pandey was appointed as the Managing Director & Chief Executive Officer of the Company w.e.f. January 01, 2023. He has attended all the Board/ Committee meetings held after his appointment. Details are provided for the period for which Mr. Gaurav Pandey held directorship of the Company during FY2022-23.

\*\* Mr. Mohit Malhotra ceased to be the Managing Director & Chief Executive Officer of the Company w.e.f. December 31, 2022. Details are provided for the period for which Mr. Mohit Malhotra held directorship of the Company during FY2022-23.

\*\*\* Dr. Indu Bhushan was appointed as the Non-Executive Independent Director of the Company for a term of five consecutive years w.e.f. May 03, 2022. He has attended all the Board/ Committee meetings held after his appointment. Details are provided for the period for which Dr. Indu Bhushan held directorship of the Company during FY2022-23.

\*\*\*\* Mr. Pranay D. Vakil, upon completion of his tenure of office as Independent Director, ceased to hold such office with effect from the conclusion of 37<sup>th</sup> Annual General Meeting of the Company held on August 02, 2022. Details are provided for the period for which Mr. Pranay D. Vakil held directorship of the Company during FY2022-23.

Notes:-

- i. Directorships in companies incorporated under section 8 of the Companies Act, 2013 and foreign companies are excluded above.
- ii. Figures in ( ) denote listed companies.
- iii. Committees considered above are the Audit Committee and Stakeholders' Relationship Committee, including that of your Company. Committee Membership(s) includes Chairmanship(s).

As required under Regulation 17A & 26(1) of Listing Regulations and as confirmed by directors, none of the Directors on the Board of Company was a Director (including holding any alternate directorships) in more than 10 public limited companies (as specified in Section 165 of the Act) and Director in more than 7 equity listed entities or acted as an Independent Director in more than

7 equity listed entities or 3 equity listed entities in case he/ she serves as a Whole-time Director/ Managing Director in any listed entity. Further, as on March 31, 2023, none of the Directors on the Board was a Member of more than 10 Committees and Chairperson of more than 5 Committees, across all the Indian public limited companies in which he/ she was a Director.

Table 3: Number of equity shares held by each of the Directors, options held and dividend paid

| Name of Director      | Equity Shares held as on March 31, 2023 | Dividend paid during the financial year 2022-23 (in ₹) | Number of options held under GPL ESGS as on March 31, 2023 |
|-----------------------|---|--|--|
| Mr. Nadir B. Godrej   | ^4,65,249                               | -  | -  |
| Mr. Jamshyd N. Godrej | ^^39,86,391                             | -  | -  |
| Mrs. Lalita D. Gupte  | 14,000                                  | -  | -  |
| Mr. Amitava Mukherjee | 6,065                                   | -  | -  |
| Ms. Sutapa Banerjee   | -                                       | -  | -  |
| Dr. Indu Bhushan      | -                                       | -  | -  |
| Mr. Pirojsha Godrej   | ^^^1,55,075                             | -  | -  |
| Mr. Gaurav Pandey     | 4,874                                   | -  | 4,218  |

^ includes 9 shares held in individual capacity  
includes 1 share held as one of the trustees of NBG Family Trust  
includes 1,55,078 shares held as one of the trustees of BNG Family Trust  
includes 1,55,078 shares held as one of the trustees of SNG Family Trust  
includes 1,55,078 shares held as one of the trustees of HNG Family Trust  
includes 1 share held as one of the trustees of BNG Successor Trust  
includes 1 share held as one of the trustees of BNG Lineage Trust  
includes 1 share held as one of the trustees of RNG Family Trust  
includes 1 share held as one of the trustees of SNG Lineage Trust  
includes 1 share held as one of the trustees of SNG Successor Trust

^^ includes 20,81,500 shares held as one of the trustee of Navroze Lineage Trust  
includes 19,04,875 shares held as one of the trustee of The Raika Lineage Trust  
includes 1 share held as one of the trustee of JNG Family Trust  
includes 1 share held as one of the trustee of PJG Family Trust  
includes 1 share held as one of the trustee of NJG Family Trust  
includes 1 share held as one of the trustee of RJG Family Trust  
includes 12 share held as one of the trustee of The Raika Godrej Family Trust  
^^^includes 10 shares held in individual capacity  
includes 1,55,063 shares held as one of the trustee of PG family Trust  
includes 1 share held as one of the trustee of PG Children Trust  
includes 1 share held as one of the trustee of PG Lineage Trust

Directors and Officers Insurance ('D&O')

In line with the requirements of Regulation 25(10) of the Listing Regulations, the Company has taken D&O Insurance for all its Independent Directors for such quantum and for such risks as determined by the Board of Directors.

E. Independent Directors

Independent Directors play a significant role in the governance process of the Board. By virtue of their varied expertise and experience, they enrich the Board's decision-making and prevent possible conflicts of interest that may emerge in such decision-making.

The appointment of Independent Directors is carried out in a structured manner in accordance with the provisions of the Act and the Listing Regulations. The Nomination & Remuneration Committee identifies candidates based on laid down criteria and takes into consideration the balance of skills, knowledge and experience in addition to the need for diversity of the Board and accordingly makes its recommendations to the Board.

Mr. Pranay Vakil ceased to be an Independent Director of the Company with effect from the conclusion of 37<sup>th</sup> Annual General Meeting of the Company held on August 02, 2022, upon completion of his tenure. The Board of Directors, upon recommendation of the Nomination and Remuneration Committee, appointed Dr. Indu Bhushan (DIN: 09302960) as an Additional Independent Director



on the Board of the Company with effect from May 03, 2022. His appointment was approved by the members by means of postal ballot on July 04, 2022 for a period of 5 consecutive years with effect from May 03, 2022 till May 02, 2027.

Basis the declarations received from the Independent Directors, the Board of Directors has confirmed that the Independent Directors of the Company meet the criteria of independence as mentioned under Regulation 16(1) (b) of the Listing Regulations read conjointly with Section 149(6) of the Act and that, they are independent of the management.

As required under Regulation 46(2)(b) of Listing Regulations, the Company has issued formal letters of appointment to the Independent Directors. The terms and conditions of their appointment are also posted on the Company's website and can be accessed at <https://www.godrejproperties.com/investor/corporate-governance>

In terms of Regulation 25(8) of Listing Regulations, the Independent Directors have confirmed that they are not aware of any circumstances or situation that exists or may be reasonably anticipated that could impair or impact their ability to discharge their duties.

Pursuant to the requirement of Regulation 24(1) of the Listing Regulations, the Company has appointed one of its Independent Directors on the Board of its unlisted material subsidiary company - Godrej Projects Development Limited.

Meeting of Independent Directors

During the year under review, the independent directors met on February 02, 2023, *inter alia*, to discuss, review and assess:

- the performance of non-independent directors and the board of directors as a whole;
- the performance of the Chairperson of the Company, taking into account the views of the Executive and Non- Executive Directors;
- the quality, content and timelines of flow of information between the Management and the Board that is necessary for the Board to effectively and reasonably perform its duties; and
- other related matters.

All the Independent Directors were present at the above meeting.

Familiarization Program for Independent Directors

The Company conducts familiarization programs for Independent Directors to enable them to understand their roles, rights and responsibilities. The Independent Directors when they are appointed are given a detailed orientation on the Company, industry, strategy, policies and Code of Conduct, regulatory matters, business, financial matters, human resource matters and corporate social responsibility initiatives of the Company. Presentations are also made at the Board and committee meetings which facilitates

them to clearly understand the business of the Company and the environment in which the Company operates. Operational updates are provided for them to have a good understanding of Company's operations, businesses and the industry as a whole. They are periodically updated on material changes in regulatory framework and its impact on the Company. The Company's Policy of conducting familiarisation program has been disclosed at the website of the Company at <https://www.godrejproperties.com/investor/corporate-governance>

Performance Evaluation of the Board and Individual Directors

Pursuant to the provisions of the Act and the Listing Regulations, the Board has carried out the annual evaluation of its own performance, as well as the working of its individual Committees. A structured questionnaire was prepared after taking into consideration, inputs received from the directors, which covered aspects of the Board's functioning such as adequacy of the composition of the Board and its committees, Board culture, execution and performance of specific duties, obligations and governance.

A separate exercise was carried out to evaluate the performance of individual directors to obtain an overview of the functioning of the Board/ Committees, *inter alia*, on the broad criteria i.e. attendance and level of participation at meetings of the Board/ Committees, independence of judgement exercised by Independent Directors, interpersonal relationship and so on.

The Independent Directors have expressed their satisfaction at the robustness of the evaluation process, the Board's freedom to express its views on matters transacted at the meetings and the openness and transparency with which the Management discusses various subject matters specified on the agenda of meetings. The consolidated Evaluation Report of the Board, based on inputs received from the Directors was discussed at the meeting of the Board held on May 03, 2023 and the action areas identified in the process are being implemented to ensure a better interface at the Board/ Management level.

F. Board Skills, Capabilities and Experiences

The Company recognizes the importance of having a Board comprising of directors who have a wide range of experiences, capabilities and diverse points of view. This helps the Company to create an effective and well-rounded Board. The capabilities and experiences sought in the Company's directors are outlined here:

- Strategy & Business** – The Director is or has been the Chief Executive Officer, Chief Operating Officer or has held any other leadership position in an organization leading to significant experience in strategy or business management. The Director brings the ability to identify and assess strategic opportunities and threats in the context of the business.

- Industry Expertise** – The Director has expertise with respect to the sector the Organization operates in. The Director has an understanding of the 'big picture' in the given industry and recognizes the development of industry segments, trends, emerging issues and opportunities.
- Market Expertise** – The Director has expertise with respect to the geography the Organization operates in. The Director understands the macro-economic environment, the nuances of the business, consumers and trade in the geography and has the knowledge of the regulations & legislations of the market the business operates in.
- Technology & Future Perspective** – The Director has expertise with respect to business specific technologies. The Director has experience and adds perspective on the future ready skills required by the organization such as E-Commerce, Digitalization, Sustainability etc.
- Governance, Finance & Risk** – The Director has an understanding of the law and application of corporate governance principles in a commercial enterprise of similar scale. He has the capability to provide inputs for

strategic financial planning, assess financial statements and oversee budgets for the efficient use of resources. The Director has the ability to identify key risks for the business in a wide range of areas including legal and regulatory.

- People & Talent Understanding** – The Director has experience in human resource management such that he brings in a considered approach to the effective management of people in an organization.
- Diversity of Perspective** – The Director provides a diversity of views to the board that is valuable to manage our customers, employees, key stakeholders or shareholders.

Board Membership Criteria and list of core skills / expertise / competencies identified in the context of the business:

The Board of Directors are collectively responsible for selection of a Member on the Board. In terms of requirements of Listing Regulations, the Board has identified the following core skills/ expertise/ competencies of the Directors in the context of the Company's business:

| Director Names/Skills | Gender | Strategy & Business | Industry Expertise | Market Expertise | Tech & Future Perspective | Governance, Finance & Risk | People & Talent Understanding | Diversity of Perspective |
|-----------------------|--------|---------------------|--------------------|------------------|---------------------------|----------------------------|-------------------------------|--------------------------|
| Mr. Pirojsha Godrej   | M      | ✓                   | ✓                  | ✓                |                           | ✓                          |                               |                          |
| Mr. Jamshyd N. Godrej | M      | ✓                   |                    | ✓                |                           | ✓                          |                               | ✓                        |
| Mr. Nadir B. Godrej   | M      | ✓                   |                    | ✓                | ✓                         | ✓                          |                               | ✓                        |
| Mr. Gaurav Pandey     | M      | ✓                   | ✓                  | ✓                |                           | ✓                          |                               |                          |
| Mrs. Lalita D. Gupte  | F      | ✓                   |                    | ✓                |                           | ✓                          | ✓                             | ✓                        |
| Mr. Amitava Mukherjee | M      | ✓                   |                    | ✓                |                           | ✓                          |                               | ✓                        |
| Ms. Sutapa Banerjee   | F      | ✓                   |                    | ✓                |                           | ✓                          | ✓                             | ✓                        |
| Dr. Indu Bhushan      | M      | ✓                   |                    | ✓                |                           | ✓                          |                               | ✓                        |

All the directors have the required skills /expertise /competence in the areas specified above.

2. COMMITTEES OF THE BOARD

The Company has over the years maintained the highest standards of corporate governance processes and has had the foresight to set up corporate governance practices in line with the requirements of Listing Regulations.

The constitution, terms of reference and the functioning of the existing Committees of the Board is explained hereunder. Each Committee demonstrates the highest level of governance standards and has the requisite expertise to handle issues relevant to its field. These Committees spend considerable time and provide focused attention to various issues placed before them and the guidance provided by these Committees lend immense value and support, thus enhancing the quality of the decision-making process of the Board. The Board reviews the functioning of these Committees from time to time.

The meetings of each of these Committees are convened by the respective Chairpersons and the minutes of these meetings are placed before the Board for information. The minutes of the Committee meetings are sent to respective members for their approvals/ comments as prescribed in Secretarial Standard-1 and after the minutes are duly approved, these are circulated to the Board of Directors and presented at the Board meetings.

A. Audit Committee

The Audit Committee acts as an interface between the Statutory and Internal Auditors, the Management and the Board of Directors. It assists the Board in fulfilling its responsibilities of monitoring financial reporting processes, reviewing the Company's established systems and processes for internal financial controls and governance



and reviews the Company's statutory and internal audit processes. All the Members of the Committee are Independent Directors. The Committee is governed by a Charter, which is in line with the regulatory requirements mandated by the Act and the Listing Regulations.

During the reporting year, the Committee met 4 (four)

Table 4: Composition and attendance record of Audit Committee members

| Sl. No. | Name of Director                    | No. of meetings held during the financial year ended March 31, 2023 | No. of meetings attended during the financial year ended March 31, 2023 |
|---------|-------------------------------------|---|---|
| 1.      | Mr. Amitava Mukherjee (Chairperson) | 4   | 4   |
| 2.      | Mrs. Lalita D. Gupte                | 4   | 4   |
| 3.      | Mr. Pranay D. Vakil*                | 2   | 2   |
| 4.      | Ms. Sutapa Banerjee                 | 4   | 4   |
| 5.      | Dr. Indu Bhushan#                   | 3   | 3   |

\* Mr. Pranay D. Vakil, upon completion of his tenure as an Independent Director, ceased to be a member of the Audit Committee with effect from the conclusion of 37<sup>th</sup> Annual General Meeting of the Company held on August 02, 2022. He attended both the meetings of the Committee held during his tenure of office.

#Dr. Indu Bhushan, Independent Director, was appointed as the Member of the Audit Committee w.e.f. May 03, 2022. He has attended all the meetings of the Committee held after his appointment.

All the members of the Audit Committee are eminent professionals and draw upon their experience and expertise across a wide spectrum of functional areas such as finance and corporate strategy. The Chairperson of the Audit Committee was present at the Annual General Meeting to answer members' queries. Minutes of each of the meetings of the Audit Committee are placed before the Board at its meetings. The executives of the Company viz. Executive Chairperson, Chief Executive Officer and Managing Director, Chief Financial Officer, Head Corporate Audit & Assurance, the partner/ representative of the Statutory Auditors and the Internal Auditors are also called as invitees to the meetings of the Committee.

During the reporting period, Dr. Indu Bhushan was appointed as the member of the Audit Committee w.e.f. May 03, 2022 and Mr. Pranay Vakil ceased to be the member of the Audit Committee w.e.f. August 02, 2022.

Mr. Ashish Karyekar, the Company Secretary serves as the Secretary to the Audit Committee.

The functions of the Audit Committee *inter alia* include:

Review of Financial Reporting:

- Overview of the Company's financial reporting process and the disclosure of its financial information to ensure that the financial statements are correct, sufficient and credible.
- Reviewing with the Management the annual financial statements and auditors' report before submission to the Board, focusing primarily on:
- Matters required to be included in the Director's Responsibility Statement to be included in the Board's report in terms of clause (c) of sub-section (3) of Section 134 of the Act.
- Changes, if any, in accounting policies and practices and reasons for the same.

times, i.e. on May 03, 2022, August 02, 2022, November 09, 2022 and February 02, 2023. The gap between two meetings did not exceed 120 days. Table 4 below provides the composition and the attendance record for the aforesaid meetings of the Audit Committee:

- Major accounting entries involving estimates based on exercise of judgment by management.
- Qualifications in the draft audit report, if any.
- Significant adjustments made in the financial statements arising out of audit findings.
- The going concern assumption.
- Compliance with Accounting Standards.
- Compliance with the requirements of the stock exchanges, if applicable, and legal requirements concerning financial statements.
- Disclosure of related party transactions.
- Reviewing the Company's financial and risk management policies. Scrutiny of inter-corporate loans and investments.
- Statement of deviations.
- Quarterly statement of deviations including report of monitoring agency, if applicable, submitted to stock exchanges in the terms of Regulation 32(7) of Listing Regulations.

Internal Financial Controls and Governance Processes:

- Internal audit reports relating to internal control/ weaknesses.
- Financial statements and draft audit/Limited Review Reports pertaining to quarterly, half yearly and annual financial information.
- Management discussion and analysis of financial condition and results of operations.
- Reports relating to compliance with laws and on risk management.

- Management letters / letters of internal control weaknesses issued by the Statutory / Internal Auditors.
- Reviewing, with the management, the statement of uses/ application of funds raised through an issue (public issue, rights issue, preferential issue etc.), the statement of funds utilized for purposes other than those stated in the offer document/ prospectus/ notice and the report submitted by the monitoring agency monitoring the utilisation of proceeds of a public or rights issue, and making appropriate recommendations to the Board to take up steps in this matter.
- Reviewing with the Management, External and Internal Auditors, the adequacy of internal control systems.
- Evaluation of internal financial controls.
- To oversee and review the functioning of the vigil mechanism (Whistle-Blower Policy) implemented in the Company and to review the findings of investigations into cases of material nature, if any, and the actions taken in respect thereof.

External and Internal Audit

- Reviewing the Internal Audit Report and action taken thereon.
- Reviewing the adequacy of internal audit function, including the audit charter, the structure of the internal audit department, approval of the internal audit plan and its execution, staffing and seniority of the official heading the department, reporting structure, coverage and frequency of internal audit.
- Discussing with the Internal Auditors, any significant findings and follow-up thereon.
- Reviewing the findings of any internal investigations by the Internal Auditors into matters where there is suspected fraud or irregularity or a failure of internal control systems of a material nature and reporting the matter to the Board.
- Recommending the appointment/ re-appointment and removal/ replacement of external auditors and approval of audit fees and payment for any other services.
- Discussing with external auditors before the audit commences, the nature and scope of audit as well as post-audit discussions to ascertain any area of concern.
- Review and monitor the auditor's independence and performance, and effectiveness of audit process.

Subsidiary Companies:

- The Audit Committee of the Company shall have access to the minutes of the meetings of the Audit Committees of the subsidiary companies.
- The Audit Committee of the Company shall also review the financial statements, in particular, the investments made by the subsidiary companies.

- The Audit Committee shall recommend the revision in policy for determining material subsidiaries to align it with the extant applicable provisions.
- The Audit Committee review the utilization of loans and/ or advances from/ investment by the holding company in the subsidiary exceeding rupees 100 Crore or 10% of the asset size of the subsidiary, whichever is lower including existing loans / advances / investments existing as on the date of coming into force of this provision.

Related Party Transactions

- A statement of all transactions with related parties and any subsequent material modification of transactions of the Company with related parties including their basis is placed before the Audit Committee for its prior approval.
- Lay down criteria for granting omnibus approval to related party transactions.
- Satisfy itself of the need for omnibus approval of related party transactions ensuring that the approval is in the interest of the Company.
- Grant omnibus approval for related party transactions.
- Review, on a quarterly basis, the details of Related Party Transactions entered into by the Company pursuant to each of the omnibus approvals given.
- Recommend the revision in Policy on material related party transactions and also on dealing with related party transactions, to align it with the extant applicable provisions. The policy has been modified in line with the requirements introduced in the Regulations during the year.

Compliance:

- Reviewing the effectiveness of the system for monitoring compliance with laws and regulations and the results of Management's investigation and follow-up (including disciplinary action) of any instances of non-compliance.
- Reviewing the findings of any examinations by regulatory agencies, and any auditor observations.
- Reviewing the process for communicating the Code of Conduct to Company personnel, and for monitoring compliance therewith.
- Obtaining regular updates from the Management regarding compliance matters.
- Looking into the reasons for substantial defaults in the payment to the depositors, debenture holders, shareholders (in case of non-payment of declared dividends) and creditors;



## Reporting Responsibilities:

- The Chairperson of the Audit Committee shall be present at the Annual General Meetings to answer shareholder queries and clarification on matters relating to accounts and audit.
- The Annual Report of the Company shall disclose the composition of the Audit Committee, brief description of the scope of the Audit Committee Charter, names of members, chairperson, meetings and attendance.
- The recommendations of the Audit Committee on any matter relating to financial management including the audit report, shall be binding on the Board.
- If the Board does not accept the recommendations of the Audit Committee, it shall record the reasons thereof and communicate such reasons to the shareholders.

## Other Responsibilities:

- Valuation of undertakings or assets of the Company, wherever it is necessary.
- Performing other activities relating to the Charter as requested by the Board of Directors.
- Carry out all such additional functions as may be required under the Listing Regulations or other regulatory requirements applicable from time to time.
- Reviewing the functioning and compliances as regards the Company's Whistle Blower Policy.
- Instituting and overseeing special investigations as needed.
- Approval of appointment of CFO (i.e., the whole-time Finance Director or any other person heading the finance function or discharging that function) after assessing the qualifications, experience and background, etc. of the candidate.
- The appointment, removal and terms of remuneration of the Chief Internal Auditor shall be subject to review by the Audit Committee.

## B. Stakeholders' Relationship Committee

The Stakeholders' Relationship Committee looks into redressal of the grievances of shareholders including investor complaints relating to transfer of shares, issue of duplicate share certificates, non-receipt of annual reports, non-receipt of dividends declared and other matters related to securities of the Company.

It is also responsible for reviewing the process and mechanism for redressal of investor complaints and for suggesting measures for improving the existing system of redressal. The Committee is also responsible for approval of transmission of securities, including power to delegate the same to the Registrar and Share Transfer Agents.

The Committee also reviews the adherence to the service standards adopted by the Company in respect of the services rendered by the Company's Registrar and Share Transfer Agent.

The Committee also reviews the various measures and initiatives taken by the Company for reducing the quantum of unclaimed dividends and ensuring timely receipt of dividend warrants/ annual reports /statutory notices by the shareholders of the Company.

During the reporting period, the Stakeholders' Relationship Committee held 2 (Two) meetings, i.e. on May 03, 2022 and November 09, 2022.

During the reporting period, Mr. Gaurav Pandey was appointed as the member of the Stakeholders' Relationship Committee w.e.f. January 01, 2023 and Mr. Mohit Malhotra ceased to be the member of the Stakeholders' Relationship Committee w.e.f. December 31, 2022.

The composition of Committee as at March 31, 2023 and the details of participation of members at the meeting of the Committee are as under:

**Table 5: Composition and attendance record of Stakeholders' Relationship Committee members**

| Sl. No. | Name of Director                    | No. of meetings held during the financial year ended March 31, 2023 | No. of meetings attended during the financial year ended March 31, 2023 |
|---------|-------------------------------------|---|---|
| 1.      | Mr. Amitava Mukherjee (Chairperson) | 2   | 2   |
| 2.      | Mr. Pirojsha Godrej                 | 2   | 2   |
| 3.      | Mr. Mohit Malhotra*                 | 2   | 2   |
| 4.      | Mr. Gaurav Pandey#                  | 0   | 0   |

\* Mr. Mohit Malhotra - Managing Director & CEO, ceased to be the Member of the Stakeholders' Relationship Committee w.e.f. December 31, 2022

# Mr. Gaurav Pandey was appointed as the Member of the Stakeholders' Relationship Committee w.e.f. January 01, 2023. No meeting of the Stakeholders' Relationship Committee was held during FY 2022-23 after his appointment.

Mr. Amitava Mukherjee, Chairperson of the Committee was present at the Annual General Meeting of the Company held on August 02, 2022 for answering the queries by the shareholders.

Mr. Ashish Karyekar, Company Secretary of the Company acts as the Compliance Officer to oversee the redressal of the investor grievances. He is also responsible for ensuring compliances under the SEBI (Prohibition of Insider Trading) Regulations, 2015 and acts as a Compliance Officer under the said Regulations.

Status of Investor Complaints for the financial year ended March 31, 2023:

|  |   |
|--|---|
| Complaints outstanding as on April 1, 2022                         | 0 |
| Complaints received during the financial year ended March 31, 2023 | 1 |
| Complaints resolved during the financial year ended March 31, 2023 | 1 |
| Complaints outstanding as on March 31, 2023                        | 0 |

## C. Nomination & Remuneration Committee

The constitution, scope and powers of the Nomination & Remuneration Committee of the Board of Directors, are in accordance with the provisions of Section 178 of the Act and Regulation 19 of Listing Regulations. The Nomination & Remuneration Committee observes the requirements pertaining to the appointment and remuneration of the Managing Director & Chief Executive Officer, executive directors, Key Managerial Personnel and also administers the employee stock option scheme of the Company i.e. the Godrej Properties Limited Employee Stock Grant Scheme, 2011.

The composition of the Committee is in line with the provisions of Regulation 19(1)(c) of the Listing Regulations, which requires that at least two thirds of the Committee shall comprise of independent directors.

The Nomination & Remuneration Committee consists of 4 (Four) Independent Directors. During the Financial Year ended March 31, 2023, the Committee met 3 (Three) times, i.e. on May 03, 2022, August 02, 2022 and February 02, 2023. The Quorum for the meeting of the Committee is either two members or one third of the members of the Committee whichever is greater.

As per the amended Listing Regulations, the Committee evaluates the balance of skills, knowledge and experience on the Board and on the basis of such evaluation, prepares a description of the role and capabilities required of an Independent director. The person recommended to the Board for appointment as an independent director shall have the capabilities identified in such description.

During the reporting period, Dr. Indu Bhushan was appointed as the member of the Nomination & Remuneration Committee w.e.f. May 03, 2022 and Mr. Pranay Vakil ceased to be the member of the Committee w.e.f. August 02, 2022.

The composition and attendance details of the Nomination & Remuneration Committee are given in Table 6 below:

**Table 6: Composition and attendance record of Nomination & Remuneration Committee members**

| Sl. No. | Name of Director                   | No. of meetings held during the financial year ended March 31, 2023 | No. of meetings attended during the financial year ended March 31, 2023 |
|---------|------------------------------------|---|---|
| 1.      | Mrs. Lalita D. Gupte (Chairperson) | 3   | 3   |
| 2.      | Mr. Pranay D. Vakil*               | 2   | 2   |
| 3.      | Mr. Amitava Mukherjee              | 3   | 3   |
| 4.      | Ms. Sutapa Banerjee                | 3   | 3   |
| 5.      | Dr. Indu Bhushan**                 | 2   | 2   |

\* Mr Pranay Vakil, upon completion of his tenure as Independent Director of the Company, ceased to be a member of the Committee with effect from the conclusion of 37<sup>th</sup> Annual General Meeting of the Company held on August 02, 2022 .He was present at both the meetings of the Committee held during his tenure of office.

\*\*Dr. Indu Bhushan was appointed as member of the Nomination &

Remuneration Committee w.e.f. May 03, 2022.He was present at both the meetings of the Nomination & Remuneration Committee held after his appointment.

Mrs. Lalita D. Gupte, Chairperson of the Committee was present at the last Annual General Meeting of the members of the Company to answer the queries of shareholders.

Mr. Ashish Karyekar, Company Secretary of the Company acts as the Secretary to the Nomination & Remuneration Committee.

Following are the key roles of the Nomination and Remuneration Committee:

- Review of proposals for the appointment of Directors and Senior Management (employees in Core Management Team - one level below Managing/ Executive Directors) and their recommendation to the Board;
- Formulation of the criteria for determining qualifications, positive attributes and independence of a Director;
- To evaluate the balance of skills, knowledge and experience on the Board and on that basis to prepare a description of the role and capabilities required of an independent director;
- Formulation of the performance evaluation methodology for evaluation of the Board, its committees and individual directors and reviewing the process from time to time;
- Periodically overseeing the evaluation of the Board, its committees and individual directors and recommending desirable changes in the Board size, composition, committee structure and processes, and other aspects of the Board's functioning;
- Recommend to the Board a policy relating to the remuneration for the directors, key managerial personnel and senior management;
- Recommend to the Board on the appointment and the terms & conditions of appointment of Managing Director(s) and the Whole-time Director(s);
- Reviewing and recommending the remuneration structure of Managing Director(s) and the Whole-time Director(s), to the Board;
- To approve and recommend the Employee Stock Option Scheme for the approval of the shareholders;
- To supervise the implementation of Employee Stock Option Scheme;
- Recommend to the Board of Directors, the remuneration payable to the Senior Management as defined under the Listing Regulations, as amended or any other law for the time being in force.

Please refer to the Director's report for Performance Evaluation Criteria for the independent directors.



D. Corporate Social Responsibility Committee:

The Company has always been conscious of its obligations vis-à-vis the communities it impacts and has been pursuing various Corporate Social Responsibility (“CSR”) activities long before these were mandated by law.

The CSR Committee of the Board of Directors of the Company consists of the following members:

- 1. Mr. Pirojsha Godrej, Chairperson
- 2. Mr. Gaurav Pandey
- 3. Mr. Amitava Mukherjee

During the year, Mr. Gaurav Pandey was appointed as the member of the Committee in place of Mr. Mohit Malhotra w.e.f. January 01, 2023 and Mr. Pranay D. Vakil ceased to be a member of the Committee.

The Committee met twice during the Financial Year 2022-23 i.e. on May 02, 2022 and February 01, 2023, *inter alia*, to review the CSR spends and status of ongoing CSR Projects undertaken by the Company during the financial year 2022-23. The necessary quorum was present at the meeting.

Mr. Ashish Karyekar, Company Secretary of the Company acts as the Secretary to the CSR Committee.

The CSR Committee has formulated and recommended to the Board, a CSR Policy which was subsequently adopted by it and the same is being implemented by the Company. The CSR Policy can be accessed at the Company’s website through the web link <https://www.godrejproperties.com/investor/corporate-governance>.

The Annual Report on CSR activities undertaken by the Company during the financial year 2022-23, as prescribed under Section 135 of the Act and the Companies (Corporate Social Responsibility Policy) Rules, 2014 as amended have been appended as Annexure IV to Directors Report.

The role and responsibilities of the CSR Committee includes the following:

- 1. To formulate and recommend to the Board, a Corporate Social Responsibility Policy which shall include the activities to be undertaken by the Company as envisaged in the Act;
- 2. To recommend to the Board the amount of expenditure to be incurred on the activities as per the Corporate Social Responsibility Policy of the Company;
- 3. To monitor the projects and activities as per the Corporate Social Responsibility Policy of the Company;
- 4. To review the performance of the Company in the areas of CSR including the evaluation of the impact of the Company’s CSR activities;
- 5. To consider other functions, as defined by the Board, or as may be stipulated under any law, rule or regulation including the Listing Regulations and the Act.

E. Risk Management Committee:

The Company has in place a Risk Management Committee and Risk Management Policy much before it was mandatory under the Listing Regulations and the Act. The Committee is governed by a Charter and its objectives and its scope broadly comprises:

- 1. To formulate a detailed risk management policy which shall include:
  - A framework for identification of internal and external risks specifically faced by the listed entity, in particular including financial, operational, sectoral, sustainability (particularly, ESG related risks), information, cyber security risks or any other risk as may be determined by the Committee.
  - Measures for risk mitigation including systems and processes for internal control of identified risks.
  - Business continuity plan.
- 2. To ensure that appropriate methodology, processes and systems are in place to monitor and evaluate risks associated with the business of the Company;
- 3. To monitor and oversee implementation of the risk management policy, including evaluating the adequacy of risk management systems;
- 4. To periodically review the risk management policy including by considering the changing industry dynamics and evolving complexity;
- 5. To keep the Board of Directors informed about the nature and content of its discussions, recommendations and actions to be taken;
- 6. To review the appointment, removal and terms of remuneration of the Chief Risk Officer.

The Charter of the Committee has been re-aligned to meet the requirements laid down in Para C in Part D forming part of Schedule II to the Listing Regulations. The Risk Management framework concentrates on formalizing a process to deal with most relevant risks, building on existing management practices, knowledge and structures.

The Risk Management Committee consists of Mr. Pirojsha Godrej, Chairperson, Mr. Amitava Mukherjee – Independent Director, Mr. Gaurav Pandey – Managing Director and Chief Executive Officer (appointed as the member of the Committee in place of Mr. Mohit Malhotra w.e.f. January 01, 2023) and Mr. Rajendra Khetawat – Chief Financial Officer of the Company.

Mr. Ashish Karyekar, the Company Secretary and Compliance Officer serves the Committee as its Secretary.

The Committee met twice during the Financial Year 2022-23 i.e. on September 15, 2022 and February 28, 2023, to review the identified risk status and risk assessment exercise undertaken to identify the risk and mitigation measures to help Company prepare against for any such risks.

All Committee members were present at both the meetings held during the Financial Year 2022-23.

F. Allotment Committee:

The Allotment Committee has been formed to complete the formalities relating to the allotment of securities. The Committee comprises of the following directors as its members:

- 1. Mr. Pirojsha Godrej, Executive Chairperson
- 2. Mr. Gaurav Pandey, Managing Director and Chief Executive Officer (appointed as the member of the Committee in place of Mr. Mohit Malhotra w.e.f. January 01, 2023)

During the Financial Year 2022-23, the Allotment Committee held three meetings i.e. on June 07, 2022, September 08, 2022 and February 27, 2023 to allot equity shares arising out of options exercised by the eligible employees under the Godrej Properties Limited Employee Stock Grant Scheme, 2011 (GPL ESGS). The necessary quorum was present for all the meetings.

Mr. Ashish Karyekar, the Company Secretary and Compliance Officer serves the Committee as its Secretary.

G. Environmental, Social and Governance Committee:

The Environmental, Social and Governance (“ESG”) Committee was constituted by the Board of Directors of the Company at its meeting held on February 02, 2023, to assist the Board and the Company in discharging its oversight responsibilities related to Environmental, Social and Governance matters, including, but not limited to climate change impacts, energy and natural resources conservation, environmental and supply chain sustainability, human rights, diversity and inclusion, and other ESG issues that are relevant and material to the Company and provide guidance to the Board on the aforementioned matters and perform an oversight role in shaping the Company’s ESG strategy.

The ESG Committee consists of Mr. Pirojsha Godrej – Chairperson, Mr. Gaurav Pandey, Mr. Amitava Mukherjee and Dr. Indu Bhushan. During the reporting year, the ESG

Committee held 1 (One) meeting on March 21, 2023.

Mr. Ashish Karyekar, Company Secretary of the Company acts as the Secretary to the ESG Committee.

3. REMUNERATION OF DIRECTORS

The Board has formulated the Nomination and Remuneration Policy of Directors, Key Managerial Personnel (KMPs) and Senior Management in terms of the provisions of Section 178 of the Act and Listing Regulations. The said Policy outlines the appointment criteria and qualifications, the term/ tenure of the Directors on the Board and the matters related to remuneration of the Directors, KMPs & Senior Management. The said Policy has been enclosed as an Annexure to Director’s Report included in this Annual Report.

During the year under review, the Company had paid sitting fees of ₹ 1,00,000 (Rupees One Lakh only) to its non-executive directors for attending every meeting of the Board, Audit, Nomination & Remuneration Committee, Risk Management Committee, Environmental, Social and Governance Committee and for the meeting of Independent Directors and ₹ 20,000 (Twenty Thousand only) for every meeting of the Corporate Social Responsibility Committee and Stakeholders Relationship Committee.

The remuneration of the Managing Director & Chief Executive Officer and the Executive Chairperson is in consonance with the Company’s size, industry practice and overall performance of the Company. The Nomination & Remuneration Committee submits its recommendation to the Board, which after considering the recommendation, takes the decision on the remuneration payable to the Managing Director & Chief Executive Officer and the Executive Chairperson (which also includes the annual increments and performance bonus) in accordance with the provisions of the Act subject to the approval of the Members, wherever required.

The details of remuneration of the Directors and their relationships with each other, if any, are given in Table 7 below:

Table 7: Remuneration paid/payable to the Directors for the financial year ended March 31, 2023

₹ in Crore

| Name of Director                      | Sitting Fees | Commission | Salary | Perquisites | Provident Fund | Others | Total |
|---------------------------------------|--------------|------------|--------|-------------|----------------|--------|-------|
| Mr. Jamshyd N. Godrej                 | 0.02         | 0.20       | Nil    | Nil         | Nil            | Nil    | 0.22  |
| Mr. Nadir B. Godrej                   | 0.05         | 0.20       | Nil    | Nil         | Nil            | Nil    | 0.25  |
| Mrs. Lalita D. Gupte                  | 0.13         | 0.20       | Nil    | Nil         | Nil            | Nil    | 0.33  |
| Mr. Pranay D. Vakil\$                 | 0.07         | 0.10       | Nil    | Nil         | Nil            | Nil    | 0.17  |
| Mr. Amitava Mukherjee                 | 0.16         | 0.20       | Nil    | Nil         | Nil            | Nil    | 0.37  |
| Ms. Sutapa Banerjee                   | 0.13         | 0.20       | Nil    | Nil         | Nil            | Nil    | 0.33  |
| Dr. Indu Bhushan                      | 0.11         | 0.20       | Nil    | Nil         | Nil            | Nil    | 0.31  |
| Mr. Pirojsha Godrej                   | -            | -          | 3.9    | 1.28        | 0.17           | 17.22* | 22.57 |
| Mr. Mohit Malhotra (upto 31.12.2022)  | -            | -          | 3.51   | 0.16        | 0.87           | 9.62*  | 14.16 |
| Mr. Gaurav Pandey (w.e.f. 01.01.2023) | -            | -          | 1.06   | 0.17        | 0.04           | 2.02*  | 3.29  |

Notes:

\* Towards provision made for the Performance Bonus for the financial year 2022-23. The remuneration includes variable payout banked for FY2021-22.

\$ Mr. Pranay Vakil, upon completion of his tenure of office as Independent Director, ceased to hold such office with effect from the conclusion of 37<sup>th</sup> Annual General Meeting of the Company held on August 02, 2022.



The service contracts of the Executive Director and Managing Director & Chief Executive Officer of the Company are valid for a period of three years, with a notice period of three months on either side.

Except for drawing remuneration, none of the Directors have any other materially significant related party transactions, pecuniary relationship or transaction with the Company. The Company enters into transactions in the ordinary course of business with the companies in which the Directors hold directorship. The attention of the Members is drawn to the disclosures of transactions with related parties set out in Notes to Accounts Note No. 43 of Standalone Financial Statements, forming part of the Annual Report.

Loans and advances in the nature of loans to firms/ companies in which directors are interested by name and amount

The Company has not made any loans and advances in the nature of loans to firms/ companies in which directors are interested by name and amount.

4. GENERAL BODY MEETINGS

a. Details of previous three General Meetings of the Company are as under:

| Financial Year | Venue   | Date            | Time      |
|----------------|---|-----------------|-----------|
| 2021-22        | Through Video Conferencing ("VC") or Other Audio Visual Means ("OAVM")  | August 02, 2022 | 2.30 P.M. |
| 2020-21        | Through Video Conferencing ("VC") or Other Audio Visual Means ("OAVM"), | August 03, 2021 | 2.30 P.M. |
| 2019-20        | Through Video Conferencing ("VC") or Other Audio Visual Means ("OAVM"), | August 05, 2020 | 2.30 P.M. |

b. Details of special resolutions passed in previous three Annual General Meetings of the Company are as under:

| Date of AGM     | Number of Special Resolutions passed | Details of Special Resolutions Passed  |
|-----------------|--------------------------------------|--|
| August 02, 2022 | NIL                                  | NA   |
| August 03, 2021 | 4                                    | <div><div>i. Re-appointment of Mr. Pirojsha Godrej (DIN: 00432983) as the Whole time Director designated as Executive Chairperson of the Company for a further period of three years commencing from April 01, 2021 to March 31, 2024.</div><div>ii. Re-appointment of Mr. Mohit Malhotra (DIN: 07074531) as a Managing Director &amp; Chief Executive Officer of the Company for a further period of three years commencing from April 01, 2021 to March 31, 2024.</div><div>iii. Waiver of excess Remuneration in the form of provision for long term incentive made in the remuneration to Mr. Mohit Malhotra (DIN:07074531), Managing Director &amp; Chief Executive Officer for financial year 2020-21.</div><div>iv. Increase the quantum of options under the Godrej Properties Limited Employees Stock Grant Scheme, 2011.</div></div> |
| August 05, 2020 | NIL                                  | NA   |

c. Postal Ballot including e-Voting

During the year under review, 3 (three) Postal Ballots were conducted by the Company for seeking the approvals of the Members. Mr. Ashish Kumar Jain, a Practicing Company Secretary, was appointed as the Scrutinizer to conduct the Postal Ballots and Remote E-voting in a fair and transparent manner and the Company had engaged the services of KFin Technologies Limited (Formerly Known as KFin Technologies Private Limited) as the agency for the purpose of providing e-voting facility.

The details of the Postal Ballot are as follows:

(I)

Date of Postal Ballot Notice : May 03, 2022  
Voting period : June 05, 2022 to July 04, 2022  
Date of Declaration of Results : July 05, 2022

Resolution required: (Ordinary/ Special): Ordinary – for Sl. No. 1 to 8; Special for Sl. No. 9

| Sl. No. | Description   | Votes in favour of the resolution |                  | Votes against the resolution |                  |
|---------|---|-----------------------------------|------------------|------------------------------|------------------|
|         |   | No. of votes                      | % of total votes | No. of votes                 | % of total votes |
| 1       | Approval of material related party transactions with Embellish Houses LLP                 | 79811782                          | 99.9988          | 947                          | 0.0012           |
| 2       | Approval of material related party transactions with AR Landcraft LLP                     | 79811835                          | 99.9989          | 896                          | 0.0011           |
| 3       | Approval of material related party transactions with Roseberry Estate LLP                 | 79811792                          | 99.9988          | 941                          | 0.0012           |
| 4       | Approval of material related party transactions with Manjari Housing Projects LLP         | 79811840                          | 99.9989          | 894                          | 0.0011           |
| 5       | Approval of material related party transactions with Maan-Hinje Township Developers LLP   | 79811735                          | 99.9988          | 997                          | 0.0012           |
| 6       | Approval of material related party transactions with Mahalunge Township Developers LLP    | 79811899                          | 99.9989          | 848                          | 0.0011           |
| 7       | Approval of material related party transactions with Caroa Properties LLP                 | 79811845                          | 99.9989          | 887                          | 0.0011           |
| 8       | Approval of material related party transactions with Suncity Infrastructures (Mumbai) LLP | 79811762                          | 99.9988          | 944                          | 0.0012           |
| 9       | Appointment of Dr. Indu Bhushan (DIN: 09302960) as an Independent Director                | 242195146                         | 99.9873          | 30655                        | 0.0127           |

The resolutions were passed with the requisite majority.

(II)

Date of Postal Ballot Notice : November 09, 2022  
Voting period : November 13, 2022 to December 12, 2022  
Date of Declaration of Results : December 13, 2022

Resolution required: (Ordinary/ Special): Ordinary

| Sl. | Description   | Votes in favour of the resolution |                  | Votes against the resolution |                  |
|-----|---|-----------------------------------|------------------|------------------------------|------------------|
|     |   | No. of votes                      | % of total votes | No. of votes                 | % of total votes |
| 1   | Approval of the appointment of Mr. Gaurav Pandey (DIN: 07229661) as Director of the Company   | 23,87,82,026                      | 99.31            | 16,47,493                    | 0.69             |
| 2   | Approval of appointment and remuneration of Mr. Gaurav Pandey (DIN: 07229661) as the Managing Director and Chief Executive Officer of the Company | 20,90,08,643                      | 86.93            | 3,14,20,890                  | 13.07            |

The resolutions were passed with the requisite majority.

(III)

Date of Postal Ballot Notice : February 02, 2023  
Voting period : February 22, 2023 to March 23, 2023  
Date of Declaration of Results : March 24, 2023

Resolution required: (Ordinary/ Special): Ordinary

| Sl. | Description   | Votes in favour of the resolution |                  | Votes against the resolution |                  |
|-----|---|-----------------------------------|------------------|------------------------------|------------------|
|     |   | No. of votes                      | % of total votes | No. of votes                 | % of total votes |
| 1   | Approval of the material related party transactions with Maan-Hinje Township Developers LLP | 75256582                          | 99.9994          | 473                          | 0.0006           |
| 2   | Approval of material related party transactions with Godrej Vestamark LLP                   | 75256603                          | 99.9994          | 460                          | 0.0006           |

The resolutions were passed with the requisite majority.



None of the business proposed to be transacted at the ensuing AGM requires passing of special resolution.

**d. Special Resolution proposed to be conducted through Postal Ballot**

No Special Resolution is proposed to be conducted through Postal Ballot as on the date of this Report.

## 5. MEANS OF COMMUNICATION:

The Company follows a robust process of communicating with its stakeholders and investors. For this purpose, it provides multiple channels of communications through the dissemination of information on the on-line portal of the Stock Exchanges, Press Releases, the Annual Reports and by placing relevant information on its website.

The unaudited quarterly results (both standalone and consolidated) are announced within forty-five (45) days of the close of the quarter. The audited annual results are announced within sixty (60) days from the close of the financial year, as required under the Listing Regulations. The aforesaid financial results are disseminated to the Stock Exchanges within thirty (30) minutes from the same being approved by the Board. The quarterly and annual results of the Company's financial performance are published in leading English and Marathi newspapers like the Financial Express and Loksatta. Further, the annual reports containing audited standalone and consolidated financial statements of the Company together with Directors' Report, Auditors' Report and other important information are circulated to the members and others entitled thereto. Due to the liberalized procedure relating to holding of general meetings through virtual mode as per notifications issued by the MCA and SEBI, physical copies of the Company's annual reports are issued only to those members who request for the same. However, soft copies of the Annual Report and the notices for the general meetings are emailed to those shareholders who have registered their email IDs with the Company.

The Annual Report of the Company, the quarterly/ half-yearly and the annual audited financial statements and the press releases of the Company are also placed on the Company's website at [www.godrejproperties.com](http://www.godrejproperties.com) and can be downloaded.

The presentations on the performance of the Company, call transcripts of the analysts call and audio recording of the said calls are placed on the Company's website for the benefit of the institutional investors and other shareholders as per the requirement of Listing Regulations.

The Board of Directors has in place a policy for determining materiality of events for the purpose of making disclosure to the stock exchanges. The MD & CEO, the CFO and the Company Secretary have been empowered to decide on the materiality of information for the purpose of making appropriate disclosures to the stock exchanges.

A separate dedicated section under 'Corporate Governance' on the Company's website gives information on unclaimed dividends and details of shares transferred to Investor Education & Protection Fund Authority, Ministry

of Corporate Affairs.

Quarterly Compliance Reports and other relevant information of interest to the Investors are also placed under the Corporate Governance Section on the Company's website.

## 6. GENERAL SHAREHOLDERS' INFORMATION

### a. Annual General Meeting

|                       |  |
|-----------------------|--|
| <b>Day &amp; Date</b> | Wednesday, August 02, 2023   |
| <b>Time</b>           | 2.30 p.m.  |
| <b>Venue</b>          | The Company is conducting meeting through VC / OAVM pursuant to the MCA Circular dated May 5, 2020 read with Circular No. 02/2021 dated 13 <sup>th</sup> January 2021 and May 5, 2020 and as such there is no requirement to have a venue for the AGM. For details please refer to the Notice of this AGM. |

### b. Financial Calendar

The Company's accounting year comprises of a 12 months period from April 1 to March 31.

### c. Dividend Payment Date

The Board has not recommended any dividend for the financial year ended March 31, 2023.

### d. Listing Information

#### Equity Shares:

The Company's equity shares are listed on the BSE Limited and the National Stock Exchange of India Limited and privately placed Non-Convertible Debentures (NCDs) of Rs 1000 Crore are listed on the Debt Segment of BSE.

In addition to the above, the Company also has its Commercial Papers listed on the National Stock Exchange of India Limited.

| Name and Address of the Exchanges  | Type of Security/ ScripCode           | International Securities Identification Number (ISIN) |
|--|---------------------------------------|---|
| BSE Limited (BSE)<br>25 <sup>th</sup> Floor, P J Towers, Dalal Street, Mumbai 400 001  | Ordinary (Equity) Shares / 533150     | INE484J01027  |
|  | Non-Convertible Debentures / 959822   | INE484J08022  |
| The National Stock Exchange of India Limited<br>(NSE Exchange Plaza, C-1, Block G, Bandra Kurla Complex, Bandra (East), Mumbai 400 051 | Ordinary (Equity) Shares / GODREJPROP | INE484J01027  |

The ISIN No. of the Company's equity shares on both National Securities Depository Limited and Central Depository Services (India) Limited is INE484J01027.

The CIN of the Company is L74120MH1985PLC035308.

Annual listing fee for the year 2023-24 have been paid to both the Stock Exchanges.

#### Non-convertible Debentures:

As on the end of the Reporting year, the Company had 10,000 unsecured, redeemable, rated, listed, redeemable, Non-Convertible Debentures (NCDs) issued on a private placement basis.

#### Debenture Trustee

Pursuant to Regulation 53 of the Listing Regulations, the name and contact details of the Debenture Trustee for the privately placed NCDs and public NCDs are given below:

#### Vistra ITCL (India) Limited

The IL&FS Financial Center, Plot No C- 22, G Block, 7<sup>th</sup> Floor, Bandra Kurla Complex, Bandra (East), Mumbai 400 051  
Phone: +91 22265 93535

Email: [itclcomplianceofficer@vistra.com](mailto:itclcomplianceofficer@vistra.com)

#### Commercial Papers

In accordance with the requirement of the SEBI Circular No. SEBI/HO/DDHS/P/CIR/2021/613 dated August 10, 2021, read with the applicable provisions of the Securities and Exchange Board of India (Issue and Listing of Non-Convertible Securities) Regulations, 2021, the Company has listed its commercial papers on the National Stock Exchange of India Limited.

#### e. Stock Data

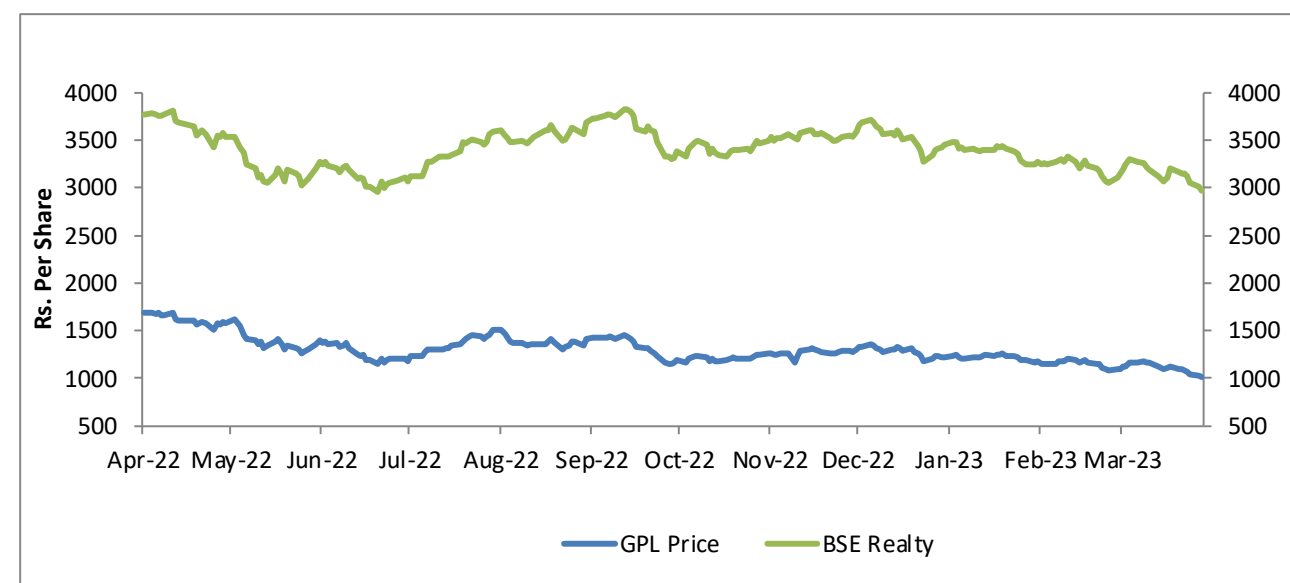
Table 8 and Table 9 respectively give the monthly high and low prices and volumes of equity shares of the Company at the BSE and NSE for the financial year ended March 31, 2023.

**Table 8: Monthly high and low prices and volumes of equity shares traded on BSE and NSE for the financial year ended March 31, 2023:**

| Month           | BSE      |          |                                       | NSE      |          |                                       |
|-----------------|----------|----------|---------------------------------------|----------|----------|---------------------------------------|
|                 | High (₹) | Low (₹)  | Volumes Traded (No. of equity shares) | High (₹) | Low (₹)  | Volumes Traded (No. of equity shares) |
| April, 2022     | 1,715.40 | 1,504.75 | 4,90,519                              | 1,715.15 | 1,503.55 | 96,34,993                             |
| May, 2022       | 1,674.00 | 1,228.95 | 7,97,116                              | 1,668.55 | 1,229.10 | 1,81,27,484                           |
| June, 2022      | 1,410.25 | 1,130.20 | 4,81,485                              | 1,409.80 | 1,129.55 | 1,44,73,909                           |
| July, 2022      | 1,514.65 | 1,170.95 | 6,94,411                              | 1,515.00 | 1,167.00 | 1,16,72,157                           |
| August, 2022    | 1,530.75 | 1,284.00 | 8,31,713                              | 1,529.95 | 1,285.15 | 1,76,08,930                           |
| September, 2022 | 1,484.10 | 1,131.10 | 10,28,107                             | 1,483.50 | 1,131.00 | 1,47,01,587                           |
| October, 2022   | 1,267.85 | 1,151.75 | 9,43,894                              | 1,269.00 | 1,151.50 | 84,01,373                             |
| November, 2022  | 1,329.95 | 1,150.00 | 7,49,789                              | 1,319.90 | 1,154.25 | 1,59,72,853                           |
| December, 2022  | 1,362.75 | 1,167.00 | 8,16,358                              | 1,362.30 | 1,165.25 | 1,10,24,351                           |
| January, 2023   | 1,264.20 | 1,140.90 | 2,48,205                              | 1,264.00 | 1,140.80 | 69,21,288                             |
| February, 2023  | 1,217.85 | 1,061.65 | 4,56,319                              | 1,217.75 | 1,061.05 | 1,03,56,563                           |
| March, 2023     | 1,190.00 | 1,005.70 | 3,40,105                              | 1,190.35 | 1,005.00 | 96,46,899                             |



Note: High and low prices are in rupees per traded equity share derived from the closing prices. Volume is the total monthly volume of trade (in numbers) in equity shares of the Company. The Company's equity share performance compared to BSE Realty Index is as under:



The Equity Shares of the Company have not been suspended from trading by the SEBI and/ or Stock Exchanges.

**Credit Ratings and any revisions thereto for debt instruments or any fixed deposit programme or any scheme or proposal involving mobilization of funds, whether in India or abroad:**

The Company does not have any fixed deposit programme or any scheme or proposal involving mobilization of funds in India or abroad during the financial year ended March 31, 2023. The Company continues to have a credit rating which denotes high degree of safety regarding timely servicing of financial obligation. The Company has received the following credit ratings for its Commercial Papers and Non-Convertible Debentures from various credit rating agencies:

| Rating Agency  | Rating                  | Instrument                |
|----------------|-------------------------|---------------------------|
| ICRA Limited   | [ICRA]AA                | Non-Convertible Debenture |
| ICRA Limited   | (Positive)<br>[ICRA]A1+ | Commercial paper          |
| CRISIL Limited | CRISIL A1+              |                           |

During the year there has been no downgrading of the above ratings.

#### f. Share Transfer Agent

Investor correspondence should be addressed to:

**For Equity Shares:-**

**Kfn Technologies Limited**

(Formerly known as Kfn Technologies Private Limited)

(Unit: Godrej Properties Limited) Selenium Tower-B, Plot No.31 & 32, Financial District, Gachibowli, Nanakramguda, Serilingampally, Hyderabad, Rangareddi, Telangana, India – 500032

Phone: 040-67162222

Fax: 040-23420814

Email ID: einward.ris@kfnfintech.com

Toll Free No.: 18003094001

Contact Person: Mr. Naveen Kiran Logiseti

**For Non-Convertible Debenture (NCDs)**

**Link In Time India Private Limited**

C 101, 247 Park, LBS Marg, Vikhroli (West)

Mumbai – 400 083

Phone: +91 22 4918 6000

Fax: +91 22 4918 6060

Email ID: [mumbai@linkintime.co.in](mailto:mumbai@linkintime.co.in)

Website: [www.linkintime.co.in](http://www.linkintime.co.in)

Contact Person: Mr. Ganesh Jadhav

#### g. Share Transfer System

The Company has outsourced its share transfer function for shares held in physical form to Kfn Technologies Limited, which is registered with the Securities and Exchange Board of India having Registration No. INR000000221.

As per Regulation 40 of the Listing Regulations, as amended, securities of listed companies can be transferred only in dematerialised form w.e.f. April 01, 2019, except in case of request received for transmission or transposition of securities. Further, SEBI has fixed March 31, 2021 as the cut-off date for re-lodgement of transfer deeds and the shares that are re-lodged for transfer shall be issued only in demat mode. However, Members are not barred from holding shares in physical form. Members who are desirous of transferring shares (which are held in physical form) after April 01, 2019 can do so only after the shares are dematerialized. Transfers of equity shares in electronic form are effected through the depositories with no involvement of the Company.

#### h. Distribution of Shareholding as on March 31, 2023

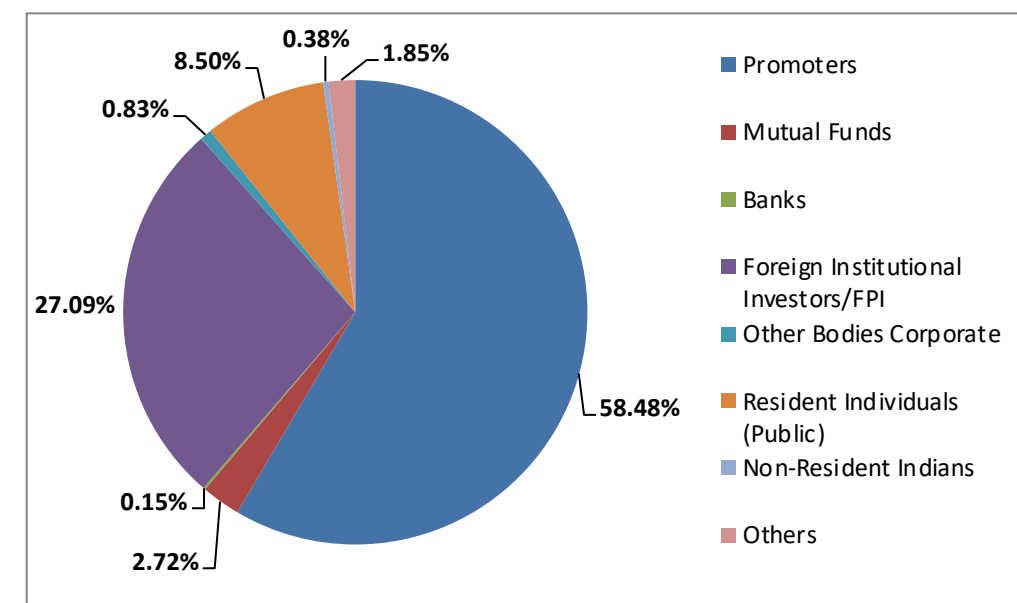
| Category (Amount) | No. of Holders  | % to Holder | Total Shares Held   | Amount (Rs)          | % of Amount    |
|-------------------|-----------------|-------------|---------------------|----------------------|----------------|
| 1 - 5000          | 1,95,523        | 98.60       | 1,06,38,822         | 5,31,94,110          | 3.83           |
| 5001 - 10000      | 1,191           | 0.60        | 17,56,000           | 87,80,000            | 0.63           |
| 10001 - 20000     | 563             | 0.28        | 16,41,538           | 82,07,690            | 0.59           |
| 20001 - 30000     | 243             | 0.12        | 12,00,775           | 60,03,875            | 0.43           |
| 30001 - 40000     | 130             | 0.07        | 9,06,109            | 45,30,545            | 0.33           |
| 40001 - 50000     | 96              | 0.05        | 8,80,506            | 44,02,530            | 0.32           |
| 50001 - 100000    | 180             | 0.09        | 25,77,199           | 1,28,85,995          | 0.93           |
| 100001 & above    | 375             | 0.19        | 25,84,20,495        | 129,21,02,475        | 92.95          |
| <b>TOTAL</b>      | <b>1,98,301</b> | <b>100</b>  | <b>27,80,21,444</b> | <b>139,01,07,220</b> | <b>100.00%</b> |

#### i. Shareholding Pattern as on March 31, 2023

##### i. Distribution of Equity Shareholding:

| Category                            | No. of shareholders | No. of shares held  | % of shareholding |
|-------------------------------------|---------------------|---------------------|-------------------|
| Promoters                           | 43                  | 16,25,99,633        | 58.48             |
| Mutual Funds                        | 21                  | 75,57,042           | 2.72              |
| Banks/NBFC                          | 4                   | 4,21,789            | 0.15              |
| Foreign Institutional Investors/FPI | 485                 | 7,53,14,481         | 27.09             |
| Other Bodies Corporate              | 920                 | 23,00,090           | 0.83              |
| Resident Individuals (Public)       | 1,93,578            | 2,36,42,836         | 8.50              |
| Non-Resident Indians                | 3,172               | 10,54,022           | 0.38              |
| Others                              | 78                  | 51,31,551           | 1.85              |
| <b>Total</b>                        | <b>1,98,301</b>     | <b>27,80,21,444</b> | <b>100.00%</b>    |

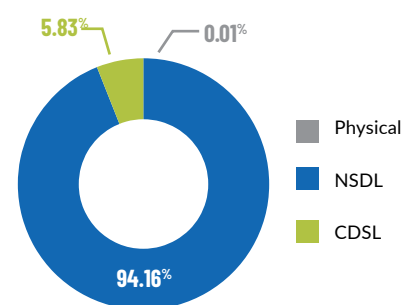
##### ii. Categories of Equity Shareholders:





j. **Shares Held in Physical and Dematerialized Form**

Break up of physical and dematerialized shares as on March 31, 2023



k. **Dematerialization of Shares and Liquidity**

Equity shares of the Company are compulsorily traded in demat form and are available for trading under National Securities Depository Limited ("NSDL") and Central Depository Services Limited ("CDSL") from January 05, 2010 onwards. The International Security Identification Number allotted to the Company, post sub-division of shares, under Depository System is INE484J01027. As of March 31, 2023, 27,80,04,312 equity shares of Rs 5 each, representing 99.99% of the Company's total paid up share capital, have been held in demat form.

Pursuant to Regulation 76 of the SEBI (Depositories and Participants) Regulations, 2018, a Company Secretary in Practice carries out Reconciliation of Share Capital Audit to reconcile the total share capital admitted with NSDL and CDSL and held in physical form, with the issued and listed capital. This audit is carried out every quarter and the report thereon is submitted to the Stock Exchanges. The audit confirms that the total listed and paid up/ issued share capital is in agreement with the aggregate of the total number of shares in demat form (held by NSDL and CDSL) and in physical form.

l. **Outstanding GDRs/ADRs/warrants/convertible instruments and their impact on equity**

During the year under review, the Company has not issued any ADR/GDR/Warrants or any other convertible instruments.

m. **Address for Correspondence**

Shareholders correspondence should be addressed to:

**KFin Technologies Limited**

(Formerly known as KFin Technologies Private Limited)  
(Unit: Godrej Properties Limited)

Selenium Tower-B, Plot No.31 & 32, Financial District,  
Gachibowli, Nanakramguda, Serilingampally, Hyderabad,  
Rangareddi, Telengana, India - 500032

Phone: 040-67162222

Fax: 040-23420814

Email ID: einward.ris@kfintech.com

Toll Free No.: 18003094001

Contact Person: Mr. Naveen Kiran Logiseti

Compliance Officer: Mr. Ashish Karyekar  
Godrej One, 5<sup>th</sup> floor, Pirojshanagar, Eastern Express  
Highway, Vikhroli (East), Mumbai 400 079

n. **Commodity Price Risk / Foreign Exchange Currency Risk and Commodity Hedging activities**

The commodity price risk or foreign exchange risk and hedging activities are covered in Management Discussion and Analysis Report.

**7. OTHER DISCLOSURES**

a. **Related party transaction**

The Company has formulated a policy on related party transactions which is also available on the website at <https://www.godrejproperties.com/investor/corporate-governance>. This policy deals with the review and approval of related party transactions. The Board of Directors of the Company has approved the criteria to grant omnibus approval by the Audit Committee within the overall framework of the policy on related party transactions. Prior omnibus approval is obtained for related party transactions which are of repetitive in nature and entered in the ordinary course of business and at arm's length. All related party transactions are placed before the Audit Committee for review and approval.

All related party transactions entered into during the reporting period were in an ordinary course of the business and were at an arm's length basis and the Company has obtained prior approval of the Audit Committee.

The Company has sought its members' approval for the related party transactions that are material within the meaning of Regulation 23 of the Listing Regulations. Attention of Members is drawn to the disclosures of transactions with related parties set out in **Notes to Accounts - Note No. 44** forming part of the Standalone financial statements.

b. **Details of Non-compliance**

There has not been any non-compliance by the Company and no penalties or strictures were imposed on the Company by BSE Limited, the National Stock Exchange of India Limited, the Securities and Exchange Board of India or by any other statutory authority, in relation to any matter related to capital markets, during last three years.

c. **Whistle Blower Policy - Vigil Mechanism**

The Company's Whistle Blower Policy is in line with the provisions of the sub section 9 and 10 of Section 177 of the Act and as per Regulation 22 of the Listing Regulations. This Policy establishes a vigil mechanism for Directors and employees to report genuine concerns regarding unethical behaviour, actual or suspected fraud or violation of the Company's Code of Conduct. The said mechanism also provides for adequate safeguards against victimisation of persons who use such mechanism and makes provision for direct access to the chairperson of the Audit Committee in appropriate or exceptional cases. We confirm that during the financial year 2022-23, no employee of the Company

was denied access to the Audit Committee.

The said Whistle-Blower Policy is available on the website of the Company at <https://www.godrejproperties.com/investor/corporate-governance>

d. **Policy for Determining Material Subsidiary**

As required under the Listing Regulations, the Company has formulated a Policy for determining 'material' subsidiaries which has been put up on the website of the Company at <https://www.godrejproperties.com/investor/corporategovernance>.

e. **Policy to Prevent Sexual Harassment at the Workplace**

The Company is committed to creating and maintaining an environment in which employees can work together, without fear of sexual harassment, exploitation or intimidation. Every employee is made aware that the Company is strongly opposed to sexual harassment and that such behavior is prohibited both by law and by the Godrej group. To redress complaints of sexual harassment, an Internal Complaints Committee (ICC) of Godrej Properties Limited has been formed under the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013 and the rules made thereunder.

The Company, in line with the Group policy has re-constituted the Internal Complaints Committee ('ICC') to include representatives from each region in order to ensure the better implementation of the Policy. The ICC has formed sub-committees at regional levels by inducting representatives from each regions. The Central Committee responsible at head office is responsible for decision making. Ms. Raheen Jummani, NGO member, Ms. Mamta Bakshi, Ms. Megha Goel, Mr. Saurabh Mohindru and Ms. Shivani Khanna are the members of central Internal Complaints Committee. During the financial year 2022-23, 1 (one) complaint was received by the Company and the same was investigated in accordance with the procedure laid down under the said Act and the same stand settled. There were no complaints pending as of the end of the financial year ended March 31, 2023.

No cases of child labour, forced labour, involuntary labour and discriminatory employment were reported during the period.

f. **Policy on Determination of Materiality of Events**

The Company has also adopted Policy on Determination of Materiality of Events and Policy on Archival of Documents which has been put up on the website of the Company at <https://www.godrejproperties.com/investor/corporategovernance>.

g. **Dividend Distribution Policy**

As required under the Listing Regulations, the Company has formulated a Policy for dividend distribution which has been put up on the website of the Company at <https://www.godrejproperties.com/investor/corporate-governance>.

h. **Code of Conduct on Prevention of Insider Trading**

As prescribed under SEBI (Prohibition of Insider Trading) Regulations, 2015, the Company has formulated a Code of Conduct for Prevention of Insider Trading which stipulates restrictions while trading in the shares of the Company.

i. **Details of Demat Suspense Account**

As per Schedule V of Part F of the Listing Regulations the Company reports the following details in respect of equity shares lying in the suspense account which were issued pursuant to the public issue.

| Sl. No. | Particulars (for the Financial Year 2022-23)   | No. of Cases | No. of Equity Shares |
|---------|--|--------------|----------------------|
| 1.      | Aggregate number of shareholders and the outstanding equity shares in the suspense account lying at the beginning of the year; | 1            | 104                  |
| 2.      | Number of shareholders who approached issuer for transfer of equity shares from suspense account during the year;              | 0            | 0                    |
| 3.      | Number of shareholders to whom equity shares were transferred from suspense account during the year;                           | 0            | 0                    |
| 4.      | Aggregate number of shareholders and the outstanding equity shares in the suspense account lying at the end of the year*.      | 1            | 104                  |

\*The voting rights on the equity shares shall be frozen till the rightful owner claims such shares.

During the year under review, there were no investors who have lodged the claims with the Company for transfer of shares from Unclaimed Suspense Account maintained by the Company.

j. **Details of utilisation of funds raised through preferential Allotment or Qualified Institutions Placement**

The details of utilisation of funds raised through Preferential Allotment or Qualified Institutions Placement.

**Qualified Institutions Placement (Fund raised during 2020-21):** The Company has fully utilised the amount of Rs. 2100 crore raised through Qualified Institutions Placement in FY 2020-21.



**Qualified Institutions Placement (Fund raised during 2021-22):**

| Deployment of equity issue proceeds                         | Amount in Crore |
|---|-----------------|
| Amount Received in Escrow                                   | 3,750.00        |
|   | Actual          |
| Issue Related Expenses                                      | 52.61           |
| Capex   | 3,597.25        |
| Total Utilisation   | 3649.86         |
| Investments in Debt Mutual Funds / Bank FD's & Bank Account |                 |
| Investments in Debt Mutual Funds                            | 12.41           |
| Investments in Bank FD's                                    | 87.68           |
| Bank Balance  | 0.05            |
| <b>TOTAL</b>  | <b>3,750.00</b> |

**k. Audit Fees:**

The fees paid by the Company and its subsidiaries (on a consolidated basis) to the statutory auditors and its network firm during the financial year 2022-23 is as under:

| Particulars                      | Amount in Crore |
|----------------------------------|-----------------|
| Audit Fees                       | 0.85            |
| Reimbursement of Expenses        | 0.06            |
| Certification and other services | 0.08            |
| <b>Total</b>                     | <b>0.99</b>     |

**l. Non acceptance of any recommendation of any Committee of the Board which was mandatorily required:**

During the year, the Board has accepted all recommendation received from its Committees.

**m. Transfer of the 'shares' into Investor Education and Protection Fund (IEPF) {in cases where dividend has not been paid or claimed for seven (7) consecutive years or more}**

In terms of Section 124(6) of the Act read with Investor Education & Protection Fund Authority (Accounting, Audit, Transfer and Refund) Rules, 2016 as amended, and Notifications issued by the Ministry of Corporate Affairs from time to time, the Company is required to transfer the shares in respect of which dividends have remained unpaid/ unclaimed for a period of seven (7) consecutive years or more to the IEPF Account established by the Central Government. As required under the said Rules, the Company during the year has transferred 8642 equity shares of face value of Rs 5/- each share, held by 70 (Seventy) shareholders to the DEMAT Account of the IEPF Authority (the "Authority"). The Company has sent individual notice to all the Members whose shares are due to be transferred to the Authority and has also published newspaper advertisement in this regard. Members are requested to visit the website of the Company and/ or the Authority/ MCA to check their unpaid/ unclaimed dividend status and are advised to write to the Company and/ or RTA immediately claiming dividend(s) declared by the Company.

**Guidelines for Investors to file claim in respect of the unclaimed dividend or shares transferred to the IEPF**

Investors/depositors whose unpaid dividends, matured deposits or debentures etc. have been transferred to IEPF under Companies Act, 1956 and/or the Act, can claim the amounts. In addition, claims can also be made in respect of shares which have been transferred into the IEPF, as per the procedures/guidelines available on the website of the Company at <https://www.godrejproperties.com/investor/unclaimed-unpaid-amounts/>

The Members may note that no claims shall lie against the Company in respect of the dividend/ shares so transferred to IEPF.

**n. Plant Locations:**

The Company operates from various offices in India as given in the third cover page of the Annual Report. The details of various project site of the Company is available on the website of the Company [www.godrejproperties.com](http://www.godrejproperties.com).

**o. Details of material subsidiaries:**

As at March 31, 2023, Godrej Projects Development Limited ("GPDL") and Oasis Landmarks LLP are the material unlisted Indian subsidiaries of GPL under Regulation 24 of Listing Regulations.

GPDL was incorporated as a private limited company under the Companies Act, 1956 on November 22, 2010 in Mumbai and was converted into a public limited company on November 22, 2017. GPDL is a wholly owned subsidiary of GPL and is engaged in Real Estate Development and Construction Activities.

Oasis Landmarks LLP was incorporated on June 25, 2014 and is engaged in the Real Estate Development and Construction Activities.

M/s. BSR & Co. LLP, Chartered Accountants (Firm Registration No.101248W/W-100022) are appointed as the Statutory Auditors of GPDL for a second term of five consecutive years for the financial years 2022-23 to 2026-27 in the annual general meeting held on September 29, 2022. M/s. BSR & Co. LLP are appointed as the Statutory Auditors of Oasis Landmarks LLP on August 02, 2017.

**8. DETAILS OF COMPLIANCE WITH MANDATORY REQUIREMENTS OF THE LISTING REGULATIONS:**

- The Company has complied with the requirements as mentioned in Schedule V, Para C, sub-paras (2) to (10) of the Listing Regulations.
- The Company has complied with all the requirements as specified in Regulation 17 to 27 and clauses (b) to (i) of sub-regulation (2) of Regulation 46 of the Listing Regulations.

**9. DISCRETIONARY DISCLOSURES**

The status of compliance with non-mandatory recommendations of the Listing Regulations is as follows:

- Shareholders' Rights:** As the quarterly and half yearly financial results are published in the newspapers and are also posted on the Company's website, the same are not being sent separately to the shareholders.
- Audit Qualifications:** The Company's financial statements for the year 2022-23 do not contain any audit qualification.
- Separate posts of Chairperson and CEO:** The positions of the Chairperson and the CEO in the Company are separate.
- Reporting of Internal Auditor:** The Internal Auditors of the Company directly report to Chairperson of the Audit Committee.

**Declaration by Managing Director & CEO**

I, Gaurav Pandey, Managing Director & Chief Executive Officer of Godrej Properties Limited, hereby confirm pursuant to SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 that:

The Board of Godrej Properties Limited has laid down a Code of Conduct for all Board members and senior management of the Company. The said code of conduct has also been posted on the Company's website viz. [www.godrejproperties.com](http://www.godrejproperties.com). All the Board members and senior management personnel have affirmed their compliance with the said Code of Conduct for the financial year ended March 31, 2023.

**Place: Mumbai**  
**Date: May 03, 2023**

**Gaurav Pandey**  
**Managing Director &**  
**Chief Executive Officer**



# CERTIFICATE ON CORPORATE GOVERNANCE

To,  
The Members,  
GODREJ PROPERTIES LIMITED

We have examined the compliance of conditions of Corporate Governance, by Godrej Properties Limited ("the company"), for the financial year ended March 31, 2023, as prescribed in the Regulations 17 to 27, 46 (2) (b) to (i), and Paragraphs C, D and E of Schedule V of Chapter IV of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (the Listing Regulations).

We state that the compliance of conditions of Corporate Governance is the responsibility of the management, and our examination was limited to the procedures and implementation thereof, adopted by the Company for ensuring the compliance of the conditions of Corporate Governance. It is neither an audit nor an expression of opinion on the financial statements of the Company.

In our opinion, and to the best of our information and according to the explanations, given to us, we certify that the Company has complied with the conditions of Corporate Governance, as stipulated in the aforesaid provisions of the Listing Regulations.

We further state that such compliance is neither an assurance as to the future viability of the Company nor the efficiency or the effectiveness with which the management has conducted the affairs of the Company.

This certificate is issued solely for the purposes of complying with Listing Regulations and may not be suitable for any other purpose.

Place: Mumbai  
Date: May 03, 2023

For **BNP & Associates**  
*Company Secretaries*  
[Firm Regn. No. P2014MH037400]  
PR No. 637/2019

**Kalidas Ramaswani**  
*Partner*

FCS No: 2440/ COP No: 22856  
UDIN: F002440E000245595

# CERTIFICATE OF NON-DISQUALIFICATION OF DIRECTORS

(Pursuant to Regulation 34(3) and Schedule V Para C clause (10) (i) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015)

To,  
The Members of  
**Godrej Properties Limited**  
Godrej One, 5<sup>th</sup> Floor, Pirojshanagar,  
Eastern Express Highway,  
Vikhroli (East), Mumbai-400079

We have examined the relevant registers, records, forms, returns and disclosures received from the Directors of Godrej Properties Limited (CIN:L74120MH1985PLC035308) and having registered office at Godrej One, 5<sup>th</sup> Floor, Pirojshanagar, Eastern Express Highway, Vikhroli (East), Mumbai-400079 (hereinafter referred to as 'the Company'), produced before us by the Company for the purpose of issuing this Certificate, in accordance with Regulation 34(3) read with Schedule V Para-C Sub clause 10(i) of the Securities Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015.

In our opinion and to the best of our information and according to the verifications (including Directors Identification Number (DIN) status at the portal [www.mca.gov.in](http://www.mca.gov.in)) as considered necessary and explanations furnished to us by the Company & its officers, we hereby certify that none of the Directors on the Board of the Company as stated below for the financial year ending on 31<sup>st</sup> March, 2023 have been debarred or disqualified from being appointed or continuing as Directors of companies by the Securities and Exchange Board of India, Ministry of Corporate Affairs, or any such other Statutory Authority.

| Sl. No. | Name of the Director       | DIN      | Date of appointment |
|---------|----------------------------|----------|---------------------|
| 1       | Mr. Pirojsha Adi Godrej    | 00432983 | 25/10/2008          |
| 2       | Mr. Gaurav Pandey          | 07229661 | 01/01/2023          |
| 3       | Mr. Jamshyd Naoroji Godrej | 00076250 | 25/04/1990          |
| 4       | Mr. Nadir Burjor Godrej    | 00066195 | 25/04/1990          |
| 5       | Mrs. Lalita Dileep Gupte   | 00043559 | 16/01/2008          |
| 6       | Mr. Amitava Mukherjee      | 00003285 | 17/05/2010          |
| 7       | Ms. Sutapa Banerjee        | 02844650 | 05/11/2019          |
| 8       | Dr. Indu Bhushan           | 09302960 | 03/05/2022          |

Ensuring the eligibility of for the appointment / continuity of every Director on the Board is the responsibility of the management of the Company. Our responsibility is to express an opinion on these based on our verification. This certificate is neither an assurance as to the future viability of the Company nor of the efficiency or effectiveness with which the management has conducted the affairs of the Company.

Place: Mumbai  
Date: May 03, 2023

For **A. K. Jain & Co.**  
*Company Secretaries*  
**Ashish Kumar Jain**  
*Proprietor*

FCS: 6058, CP: 6124  
Peer Review Certificate No.1485/2021  
UDIN:- F006058E000248850



# BUSINESS RESPONSIBILITY & SUSTAINABILITY REPORT

## SECTION A: GENERAL DISCLOSURES

### A. Details of the listed entity

1. Corporate Identity Number (CIN) of the Listed Entity - L74120MH1985PLC035308
2. Name of the Listed Entity - Godrej Properties Limited
3. Year of incorporation – February 8, 1985
4. Registered office address - Godrej One, 5th Floor, Pirojshanagar, Eastern Express Highway, Vikhroli (East), Mumbai – 400079
5. Corporate address - Godrej One, 5th Floor, Pirojshanagar, Eastern Express Highway, Vikhroli (East), Mumbai – 400079.
6. E-mail - [secretarial@godrejproperties.com](mailto:secretarial@godrejproperties.com)
7. Telephone - 022-61698500
8. Website - [www.godrejproperties.com](http://www.godrejproperties.com)
9. Financial year for which reporting is being done - FY 2022-23
10. Name of the Stock Exchange(s) where shares are listed - BSE Ltd. (BSE)/ National Stock Exchange of India Ltd. (NSE)
11. Paid-up Capital - ₹ 139.01 Crores
12. Name and contact details (telephone, email address) of the person who may be contacted in case of any queries on the BRSR report-  
Name: Mr. Ashish Karyekar  
Telephone No.: 022-61698731  
Email Id: [akaryekar@godrejproperties.com](mailto:akaryekar@godrejproperties.com)
13. Reporting boundary - Are the disclosures under this report made on a standalone basis (i.e., only for the entity) or on a consolidated basis (i.e., for the entity and all the entities which form a part of its consolidated financial statements, taken together)- Consolidated basis.

### B. Products/services

14. Details of business activities (accounting for 90% of the turnover):

| Sr. no. | Description of Main Activity             | Description of Business Activity                      | Percentage of Turnover of the entity |
|---------|--|---|--------------------------------------|
| 1       | Construction and Real Estate Development | Construction of residential and commercial properties | 100%                                 |

15. Products/Services sold by the entity (accounting for 90% of the entity's Turnover):

| Sr. no. | Product/Service                          | NIC Code | Percentage of total Turnover contributed |
|---------|--|----------|--|
| 1       | Construction and Real Estate Development | 4100     | 100%                                     |

### C. Operations

16. Number of locations where plants and/or operations/offices of the entity are situated:

| Location      | Number of sites | Number of offices | Total |
|---------------|-----------------|-------------------|-------|
| National      | 43              | 9                 | 52    |
| International | 0               | 3                 | 3     |

17. Markets served by the entity:

#### a. Number of locations

| Locations                        | Number   |
|----------------------------------|--|
| National (No. of States)         | 8 states (Maharashtra, Delhi, Haryana, UP, Karnataka, Chennai, West Bengal, and Gujarat) |
| International (No. of Countries) | 3 countries (Dubai, Singapore, and USA)  |

- b. What is the contribution of exports as a percentage of the total turnover of the entity?

Response: Not Applicable

#### c. A brief on types of customers

Response: Godrej Properties brings the Godrej Group philosophy of innovation, sustainability, and excellence to the real estate industry. Each Godrej Properties development combines a 126-year legacy of excellence and trust with a commitment to cutting-edge design and technology. Projects address customer needs across geographies, demographics, price points and building typologies.

### D. Employees

18. Details as at the end of Financial Year:

#### a. Employees and workers (including differently abled): (Data as on 31.03.2023)

| Sr. No.          | Particulars                            | Total (A) | Male No. (B) | % (B / A) | Female No. (C) | % (C / A) |
|------------------|--|-----------|--------------|-----------|----------------|-----------|
| <b>Employees</b> |  |           |              |           |                |           |
| 1                | Permanent (D)                          | 2,391     | 1,727        | 72.22%    | 656            | 27.43%    |
| 2                | Other than Permanent (Contractual) (E) | 2,080     | 1,835        | 88.22%    | 240            | 11.56%    |
| 3                | Total employees (D + E)                | 4,471     | 3,582        | 79.66%    | 896            | 20.04%    |
| <b>Workers</b>   |  |           |              |           |                |           |
| 4                | Permanent (F)                          | NA        | NA           | NA        | NA             | NA        |
| 5                | Other than Permanent (G)               | NA        | NA           | NA        | NA             | NA        |
| 6                | Total workers (F + G)                  | NA        | NA           | NA        | NA             | NA        |

- GPL's construction activity is outsourced. Hence, all the workers are employed under the contractors and vendors appointed by GPL. Approximately 12,414 workers at our site labour camps worked at our construction sites as on 31<sup>st</sup> March 2023.
- 8 are from other gender. 28 permanent employees are from LGBTQ+ spectrum.
- 5 members of the contractual employees are from LGBTQ+ spectrum.

#### b. Differently abled Employees and workers:

| Sr. No.                            | Particulars                               | Total (A) | Male No. (B) | % (B / A) | Female No. (C) | % (C / A) |
|------------------------------------|---|-----------|--------------|-----------|----------------|-----------|
| <b>Differently abled Employees</b> |   |           |              |           |                |           |
| 1                                  | Permanent (D)                             | 0         | 0            | 0%        | 0              | 0%        |
| 2                                  | Other than Permanent (E)                  | 2         | 2            | 100%      | 0              | 0%        |
| 3                                  | Total differently abled employees (D + E) | 2         | 2            | 100%      | 0              | 0%        |
| <b>Differently abled Workers</b>   |   |           |              |           |                |           |
| 4                                  | Permanent (F)                             | NA        | NA           | NA        | NA             | NA        |
| 5                                  | Other than Permanent (G)                  | NA        | NA           | NA        | NA             | NA        |
| 6                                  | Total differently abled workers (F + G)   | NA        | NA           | NA        | NA             | NA        |

\*GPL's construction activity is outsourced; hence all the workers are employed under the contractors and vendors appointed by GPL. Approximately 12,414 workers at our site labour camps, worked at our construction sites as on 31<sup>st</sup> March 2023.



19. Participation/ Inclusion/ Representation of women:

|                           | Total (A) | No. and percentage of Females |           |
|---------------------------|-----------|-------------------------------|-----------|
|                           |           | No. (B)                       | % (B / A) |
| Board of Directors        | 8         | 2                             | 25%       |
| Key Management Personnel* | 2         | 0                             | 0%        |

\*Key Management Personnel (KMP) includes the Executive Chairperson (EC), Chief Executive Officer (CEO), Chief Financial Officer (CFO) and Company Secretary (CS) but as the EC and CEO are included in Board of Directors, KPM here only includes CFO and CS.

20. Turnover rate for permanent employees and workers:

|                     | FY 2022-23<br>(Turnover rate in current year) |        |       | FY 2021-22<br>(Turnover rate in previous year) |        |       | FY 2020-21<br>(Turnover rate in previous year) |        |        |
|---------------------|---|--------|-------|--|--------|-------|--|--------|--------|
|                     | Male  | Female | Total | Male   | Female | Total | Male   | Female | Total  |
| Permanent Employees | 29%   | 24%    | 30%   | 9%   | 19%    | 12%   | 18.36%   | 8.05%  | 26.42% |
| Permanent Workers*  | NA  | NA     | NA    | NA   | NA     | NA    | NA   | NA     | NA     |

\*GPL's construction activity is outsourced. Hence, all the workers are employed under the contractors and vendors appointed by GPL. Approximately 12,414 workers at our site labour camps worked at our construction sites as on 31st March 2023.

E. Holding, Subsidiary and Associate Companies (including joint ventures)

21. (a) Names of holding/ subsidiary/ associate companies/ joint ventures

| Sr. No. | Name of the holding/ subsidiary/ associate companies/ joint ventures (A)   | Indicate whether holding/ Subsidiary/ Associate/ Joint Venture | Percentage of shares held by listed entity | Does the entity indicated at column A, participate in the Business Responsibility initiatives of the listed entity? (Yes/ No) |
|---------|--|--|--|---|
| 1       | Godrej Projects Development Limited  | Subsidiary   | 100%                                       | Yes   |
| 2       | Godrej Garden City Properties Private Limited  | Subsidiary   | 100%                                       | Yes   |
| 3       | Godrej Hillside Properties Private Limited   | Subsidiary   | 100%                                       | Yes   |
| 4       | Godrej Home Developers Private Limited   | Subsidiary   | 100%                                       | Yes   |
| 5       | Godrej Prakriti Facilities Private Limited   | Subsidiary   | 100%                                       | Yes   |
| 6       | Prakritiplaza Facilities Management Private Limited  | Subsidiary   | 100%                                       | Yes   |
| 7       | Godrej Highrises Properties Private Limited  | Subsidiary   | 100%                                       | Yes   |
| 8       | Godrej Genesis Facilities Management Private Limited   | Subsidiary   | 100%                                       | Yes   |
| 9       | Citystar InfraProjects Limited   | Subsidiary   | 100%                                       | Yes   |
| 10      | Godrej Residency Private Limited   | Subsidiary   | 50.01%                                     | Yes   |
| 11      | Godrej Properties Worldwide Inc., USA  | Subsidiary   | 100%                                       | No  |
| 12      | Godrej Precast Construction Private Limited  | Subsidiary   | 100%                                       | Yes   |
| 13      | Godrej Green Woods Private Limited   | Subsidiary   | 100%                                       | Yes   |
| 14      | Godrej Realty Private Limited  | Subsidiary   | 100%                                       | Yes   |
| 15      | Godrej Living Private Limited (w.e.f. February 1, 2022)  | Subsidiary   | 100%                                       | Yes   |
| 16      | Ashank Land & Building Private Limited (w.e.f. May 19, 2022)   | Subsidiary   | 100%                                       | Yes   |
| 17      | Godrej Home Constructions Limited (Classified as Joint Venture up to Mar 28, 2023) (Formerly known as Godrej Home Constructions Private Limited) | Subsidiary   | 74%  | Yes   |
| 18      | Wonder City Buildcon Limited (Classified as Joint Venture up to Mar 28, 2023) (Formerly known as Wonder City Buildcon Private Limited)           | Subsidiary   | 74%  | Yes   |
| 19      | Godrej Highrises Realty LLP  | Subsidiary   | 100%                                       | No  |
| 20      | Godrej Project Developers & Properties LLP   | Subsidiary   | 100%                                       | No  |
| 21      | Godrej Skyview LLP   | Subsidiary   | 100%                                       | No  |
| 22      | Godrej Green Properties LLP  | Subsidiary   | 100%                                       | No  |
| 23      | Godrej Projects (Soma) LLP   | Subsidiary   | 100%                                       | No  |
| 24      | Godrej Athenmark LLP   | Subsidiary   | 100%                                       | No  |
| 25      | Godrej City Facilities Management LLP  | Subsidiary   | 100%                                       | No  |
| 26      | Godrej Florentine LLP  | Subsidiary   | 100%                                       | No  |

| Sr. No. | Name of the holding/ subsidiary/ associate companies/ joint ventures (A)               | Indicate whether holding/ Subsidiary/ Associate/ Joint Venture | Percentage of shares held by listed entity | Does the entity indicated at column A, participate in the Business Responsibility initiatives of the listed entity? (Yes/ No) |
|---------|--|--|--|---|
| 27      | Godrej Olympia LLP   | Subsidiary   | 100%                                       | No  |
| 28      | Godrej Construction Projects LLP   | Subsidiary   | 100%                                       | No  |
| 29      | Oasis Landmarks LLP (Classified as Joint Venture upto February 28, 2022)               | Subsidiary   | 51%  | No  |
| 30      | Ashank Facility Management LLP   | Subsidiary   | 100%                                       | No  |
| 31      | Maan-Hinje Township Developers LLP (Classified as Joint Venture up to March 28, 2023)  | Subsidiary   | 99%  | No  |
| 32      | Godrej Reserve LLP (Classified as Joint Venture up to September 30, 2022)              | Subsidiary   | 99.8%                                      | No  |
| 33      | Ashank Realty Management LLP   | Subsidiary   | 100%                                       | No  |
| 34      | Godrej Redevelopers (Mumbai) Private Limited   | Joint Venture  | 51%  | No  |
| 35      | Godrej Greenview Housing Private Limited   | Joint Venture  | 20%  | No  |
| 36      | Wonder Projects Development Private Limited  | Joint Venture  | 20%  | No  |
| 37      | Godrej Real View Developers Private Limited  | Joint Venture  | 20%  | No  |
| 38      | Pearlite Real Properties Private Limited   | Joint Venture  | 49%  | No  |
| 39      | Godrej Skyline Developers Private Limited  | Joint Venture  | 44%  | No  |
| 40      | Godrej Green Homes Private Limited   | Joint Venture  | 50%  | No  |
| 41      | Madhuvan Enterprises Private Limited   | Joint Venture  | 20%  | No  |
| 42      | Godrej Mackbricks Private Limited (formerly known as Ashank Macbricks Private Limited) | Joint Venture  | 20%  | No  |
| 43      | Munjal Hospitality Private Limited*  | Joint Venture  | 12%  | No  |
| 44      | Vivrut Developers Private Limited  | Joint Venture  | 20%  | No  |
| 45      | Yerwada Developers Private Limited (w.e.f. January 31, 2022)                           | Joint Venture  | 20%  | No  |
| 46      | Vagishwari Land Developers Private Limited   | Joint Venture  | 20%  | No  |
| 47      | Godrej Property Developers LLP   | Joint Venture  | 32%  | No  |
| 48      | Mosiac Landmarks LLP   | Joint Venture  | 1%   | No  |
| 49      | Dream World Landmarks LLP  | Joint Venture  | 40%  | No  |
| 50      | Oxford Realty LLP  | Joint Venture  | 35%  | No  |
| 51      | Godrej SSPDL Green Acres LLP   | Joint Venture  | 37%  | No  |
| 52      | M S Ramaiah Ventures LLP   | Joint Venture  | 49.50%                                     | No  |
| 53      | Caroa Properties LLP   | Joint Venture  | 35%  | No  |
| 54      | Godrej Housing Projects LLP  | Joint Venture  | 50%  | No  |
| 55      | Godrej Amitis Developers LLP (formerly known as Amitis Developers LLP)                 | Joint Venture  | 46%  | No  |
| 56      | A R Landcraft LLP  | Joint Venture  | 40%  | No  |
| 57      | Prakhhyat Dwellings LLP  | Joint Venture  | 50%  | No  |
| 58      | Godrej Highview LLP  | Joint Venture  | 40%  | No  |
| 59      | Godrej Irismark LLP  | Joint Venture  | 50%  | No  |
| 60      | Godrej Projects North Star LLP   | Joint Venture  | 55%  | No  |
| 61      | Godrej Developers & Properties LLP   | Joint Venture  | 37.50%                                     | No  |
| 62      | Roseberry Estate LLP   | Joint Venture  | 49%  | No  |
| 63      | Suncity Infrastructures (Mumbai) LLP   | Joint Venture  | 60%  | No  |
| 64      | Mahalunge Township Developers LLP  | Joint Venture  | 40%  | No  |
| 65      | Godrej Vestamark LLP   | Joint Venture  | 58.28%                                     | No  |
| 66      | Manyata Industrial Parks LLP   | Joint Venture  | 1%   | No  |
| 67      | Godrej Odyssey LLP   | Joint Venture  | 55%  | No  |
| 68      | Universal Metro Properties LLP   | Joint Venture  | 49%  | No  |
| 69      | Embellish Houses LLP   | Joint Venture  | 50%  | No  |
| 70      | Manjari Housing Projects LLP   | Joint Venture  | 40%  | No  |
| 71      | Godrej Projects North LLP (Classified as Subsidiary upto December 02, 2021)            | Joint Venture  | 50.10%                                     | No  |
| 72      | Godrej One Premises Management Private Limited   | Associate  | 30%  | No  |



F. CSR Details

22. (i) Whether CSR is applicable as per section 135 of Companies Act, 2013: Yes

Turnover (in ₹.): 22,522,600,000

Net worth (in ₹.): 92,642,000,000

G. Transparency and Disclosures Compliances

23. Complaints/Grievances on any of the principles (Principles 1 to 9) under the National Guidelines on Responsible Business Conduct:

| Stakeholder group from whom complaint is received | Grievance Redressal Mechanism in Place (Yes/No)<br>(If yes, then provide weblink for Grievance redress policy)   | FY 2022-23<br>(Current Financial Year)     |  |   |
|---|--|--|--|---|
|   |  | Number of complaints filed during the year | Number of complaints pending resolution at close of the year | Remarks   |
| Communities                                       | Yes, the Stakeholder Engagement Policy and the Whistle Blower Policy for employees are available on our website at - <a href="https://www.godrejproperties.com/investor/corporate-governance">https://www.godrejproperties.com/investor/corporate-governance</a> | 0  | 0  |   |
| Investors (Other than shareholders)               |  | 0  | 0  |   |
| Shareholders                                      |  | 0  | 0  |   |
| Employees and workers                             |  | 0  | 0  |   |
| Customers   |  | 97   | 32   | In FY 2022-23, 54 complaints received for data privacy, 8 for advertising, 33 for delivery of essential services, 1 for unfair trade practices and 1 other. |
| Value Chain Partners                              |  | 0  | 0  |   |
| Others (Please specify)                           |  | 0  | 0  |   |

| Stakeholder group from whom complaint is received | Grievance Redressal Mechanism in Place (Yes/No)<br>(If yes, then provide weblink for Grievance redress policy)   | FY 2021-22<br>(Current Financial Year)     |  |                        |
|---|--|--|--|------------------------|
|   |  | Number of complaints filed during the year | Number of complaints pending resolution at close of the year | Remarks                |
| Communities                                       | Yes, the Stakeholder Engagement Policy and the Whistle Blower Policy for employees are available on our website at - <a href="https://www.godrejproperties.com/investor/corporate-governance">https://www.godrejproperties.com/investor/corporate-governance</a> | 0  | 0  |                        |
| Investors (Other than shareholders)               |  | 2  | 0  |                        |
| Shareholders                                      |  | 0  | 0  |                        |
| Employees and workers                             |  | 2  | 0  |                        |
| Customers   |  | 12   | 0  | (data privacy concern) |
| Value Chain Partners                              |  | 0  | 0  |                        |
| Others (Please specify)                           |  | 0  | 0  |                        |

24. Overview of the entity's material responsible business conduct issues:

Please indicate material responsible business conduct and sustainability issues pertaining to environmental and social matters that present a risk or an opportunity to your business, rationale for identifying the same, approach to adapt or mitigate the risk along-with its financial implications, as per the following format WIP- Will be updated post materiality matrix finalization with management.

| Sr. No | Material issue identified               | Indicate whether risk or Opportunity (R/O) | Rationale for identifying the risk / opportunity  | In case of risk, approach to adapt or mitigate  | Financial implications of the risk or opportunity (Indicate positive or Negative implications) |
|--------|---|--|---|---|--|
| 1      | Water Management                        | Risk                                       | Water poses a significant risk to our organization as it directly impacts business continuity. To compensate for inadequate municipal supply, we procure tanker water, which adds to our operational costs. Addressing this water-related challenge is crucial for the sustainable and cost-effective functioning of our business.  | 1. Site selection consideration must incorporate water availability<br>2. To prepare contingencies for adequate water supply through wastewater recycling, water harvesting and innovative design.  | Negative   |
| 2      | Supply chain Management                 | Risk                                       | Climate events occurring at the locations of our major suppliers can lead to significant disturbances in the availability of essential resources. Such disruptions can hamper construction projects, delay timelines, and increase costs, negatively impacting our business operations.   | 1. Implementing capacity building initiatives with suppliers and conducting rigorous ESG (Environmental, Social, and Governance) screenings help create contingencies and mitigate risks in our supply chain sustainability.<br>2. Mitigate supply chain disruptions by implementing backup suppliers to reduce risks.  | Negative   |
| 3      | Climate Change                          | Risk                                       | As the industry strives to achieve net-zero emissions by 2050 and limit climate change impacts, the rise in severe storms, fires, heatwaves, landslides, and cyclones necessitates greater attention. Furthermore, the construction and handover phases face increased operational delays due to unpredictable weather patterns.  | 1. We regularly update our risk management policies to align with market dynamics and industry standards, while also conducting ongoing sensitivity analysis and stress testing.<br>2. To enhance project resilience and minimize risks from extreme weather events, we have implemented measures such as increased plinth levels during the design and planning stages to prevent water ingress in building basements.   | Negative   |
| 4      | Waste management                        | Risk                                       | Waste management poses a significant risk to our organization. Increasing recycling rates of C&D waste adds to this risk, as it necessitates efficient waste sorting and processing systems to comply with environmental regulations. Failure to address these waste management issues can lead to legal penalties, reputational damage, and increased operational costs for real estate companies. | 1. We have adopted a focused strategy to minimize our direct impact on natural resource consumption and pollution. Through responsible procurement and efficient utilization of resources, we strive to promote a circular economy.<br>2. To ensure progress and establish benchmarks, we have conducted a comprehensive mapping of material consumption across different categories. This enables us to track and monitor our material usage, allowing us to measure our advancements in resource conservation and sustainability over time. | Negative   |
| 5      | Biodiversity conservation & restoration | Risk                                       | Loss of biodiversity can lead to regulatory challenges, reputational damage, and increased operational costs. Additionally, the decline in ecosystem services and the potential disruption of habitats can pose risks to the long-term sustainability and value of real estate assets.  | 1. We prioritize environmental impact assessments before commencing construction activities, considering the socio-economic, cultural, and human health impacts.<br>2. We have developed tools for assessing and reporting on our company's impact. Our goal is to achieve a net positive impact on biodiversity by conducting assessments and enhancing the biodiversity value of our sites, contributing to their ecological richness and diversity.  | Negative   |
| 6      | GHG management                          | Risk                                       | With the real estate industry accounting for a significant 40% of anthropogenic greenhouse gas (GHG) emissions, and considering the urgency emphasized by international agreements like the Paris Agreement for a swift transition to a low-carbon economy.   | 1. As part of our emissions mitigation plan, we have identified major sources of emissions within our supply chain, particularly related to purchased goods.<br>2. To address this, we are committed to Science Based Targets initiative (SBTi), focusing on reducing emissions from identified hotspots.   | Negative   |

For further information on material topics, Refer Page No. 56 of the Integrated Report



SECTION B: MANAGEMENT AND PROCESS DISCLOSURES

This section is aimed at helping businesses demonstrate the structures, policies and processes put in place towards adopting the NGRBC Principles and Core Elements.

The National Voluntary Guidelines on Social, Environmental and Economic Responsibilities of Business (NVGs) released by the Ministry of Corporate Affairs has adopted nine areas of Business Responsibility.

| Disclosure Question  | P1   | P2 | P3 | P4 | P5 | P6 | P7 | P8 | P9 |
|--|--|----|----|----|----|----|----|----|----|
| Policy and management processes  |  |    |    |    |    |    |    |    |    |
| 1.a. Whether your entity's policy/policies cover each principle and its core elements of the NGRBCs. (Yes/No)  | Yes  |    |    |    |    |    |    |    |    |
| b. Has the policy been approved by the Board? (Yes/No)   | Yes  |    |    |    |    |    |    |    |    |
| c. Web Link of the Policies, if available  | <a href="https://www.godrejproperties.com/investor/corporate-governance">https://www.godrejproperties.com/investor/corporate-governance</a>  |    |    |    |    |    |    |    |    |
| 2. Whether the entity has translated the policy into procedures. (Yes /No)   | Yes  |    |    |    |    |    |    |    |    |
| 3. Do the enlisted policies extend to your value chain partners? (Yes/No)  | Yes  |    |    |    |    |    |    |    |    |
| 4. Name of the national and international codes/ certifications/labels/ standards (e.g., Forest Stewardship Council, Fairtrade, Rainforest Alliance, Trustea) standards (e.g., SA 8000, OHSAS, ISO, BIS) adopted by your entity and mapped to each principle | All Company's policies are in alignment with international standards. Such as -<br>ISO 45001:2018<br>ISO 14001:2015<br>Green Building Certifications (IGBC, GRIHA)<br>Forest Stewardship Council<br>UNGC Principles<br>We are still steadfastly committed to the six pillars of our 6P framework—product, partnerships, people, process, profit, and planet. At GPL, we also promote use of FSC certified wood for gold and platinum level projects.   |    |    |    |    |    |    |    |    |
| 5. Specific commitments, goals and targets set by the entity with defined timelines, if any  | We have undertaken the following goals for FY2025-26:<br>Social Goals<br>Achieving 35% Gender Diversity (25% for L3 & L4 employee levels)<br>Achieving 5% representation from LGBTQ community and Persons with Disability<br>Provide access to entitlements and well-being for 500,000 construction workers<br>Environmental targets<br>100% of all products will be mandated IGBC Silver (or equivalent) certified<br>Target at least one Gold/Platinum project per zone<br>Commit to SBTi targets and publish 1.5-degree reduction targets with roadmap<br>Improve position in global sustainability indices<br>Maintain Water Neutrality<br>Maintain Carbon Neutrality for Scope 1&2, extend reporting to Scope 3 GHG emissions<br>Minimize Waste to landfill |    |    |    |    |    |    |    |    |
| 6. Performance of the entity against the specific commitments, goals, and targets along-with reasons in case the same are not met.   | Commitments<br>Status (FY-2022-23)   |    |    |    |    |    |    |    |    |
|  | Achieving 35% Gender Diversity<br>27.44% achieved  |    |    |    |    |    |    |    |    |
|  | Achieving 5% representation from LGBTQI community and Persons with Disability<br>1.25% achieved  |    |    |    |    |    |    |    |    |
|  | Provide access to entitlements and well-being for 500,000 construction workers<br>In progress  |    |    |    |    |    |    |    |    |
|  | 100% of all products will be mandated IGBC Silver (or equivalent) certified<br>In progress   |    |    |    |    |    |    |    |    |
|  | Commit to SBTi targets and publish 1.5-degree reduction targets with roadmap<br>Targets submitted for SBTi validation  |    |    |    |    |    |    |    |    |
|  | Improve position in global sustainability indices<br>Achieved  |    |    |    |    |    |    |    |    |
|  | Maintain Water Neutrality<br>Achieved  |    |    |    |    |    |    |    |    |
|  | Maintain Carbon Neutrality for Scope 1&2, extend reporting to Scope 3 GHG emissions<br>Achieved  |    |    |    |    |    |    |    |    |

| Governance, leadership, and oversight  |   |
|--|---|
| 7. Statement by director responsible for the business responsibility report, highlighting ESG related challenges, targets, and achievements (listed entity has flexibility regarding the placement of this disclosure) | Refer Page No. 30 of the Integrated Report  |
| 8. Details of the highest authority responsible for implementation and oversight of the Business Responsibility policy   | Mr. Pirojsha Godrej, Executive Chairperson of Godrej Properties Limited is responsible for decision making on sustainability related issues. He is also the chairperson of the ESG Committee.   |
| 9. Does the entity have a specified Committee of the Board/ Director responsible for decision making on sustainability related issues? (Yes / No). If yes, provide details.  | Yes. At GPL, the ESG Committee consists of four Directors, out of which two are Independent Directors and one is GPL's Executive Chairperson and fourth is GPL's Managing Director & CEO. The Board of Directors of the Company, from time to time makes the alterations in the composition of the ESG Committee. The ESG committee at its discretion invites the head of Sustainability function, head of internal audit, head of finance and any other such executives to be present at the meetings of the ESG Committee. The Committee meets at least once in a year, and as and when necessary. Duties and Responsibilities of the Committee –<br>Spearhead GPL's overall Sustainability ambition, strategy, and long-term thinking.<br>Review progress against Sustainability goals across the company.<br>Review key ESG risks (including changing regulation) faced by GPL in its operations:<br>Water risks<br>Climate risks<br>Social risks (Human Rights, Communities)<br>Governance Risk – Integrity of Financial information and systems of risk management are robust<br>Agree on materiality of these risks, prioritize specific risks for action, guide strategic initiatives to mitigate and/or adapt basis specific risks.<br>Identify long term business opportunities based on ESG risks.<br>Sign off how these risks and their materiality will be disclosed.<br>Review of non-financial KPIs and whether, taken as a whole, it is fair balanced and understandable.<br>Review of the going concern assumption; review of the viability statement.<br>Frame key long-term Sustainability opportunities for GPL and align Board of Directors as required.<br>Formulate and recommend to the Board of Directors, key ESG policies and/or actions, as required.<br>Performing any other functions and activities related to these terms of reference as requested by the Board of Directors<br>The ESG Committee updates the Board on ESG progress against goals, risks, and opportunities. |

Details of Review of NGRBCs by the Company:

| Subject for Review   | Indicate whether review was undertaken by Director / Committee of the Board/ Any other Committee |    |    |    |    |    |    |    |    | Frequency (Annually/ Half yearly/ Quarterly/ Any other – please specify) |    |    |    |    |    |    |    |    |
|--|--|----|----|----|----|----|----|----|----|--|----|----|----|----|----|----|----|----|
|  | P1   | P2 | P3 | P4 | P5 | P6 | P7 | P8 | P9 | P1   | P2 | P3 | P4 | P5 | P6 | P7 | P8 | P9 |
| Performance against above policies and follow up action. Compliance with statutory requirements of relevance to the principles, and rectification of any non-compliances | Yes, the review is undertaken by ESG Committee.  |    |    |    |    |    |    |    |    | Quarterly Review   |    |    |    |    |    |    |    |    |
| Compliance with statutory requirements of relevance to the principles, and rectification of any non-compliances  | Yes. The review is undertaken by ESG Committee.  |    |    |    |    |    |    |    |    | Quarterly Review   |    |    |    |    |    |    |    |    |

1. Has the entity carried out independent assessment/ evaluation of the working of its policies by an external agency? (Yes/No). If yes, provide name of the agency.

Response: No

2. If answer to question (1) above is “No” i.e., not all Principles are covered by a policy, reasons to be stated:

Response: Not applicable



SECTION C: PRINCIPLE WISE PERFORMANCE DISCLOSURE

PRINCIPLE 1

Businesses should conduct and govern themselves with integrity, and in a manner that is ethical, transparent, and accountable.

ESSENTIAL INDICATORS

1. Percentage coverage by training and awareness programmes on any of the principles during the financial year:

| Segment                           | Total number of training and awareness programs held | Topics/ principles covered under the training and its impact  | %age of persons in respective category covered by the awareness programmers |
|-----------------------------------|--|---|---|
| Board of Directors                | 17   | During the year, the Board of Directors and KMPs of the Company invested time on various updates pertaining to the business, regulations, economy and environmental, social and governance matters. | 100.00%   |
| Key Managerial Personnel          | 17   | During the year, the Board of Directors and KMPs of the Company invested time on various updates pertaining to the business, regulations, economy and environmental, social and governance matters. | 100.00%   |
| Employees other than BoD and KMPs | 24,346   | Health and Safety   | 100.00%   |
| Workers                           | 24,346   | Health and Safety   | 100.00%   |

2. Details of fines / penalties /punishment/ award/ compounding fees/ settlement amount paid in proceedings (by the entity or by directors / KMPs) with regulators/ law enforcement agencies/ judicial institutions, in the financial year, in the following format  
(Note: the entity shall make disclosures on the basis of materiality as specified in Regulation 30 of SEBI (Listing Obligations and Disclosure Obligations) Regulations, 2015 and as disclosed on the entity's website)

| Monetary        |                 |   |               |                   |  |
|-----------------|-----------------|---|---------------|-------------------|--|
|                 | NGRBC Principle | Name of the regulatory/ enforcement agencies/ judicial institutions | Amount (In ₹) | Brief of the case | Has an appeal been preferred? (Yes/No) |
| Penalty Fine    | NA              | NA  | NA            | NA                | NA                                     |
| Compounding fee | NA              | NA  | NA            | NA                | NA                                     |
| Settlement      | NA              | NA  | NA            | NA                | NA                                     |
| Non-monetary    |                 |   |               |                   |  |
|                 | NGRBC Principle | Name of the regulatory/ enforcement agencies/ judicial institutions | Amount (In ₹) | Brief of the case | Has an appeal been preferred? (Yes/No) |
| Imprisonment    | NA              | NA  | NA            | NA                | NA                                     |
| Punishment      | NA              | NA  | NA            | NA                | NA                                     |

\*During FY 2022-23, no fines / penalties /punishment/ award/ compounding fees/ settlement amount was paid in proceedings (by the Company or by its directors / KMPs) with regulators/ law enforcement agencies/ judicial institutions, as per the materiality policy and SEBI Listing Regulations.

3. Of the instances disclosed in Question 2 above, details of the Appeal/ Revision preferred in cases where monetary or non-monetary action has been appealed.

| Case details | Name of the regulatory/ enforcement agencies/ judicial institutions |
|--------------|---|
| NA           | NA  |

4. Does the entity have an anti-corruption or anti-bribery policy? If yes, provide details in brief and if available, provide a web-link to the policy.

Response: Yes, the Company has an Anti-Bribery and Anti-Corruption Policy as a part of Godrej Code of Conduct. This policy applies to all stakeholders or persons associated with the Company and who may be acting on behalf of the Company and sets out conduct that must be always adhered to. The Policy is placed on the Company's Website <https://www.godrejite.com/Home>

5. Number of Directors/KMPs/employees/workers against whom disciplinary action was taken by any law enforcement agency for the charges of bribery/ corruption:

|           | FY 2022-23 (Current financial year) | FY 2021-22 (Previous financial year) |
|-----------|-------------------------------------|--------------------------------------|
| Directors | Nil                                 | Nil                                  |
| KMPs      | Nil                                 | Nil                                  |
| Employees | Nil                                 | Nil                                  |
| Workers   | Nil                                 | Nil                                  |

6. Details of complaints with regard to conflict of interest:

|  | FY2022-23 (Current Financial Year) |        | FY2022-21 (Previous Financial Year) |        |
|--|------------------------------------|--------|-------------------------------------|--------|
|  | Number                             | Remark | Number                              | Remark |
| Number of Complaints received in relation to issues of conflict of interest of the Directors | Nil                                | Nil    | Nil                                 | Nil    |
| Number of Complaints received in relation to issues of conflict of interest of KMP's         | Nil                                | Nil    | Nil                                 | Nil    |

7. Provide details of any corrective action taken or underway on issues related to fines / penalties / action taken by regulators/ law enforcement agencies/ judicial institutions, on cases of corruption and conflicts of interest.

Response: Not Applicable

LEADERSHIP INDICATORS

1. Awareness programmes conducted for value chain partners on any of the principles during the financial year:

Response: The three pillars of our safety and health management system that we consider to be most crucial are skill development, competency building, and awareness. As a result, our primary efforts are directed towards awareness campaigns, skill-building exercises, motivating campaigns, and health camps. In the current reporting year, we conducted over 24646 safety training sessions with over 438206 participants. All essential stakeholders received the necessary training and awareness programs in preparation for the implementation of ISO 45001:2018.

We formalized process of training need identification and training calendar for safety trainings at site and effectively executed multiple training programs across all project sites to create and build strong safety culture. National Safety Day, World Environment Day, Road Safety Week, and Fire Service Day are also celebrated at our sites that they serve as vital platforms for creating awareness about health and safety. Safety Communications is an essential element in our Safety Management System for promoting safety awareness and fostering a strong safety culture across GPL.

GPL has also conducted Safety Assessment exercise to assess the level of safety awareness for Execution team. One of the important initiatives for promoting awareness among project teams, improving safety culture, and reinforcing current operational controls is the 'safety campaign. Safety Campaigns on Usage of Cell Phone at Construction Site, Rope Suspended Platform, Fire Prevention and Control, Safety in Store Management are designed and conducted at GPL projects. "Horizontal deployment of learnings" supports in the development of a positive safety culture as a continual improvement across GPL to avoid recurrence of the any unfortunate incidents.

| Total number of awareness programmes held | Topics / principles covered under the training  | Percentage of value chain partners covered (by value of business done with such partners) under the awareness programmes |
|---|---|--|
| 24,646                                    | Safety trainings, implementation of ISO 45001:2018, National Safety Day, World Environment Day, Road Safety Week, and Fire Service Day are also celebrated, safety communications, safety assessment exercise | 100%   |



2. Does the entity have processes in place to avoid/ manage conflict of interests involving members of the Board? (Yes/No) If yes, provide details of the same.

**Response:** Yes, the entity has a code of conduct for Board of Directors, which states that they enrich the Board's decision-making and prevent possible conflicts of interest that may emerge in such decision-making. Refer Page No. 247 of the Corporate Governance

PRINCIPLE 2

Businesses should provide goods and services in a manner that is sustainable and safe.

ESSENTIAL INDICATORS

1. Percentage of R&D and capital expenditure (capex) investments in specific technologies to improve the environmental and social impacts of product and processes to total R&D and capex investments made by the entity, respectively.

|       | FY 2022-23<br>(Current Financial Year) | Details of improvements in environmental and social impacts   | FY 2021-22<br>(Previous Financial Year) | Details of improvements in environmental and social impacts   |
|-------|--|---|---|---|
| R&D   | 23.08%                                 | R&D (Research and Development) and capital expenditure investments in construction technologies aimed at enhancing environmental performance. | 8.42%                                   | R&D (Research and Development) and capital expenditure investments in construction technologies aimed at enhancing environmental performance. |
| Capex | 76.92%                                 |   | 91.58%                                  |   |

2. a. Does the entity have procedures in place for sustainable sourcing? (Yes/No)

**Response:** Yes, we have well-defined methodologies and procedures detailed in our Supplier Code of Conduct (SCoC) and Sustainable Procurement Policy.

b. If yes, what percentage of inputs were sourced sustainably?

**Response:** We have achieved around 50% sustainable procurement across all our sites, adhering to IGBC guidelines for local procurement within 400km of our operations. By prioritizing sustainability, we reduce environmental impact and support local economies.

3. Describe the processes in place to safely reclaim your products for reusing, recycling and disposing at the end of life, for (a) Plastics (including packaging) (b) E-waste (c) Hazardous waste and (d) other waste.

**Response:** Our company is committed to minimizing waste and reducing the extraction of virgin resources through processes focused on reuse and recycling. We actively reuse waste concrete, utilize waste Autoclaved Aerated Concrete (AAC) blocks, and re-utilize aluminum shuttering, promoting responsible disposal practices. We prioritize local sourcing to reduce transportation-related waste and collaborate with recycling agencies to divert construction waste from landfills. To gain a comprehensive understanding of waste generation, we conducted a Construction and Demolition waste study with our developer partners, enabling us to implement effective waste management strategies and contribute to a more sustainable construction industry.

4. Whether Extended Producer Responsibility (EPR) is applicable to the entity's activities (Yes / No). If yes, whether the waste collection plan is in line with the Extended Producer Responsibility (EPR) plan submitted to Pollution Control Boards? If not, provide steps taken to address the same.

**Response:** Not Applicable

LEADERSHIP INDICATORS

1. Has the entity conducted Life Cycle Perspective / Assessments (LCA) for any of its products (for manufacturing industry) or for its services (for service industry)? If yes, provide details in the following format?

**Response:** Yes, the Company has conducted Life Cycle Assessment of its buildings across geographies. These LCA studies were conducted as per ISO 14040:2006. Results of these studies is being used for quantitative impact assessment to develop preferred products, processes, and services. Overall LCA impact was categorized in Acidification Potential, Climate change (Global Warming Potential), Eutrophication, Ozone layer depletion and Ecotoxicity.

| The entity conducted Life Cycle Perspective/Assessments (LCA) |          |   |                                 |   |   |  |                               |
|---|----------|---|---------------------------------|---|---|--|-------------------------------|
| Sr.   | NIC Code | Name of Product/Service                                     | % of total Turnover contributed | Boundary for which the Life Cycle Perspective/ Assessment was conducted | Whether conducted by independent external agency (Yes/No) | Results communicated in public domain (Yes/No) | If yes, provide the web-link. |
| 1   | 4100     | New Building Construction (7 sample sites across 7 regions) | NA                              | Cradle to Gate  | Yes   | No (Results not communicated publicly)         | NA                            |

2. If there are any significant social or environmental concerns and/or risks arising from production or disposal of your products / services, as identified in the Life Cycle Perspective / Assessments (LCA) or through any other means, briefly describe the same along-with action taken to mitigate the same.

| Name of product/service   | Description of the risk/ concern  | Action Taken  |
|---------------------------|---|---|
| New Building Construction | The construction industry has a high embodied carbon footprint due to the materials used. | We have set the Supply Chain target under Science Based Targets initiative (SBTi) for Scope 3 emissions, aiming to mitigate carbon emissions throughout the supply chain. As a sustainable real estate developer, we prioritize responsible procurement of construction materials. By actively engaging with our supply chain, we are dedicated to enhancing resource efficiency across our construction sites. |

3. Percentage of recycled or reused input material to total material (by value) used in production (for manufacturing industry) or providing services (for service industry).

| Indicate input material | Recycled or re-used input material to total material |        |
|-------------------------|--|--------|
|                         | FY 2022-23<br>(Current Financial Year)               |        |
| Construction waste      | 94.44%   | 95.76% |

Note: By using a standardized strategy for secure and environmentally responsible disposal, we aim to eliminate waste at the source. Wherever waste is produced, we manage it as efficiently as possible by rigidly adhering to regulations related to waste management and adopting a "beyond compliance" philosophy to reduce the environmental impact of the waste we produce.

4. Of the products and packaging reclaimed at end of life of products, amount (in metric tonnes) reused, recycled, and safely disposed, as per the following format:

**Response:** Not Applicable

**Reclaimed products and their packaging materials (as percentage of products sold) for each product category.**

**Response:** Not Applicable



## PRINCIPLE 3

Businesses should respect and promote the well-being of all employees, including those in their value chains.

### ESSENTIAL INDICATORS

#### 1. a. Details of measures for the well-being of employees:

| Category                                     | % of employees covered by |                  |           |                    |           |                    |           |                    |           |                   |           |
|--|---------------------------|------------------|-----------|--------------------|-----------|--------------------|-----------|--------------------|-----------|-------------------|-----------|
|  | Total (A)                 | Health Insurance |           | Accident Insurance |           | Maternity Benefits |           | Paternity Benefits |           | Day care Benefits |           |
|  |                           | Number (B)       | % (B / A) | Number (C)         | % (C / A) | Number (D)         | % (D / A) | Number (E)         | % (E / A) | Number (F)        | % (F / A) |
| Permanent Employees                          |                           |                  |           |                    |           |                    |           |                    |           |                   |           |
| Male   | 1,727                     | 1,727            | 100%      | 1,727              | 100%      | NA                 | NA        | 1,727              | 100%      | 1,727             | 100%      |
| Female                                       | 656                       | 656              | 100%      | 656                | 100%      | 656                | 100%      | NA                 | NA        | 656               | 100%      |
| Total  | 2,391                     | 2,391            | 100%      | 2,391              | 100%      | 2,391              | 100%      | 2,391              | 100%      | 2,391             | 100%      |
| Other than permanent Employees (Contractual) |                           |                  |           |                    |           |                    |           |                    |           |                   |           |
| Male   | 1,835                     | 1,835            | 100%      | 1,835              | 100%      | NA                 | NA        | 1,835              | 100%      | 1,835             | 100%      |
| Female                                       | 240                       | 240              | 100%      | 240                | 100%      | 240                | 100%      | NA                 | NA        | 240               | 100%      |
| Total  | 2,080                     | 2,080            | 100%      | 2,080              | 100%      | 2,080              | 100%      | 2,080              | 100%      | 2,080             | 100%      |

Note – 8 are from other gender. 28 permanent employees are from LGBTQ+ spectrum. 5 members of the contractual employees are from LGBTQ+ spectrum. The wellbeing benefits apply to everyone.

#### b. Details of measures for the well-being of workers:

**Response:** GPL ensures that all workers have a “Fit for Work” medical certificate before of induction. Labour welfare facilities e.g., accommodation, food, recreation facilities, rest rooms, drinking water, toilets and urinals and health care facilities e.g., first aid facilities, qualified doctors and nurses, ambulance & emergency care are provided by the company. Regular pest control, fogging, sanitisation is conducted at sites. GPL also motivates workers by recognising and providing safety awards.

| Category                     | % of workers covered by |                  |           |                    |           |                    |           |                    |           |                   |           |
|------------------------------|-------------------------|------------------|-----------|--------------------|-----------|--------------------|-----------|--------------------|-----------|-------------------|-----------|
|                              | Total (A)               | Health Insurance |           | Accident Insurance |           | Maternity Benefits |           | Paternity Benefits |           | Day care Benefits |           |
|                              |                         | Number (B)       | % (B / A) | Number (C)         | % (C / A) | Number (D)         | % (D / A) | Number (E)         | % (E / A) | Number (F)        | % (F / A) |
| Permanent Employees          |                         |                  |           |                    |           |                    |           |                    |           |                   |           |
| Male                         | 0                       | 0                | 0.00%     | 0                  | 0.00%     | 0                  | 0.00%     | 0                  | 0.00%     | 0                 | 0.00%     |
| Female                       | 0                       | 0                | 0.00%     | 0                  | 0.00%     | 0                  | 0.00%     | 0                  | 0.00%     | 0                 | 0.00%     |
| Other                        | 0                       | 0                | 0.00%     | 0                  | 0.00%     | 0                  | 0.00%     | 0                  | 0.00%     | 0                 | 0.00%     |
| Total                        | 0                       | 0                | 0.00%     | 0                  | 0.00%     | 0                  | 0.00%     | 0                  | 0.00%     | 0                 | 0.00%     |
| Other than permanent workers |                         |                  |           |                    |           |                    |           |                    |           |                   |           |
| Male                         | 1,835                   | 1,835            | 100.00%   | 1,835              | 100.00%   | 1,835              | 100.00%   | 1,835              | 100.00%   | 1,835             | 100.00%   |
| Female                       | 240                     | 240              | 100.00%   | 240                | 100.00%   | 240                | 100.00%   | 240                | 100.00%   | 240               | 100.00%   |
| Other                        | 5                       | 5                | 100.00%   | 5                  | 100.00%   | 5                  | 100.00%   | 5                  | 100.00%   | 5                 | 100.00%   |
| Total                        | 2,080                   | 2,080            | 100.00%   | 2,080              | 100.00%   | 2080               | 100.00%   | 2,080              | 100.00%   | 2,080             | 100.00%   |

#### 2. Details of retirement benefits, for Current FY and Previous Financial Year

| Benefits         | FY2022-23<br>(Current Financial Year)              |  |  | FY2021-22<br>(Previous Financial Year)             |  |  |
|------------------|--|--|--|--|--|--|
|                  | No. of employees covered as a % of total employees | No. of workers covered as a % of total workers | Deducted and deposited with the authority (Y/N/NA) | No. of employees covered as a % of total employees | No. of workers covered as a % of total workers | Deducted and deposited with the authority (Y/N/NA) |
| PF               | 100%   | 100%   | Y  | 100%   | 100%   | Y  |
| Gratuity         | 100%   | -  | Y  | 100%   | -  | Y  |
| ESI              | -  | -  | -  | -  | -  | -  |
| Others-Insurance | 100%   | 100%   | Y  | 100%   | 100%   | Y  |

#### 3. Accessibility of workplaces

Are the premises / offices of the entity accessible to differently abled employees and workers, as per the requirements of the Rights of Persons with Disabilities Act, 2016? If not, whether any steps are being taken by the entity in this regard.

**Response:** The GPL Head Office in Vikhroli, Mumbai is accessible to differently abled employees and workers. Following steps are being taken:

We provide gender neutral restrooms which are ‘people with disabilities’ (PwD) compliant.

We are doing accessibility audits to identify further modifications required.

#### 4. Does the entity have an equal opportunity policy as per the Rights of Persons with Disabilities Act, 2016? If so, provide a web-link to the policy.

**Response:** We are an equal opportunities employer. The policy is available at our website: [https://d1jys7grhimvze.cloudfront.net/backoffice/data\\_content/corporate\\_governance/Diversity\\_Anti-Discrimination\\_Equal\\_Opportunities\\_Policy1.pdf](https://d1jys7grhimvze.cloudfront.net/backoffice/data_content/corporate_governance/Diversity_Anti-Discrimination_Equal_Opportunities_Policy1.pdf)

#### 5. Return to work and Retention rates of permanent employees and workers that took parental leave.

| Gender | Permanent Employees |                | Permanent Workers   |                |
|--------|---------------------|----------------|---------------------|----------------|
|        | Return to work rate | Retention Rate | Return to work rate | Retention Rate |
| Men    | 55.56%              | 100%           | NA                  | NA             |
| Women  | 63.64%              | 100%           | NA                  | NA             |

Note: GPL’s construction activity is outsourced. Hence, all the workers are employed under the contractors and vendors appointed by GPL. Approximately 12,414 workers at our site labour camps, worked at our construction sites as on 31<sup>st</sup> March 2023.

#### 6. Is there a mechanism available to receive and redress grievances for the following categories of employees and worker? If yes, give details of the mechanism in brief.

|                                | Yes/No (If yes, then give details of the mechanism in brief)  |
|--------------------------------|---|
| Permanent Workers              | NA  |
| Other than Permanent Workers   | NA  |
| Permanent Employees            | Yes, GPL has policies that allows employees to report concerns without any fear of retaliation. The policies are –<br>Whistle Blower Policy<br>Anti Sexual Harassment Policy<br>Stakeholder Engagement Policy |
| Other than Permanent Employees |   |

#### 7. Membership of employees and worker in association(s) or Unions recognised by the listed entity:

**Response:** Not Applicable



8. Details of training given to employees and workers:

| Category  | FY2022-23<br>(Current Financial Year) |                               |           |                      |           | FY2021-22<br>(Previous Financial Year) |                               |           |                      |           |
|-----------|---------------------------------------|-------------------------------|-----------|----------------------|-----------|--|-------------------------------|-----------|----------------------|-----------|
|           | Total (A)                             | On Health and Safety measures |           | On skill upgradation |           | Total (D)                              | On Health and Safety measures |           | On skill upgradation |           |
|           |                                       | No. (B)                       | % (B / A) | No. (C)              | % (C / A) |  | No. (E)                       | % (E / D) | No. (F)              | % (F / D) |
|           |                                       |                               |           |                      |           |  |                               |           |                      |           |
| Employees |                                       |                               |           |                      |           |  |                               |           |                      |           |
| Men       | 1,727                                 | 1,727                         | 100%      | 1,727                | 100%      | 1,474                                  | 1,474                         | 100%      | 1,474                | 100%      |
| Women     | 656                                   | 656                           | 100%      | 656                  | 100%      | 524                                    | 524                           | 100%      | 524                  | 100%      |
| Total     | 2,391                                 | 2,391                         | 100%      | 2,391                | 100%      | 1,998                                  | 1,998                         | 100%      | 1,998                | 100%      |
| Workers   |                                       |                               |           |                      |           |  |                               |           |                      |           |
| Men       | NA                                    | NA                            | NA        | NA                   | NA        | NA                                     | NA                            | NA        | NA                   | NA        |
| Women     | NA                                    | NA                            | NA        | NA                   | NA        | NA                                     | NA                            | NA        | NA                   | NA        |
| Total     | NA                                    | NA                            | NA        | NA                   | NA        | NA                                     | NA                            | NA        | NA                   | NA        |

Note: 8 are from other gender. 28 permanent employees are from LGBTQ+ spectrum. GPL's construction activity is outsourced. Hence, all workers are employed under the contractors and vendors appointed by GPL. Approximately 12,414 workers at our site labour camps worked at our construction sites as on 31st March 2023.

9. Details of performance and career development reviews of employees and worker:

| Category  | FY 2022-23<br>(Current Financial Year) |         |           | FY 2021-22<br>(Previous Financial Year) |         |         |
|-----------|--|---------|-----------|---|---------|---------|
|           | Total (A)                              | No. (B) | % (B / A) | Total (C)                               | No. (D) | % (D/C) |
| Employees |  |         |           |   |         |         |
| Male      | 1,727                                  | 1,332   | 77.12%    | 572                                     | 509     | 88.98%  |
| Female    | 656                                    | 523     | 79.72%    | 149                                     | 130     | 87.24%  |
| Total     | 2,391                                  | 1,855   | 77.58%    | 721                                     | 639     | 88.62%  |
| Workers   |  |         |           |   |         |         |
| Male      | NA                                     | NA      | NA        | NA                                      | NA      | NA      |
| Female    | NA                                     | NA      | NA        | NA                                      | NA      | NA      |
| Total     | NA                                     | NA      | NA        | NA                                      | NA      | NA      |

Note: 8 are from other gender. 28 permanent employees are from LGBTQ+ spectrum. GPL's construction activity is outsourced. Hence, all workers are employed under the contractors and vendors appointed by GPL. Approximately 12,414 workers at our site labour camps worked at our construction sites as on 31st March 2023.

10. Health and Safety Management System

**Whether an occupational health and safety management system has been implemented by the entity? (Yes/ No). If yes, the coverage such system?**

**Response:** Yes, at GPL we have a robust occupational health and safety (OH&S) management system to ensure safety implementation and effectiveness of systems and is followed at all our locations. We ensure on ground implementation by preparing Site Safety Plan, Hazard Identification and Risk Assessment for all activities, Work Permit System, and Internal safety audit to assess the effectiveness.

People & Leadership - Culture for Safety & Capability Building: To enhance safety culture we ensure various measures such as safety induction, job specific trainings, motivational programs, safety campaigns, review meetings (Contractor Site Safety Committee, Joint site safety committee and Management review meetings), health check-ups and toolboxes for all employees.

Continual Improvement - Monitoring, Audits & Compliances: We have a robust internal audit mechanism to monitor the safety performance of each location and identify the improvements areas, Site.

**a. What are the processes used to identify work-related hazards and assess risks on a routine and non-routine basis by the entity?**

**Response:** GPL OH&S Management system is aligned with ISO 45001: 2018. GPI OH&S management system is established and implemented at all locations. GPL P HS 02, Procedure for hazard identification, risk assessment, controls and OH&S opportunities is key process within organisation. Standard operating procedure has been established for Hazard Identification and Risk Assessment for routine and non-routine activities.

**b. Whether you have processes for workers to report the work-related hazards and to remove themselves from such risks. (Y/N)**

**Response:** Yes, GPL OH&S Management system encompasses the procedure for formation and operation of safety committees across all our locations. Contractor employing more than 100 workers at out sites must institute a Contractor Site Safety Committee (CSC) lead by contractors Project Manager, the CSC meets at least once every month to ensure compliance with all requirements and has worker representation in the committee to report any work-related hazards. A hazard identification, risk assessment, and control measures (HIRAC) team comprising of worker representative, site execution team and safety personal is formed at every location to identify the hazards and control measures.

**c. Do the employees/ worker of the entity have access to non-occupational medical and healthcare services? (Yes/ No)**

**Response:** Yes

11. Details of safety related incidents, in the following format:

| Safety incident/Number  | Category  | FY2022-23<br>(Current Financial Year) | FY 2021-22<br>(Previous Financial Year) |
|---|-----------|---------------------------------------|---|
| Lost Time Injury Frequency Rate (LTIFR) (per one million-person hours worked) | Employees | 0                                     | 0                                       |
|   | Workers*  | 0.059                                 | 0                                       |
| Total Recordable work-related injuries  | Employees | 0                                     | 0                                       |
|   | Workers   | 4                                     | 3                                       |
| No. of fatalities   | Employees | 0                                     | 0                                       |
|   | Workers   | 0                                     | 0                                       |
| High consequence work-related injury or ill-health (Excluding fatalities)     | Employees | 0                                     | 0                                       |
|   | Workers   | 0                                     | 0                                       |

\*GPL's construction activity is outsourced so all the workers are employed under the contractors and vendors appointed by GPL. Approximately 12,414 workers at our site labour camps, worked at our construction sites as on 31<sup>st</sup> March 2023.

12. Describe the measures taken by the entity to ensure a safe and healthy workplace.

**Response:** At GPL we are committed to providing and maintaining a safe and healthy work environment, equipment, and systems for employees. We ensure that safety information, trainings and proper supervision are provided to all employees. Risk assessment is carried out at our sites via Hazard Identification and Risk Assessment (HIRA), where we have constituted a cross-functional team at each site to identify the hazard and assess the risk associated with the activity and develop control measures as per hierarchy of control. While the primary responsibility of this team is to perform a thorough HIRA exercise, it also provides workers with training related to Hazards/Risks and control measures. The implementation of these controls at site is ensured through Permit to Work. In the event of any medical emergencies, our employees have access to immediate assistance through our onsite medical centre and hospital tie-ups. To further promote the health and well-being of our employees, we have implemented an Executive Health Check-up Policy. This policy applies to all GPL employees and supports them to undergo regular health check-ups.

13. Number of Complaints on the following made by employees and workers:

| Category          | FY2022-23<br>(Current Financial Year) |                                       |         | FY2021-22<br>(Previous Financial Year) |                                       |        |
|-------------------|---------------------------------------|---------------------------------------|---------|--|---------------------------------------|--------|
|                   | Filed during the year                 | Pending resolution at the end of year | Remarks | Filed during the year                  | Pending resolution at the end of year | Remark |
| Working Condition | 0                                     | 0                                     | NA      | 0                                      | 0                                     | NA     |
| Health & Safety   | 0                                     | 0                                     | NA      | 0                                      | 0                                     | NA     |

14. Assessments for the year:

|                             | % of your plants and offices that were assessed (by entity or statutory authorities or third parties) |
|-----------------------------|---|
| Health and safety practices | 100%  |
| Working Conditions          | 100%  |



15. Provide details of any corrective action taken or underway to address safety-related incidents (if any) and on significant risks / concerns arising from assessments of health & safety practices and working conditions.

**Response:** GPL OH&S Management system is established and implemented at all locations. GPL P HS 02, Procedure for Hazard identification, risk assessment, controls and OH&S Opportunities is a key process within organisation. Standard operating procedure has been established for Hazard Identification and Risk Assessment for routine and non-routine activities. This SOP is implemented at all our locations. As stated in GPL Safety Manual under chapter 7.2 continual improvement, we have following established processes which specify continual improvement of OH&S Management system.

- i. We periodically review policies, objectives, systems and processes.
- ii. Internal Audit Process & Review of audit findings
- iii. Management Review to assess overall safety performance of the organisation
- iv. Incident, nonconformity and corrective actions: GPL has established, implemented and maintained processes, including investigating and reporting the incidents and nonconformities. Corrective actions related to critical incidents are considered as one of the continual improvement tools and being communicated across the GPL project sites (as per Incident reporting & investigation SOP) for continual improvement.
- v. Participation and trainings: Training is also one of the important tools for ensuring continual improvement. GPL promotes participation of staff & workers in OH&S management system training.
- vi. Risk & opportunities for improvement: A detailed standard operating procedure on hazard identification and risk assessment and opportunities address the operational as well as other risks and associated opportunity for continual improvement.
- vii. Horizontal deployment of cross learnings from critical incidents are shared with all projects to ensuring the Incident learnings are implemented across all projects.
- viii. Near Miss cases are shared with all projects to avoid any reoccurrence of such incidents at other projects.

LEADERSHIP INDICATORS

1. Does the entity extend any life insurance or any compensatory package in the event of death of (A) Employees (Y/N) (B) Workers (Y/N).

**Response:** (A) Yes, all on-roll employees of GPL and senior vice presidents are eligible for group term life Insurance coverage. The amount payable to employee's nominee varies from ₹30 Lakh to ₹6 Crore depending on level of seniority.

(B) Not applicable

2. Provide the measures undertaken by the entity to ensure that statutory dues have been deducted and deposited by the value chain partners.

**Response:** Contractors are required to submit valid PF and Employee State Insurance Corporation (ESIC) registrations and copies of attendance & wage registers, workmen compensation policy and challans as a proof of payment of statutory dues on an on-going basis.

3. Provide the number of employees / workers having suffered high consequence work related injury / ill-health / fatalities (as reported in Q11 of Essential Indicators above), who have been rehabilitated and placed in suitable employment or whose family members have been placed in suitable employment:

|           | Total no. of affected employees/ workers |   | No. of employees/workers that are rehabilitated and placed in suitable employment or whose family members have been placed in suitable employment |   |
|-----------|--|---|---|---|
|           | FY 2023-22<br>(Current Financial Year)   | FY 2022-21<br>(Previous Financial Year) | FY 2023-22<br>(Current Financial Year)  | FY 2022-21<br>(Previous Financial Year) |
| Employees | 0  | 0                                       | 0   | 0                                       |
| Workers   | 0  | 0                                       | 0   | 0                                       |

Does the entity provide transition assistance programs to facilitate continued employability and the management of career endings resulting from retirement or termination of employment? (Yes/ No)

Response: No

4. Details on assessment of value chain partners:

|                             | % of value chain partners (by value of business done with such partners) that were assessed |
|-----------------------------|---|
| Health and Safety Practices | 100% (All contractors)  |
| Working Conditions          | 100% (All contractors)  |

5. Provide details of any corrective actions taken or underway to address significant risks / concerns arising from assessments of health and safety practices and working conditions of value chain partners.

**Response:** The general terms of the contract as well as the Supplier's Code of Conduct require the value chain partners to maintain safe working conditions. Our safety policy applies to all contractors who are working on our project locations. As mentioned in the questions above, the entire project shares all areas of health and safety precautions and working conditions, including risk detection and corrective methods.

PRINCIPLE 4

Businesses should respect the interests of and be responsive to all its stakeholders.

ESSENTIAL INDICATORS

1. Describe the processes for identifying key stakeholder groups of the entity.

**Response:** Key stakeholders are individuals, organizations, parties, or entities who are either impacted by GPL or have the power to influence GPL. They are prioritised based on criteria such as dependence, responsibility, influence on GPL and impact of GPL's activities on them.

2. List stakeholder groups identified as key for your entity and the frequency of engagement with each stakeholder group.

| Stakeholder Group                         | Whether identified as Vulnerable & Marginalized Group (Yes/No) | Channels of communication (Email, SMS, Newspaper, Pamphlets, Advertisement, Community Meetings, Notice Board, Website), other | Frequency of engagement (Annually/ Half yearly/ Quarterly/ Others – please specify) | Purpose and scope of engagement including key topics and concerns raised during such engagement      |
|---|--|---|---|--|
| Government Bodies and Regulatory Agencies | No   | Meetings and personal interactions  | As and when organized   | Statutory compliance, environmental and social compliance, robust corporate governance, tax revenues |
| Joint Venture Partners                    | No   | Workshops, meetings, and personal interactions  | Continuous engagement   | Processes, delivery  |
| Suppliers                                 | No   | Feedback surveys and personal interactions  | Continuous engagement   | Health and safety, regular capacity building, compliance   |
| Consultants                               | No   | Workshops, meetings and personal interactions   | Continuous engagement   | Capacity building, Quality   |
| Contractors                               | No   | Meetings and personal interactions  | Continuous engagement   | Capacity building, health, and safety  |



LEADERSHIP ESSENTIALS

1. Provide the processes for consultation between stakeholders and the Board on economic, environmental, and social topics or if consultation is delegated, how is feedback from such consultations provided to the Board.

**Response:** At GPL, we carry out frequent interactions with our stakeholder groups. By actively involving the stakeholder groups and collecting their feedback on various topics, including economic, environmental, and social aspects, we ensure that key concerns and responses are effectively communicated to the board members. The Company also has established engagement plan based on stakeholder’s characteristics, needs and expectations. This plan serves as a guide for us to tailor our engagement activities and leverage diverse platforms.

2. Whether stakeholder consultation is used to support the identification and management of environmental, and social topics (Yes / No). If so, provide details of instances as to how the inputs received from stakeholders on these topics were incorporated into policies and activities of the entity.

**Response:** Yes, we periodically consult with our stakeholders to identify environmental and social topics of importance. We use a materiality lens to evaluate our top risks, considering both qualitative and quantitative likelihood and impact criteria to ensure a thorough evaluation across various dimensions. Our materiality is assessed using the six integrated reporting capitals and the most recent GRI frameworks. The evaluation of our engagement with local stakeholders is conducted by our ESG Committee. This evaluation is subsequently shared with the Board, which includes the Stakeholder Relationship Committee, for discussions, review, and improvement. The members of our ESG Committee, who supervise the outcomes of our materiality assessments, also identify the important issues relevant to our company. For efficient communication with our stakeholders, we have implemented a dedicated intranet site. Additionally, we adhere to standardized debriefing processes, develop training modules, and arrange internal conferences where local managers convene to exchange operational best practices.

3. Provide details of instances of engagement with, and actions taken to, address the concerns of vulnerable/ marginalized stakeholder groups.

We promote social protection for our workers through our partnerships with NGOs and regulatory bodies. Our focus is on registration under Building and Other Construction Workers (BOCW) and other welfare schemes

PRINCIPLE 5

Businesses should respect and promote human rights.

ESSENTIAL INDICATORS

1. Employees and workers who have been provided training on human rights issues and policy(ies) of the entity, in the following format:

| Category             | FY 2022-23<br>(Current Financial Year) |  |         | FY 2021-22<br>(Previous Financial Year) |  |         |
|----------------------|--|--|---------|---|--|---------|
|                      | Total (A)                              | No. of Employees/<br>Workers covered (B) | % (B/A) | Total (C)                               | No. of Employees/<br>Workers covered (C) | % (C/A) |
| Employees            |  |  |         |   |  |         |
| Permanent            | 2,391                                  | 2,391                                    | 100%    | 1,991                                   | 1,991                                    | 100%    |
| Other than Permanent | 0                                      | 0  | 0       | 0                                       | 0  | 0       |
| Total                | 2,391                                  | 2,391                                    | 100%    | 1,991                                   | 1,991                                    | 100%    |
| Workers*             |  |  |         |   |  |         |
| Permanent            | NA                                     | NA                                       | NA      | NA                                      | NA                                       | NA      |
| Other than Permanent | NA                                     | NA                                       | NA      | NA                                      | NA                                       | NA      |
| Total                | NA                                     | NA                                       | NA      | NA                                      | NA                                       | NA      |

\*GPL's construction activity is outsourced so all the workers are employed under the contractors and vendors appointed by GPL. Approximately 12,414 workers at our site labour camps, worked at our construction sites as on 31<sup>st</sup> March 2023.

2. Details of minimum wages paid to employees and workers, in the following format:

**Response:** All employees are being paid more/equal to minimum wages in accordance with applicable law. GPL's construction activity is outsourced so all the workers are employed under the contractors and vendors appointed by GPL. Approximately 12,414 workers at our site labour camps, worked at our construction sites as on 31<sup>st</sup> March 2023. We maintain a check that our contractors pay a minimum wage to their workers. Basis the same 100% of the workers receive more than minimum wage.

| Category             | FY 2022-23   |                       |          |                        |          | FY 2021-22   |                       |          |                        |          |
|----------------------|--------------|-----------------------|----------|------------------------|----------|--------------|-----------------------|----------|------------------------|----------|
|                      | Total<br>(A) | Equal to minimum wage |          | More than Minimum Wage |          | Total<br>(D) | Equal to Minimum Wage |          | More than Minimum Wage |          |
|                      |              | No.<br>(B)            | % (B /A) | No.<br>(C)             | % (C /A) |              | No.<br>(E)            | % (E /D) | No.<br>(F)             | % (F /D) |
| Employees            |              |                       |          |                        |          |              |                       |          |                        |          |
| Permanent            | 2391         | 0                     | 0.00%    | 2391                   | 100.00%  | 1998         | 0                     | 0.00%    | 1998                   | 100.00%  |
| Male                 | 1727         | 0                     | 0.00%    | 1727                   | 100.00%  | 1474         | 0                     | 0.00%    | 1474                   | 100.00%  |
| Female               | 656          | 0                     | 0.00%    | 656                    | 100.00%  | 524          | 0                     | 0.00%    | 524                    | 100.00%  |
| Other                | 8            | 0                     | 0.00%    | 8                      | 100.00%  | 0            | 0                     | 0.00%    | 0                      | 0.00%    |
| Other than Permanent | 2080         | 2080                  | 100.00%  | 2080                   | 100.00%  | 1811         | 1811                  | 100.00%  | 1811                   | 100.00%  |
| Male                 | 1835         | 1835                  | 100.00%  | 1835                   | 100.00%  | 1336         | 1336                  | 100.00%  | 1336                   | 100.00%  |
| Female               | 240          | 240                   | 100.00%  | 240                    | 100.00%  | 475          | 475                   | 100.00%  | 475                    | 100.00%  |
| Other                | 5            | 5                     | 100.00%  | 5                      | 100.00%  | 0            | 0                     | 0.00%    | 0                      | 0.00%    |
| Workers              |              |                       |          |                        |          |              |                       |          |                        |          |
| Permanent            | 0            | 0                     | 0.00%    | 0                      | 0.00%    | 0            | 0                     | 0.00%    | 0                      | 0.00%    |
| Male                 | 0            | 0                     | 0.00%    | 0                      | 0.00%    | 0            | 0                     | 0.00%    | 0                      | 0.00%    |
| Female               | 0            | 0                     | 0.00%    | 0                      | 0.00%    | 0            | 0                     | 0.00%    | 0                      | 0.00%    |
| Other                | 0            | 0                     | 0.00%    | 0                      | 0.00%    | 0            | 0                     | 0.00%    | 0                      | 0.00%    |
| Other than Permanent | 0            | 0                     | 0.00%    | 0                      | 0.00%    | 0            | 0                     | 0.00%    | 0                      | 0.00%    |
| Male                 | 0            | 0                     | 0.00%    | 0                      | 0.00%    | 0            | 0                     | 0.00%    | 0                      | 0.00%    |
| Female               | 0            | 0                     | 0.00%    | 0                      | 0.00%    | 0            | 0                     | 0.00%    | 0                      | 0.00%    |
| Other                | 0            | 0                     | 0.00%    | 0                      | 0.00%    | 0            | 0                     | 0.00%    | 0                      | 0.00%    |

3. Details of remuneration/salary/wages, in the following format:

|                                  | Male   |   | Female |  |
|----------------------------------|--------|---|--------|--|
|                                  | Number | Median remuneration/<br>salary/ wages of respective<br>category | Number | Median remuneration/<br>salary/ wages of respective category |
| Board of Directors (BoD)         | 6      | 4,50,19,690   | 2      | 33,00,000  |
| Key Managerial Personnel         | 2      | 4,24,03,474   | 0      | -  |
| Employees other than BoD and KMP | 1678   | 13,00,000   | 638    | 10,00,000  |
| Workers                          | NA     | NA  | NA     | NA   |

\*1. Key Management Personnel (KMP) includes the Executive Chairperson (EC), Chief Executive Officer (CEO), Chief Financial Officer (CFO) and Company Secretary (CS) but as the EC and CEO are included in Board of Directors, KPM here only includes CFO and CS.

2. GPL's construction activity is outsourced so all the workers are employed under the contractors and vendors appointed by GPL.

4. Do you have a focal point (Individual/ Committee) responsible for addressing human rights impacts or issues caused or contributed to by the business? (Yes/No)

**Response:** Yes, we have an internal committee and platform at all offices and sites of the company to address human rights issues such as complaints pertaining to sexual harassment and discrimination. Any employee found guilty of any form of harassment may face strong disciplinary action from the company administration. The links to the policies are mentioned in our website at: <https://www.godrejproperties.com/investor/corporate-governance>



5. Describe the internal mechanisms in place to redress grievances related to human rights issues.

**Response:** At GPL, we prioritize human rights in all our operations and investment agreements. We conduct thorough human rights reviews and incorporate stringent human rights clauses into our agreements. In addition to that, human rights training is provided for contractual personnel as part of contractual processes with agencies. To facilitate reporting and address any grievances related to human rights issues, we have established multiple platforms. We have various engagement formats and site events to address any grievances, as well as a provision to connect with leaders on any grievance matter through details available on the company's intranet.

6. Number of Complaints on the following made by employees and workers:

|                                   | FY 2022-23<br>(Current Financial Year) |                                       |         | FY 2021-22<br>(Previous Financial Year) |                                       |         |
|-----------------------------------|--|---------------------------------------|---------|---|---------------------------------------|---------|
|                                   | Filed during the year                  | Pending resolution at the end of year | Remarks | Filed during the year                   | Pending resolution at the end of year | Remarks |
| Sexual Harassment                 | 1                                      | 0                                     | -       | 2                                       | 0                                     | -       |
| Discrimination at workplace       | 0                                      | 0                                     | -       | 0                                       | 0                                     | -       |
| Forced Labour/Involuntary Labour  | 0                                      | 0                                     | -       | 0                                       | 0                                     | -       |
| Wages                             | 0                                      | 0                                     | -       | 0                                       | 0                                     | -       |
| Other human rights related issues | 0                                      | 0                                     | -       | 0                                       | 0                                     | -       |

7. Mechanisms to prevent adverse consequences to the complainant in discrimination and harassment cases.

**Response:** GPL has adopted a robust whistleblower mechanism to ensure transparent and fair action in case of any misconduct or unethical practice. According to our whistleblower policy employees, directors, suppliers, or any other stakeholder can raise concerns about unacceptable, improper, or unethical practices being followed in the organization. The policy explicitly states that the complainant will be protected against any adverse action and/ or discrimination because of such a reporting, provided it is justified and made in good faith.

Our whistleblowing officer ensures confidentiality of any whistleblowing complainant who requests that the complaint be treated in confidence. For more information, refer to [https://d1jys7grhimvze.cloudfront.net/backoffice/data\\_content/corporate\\_governance/GPL\\_Whistleblower\\_Policy.pdf](https://d1jys7grhimvze.cloudfront.net/backoffice/data_content/corporate_governance/GPL_Whistleblower_Policy.pdf)

8. Do human rights requirements form part of your business agreements and contracts? (Yes/No)

**Response:** Yes, the human rights norms and standards followed by GPL also extend to our business agreements and contracts.

9. Assessments for the year:

|   | % of your plants and offices that were assessed (By entity or statutory authorities or third parties) |
|---|---|
| Child Labour                            | 100%  |
| Forced/involuntary labour               | 100%  |
| Sexual harassment                       | 100%  |
| Discrimination at workplace             | 100%  |
| Wages                                   | 100%  |
| Others – health & safety, working hours | 100%  |

10. Provide details of any corrective actions taken or underway to address significant risks / concerns arising from the assessments at Question 9 above.

**Response:** We have established several procedures to address human rights risks. Six sample sites have been chosen for assessments, and no instances of non-compliance with human rights have been identified across our sites, eliminating the need for remediation actions. Nonetheless, minor observations were observed during third-party assessments conducted on the selected sample sites for the audit.

## LEADERSHIP INDICATORS

1. Details of a business process being modified / introduced as a result of addressing human rights grievances/complaints

**Response:** We have put in place a code of conduct, company values, and policies to ensure that human rights are respected and upheld at every level of our operations. To encourage employees to voice their concerns, we have implemented an open-door and whistleblower policy. There have been no human rights grievances/complaints resulting in introduction/ modification of business process.

2. Details of the scope and coverage of any Human rights due diligence conducted.

**Response:** We have conducted Human Rights Assessment for this year covering our operations (100% of GPL's offices and project sites), in accordance with GPL's human rights policy and the United Nations' Human Rights guidelines. These assessments are obligatory and cover various areas including health and safety, hours, wages and leave, fair treatment, community impacts, product stewardship, freedom of association, forced labour, child labour, discrimination, and compliance monitoring.

3. Is the premise/office of the entity accessible to differently abled visitors, as per the requirements of the Rights of Persons with Disabilities Act, 2016?

**Response:** The GPL Head Office in Vikhroli, Mumbai is accessible to differently abled visitors. Following steps are being taken:

We provide gender neutral restrooms which are PwD compliant

We are doing accessibility audits to identify further modifications required

4. Details on assessment of value chain partners:

|                                  | % of value chain partners (by value of business done with such partners) that were assessed |
|----------------------------------|---|
| Sexual Harassment                | 0%  |
| Discrimination at workplace      | 0%  |
| Child Labour                     | 0%  |
| Forced Labour/Involuntary Labour | 0%  |
| Wages                            | 0%  |
| Others-Health and Safety         | 0%  |

5. Provide details of any corrective actions taken or underway to address significant risks / concerns arising from the assessments at Question 4 above.

**Response:** Not Applicable



PRINCIPLE 6

Businesses should respect and make efforts to protect and restore the environment.

ESSENTIAL INDICATORS

1. Details of total energy consumption (in Joules or multiples) and energy intensity, in the following format:

| Parameter   | FY 2022-23<br>(Current Financial Year) | FY 2021-22<br>(Previous Financial Year) |
|---|--|---|
| Total electricity consumption (A)   | 24,232.25 GJ                           | 19,313.94 GJ                            |
| Total fuel consumption (B)  | 372.50 GJ                              | 207.72 GJ                               |
| Energy consumption through other sources (C)  | 0                                      | 0                                       |
| Total energy consumption (A+B+C)  | 24,604.74 GJ                           | 19,521.66 GJ                            |
| Energy intensity per rupee of Turnover (Total energy consumption/ turnover in rupees) | 0.000001092                            | 0.00000132                              |
| Energy intensity (optional) – the relevant metric may be selected by the entity       | -                                      | -                                       |

Note: Indicate if any independent assessment/ evaluation/assurance has been carried out by an external agency? (Y/N) If yes, name of the external agency. Yes, KPMG Assurance & Consulting Service LLP has assured energy consumption data as part of Integrated Report.

2. Does the entity have any sites / facilities identified as designated consumers (DCs) under the Performance, Achieve and Trade (PAT) Scheme of the Government of India? (Y/N) If yes, disclose whether targets set under the PAT scheme have been achieved. In case targets have not been achieved, provide the remedial action taken, if any.

Response: No

3. Provide details of the following disclosures related to water, in the following format:

| Parameter   | FY 2022-23<br>(Current Financial Year) | FY 2021-22<br>(Previous Financial Year) |
|---|--|---|
| Water withdrawal by source (in kilolitres)  |  |   |
| (i) Surface water   | 0                                      | 0                                       |
| (ii) Groundwater  | 802.74                                 | 71.96                                   |
| (iii) Third party water   | 2,17,363.56                            | 309,438.22                              |
| (iv) Seawater / desalinated water   | 0                                      | 0                                       |
| (v) Others  | 0                                      | 0                                       |
| Total volume of water withdrawal (in kilolitres) (i + ii + iii + iv + v)              | 2,18,166.30                            | 309,510.18                              |
| Total volume of water consumption (in kilolitres)                                     | 2,67,748.04                            | 309,510.18                              |
| Water intensity per rupee of turnover (Water consumed / turnover) (in kiloliters/INR) | 0.0000119                              | 0.0000210                               |
| Water intensity (optional) – the relevant metric may be selected by the entity        | -                                      | -                                       |

Note: Yes, KPMG Assurance and Consulting Services LLP has assured the water withdrawn data only as part of our Integrated Report. Water discharge for FY 2022-23 is Zero as Water withdrawn is equal to water consumed.

4. Has the entity implemented a mechanism for Zero Liquid Discharge? If yes, provide details of its coverage and implementation.

Response: Not Applicable

5. Please provide details of air emissions (other than GHG emissions) by the entity, in the following format:

Response: We conduct 6 monthly third party assessment of air quality at all our construction sites, as per the guidelines prescribed by Central Pollution Control Board (CPCB).

| Parameter                           | Please specify unit | Limits prescribed by CPCB (FY 2022-23) |
|-------------------------------------|---------------------|--|
| NOx                                 | µg/m³               | 40                                     |
| SOx                                 | µg/m³               | 50                                     |
| Particulate Matter (PM)             | µg/m³               | 60                                     |
| Persistent organic pollutants (POP) | 0                   | 0                                      |
| Volatile organic compounds (VOC)    | 0                   | 0                                      |
| Hazardous air pollutants (HAP)      | 0                   | 0                                      |

| Parameter                           | Please specify unit | Limits prescribed by CPCB (FY 2021-22) |
|-------------------------------------|---------------------|--|
| NOx                                 | µg/m³               | 40                                     |
| SOx                                 | µg/m³               | 50                                     |
| Particulate Matter (PM)             | µg/m³               | 60                                     |
| Persistent organic pollutants (POP) | 0                   | 0                                      |
| Volatile organic compounds (VOC)    | 0                   | 0                                      |
| Hazardous air pollutants (HAP)      | 0                   | 0                                      |

Note: Indicate if any independent assessment/ evaluation/assurance has been carried out by an external agency? (Y/N) If yes, name of the external agency. Yes, third party assessment is carried out as per regulations. These authorized third party vendors vary from site to site.

6. Provide details of greenhouse gas emissions (Scope 1 and Scope 2 emissions) & its intensity, in the following format:

| Parameter   | Unit  | FY2022-23<br>(Current Financial Year) | FY 2021-22<br>(Previous Financial Year) |
|---|---|---------------------------------------|---|
| Total Scope 1 emissions (Break-up of the GHG into CO <sub>2</sub> , CH <sub>4</sub> , N <sub>2</sub> O, HFCs, FCs, SF <sub>6</sub> , NF <sub>3</sub> , if available)  | Metric tonnes of CO <sub>2</sub> equivalent | 529.02                                | 447.97                                  |
| Total Scope 2 emissions (Break-up of the GHG into CO <sub>2</sub> , CH <sub>4</sub> , N <sub>2</sub> O, HFCs, PFCs, SF <sub>6</sub> , NF <sub>3</sub> , if available) | Metric tonnes of CO <sub>2</sub> equivalent | 3,375.60                              | 2966.22                                 |
| Total Scope 1 and Scope 2 emissions per rupee of turnover   | tCO <sub>2</sub> e                          | 0.000000173                           | 0.000000232                             |
| Total Scope 1 and Scope 2 emission intensity (optional) – the relevant metric may be selected by the entity   | kgCO <sub>2</sub> e/sqft                    | 8.08                                  | 8.07                                    |

Note: Indicate if any independent assessment/ evaluation/assurance has been carried out by an external agency? (Y/N) If yes, name of the external agency. Yes, KPMG Assurance and Consulting Services LLP has assured the Scope 1 & 2 data as part of our Integrated Report.

7. Does the entity have any project related to reducing Green House Gas emission? If Yes, then provide details.

Response: Godrej Properties Limited has committed to reduce scope 1 and 2 greenhouse gas (GHG) emissions by 72.6% per square meter of GPL's offices by FY 2034-35, compared to the base year of FY 2020-21. We have also set a target of achieving science-based targets for 88.5% of our suppliers in the category pertaining to purchased goods and services by FY 2026-27. These targets have been submitted to SBTi for review and approval. In order to achieve this ambitious target, we are dedicated to identifying and addressing the major sources of GHG emissions. To effectively reduce net emissions, GPL has adopted a comprehensive and multi-faceted approach. Firstly, we are increasing the adoption of alternative clean energy options to minimize our reliance on fossil fuels. By transitioning to renewable energy sources, such as solar and wind power, we can significantly reduce our carbon footprint. Additionally, we are actively supporting energy efficiency measures such as installation of renewable energy generation system on site across, switching to fuel efficient and low carbon equipment across our operations. To offset any remaining emissions, GPL is undertaking proactive afforestation and land use focused projects. By investing in these initiatives, we contribute to the restoration and preservation of ecosystems, which serve as natural carbon sinks. Through this multi-pronged approach, which encompasses clean energy adoption, energy efficiency measures, and carbon offset projects, GPL is committed to achieving substantial reductions in GHG emissions. By aligning our actions with sustainability goals, we aim to play a significant role in mitigating climate change and creating a more environmentally responsible future.



8. Provide details related to waste management by the entity, in the following format:

| Parameter   | FY 2022-23<br>(Current Financial Year) | FY 2021-22<br>Previous Financial Year |
|---|--|---------------------------------------|
| Total Waste generated (in metric tonnes)  |  |                                       |
| Plastic waste (A)*  | 0                                      | 0                                     |
| E-waste (B)   | 0.6045                                 | NA                                    |
| Bio-medical waste (C)   | NA                                     | NA                                    |
| Construction and demolition waste (D)   | 2,7510.38                              | 15,662.32                             |
| Battery waste (E)   | NA                                     | NA                                    |
| Radioactive waste (F)   | NA                                     | NA                                    |
| Other Hazardous waste. Please specify, if any. (G)  | 995.14                                 | 56.99                                 |
| Other Non-hazardous waste generated (H). Please specify, if any. (Break-up by composition i.e., by materials relevant to the sector)    | 4,52,939.14                            | 3,38,322.14                           |
| Total (A+B + C + D + E + F + G + H)   | 4,81,445.26                            | 3,54,041.45                           |
| For each category of waste generated, total waste recovered through recycling, re-using or other recovery operations (in metric tonnes) |  |                                       |
| Category of Waste   |  |                                       |
| (i) Recycled  | 288,948.99                             | 1,062.11                              |
| (ii) Re-used  | 140,666.81                             | 0                                     |
| (iii) Other recovery operations   | 0                                      | 320,220.03                            |
| Total (Clubbed)   | 4,29,615.80                            | 3,21,282.14                           |
| For each category of waste generated, total waste disposed by nature of disposal method (in metric tonnes)                              |  |                                       |
| Category of Waste   |  |                                       |
| (i) Incineration  | 0                                      | 0                                     |
| (ii) Landfilling  | 25,297.48                              | 17,040                                |
| (iii) Other disposal operations   | 995.74                                 | 56.99                                 |
| Total   | 26,293.22                              | 17,096.99                             |

\*We have zero plastic policy at all GPL offices.

Note: Indicate if any independent assessment/ evaluation/assurance has been carried out by an external agency? (Y/N) If yes, name of the external agency. No.

9. Briefly describe the waste management practices adopted in your establishments. Describe the strategy adopted by your company to reduce usage of hazardous and toxic chemicals in your products and processes and the practices adopted to manage such wastes.

**Response:** Appropriate management of waste is of utmost importance to us and hence, we are committed to strictly adhering to waste management regulations. However, we go beyond mere compliance by adopting a proactive approach to minimize the environmental impact of the waste we generate. In line with regulations, we ensure that hazardous waste is disposed of through authorized third-party recyclers. For non-hazardous waste, including metal scraps and construction debris, we also work with authorized recyclers to ensure proper disposal and recycling. This enables us to divert these materials from landfills and promote a circular economy. In the case of non-hazardous organic waste, we have implemented composting methods. By composting organic waste, we can produce high-quality manure that is then utilized for project landscaping and in our plant nursery. To further enhance our waste management efforts, GPL has established integrated decentralized solid waste management programs in Konark, Bhubaneswar, Batala, and Agra. These programs aim to minimize waste sent to landfills by implementing effective waste reduction and recycling strategies. We believe that collective action is crucial for achieving meaningful results. Therefore, we actively partner with various organizations and engage in clean-up drives and campaign rallies. By collaborating with these entities, we can translate innovative waste management practices into tangible on-ground results. Through our comprehensive waste management initiatives and collaborative partnerships, we are committed to minimizing waste to landfill and making a positive environmental impact.

10. If the entity has operations/offices in/around ecologically sensitive areas (such as national parks, wildlife sanctuaries, biosphere reserves, wetlands, biodiversity hotspots, forests, coastal regulation zones etc.) where environmental approvals / clearances are required, please specify details in the following format:

| Sr. No  | Location of operations/offices | Type of operations | Whether the conditions of environmental approval / clearance are being complied with? (Y/N)<br>If no, the reasons thereof and corrective action taken, if any. |
|---|--------------------------------|--------------------|--|
| We do not have any operations/offices in/around ecologically sensitive areas. |                                |                    |  |

11. Details of environmental impact assessments of projects undertaken by the entity based on applicable laws, in the current financial year:

| Name and brief details of project | EIA Notification No. | Date              | Whether conducted by independent external agency (Yes / No) | Results communicated in public domain (Yes / No) | Relevant Web link   |
|-----------------------------------|----------------------|-------------------|---|--|---|
| Godrej Rivergreens, Pune          | EC23B038MH195877     | 31 January 2023   | Yes   | Yes  | -   |
| Godrej Mann Hinjewadi, Pune       | EC23B038MH176713     | 06 February2023   | Yes   | Yes  | -   |
| Godrej Ascend, Horizon            | EC22B039MH125770     | 31 August 2022    | Yes   | Yes  | -   |
| Godrej Horizon, Mumbai            | EC22B039MH110830     | 30 September 2022 | Yes   | Yes  | -   |
| Godrej Riviera, Mumbai            | EC22B039MH145396     | 30 September 2022 | Yes   | Yes  | -   |
| Godrej Ananda, Bangalore          | SEIAA40CON2021       | 30 September 2022 | Yes   | Yes  | <a href="https://environmentclearance.nic.in/TrackState_proposal.aspx?type=EC&amp;status=EC_new&amp;statername=Karnataka&amp;pno=SlA/Ka/MIS/61900/2021&amp;pid=191872">https://environmentclearance.nic.in/TrackState_proposal.aspx?type=EC&amp;status=EC_new&amp;statername=Karnataka&amp;pno=SlA/Ka/MIS/61900/2021&amp;pid=191872</a>         |
| Godrej Park Retreat, Bangalore    | SEIAA72CON2022       | 30 November 2022  | Yes   | Yes  | <a href="https://environmentclearance.nic.in/TrackState_proposal.aspx?type=EC&amp;status=EC_new&amp;statername=Karnataka&amp;pno=SlA/Ka/INFRA2/412100/2022&amp;pid=214561">https://environmentclearance.nic.in/TrackState_proposal.aspx?type=EC&amp;status=EC_new&amp;statername=Karnataka&amp;pno=SlA/Ka/INFRA2/412100/2022&amp;pid=214561</a> |

12. Is the entity compliant with the applicable environmental law/ regulations/ guidelines in India, such as the Water (Prevention and Control of Pollution) Act, Air (Prevention and Control of Pollution) Act, Environment protection act and rules thereunder (Y/N). If not, provide details of all such non-compliances, in the following format:

Response: Yes, we are compliant with all applicable laws and regulations.

LEADERSHIP INDICATORS

1. Provide break-up of the total energy consumed (in Joules or multiples) from renewable and non-renewable sources, in the following format:

| Parameter  | FY 2022-23<br>(Current Financial Year) | FY 2021-22<br>(Previous Financial Year) |
|--|--|---|
| From renewable sources                                   |  |   |
| Total electricity consumption (A)                        | 542,642 MJ                             | 0                                       |
| Total fuel consumption (B)                               | 0                                      | 0                                       |
| Energy consumption through other sources (C)             | 0                                      | 0                                       |
| Total energy consumed from renewable sources (A+B+C)     | 542,642 MJ                             | 0                                       |
| From non-renewable sources                               |  |   |
| Total electricity consumption (D)                        | 236,89,607 MJ                          | 19,313,939 MJ                           |
| Total fuel consumption (E)                               | 372,495 MJ                             | 207,724 MJ                              |
| Energy consumption through other sources (F)             | 0                                      | 0                                       |
| Total energy consumed from non-renewable sources (D+E+F) | 24,062,102 MJ                          | 19,521,663 MJ                           |

Note: Indicate if any independent assessment/ evaluation/assurance has been carried out by an external agency? (Y/N) If yes, name of the external agency. Yes, KPMG Assurance and Consulting Services LLP has assured the Energy consumption data.



2. Provide the following details related to water discharged:

| Parameter   | FY 2022-23 | FY 2021-22 |
|---|------------|------------|
| Water discharge by destination and level of treatment (in kilolitres) |            |            |
| (i) To Surface water  | Nil        | Nil        |
| - No treatment  | Nil        | Nil        |
| - With treatment – please specify level of treatment                  | Nil        | Nil        |
| (ii) To Groundwater   | Nil        | Nil        |
| - No treatment  | Nil        | Nil        |
| - With treatment – please specify level of treatment                  | Nil        | Nil        |
| (iii) To Seawater   | Nil        | Nil        |
| - No treatment  | Nil        | Nil        |
| - With treatment – please specify level of treatment                  | Nil        | Nil        |
| (iv) Sent to third parties  | Nil        | Nil        |
| - No treatment  | Nil        | Nil        |
| - With treatment – please specify level of treatment                  | Nil        | Nil        |
| (v) Others  | Nil        | Nil        |
| - No treatment  | Nil        | Nil        |
| - With treatment – please specify level of treatment                  | Nil        | Nil        |
| Total water discharged (in kilolitres)                                | Nil        | Nil        |

Whether independent assessment is carried out. No

3. Water withdrawal, consumption, and discharge in areas of water stress (in kilolitres):  
For each facility / plant located in areas of water stress, provide the following information:

- i. Name of the area – Please refer to Table :Water withdrawal from Areas of water stress on IR page 94.
- ii. Nature of operations – New Building Construction (South & NCR)
- iii. Water withdrawal, consumption, and discharge in the following format:

| Parameters  | FY 2022-23<br>(Current Financial Year) | FY 2021-22<br>(Previous Financial Year) |
|---|--|---|
| Water withdrawal by source (in kilolitres)  |  |   |
| (i) Surface water   | 0                                      | 0                                       |
| (ii) Groundwater  | 0                                      | 0                                       |
| (iii) Third party water   | 74.98                                  | 134.59                                  |
| (iv) Seawater / desalinated water   | NA                                     | NA                                      |
| (v) Others  | NA                                     | NA                                      |
| Total volume of water withdrawal (in kilolitres)                                      | 74.98                                  | 134.59                                  |
| Total volume of water consumption (in kilolitres)                                     | 74.98                                  | 134.59                                  |
| Water intensity per rupee of turnover (Water consumed / turnover) (in Kiloliters/INR) | 0.0000033                              | 0.00000913                              |
| Water intensity (optional) – the relevant metric may be selected by the entity        | -                                      | -                                       |
| Water discharge by destination and level of treatment (in kilolitres)                 |  |   |
| (i) Into Surface water  |  |   |
| - No treatment  | 0                                      | 0                                       |
| - With treatment – please specify level of treatment                                  | 0                                      | 0                                       |
| (ii) Into Groundwater   |  |   |
| - No treatment  | 0                                      | 0                                       |
| - With treatment – please specify level of treatment                                  | 0                                      | 0                                       |
| (iii) Into Seawater   |  |   |
| - No treatment  | NA                                     | NA                                      |
| - With treatment – please specify level of treatment                                  | NA                                     | NA                                      |
| (iv) Sent to third parties  |  |   |
| - No treatment  | 0                                      | 0                                       |
| - With treatment – please specify level of treatment                                  | 0                                      | 0                                       |
| (v) Others  |  |   |
| - No treatment  | 0                                      | 0                                       |
| - With treatment – please specify level of treatment                                  | 0                                      | 0                                       |
| Total water discharged (in kilolitres)  | 0                                      | 0                                       |

Note: Indicate if any independent assessment/ evaluation/assurance has been carried out by an external agency? (Y/N) If yes, name of the external agency. No.

4. Please provide details of total Scope 3 emissions & its intensity, in the following format:

| Particulars  | Unit  | FY 22-23<br>(Current Financial Year) | FY 21-22<br>(Previous Financial Year) |
|--|---|--------------------------------------|---------------------------------------|
| Total Scope 3 emissions<br>(Break-up of the GHG into CO <sub>2</sub> , CH <sub>4</sub> , N <sub>2</sub> O, HFCs, PFCs, SF <sub>6</sub> , NF <sub>3</sub> , if available) | Metric tonnes of CO <sub>2</sub> equivalent | 19,51,267.22                         | 1,335,488.75                          |
| Total Scope 3 emissions per rupee of turnover  | Metric tonnes of CO <sub>2</sub> equivalent | 0.0000866                            | 0.0000904                             |
| Total Scope 3 emission intensity (optional) – the relevant metric may be selected by the entity  | Kg CO <sub>2</sub> / sq. ft.                | 0.65                                 | 0.04                                  |

Note: Indicate if any independent assessment/ evaluation/assurance has been carried out by an external agency? No

5. With respect to the ecologically sensitive areas reported at Question 10 of Essential Indicators above, provide details of significant direct & indirect impact of the entity on biodiversity in such areas along-with prevention and remediation activities.

Response: Not Applicable

6. If the entity has undertaken any specific initiatives or used innovative technology or solutions to improve resource efficiency, or reduce impact due to emissions / effluent discharge / waste generated, please provide details of the same as well as outcome of such initiatives, as per the following format:

| Sr. No | Initiative undertaken                           | Details of the initiative (Web-link, if any, may be provided along-with summary)  | Outcome of the initiative  |
|--------|---|---|--|
| 1      | Waste Management and Waste Reduction Initiative | GPL has come up with a detailed study on waste reduction methodology. This study details out the information on the approach carried out to arrive at the quantum of construction waste in a mid-scale residential project in India. It explains what the constituents of construction waste by stages and the materials are and how the waste is further treated. <a href="#">waste_matters_construction_waste_handbook.pdf (godrejproperties.com)</a> | A total of 3.64 kg of waste per square feet of built-up area is generated at a mid-scale residential Mivan construction project in India.<br><br>About 141 different types of materials are found in construction waste, of which 95 materials are currently recycled.<br><br>Maximum waste is generated during the finishing stage of construction process, and concrete is the highest contributor of construction waste most of which is used in the core and shell stage |

7. Does the entity have a business continuity and disaster management plan? Give details in 100 words/ web link.

Response: Yes, we recognize the importance of business continuity and disaster management in mitigating risks to our operations. With a methodical approach, GPL has developed a comprehensive plan to identify, assess, and minimize potential disasters. Through risk assessments, disaster management plans, and vulnerability analyses, GPL proactively works to reduce risks to both people and property. By implementing long-term action plans, the company ensures preparedness and resilience in the face of potential disasters. GPL's commitment to business continuity and disaster management demonstrates its dedication to safeguarding its assets and maintaining operational stability even in challenging circumstances.

8. Disclose any significant adverse impact to the environment, arising from the value chain of the entity. What mitigation or adaptation measures have been taken by the entity in this regard?

Response: There has been no significant adverse impact to the environment, arising from the value chain of the entity.

9. Percentage of value chain partners (by value of business done with such partners) that were assessed for environmental impacts.

Response: 55.17% of critical tier 1 suppliers were assessed for environmental impacts.



## PRINCIPLE 7

Businesses, when engaging in influencing public and regulatory policy, should do so in a manner that is responsible and transparent

### ESSENTIAL INDICATORS

10. a. Number of affiliations with trade and industry chambers/ associations.

Response: 6

b. List the top 10 trade and industry chambers/ associations (determined based on the total members of such body) the entity is a member of/ affiliated to.

| Sr. No. | Name of the trade and industry chambers/associations         | Reach of trade and industry chambers/ associations (State/National) |
|---------|--|---|
| 1       | Confederation of Indian Industry                             | National  |
| 2       | Indian Green Building Council                                | National  |
| 3       | Maharashtra Chamber of Housing Industry                      | State   |
| 4       | Confederation of Real Estate Developers Association of India | National  |
| 5       | National Safety Council                                      | National  |
| 6       | Federation of Indian Chambers of Commerce and Industry       | National  |

c. Provide details of corrective action taken or underway on any issues related to anti-competitive conduct by the entity, based on adverse orders from regulatory authorities.

| Name of authority | Brief of the case | Corrective action taken |
|-------------------|-------------------|-------------------------|
| No such cases     |                   |                         |

### LEADERSHIP INDICATORS

11. Details of public policy positions advocated by the entity:

| Sr. No. | Public policy advocated | Method resorted for such advocacy   | Whether information available in public domain? (Yes/No) | Frequency of Review by Board (Annually/ Half yearly/ Quarterly / Others- please specify) | Web Link, if Available  |
|---------|-------------------------|---|--|--|---|
| 1       | Promote Green Buildings | As one of the founding members of Indian Green Building Council (IGBC), we continuously strive to deliver sustainability focused innovation to our customers. In 2010, GPL committed that all of its developments would be third party certified green under credible rating systems such as IGBC, GRIHA, LEED, etc. In 2016 we raised the minimum certification for all our projects to IGBC Silver or equivalent. | Yes  | Quarterly  | <a href="https://d1jys7grhimvze.cloudfront.net/backoffice/data_content/annual_report/GPL_Integrated_Report_2021-222.pdf">https://d1jys7grhimvze.cloudfront.net/backoffice/data_content/annual_report/GPL_Integrated_Report_2021-222.pdf</a> |

## PRINCIPLE 8

Businesses should promote inclusive growth and equitable development

### ESSENTIAL INDICATORS

1. Details of Social Impact Assessments (SIA) of projects undertaken by the entity based on applicable laws, in the current financial year.

Response: Not Applicable. GPL's CSR obligation for the previous 3 financial years is below 10 crores. Hence, Impact Assessment is not applicable for any GPL CSR. There being no compliance mandate, GPL has voluntarily conducted a Social and Water Impact assessment of the CSR project, 'Integrated Watershed Development in Beed district of Maharashtra'.

2. Provide information on project(s) for which ongoing Rehabilitation and Resettlement (R&R) is being undertaken by your entity, in the following format:

Response: Not Applicable

3. Describe the mechanisms to receive and redress grievances of the community.

Response: As per the stakeholder grievance redressal policy, local communities can file grievances using specific email addresses or phone numbers. For more information, refer to [https://d1jys7grhimvze.cloudfront.net/backoffice/data\\_content/corporate\\_governance/Stakeholder\\_Engagement\\_Policy.pdf](https://d1jys7grhimvze.cloudfront.net/backoffice/data_content/corporate_governance/Stakeholder_Engagement_Policy.pdf)

4. Percentage of input material (inputs to total inputs by value) sourced from suppliers:

|  | FY 2022-23 (Current Financial Year) | FY 2021-22 (Previous Financial Year) |
|--|-------------------------------------|--------------------------------------|
| Directly sourced from MSMEs/ small producers                         | 63.40%                              | -                                    |
| Sourced directly from within the district and neighbouring districts | 85.08%                              | -                                    |

### LEADERSHIP INDICATORS

1. Provide details of actions taken to mitigate any negative social impacts identified in the Social Impact Assessments (Reference: Question 1 of Essential Indicators above):

Response: Not Applicable

2. Provide the following information on CSR projects undertaken by your entity in designated aspirational districts as identified by government bodies:



| Sr. No. | State         | Aspirational District | Amount spent (In ₹) |
|---------|---------------|-----------------------|---------------------|
| 1       | Haryana       | Mewat                 | 55,790              |
| 2       | Uttar Pradesh | Chitrakoot            | 1,35,374            |
| 3       | Rajasthan     | Sirohi                | 8,22,909            |
| 4       | Meghalaya     | Ribhoi                | 39,25,118           |

3. (a) Do you have a preferential procurement policy where you give preference to purchase from suppliers comprising marginalized /vulnerable groups? (Yes/No)  
(b) From which marginalized /vulnerable groups do you procure?  
(c) What percentage of total procurement (by value) does it constitute?  
**Response:** Not Applicable

4. Details of beneficiaries of CSR Projects:

| S No. | CSR Project  | No. of persons benefitted from CSR Projects FY 22-23 | % of beneficiaries from vulnerable and marginalized groups |
|-------|--|--|--|
| 1     | Workers Entitlement – 7,000 workers  | 3,803  | 100%   |
| 2     | Workers Entitlement – 8,750 workers  | 495  | 100%   |
| 3     | Workers Entitlement – 5,500 workers  | 6,230  | 100%   |
| 4     | Support the Migrants Resilience Collaborative - Mission BoCW to facilitate and deliver BoCW cards/schemes for workers across 14 districts              | 13,060   | 100%   |
| 5     | Migrant Resilience Collaborative   | 551  | 100%   |
| 6     | Asha Kiran - The Hope Project  | 6,777  | 100%   |
| 7     | Ration support   | 71   | 100%   |
| 8     | Community Creche at Gurgaon  | 62   | 100%   |
| 9     | Community Creches PAN India  | 553  | 100%   |
| 10    | Community Creches, Pune  | 794  | 100%   |
| 11    | Workers Entitlement - 20,000   | 17,086   | 100%   |
| 12    | Workers Entitlement – 17,648   | 8,824  | 100%   |
| 13    | Workers Entitlement - 80,000   | 12,247   | 100%   |
| 14    | Tree plantation at Ambejogai   | 218  | 100%   |
| 15    | Tree plantation PAN India  | 115  | 100%   |
| 16    | Crop Residue Management, Gurdaspur   | 888  | 100%   |
| 17    | Decentralised Solid Waste Management, Dhanpuri and Bakho   | 8,549  | 100%   |
| 18    | Decentralised Solid Waste Management, Konark   | 2,449  | 100%   |
| 19    | Decentralised Solid Waste Management, Bhubaneswar  | 9,796  | 100%   |
| 20    | Integrated Decentralized Solid Waste Management (IDSWM) in 4 wards [16,20,21,26] in Bhubaneswar Municipal Corporation, Odisha                          | 15,941   | 100%   |
| 21    | Integrated Decentralized Solid Waste Management (IDSWM) in 6 wards [26,38,52,61,71,73,96] of Hariparvat, Agra Municipal Corporation                    | 31,592   | 100%   |
| 22    | Integrated Decentralized Solid Waste Management (IDSWM) in Budni and Gohad, Madhya Pradesh   | 12,942   | 100%   |
| 23    | Bioremediation and Bio mining of Landfill site and Integrated Decentralised Solid Waste Management (IDSWM) in Chakrata (Cantonment Board), Uttarakhand | 433  | 100%   |

## PRINCIPLE 9

### Businesses should engage with and provide value to their consumers in a responsible manner.

#### ESSENTIAL INDICATORS:

1. Describe the mechanisms in place to receive and respond to consumer complaints and feedback.

**Response:** Our customers can report on any grievances and provide feedback through various mechanisms such as e-mail, call and mobile app. Regional toll-free numbers are available as a service helpline for customers. The mobile app aids customers with booking financials, interest details, pay now functionality for making online payments, receiving construction updates, provision of a library for important booking level documents (such as receipts, and invoices) and reach us functionality wherein customer can raise a service request and track the status.

2. Turnover of products and/ services as a percentage of turnover from all products/service that carry information about:

| As a percentage to total turnover                           |      |
|---|------|
| Environmental and social parameters relevant to the product | 100% |
| Safe and responsible usage                                  | 100% |
| Recycling and/or safe disposal                              | 100% |

3. Number of consumer complaints in respect of the following:

|                                | FY 2022-23<br>(Current Financial Year) |                                   |         | FY 2021-22<br>(Previous Financial Year) |                                   |         |
|--------------------------------|--|-----------------------------------|---------|---|-----------------------------------|---------|
|                                | Received during the year               | Pending resolution at end of year | Remarks | Received during the year                | Pending resolution at end of year | Remarks |
| Data privacy                   | 54                                     | 0                                 | -       | 7                                       | 0                                 | -       |
| Advertising                    | 8                                      | 0                                 | -       | 4                                       | 2                                 | -       |
| Cyber-security                 | 0                                      | 0                                 | -       | 0                                       | 0                                 | -       |
| Delivery of essential services | 33                                     | 30                                | -       | 25                                      | 25                                | -       |
| Restrictive Trade Practices    | 0                                      | 0                                 | -       | 0                                       | 0                                 | -       |
| Unfair Trade Practices         | 1                                      | 1                                 | -       | 1                                       | 1                                 | -       |
| Other                          | 1                                      | 1                                 | -       | 0                                       | 0                                 | -       |

4. Details of instances of product recalls on account of safety issues:

|                   | Number         | Reasons for recall |
|-------------------|----------------|--------------------|
| Voluntary recalls | Not Applicable | Not Applicable     |
| Forced recalls    | Not Applicable | Not Applicable     |

GPL is a real estate firm involved in the development of residential properties, commercial properties and townships. The features that we include in our goods, such as rainwater collection systems, sewage treatment plants, solar PV, and resource recovery centres, include safety as a key component. Through the resident assistant, customers are informed about how these features operate and how to use them. Therefore, product recalls do not pertain to our business.

5. Does the entity have a framework/ policy on cyber security and risks related to data privacy? (Yes/No) If available, provide a web-link of the policy.

**Response:** Yes, GPL adheres to the information security management system policy (ISMS) established by Godrej Industries Limited and Associated Companies (GILAC). ISMS policy document outlines all the information security objectives to be met by GPL. For more information, refer to [https://d1jys7grhimvze.cloudfront.net/backoffice/data\\_content/corporate\\_governance/GPL\\_-\\_Information\\_Security\\_Policy.pdf](https://d1jys7grhimvze.cloudfront.net/backoffice/data_content/corporate_governance/GPL_-_Information_Security_Policy.pdf)



6. Provide details of any corrective actions taken or underway on issues relating to advertising, and delivery of essential services; cyber security and data privacy of customers; re-occurrence of instances of product recalls; penalty / action taken by regulatory authorities on safety of products/services.

Response: Not Applicable

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## LEADERSHIP INDICATORS

1. Channels / platforms where information on products and services of the entity can be accessed (provide web link, if available).

Response: All the information about products and services of the entity is available in the public domain on the website. Please refer to <https://www.godrejproperties.com/>

2. Steps taken to inform and educate consumers about safe and responsible usage of products and/or services.

Response: Not Applicable to our sector.

Although during handing over of the project, our teams inform and educate customers through various engagement mechanisms including handover manuals, sustainability master classes, and focused site visits.

3. Mechanisms in place to inform consumers of any risk of disruption/discontinuation of essential services.

Response: We have developed an app for our post possession customers and the same app will be used to share all the notifications on all the important matters including service disruption.

4. Does the entity display product information on the product over and above what is mandated as per local laws? (Yes/No/Not Applicable) If yes, provide details in brief. Did your entity carry out any survey with regard to consumer satisfaction relating to the major products / services of the entity, significant locations of operation of the entity or the entity as a whole?

Response: Yes, external creative communications contain the real estate regulatory authority (RERA) registration number. All projects listed on the website have all project details including the registration number. GPL is one of very few real estate companies that has adopted Net Promoter Score (NPS) as a metric to measure of customer satisfaction. We received encouraging NPS score of 65%, an improvement from 55% in FY 2021-22 with over 13,332 of our customers providing us this performance rating.

5. Provide the following information relating to data breaches:

- a. Number of instances of data breaches along-with impact

Response: Zero instances of data breaches

- b. Percentage of data breaches involving personally identifiable information of customers

Response: Not Applicable



# FINANCIAL STATEMENTS

## Independent Auditors’ 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 2023, 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 a summary of significant 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 2023, and its profit and other comprehensive income, 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 Matter(s)

Key audit matters are those matters that, in our professional judgment, 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  | How the matter was addressed in our audit  |
|---|--|
| <p>The Company’s most significant revenue streams involve sale of residential, commercial units and plotted and other lands representing 68.58% of the total revenue from operations of the Company.</p> <p>Revenue is recognised post transfer of control to customers for the consideration (transaction price) which the Company expects to receive in exchange for those units.</p> <p>The trigger for revenue recognition is normally completion of the project or receipt of approvals on completion from relevant authorities, post which the contract becomes non-cancellable. The Company records revenue, over time till the actual possession to the customers, or on actual possession to the customers, as determined by the terms of contract with customers.</p> <p>The risk for revenue being recognised for arrangements that do not meet the definition of a contract or do not exist is considered as a key audit matter.</p> <p><b>Measurement of revenue recorded over time which is dependent on the estimates of the costs to complete</b></p> <p>Revenue recognition involves significant estimates related to measurement of costs to complete for the projects. Revenue from projects is recorded based on the Company’s assessment of the work completed, costs incurred and accrued and the estimate of the balance costs to complete.</p> <p>Considering the significant estimate involved in measurement of revenue and risk of revenue being recognised in an incorrect period, we have considered measurement of revenue as a key audit matter.</p> | <p>Our audit procedures included following:</p> <ul style="list-style-type: none"><li>• Obtaining and understanding revenue recognition process including identification of performance obligations and determination of transfer of control of the asset underlying the performance obligation to the customer.</li><li>• Evaluating the design and implementation and tested operating effectiveness of key internal controls around approvals of contracts, milestone billing, intimation of receipt of occupation certificate, recording of project cost and controls over collection from customers .</li><li>• Evaluating the accounting policies adopted by the Company for revenue recognition to check those are in line with the applicable accounting standards and their consistent application to the significant sales contracts.</li><li>• Testing timeliness of revenue recognition by comparing individual sample sales transactions to underlying contracts.</li><li>• Conducting site visits during the year for selected projects to understand the scope, nature and progress of the projects.</li><li>• Evaluating revenue overstatement or understatement by assessing Company’s key judgments in interpreting contractual terms. Determining the point in time at which the control is transferred by evaluating Company’s in-house legal interpretations of the underlying agreements i.e. when contract becomes non-cancellable.</li><li>• Requesting confirmations, on a sample basis for trade receivable and advances from customer. In case of non-receipt of confirmations, we have performed alternative procedures by comparing details with contracts, collection / invoicing details and other underlying project related documentation.</li><li>• Assessing the costs incurred and accrued to date on the balance sheet by examining underlying invoices and signed agreements on a sample basis. Assessing contract costs to check no costs of revenue nature are incorrectly recorded in the balance sheet.</li><li>• Comparing, on a sample basis, revenue transactions recorded during the year with the underlying contracts, progress reports, invoices raised on customers and collections in bank accounts. Also, checked the related revenue had been recognised in accordance with the Company’s revenue recognition policies.</li><li>• Comparing the costs to complete workings with the budgeted costs and inquiring for variance.</li><li>• Sighting Company’s internal approvals, on sample basis, for changes in budgeted costs along with the rationale for the changes.</li><li>• Scrutinising the revenue journal entries raised throughout the reporting period and comparing details of a sample of these journals, which met certain risk-based criteria, with relevant underlying documentation.</li><li>• Considering the adequacy of the disclosures in the standalone financial statements in respect of the judgments taken in recognising revenue for residential, commercial units and plotted and other lands units in accordance with Ind AS 115.</li></ul> |



Investment in subsidiaries, joint ventures and an associate and loans/financial instruments to subsidiaries and joint ventures

(See Note 6, 7, 9, 18 to the standalone financial statements)

| The Key Audit Matter   | How the matter was addressed in our audit  |
|--|--|
| <p>The carrying amount of the investments in subsidiaries, joint ventures and an associate held at cost less impairment represents 8.16% of the Company's total assets. The loans/financial instruments to subsidiaries and joint ventures represents 34.55% of the Company's total assets.</p> <p><b>Recoverability of investments in subsidiaries, joint ventures and an associate</b></p> <p>The Company's investments in subsidiaries, joint ventures and an associate are carried at cost less any diminution in value. The investments are assessed for impairment at each reporting date.</p> <p>The impairment assessment involves the use of estimates and judgements. The identification of impairment event and the determination of an impairment charge also require the application of significant judgement by the Company. The judgement, in particular, is with respect to the timing, quantity and estimation of projected cash flows of the real estate projects in these underlying entities.</p> <p>In view of the significance of these investments and above, we consider valuation / impairment of investments in subsidiaries, joint ventures and an associate to be a key audit matter.</p> <p><b>Recoverability of loans/financial instruments to subsidiaries and joint ventures</b></p> <p>The Company has extended loans/financial instruments to joint ventures and subsidiaries. These are assessed for recoverability at each period end.</p> <p>Due to the nature of the business in the real estate industry, the Company is exposed to heightened risk in respect of the recoverability of the loans/financial instruments granted to the aforementioned parties. In addition to nature of business, there is also significant judgment involved as to the recoverability of the working capital and project specific loans/ financial instruments. This depends on property developments projects being completed over the time period specified in agreements.</p> <p>We have identified measurement of loans/ financial instruments to subsidiaries and joint ventures as key audit matter because recoverability assessment involves Company's significant judgement and estimate.</p> | <p><b>Recoverability of investments in subsidiaries, joint ventures and an associate</b></p> <p>Our audit procedures included:</p> <ul style="list-style-type: none"><li>Evaluating design and implementation and testing operating effectiveness of controls over the Company's process of impairment assessment and approval of forecasts.</li><li>Assessing the valuation methods used, financial position of the subsidiaries, joint ventures and an associate to identify excess of their net assets over their carrying amount of investment by the Company and assessing profit history of those subsidiaries, joint ventures and an associate.</li><li>For the investments where the carrying amount exceeded the net asset value, understanding from the Company regarding the basis and assumptions used for the projected profitability.</li><li>Verifying the inputs used in the projected profitability.</li><li>Testing the assumptions and understanding the forecasted cash flows of subsidiaries, joint ventures and an associate based on our knowledge of the Company and the markets in which they operate.</li><li>Assessing the comparability of the forecasts with historical information.</li><li>Analysing the possible indications of impairment and understanding Company's assessment of those indications.</li><li>Considering the adequacy of disclosures in respect of the investments in subsidiaries, joint ventures and an associate.</li></ul> <p><b>Recoverability of loans/financial instruments to subsidiaries and joint ventures</b></p> <p>Our procedures included:</p> <ul style="list-style-type: none"><li>Evaluating the design and implementation and testing operating effectiveness of key internal controls placed around the impairment assessment process of the recoverability of the loans/financial instruments.</li><li>Assessing the net worth of subsidiaries and joint ventures on the basis of latest available financial statements.</li><li>Assessing the controls for grant of new loans/financial instruments and sighting the Board approvals obtained. We have tested Company's assessment of the recoverability of the loans/financial instruments, which includes cash flow projections over the duration of the loans/ financial instruments. These projections are based on underlying property development appraisals.</li><li>Tracing loans/financial instruments advanced /repaid during the year to bank statement.</li><li>Obtaining independent confirmations to assess completeness and existence of loans/financial instruments given to subsidiaries and joint ventures as on 31 March 2023.</li></ul> |

Other Information

The Company's Management and Board of Directors are responsible for the other information. The other information comprises the information included in the annual report, but does not include the financial statements and auditor's report(s) thereon. The annual report is expected to be made available to us after the date of this auditor's report.

Our opinion on the standalone financial statements does not cover the other information and we will not express any form of assurance conclusion thereon.

In connection with our audit of the standalone financial statements, our responsibility is to read the other information identified above when it becomes available and, in doing so, consider whether the other information is materially inconsistent with the standalone financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated.

Management's and Board of Directors' Responsibilities for the Standalone Financial Statements

The Company's Management and Board of Directors are responsible for the matters stated in Section 134(5) of the Act with respect to the preparation of these standalone financial statements that give a true and fair view of the state of affairs, profit/ loss and other comprehensive income, changes in equity and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the Indian Accounting Standards (Ind AS) specified under Section 133 of the Act. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the standalone financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the standalone financial statements, the Management and Board of Directors are responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Board of Directors either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

The Board of Directors is also responsible for overseeing the Company's financial reporting process.

Auditor's Responsibilities for the Audit of the Standalone Financial Statements

Our objectives are to obtain reasonable assurance about whether the standalone financial statements as a whole

are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these standalone financial statements.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the standalone financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under Section 143(3) (i) of the Act, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls with reference to financial statements in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Management and Board of Directors.
- Conclude on the appropriateness of the Management and Board of Directors use of the going concern basis of accounting in preparation of standalone financial statements and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the standalone financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the standalone financial statements, including the disclosures, and whether the standalone financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical



requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the standalone financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

## Report on Other Legal and Regulatory Requirements

1. As required by the Companies (Auditor's Report) Order, 2020 ("the Order") issued by the Central Government of India in terms of Section 143 (11) of the Act, we give in the "Annexure A" a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.

2(A) As required by Section 143(3) of the Act, we report that:

- a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.
- b. In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books and proper returns adequate for the purposes of our audit have been received from branches not visited by us.
- c. The standalone balance sheet, the standalone statement of profit and loss (including other comprehensive income), the standalone statement of changes in equity and the standalone statement of cash flows dealt with by this Report are in agreement with the books of account.
- d. In our opinion, the aforesaid standalone financial statements comply with the Ind AS specified under Section 133 of the Act.
- e) On the basis of the written representations received from the directors as on 31 March 2023 taken on record by the Board of Directors, none of the directors is disqualified as on 31 March 2023 from being appointed as a director in terms of Section 164(2) of the Act.
- f) With respect to the adequacy of the internal financial controls with reference to financial statements of the Company and the operating effectiveness of such controls, refer to our separate Report in "Annexure B".

(B) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:

- a. The Company has disclosed the impact of pending litigations as at 31 March 2023 on its financial position in its standalone financial statements - Refer Note 29 and 51 to the standalone financial statements.
- b. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.
- c. There has been no delay in transferring amounts, required to be transferred, to the Investor Education and Protection Fund by the Company.
- d. (i) The management has represented that, to the best of its knowledge and belief, other than as disclosed in the Note 57 to the standalone financial statements, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other person(s) or entity(ies), including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.
- (ii) The management has represented that, to the best of its knowledge and belief, as disclosed in the Note 57 to the standalone financial statements, no funds have been received by the Company from any person(s) or entity(ies), including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company shall directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Parties ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.

(iii) Based on the audit procedures performed that have been considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under sub-clause (i) and (ii) of Rule 11(e), as provided under (i) and (ii) above, contain any material misstatement.

- e. The Company has neither declared nor paid any dividend during the year.
- f). As proviso to rule 3(1) of the Companies (Accounts) Rules, 2014 is applicable for the Company only with effect from 1 April 2023, reporting under Rule 11(g) of the Companies (Audit and Auditors) Rules, 2014 is not applicable.

(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 2023  
Membership No: 108511  
ICAI UDIN: 23108511BGYYGC2089



Annexure A to the Independent Auditor’s Report on the Standalone Financial Statements of Godrej Properties Limited for the year ended 31 March 2023

(Referred to in paragraph 1 under ‘Report on Other Legal and Regulatory requirements’ section our report of even date)

- (i) (a) (A) The Company has maintained proper records showing full particulars, including quantitative details and situation of Property, Plant and Equipment, Right -of-use Assets and Investment Property.

(B) The Company has maintained proper records showing full particulars of intangible assets.

(b) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has a regular programme of physical verification of its Property, Plant and Equipment by which all property, plant and equipment including investment properties are verified in a phased manner over a period of three years. In accordance with this programme, certain property, plant and equipment were verified during the year. In our opinion, this periodicity of physical verification is reasonable having regard to the size of the Company and the nature of its assets. No discrepancies were noticed on such verification.

(c) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the title deeds of immovable properties (other than immovable properties where the Company is the lessee and the leases agreements are duly executed in favour of the lessee) disclosed in the standalone financial statements are held in the name of the Company.

(d) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not revalued its Property, Plant and Equipment (including Right of Use assets) or intangible assets or both during the year.

(e) According to the information and explanations given to us and on the basis of our examination of the records of the Company, there are no proceedings initiated or pending against the Company for holding any benami property under the Prohibition of Benami Property Transactions Act, 1988 and rules made thereunder.
- (ii) (a) The inventory, except goods-in-transit and stocks lying with third parties, has been physically verified by the management during the year. For stocks lying with third parties at the year-end, written confirmations have been obtained. In our opinion, the frequency of such verification is reasonable and procedures and coverage as followed by management were appropriate. No discrepancies were noticed on verification between the physical stocks and the book records that were more than 10% in the aggregate of each class of inventory

(b) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has been sanctioned working capital limits in excess of five crore rupees, in aggregate, from a bank on the basis of security of current assets. According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not been sanctioned any working capital limits from financial institutions. In our opinion, the quarterly returns or statements filed by the Company with such bank are in agreement with the books of account of the Company.

(iii) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has made investments and granted loans, unsecured, to companies, limited liability partnerships in respect of which requisite information is as below. The Company has not made investments and granted loans, secured or unsecured, to firms during the year. The Company has not provided any guarantee or security or granted any loans, secured, or granted any advances in the nature of loans, secured or unsecured to companies, firms, limited liability partnership or any other parties during the year.

(a) Based on the audit procedures carried on by us and as per the information and explanations given to us the Company has provided loans to any other entity as below:

| Particulars                                  | Guarantees | Security | Loans (Rs. in Crores) | Advances in nature of loans |
|--|------------|----------|-----------------------|-----------------------------|
| Aggregate amount during the year             |            |          |                       |                             |
| Subsidiaries*                                | -          | -        | 2,962                 | -                           |
| Joint ventures*                              | -          | -        | 1,183                 | -                           |
| Associates*                                  | -          | -        | -                     | -                           |
| Others                                       | -          | -        | 19                    | -                           |
| Balance outstanding as at balance sheet date |            |          |                       |                             |
| Subsidiaries*                                | -          | -        | 4,725                 | -                           |
| Joint ventures*                              | -          | -        | 1,652                 | -                           |
| Associates*                                  | -          | -        | -                     | -                           |
| Others                                       | -          | -        | 56                    | -                           |

\*As per the Companies Act, 2013

- (b) According to the information and explanations given to us and based on the audit procedures conducted by us, in our opinion the investments made during the year and the terms and conditions of the grant of loans during the year are prima facie, not prejudicial to the interest of the Company. The Company has not provided guarantee or security or advances in the nature of loans during the year.

(c) According to the information and explanations given to us and on the basis of our examination of the records of the Company, in the case of unsecured loans given, in our opinion the repayment of principal and payment of interest has been stipulated which is repayable on demand. The Company has not given any advance in the nature of loan to any party during the year. Further, the repayment of principal and payment has been stipulated which is specific term or repayment on demand and the repayments or receipts have been regular as per term / demand during the year.

(d) According to the information and explanations given to us and on the basis of our examination of the records of the Company, there is no overdue

amount for more than ninety days in respect of loans given. Further, the Company has not given any advances in the nature of loans to any party during the year.

(e) According to the information and explanations given to us and on the basis of our examination of the records of the Company, there is no loan granted falling due during the year, which has been renewed or extended or fresh loans granted to settle the overdues of existing loans given to same parties. Further, the Company has not given any advance in the nature of loan to any party falling due during the year.

(f) According to the information and explanations given to us and on the basis of our examination of the records of the Company, in our opinion the Company has not granted loans or advances in the nature of loans either repayable on demand or without specifying any terms or period of repayment except for the following loans to its Promoters and related parties as defined in clause (76) of section 2 of the Companies Act, 2013 ("the Act")
- |   | All parties | Promoters | Related Parties (Rs. in crores) |
|---|-------------|-----------|---------------------------------|
| Aggregate of loans/advances in nature of loan                       |             |           |                                 |
| - Repayable on demand (A)   | 4,145       | -         | 4,145                           |
| - Agreement does not specify any terms or period of Repayment (B)   | -           | -         | -                               |
| Total (A+B)   | 4,145       | -         | 4,145                           |
| Percentage of loans / advances in nature of loan to the total loans | 99.5%       | -         | 99.5%                           |
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- (iv) According to the information and explanations given to us and on the basis of our examination of records of the Company, the Company has complied with the provisions of Section 185 and 186 of the Companies Act, 2013 ("the Act") with respect of investments made and loans provided by the Company. The Company has not provided any guarantee, security and accordingly, compliance under Sections 185 and 186 of the Act in respect of providing guarantee, securities is not applicable to the Company.
- (v) The Company has not accepted any deposits or amounts which are deemed to be deposits from the public. Accordingly, clause 3(v) of the Order is not applicable.
- (vi) We have broadly reviewed the books of accounts maintained by the Company pursuant to the rules prescribed by the Central Government for maintenance of cost records under Section 148(1) of the Act in respect of its goods and services provided by it and are of the opinion that prima facie, the prescribed accounts and records have been made and maintained. However, we have not carried out a detailed examination of the records with a view to determine whether these are accurate or complete.
- (vii) (a) The Company does not have liability in respect of Service tax, Duty of excise, Sales tax and Value added tax during the year since effective 1 July

2017, these statutory dues has been subsumed into GST.

According to the information and explanations given to us and on the basis of our examination of the records of the Company, in our opinion amounts deducted / accrued in the books of account in respect of undisputed statutory dues including Goods and Service Tax, Provident Fund, Employees State Insurance, Income-Tax, Duty of Customs or Cess or other statutory dues have been regularly deposited by the Company with the appropriate authorities.

According to the information and explanations given to us and on the basis of our examination of the records of the Company, no undisputed amounts payable in respect of Goods and Service Tax, Provident Fund, Employees State Insurance, Income-Tax, Duty of Customs or Cess or other statutory dues were in arrears as at 31 March 2023 for a period of more than six months from the date they became payable.

- (b) According to the information and explanations given to us and on the basis of our examination of the records of the Company, statutory dues relating to Goods and Service Tax, Provident Fund, Employees State Insurance, Income-Tax, Duty of Customs or Cess or other statutory dues which have not been deposited on account of any dispute are as follows:

| Name of the statute | Nature of the dues | Amount (Rs. in Crores)* | Period to which the amount relates | Forum where dispute is pending   | Remarks, if any |
|---------------------|--------------------|-------------------------|------------------------------------|--|-----------------|
| MVAT Act, 2002      | Value Added Tax    | 3.30                    | FY 2008-09                         | The Joint Commissioner of Sales Tax (Appeals V), Mumbai                        |                 |
| MVAT Act, 2002      | Entry Tax          | 0.77                    | FY 2012-13                         | The Joint Commissioner of MVAT (Appeal -4), Mumbai                             |                 |
| Finance Act, 1994   | Service Tax        | 45.42                   | For the FY 2005-11                 | Custom, Excise & Service Tax Appellate Tribunal, South Zonal Branch, Bangalore |                 |
| MVAT Act, 2002      | Value Added Tax    | 0.04                    | FY 2011-12                         | The Joint Commissioner of Sales Tax (Appeals V), Mumbai                        |                 |
| Finance Act, 1994   | Service Tax        | 9.92                    | FY 2014-15 & FY 2015-16            | CESTAT, Mumbai   |                 |
| Finance Act, 1994   | Service Tax        | 0.45                    | Apr-2008 to Mar-2012               | CESTAT, Bangalore  |                 |
| Finance Act, 1994   | Service Tax        | 4.39                    | Period Oct-2010 to Mar-2013        | CESTAT, Bangalore  |                 |
| MVAT Act, 2002      | Value Added Tax    | 4.47                    | FY 2007-08                         | The Joint Commissioner of Sales Tax (Appeals V), Mumbai                        |                 |
| MVAT Act, 2002      | Value Added Tax    | 4.92                    | FY 2009-10                         | The Joint Commissioner of Sales Tax (Appeals V), Mumbai                        |                 |
| MVAT Act, 2002      | Value Added Tax    | 0.99                    | FY 2010-11                         | The Joint Commissioner of Sales Tax (Appeals V), Mumbai                        |                 |

| Name of the statute  | Nature of the dues    | Amount (Rs. in Crores)* | Period to which the amount relates | Forum where dispute is pending       | Remarks, if any |
|----------------------|-----------------------|-------------------------|------------------------------------|--------------------------------------|-----------------|
| Finance Act, 1994    | Service Tax           | 5.53                    | FY 2016-17 & Apr-2017 to Jun- 2017 | CESTAT, Mumbai                       |                 |
| Finance Act, 1994    | Service Tax           | 0.11                    | July'2012 to March'2016            | CESTAT, Chandigarh                   |                 |
| CGST Act, 2017       | Goods and Service Tax | -                       | Jul-17                             | Commissioner Appeals                 |                 |
| Finance Act, 1994    | Service Tax           | 0.33                    | Period Oct'14 to March'16          | CESTAT, Bangalore                    |                 |
| CGST Act, 2017       | Goods and Service Tax | 0.21                    | FY 2017-18                         | Commissioner Appeals                 |                 |
| Finance Act, 1994    | Service Tax           | 5.82                    | FY 2012- 2015                      | CESTAT, Mumbai                       |                 |
| Income Tax Act, 1961 | Income Tax            | 0.37                    | 2006-07                            | Commissioner of Income Tax (Appeals) |                 |
| Income Tax Act, 1961 | Income Tax            | 0.04                    | 2011-12                            | Commissioner of Income Tax (Appeals) |                 |
| Income Tax Act, 1961 | Income Tax            | 0.22                    | 2012-13                            | Commissioner of Income Tax (Appeals) |                 |
| Income Tax Act, 1961 | Income Tax            | 2.20                    | 2014-15                            | Commissioner of Income Tax (Appeals) |                 |
| Income Tax Act, 1961 | Income Tax            | 0.05                    | 2015-16                            | Commissioner of Income Tax (Appeals) |                 |
| Income Tax Act, 1961 | Income Tax            | 1.24                    | 2013-14                            | Income Tax Appellate Tribunal        |                 |
| Income Tax Act, 1961 | Income Tax            | 0.47                    | 2014-15                            | Income Tax Appellate Tribunal        |                 |
| Income Tax Act, 1961 | Income Tax            | 0.74                    | 2015-16                            | Income Tax Appellate Tribunal        |                 |
| Income Tax Act, 1961 | Income Tax            | 0.63                    | 2019-20                            | Commissioner of Income Tax (Appeals) |                 |
| Income Tax Act, 1961 | Income Tax            | 1.96                    | 2017-18                            | Income Tax Appellate Tribunal        |                 |

\*Net of amount paid under protest Rs. 7.68 crores

- (viii) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not surrendered or disclosed any transactions, previously unrecorded as income in the books of account, in the tax assessments under the Income Tax Act, 1961 as income during the year.
- (ix) (a) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not defaulted in repayment of loans and borrowing or in the payment of interest thereon to any lender.
- (b) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not been declared a wilful defaulter by any bank or financial institution or government or government authority.
- (c) In our opinion and according to the information and explanations given to us by the management, term loans were applied for the purpose for which the loans were obtained.
- (d) According to the information and explanations given to us and on an overall examination of the balance sheet of the Company, we report that no funds raised on short-term basis have been used for long-term purposes by the Company.
- (e) According to the information and explanations given to us and on an overall examination of the standalone financial statements of the Company, we report that the Company has not taken any funds from any entity or person on account of or to meet the obligations of its subsidiaries, associate or joint ventures as defined under the Act.
- (f) According to the information and explanations given to us and procedures performed by us, we report that the Company has not raised loans during the year on the pledge of securities held in its subsidiaries, joint ventures or associate companies (as defined under the Act).



- (x) (a) The Company has not raised any moneys by way of initial public offer or further public offer (including debt instruments). Accordingly, clause 3(x)(a) of the Order is not applicable.
- (b) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year. Accordingly, clause 3(x)(b) of the Order is not applicable.
- (xi) (a) Based on examination of the books and records of the Company and according to the information and explanations given to us, no fraud by the Company or on the Company has been noticed or reported during the course of the audit.
- (b) According to the information and explanations given to us, no report under sub-section (12) of Section 143 of the Act has been filed by the auditors in Form ADT-4 as prescribed under Rule 13 of the Companies (Audit and Auditors) Rules, 2014 with the Central Government.
- (c) We have taken into consideration the whistle blower complaints received by the Company during the year while determining the nature, timing and extent of our audit procedures.
- (xii) According to the information and explanations given to us, the Company is not a Nidhi Company. Accordingly, clause 3(xii) of the Order is not applicable.
- (xiii) In our opinion and according to the information and explanations given to us, the transactions with related parties are in compliance with Section 177 and 188 of the Act, where applicable, and the details of the related party transactions have been disclosed in the standalone financial statements as required by the applicable accounting standards.
- (xiv)(a) Based on information and explanations provided to us and our audit procedures, in our opinion, the Company has an internal audit system commensurate with the size and nature of its business.
- (b) We have considered the internal audit reports of the Company issued till date for the period under audit.
- (xv) In our opinion and according to the information and explanations given to us, the Company has not entered into any non-cash transactions with its directors or persons connected to its directors and hence, provisions of Section 192 of the Act are not applicable to the Company.
- (xvi)(a) The Company is not required to be registered under Section 45-IA of the Reserve Bank of India Act, 1934. Accordingly, clause 3(xvi)(a) of the Order is not applicable.
- (b) The Company is not required to be registered under Section 45-IA of the Reserve Bank of India Act, 1934. Accordingly, clause 3(xvi)(b) of the Order is not applicable.
- (c) The Company is not a Core Investment Company (CIC) as defined in the regulations made by the Reserve Bank of India. Accordingly, clause 3(xvi)(c) of the Order is not applicable.
- (d) According to the information and explanations provided to us, the Group (as per the provisions of the Core Investment Companies (Reserve Bank) Directions, 2016) does not have more than one CIC.
- (xvii) The Company has not incurred cash losses in the current and in the immediately preceding financial year.
- (xviii) There has been no resignation of the statutory auditors during the year. Accordingly, clause 3(xviii) of the Order is not applicable.
- (xix) According to the information and explanations given to us and on the basis of the financial ratios, ageing and expected dates of realisation of financial assets and payment of financial liabilities, other information accompanying the standalone financial statements, our knowledge of the Board of Directors and management plans and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report that the Company is not capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date. We, however, state that this is not an assurance as to the future viability of the Company. We further state that our reporting is based on the facts up to the date of the audit report and we neither give any guarantee nor any assurance that all liabilities falling due within a period of one year from the balance sheet date, will get discharged by the Company as and when they fall due.
- (xx) In our opinion and according to the information and explanations given to us, there is no unspent amount under sub-section (5) of Section 135 of the Act pursuant to any project. Accordingly, clauses 3(xx)(a) and 3(xx)(b) of the Order are not applicable.

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

**Mansi Pardiwalla**  
Partner  
Mumbai  
3 May 2023  
Membership No: 108511  
ICAI UDIN:23108511BGYYGC2089

## Annexure B to the Independent Auditors' report on the standalone financial statements of Godrej Properties Limited for the year ended 31 March 2023

### Report on the internal financial controls with reference to the aforesaid standalone financial statements under Clause (i) of Sub-section 3 of Section 143 of the Act

(Referred to in paragraph 2 (A) (f) under 'Report on Other Legal and Regulatory Requirements' section of our report of even date)

#### Opinion

We have audited the internal financial controls with reference to financial statements of Godrej Properties Limited ("the Company") as of 31 March 2023 in conjunction with our audit of the standalone financial statements of the Company for the year ended on that date.

In our opinion, the Company has, in all material respects, adequate internal financial controls with reference to financial statements and such internal financial controls were operating effectively as at 31 March 2023, based on the internal financial controls with reference to financial statements criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India (the "Guidance Note").

#### Management's and Board of Directors' Responsibilities for Internal Financial Controls

The Company's Management and the Board of Directors are responsible for establishing and maintaining internal financial controls based on the internal financial controls with reference to financial statements criteria established by the Company considering the essential components of internal control stated in the Guidance Note. These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Act.

#### Auditors' Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls with reference to financial statements based on our audit. We conducted our audit in accordance with the Guidance Note and the Standards on Auditing, prescribed under Section 143(10) of the Act, to the

extent applicable to an audit of internal financial controls with reference to financial statements. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls with reference to financial statements were established and maintained and if such controls operated effectively in all material respects.

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls with reference to financial statements and their operating effectiveness. Our audit of internal financial controls with reference to financial statements included obtaining an understanding of internal financial controls with reference to financial statements, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the standalone financial statements, whether due to fraud or error.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the Company's internal financial controls with reference to financial statements.

#### Meaning of Internal Financial Controls with Reference to Financial Statements

A company's internal financial controls with reference to financial statements is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of standalone financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial controls with reference to financial statements include those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (2) provide



Annexure B to the Independent Auditors’ report on the standalone financial statements of Godrej Properties Limited for the year ended 31 March 2023 (continued)

reasonable assurance that transactions are recorded as necessary to permit preparation of standalone financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorisations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorised acquisition, use, or disposition of the company’s assets that could have a material effect on the standalone financial statements.

Inherent Limitations of Internal Financial Controls with Reference to Financial Statements

Because of the inherent limitations of internal financial controls with reference to financial statements, including the possibility of collusion or improper management override of controls, material misstatements due to error or fraud may occur and not be detected. Also, projections of any

evaluation of the internal financial controls with reference to financial statements to future periods are subject to the risk that the internal financial controls with reference to financial statements may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

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

Mansi Pardiwalla  
Partner  
Membership No: 108511  
Mumbai 03 May, 2023 ICAI UDIN: 23108511BGYYGC2089

Standalone Balance Sheet  
for the year ended March 31, 2023

(Currency in INR Crore)

| Particulars  | Note | As At<br>March 31, 2023 | As At<br>March 31, 2022 |
|--|------|-------------------------|-------------------------|
| ASSETS   |      |                         |                         |
| Non-Current Assets   |      |                         |                         |
| Property, Plant and Equipment  | 2    | 152.61                  | 108.26                  |
| Right-of-use Asset   | 43   | 9.13                    | 14.26                   |
| Capital Work-in-Progress   | 3    | 98.19                   | 21.25                   |
| Investment Property  | 4    | 32.19                   | 34.03                   |
| Intangible Assets  | 5    | 15.18                   | 19.53                   |
| Intangible Assets Under Development  | 5    | 0.85                    | 0.79                    |
| Financial Assets   |      |                         |                         |
| Investments in Subsidiaries, Joint Ventures and Associate                              | 6    | 1,626.53                | 1,196.34                |
| Other Investments  | 7    | 513.87                  | 565.77                  |
| Trade Receivables  | 8    | 96.44                   | 102.35                  |
| Loans  | 9    | 1,117.65                | 934.99                  |
| Other Non-Current Financial Assets   | 10   | 37.11                   | 35.48                   |
| Deferred Tax Assets (Net)  | 11   | 102.84                  | 94.68                   |
| Income Tax Assets (Net)  |      | 21.77                   | 28.86                   |
| Other Non-Current Non Financial Assets   | 12   | 3.01                    | 50.77                   |
| Total Non-Current Assets   |      | 3,827.37                | 3,207.36                |
| Current Assets   |      |                         |                         |
| Inventories  | 13   | 6,006.13                | 2,309.09                |
| Financial Assets   |      |                         |                         |
| Investments  | 14   | 946.15                  | 3,356.10                |
| Trade Receivables  | 15   | 156.65                  | 146.04                  |
| Cash and Cash Equivalents  | 16   | 385.89                  | 132.67                  |
| Bank Balances other than above   | 17   | 1,230.32                | 1,143.57                |
| Loans  | 18   | 5,314.97                | 4,119.57                |
| Other Current Financial Assets   | 19   | 1,581.40                | 1,248.72                |
| Other Current Non Financial Assets   | 20   | 491.23                  | 438.75                  |
| Total Current Assets   |      | 16,112.74               | 12,894.51               |
| TOTAL ASSETS   |      | 19,940.11               | 16,101.87               |
| EQUITY AND LIABILITIES   |      |                         |                         |
| EQUITY   |      |                         |                         |
| Equity Share Capital   | 21   | 139.01                  | 138.99                  |
| Other Equity   |      | 9,806.12                | 9,145.37                |
| Total Equity   |      | 9,945.13                | 9,284.36                |
| LIABILITIES  |      |                         |                         |
| Non-Current Liabilities  |      |                         |                         |
| Financial Liabilities  |      |                         |                         |
| Borrowings   | 22   | -                       | 1,000.00                |
| Lease Liabilities  | 43   | 6.36                    | 10.17                   |
| Other Non-Current Financial Liabilities  | 23   | 5.00                    | 78.44                   |
| Provisions   | 24   | 14.59                   | 17.07                   |
| Total Non-Current Liabilities  |      | 25.95                   | 1,105.68                |
| Current Liabilities  |      |                         |                         |
| Financial Liabilities  |      |                         |                         |
| Borrowings   | 25   | 6,400.10                | 4,169.82                |
| Lease Liabilities  | 43   | 3.80                    | 5.07                    |
| Trade Payables   | 26   |                         |                         |
| Total Outstanding Dues of Micro Enterprises and Small Enterprises                      |      | 37.26                   | 26.92                   |
| Total Outstanding Dues of Creditors other than Micro Enterprises and Small Enterprises |      | 1,383.22                | 356.63                  |
| Other Current Financial Liabilities  | 27   | 602.32                  | 523.80                  |
| Other Current Non-Financial Liabilities  | 28   | 1,487.05                | 600.03                  |
| Provisions   | 29   | 26.26                   | 26.13                   |
| Current Tax Liabilities (Net)  |      | 29.02                   | 3.43                    |
| Total Current Liabilities  |      | 9,969.03                | 5,711.83                |
| Total Liabilities  |      | 9,994.98                | 6,817.51                |
| TOTAL EQUITY AND LIABILITIES   |      | 19,940.11               | 16,101.87               |
| Significant Accounting Policies  | 1    |                         |                         |

The accompanying notes 1 to 63 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

Mansi Pardiwalla  
Partner  
Membership No: 108511  
Mumbai, May 03, 2023

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

Pirojsha Godrej  
Executive Chairperson  
DIN: 00432983  
Mumbai, May 03, 2023

Ashish Karyekar  
Company Secretary  
ICSI Membership No. A11331  
Mumbai, May 03, 2023

Gaurav Pandey  
Managing Director & CEO  
DIN: 07229661  
Mumbai, May 03, 2023

Rajendra Khetawat  
Chief Financial Officer  
Mumbai, May 03, 2023



## Statement of Profit and Loss

for the year ended March 31, 2023

(Currency in INR Crore)

| Particulars   | Note  | For the year ended<br>March 31, 2023 | For the year ended<br>March 31, 2022 |
|---|-------|--------------------------------------|--------------------------------------|
| <b>INCOME</b>   |       |                                      |                                      |
| Revenue from Operations   | 30    | 1,155.05                             | 1,473.45                             |
| Other Income  | 31    | 945.00                               | 858.48                               |
| <b>Total Income</b>   |       | <b>2,100.05</b>                      | <b>2,331.93</b>                      |
| <b>EXPENSES</b>   |       |                                      |                                      |
| Cost of Materials Consumed  | 32    | 4,169.76                             | 815.76                               |
| Change in inventories of finished goods and construction work-in-progress | 33    | (3,682.94)                           | 107.49                               |
| Employee Benefits Expense   | 34    | 178.18                               | 88.35                                |
| Finance Costs   | 35    | 233.13                               | 222.26                               |
| Depreciation and Amortisation Expense                                     | 36    | 18.96                                | 17.77                                |
| Other Expenses  | 37    | 352.42                               | 366.75                               |
| <b>Total Expenses</b>   |       | <b>1,269.51</b>                      | <b>1,618.38</b>                      |
| <b>Profit before Tax</b>  |       | <b>830.54</b>                        | <b>713.55</b>                        |
| <b>Tax expense charge</b>   |       |                                      |                                      |
| Current Tax   | 11(a) | 183.35                               | 173.75                               |
| Deferred Tax (Credit)/Charge  | 11(a) | (8.48)                               | 13.82                                |
| <b>Total Tax Expense</b>  |       | <b>174.87</b>                        | <b>187.57</b>                        |
| <b>Profit for the Year</b>  |       | <b>655.67</b>                        | <b>525.98</b>                        |
| <b>Other Comprehensive Income</b>   |       |                                      |                                      |
| <b>Items that will not be subsequently reclassified to profit or loss</b> |       |                                      |                                      |
| Remeasurements of the defined benefit plan                                | 39    | 1.25                                 | (1.55)                               |
| Tax on above  | 11(b) | (0.32)                               | 0.39                                 |
| <b>Other Comprehensive Income for the Year (Net of Tax)</b>               |       | <b>0.93</b>                          | <b>(1.16)</b>                        |
| <b>Total Comprehensive Income for the Year</b>                            |       | <b>656.60</b>                        | <b>524.82</b>                        |
| <b>Earnings Per Equity Share (Amount in INR)</b>                          |       |                                      |                                      |
| Basic   | 38    | 23.58                                | 18.92                                |
| Diluted   | 38    | 23.58                                | 18.92                                |
| <b>Significant Accounting Policies</b>                                    | 1     |                                      |                                      |

The accompanying notes 1 to 63 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

**Pirojsha Godrej**  
Executive Chairperson  
DIN: 00432983  
Mumbai, May 03, 2023

**Gaurav Pandey**  
Managing Director & CEO  
DIN: 07229661  
Mumbai, May 03, 2023

**Mansi Pardiwalla**  
Partner  
Membership No: 108511  
Mumbai, May 03, 2023

**Ashish Karyekar**  
Company Secretary  
ICSI Membership No. A11331  
Mumbai, May 03, 2023

**Rajendra Khetawat**  
Chief Financial Officer  
Mumbai, May 03, 2023

## Standalone Statement of Changes in Equity

for the year ended March 31, 2023

(Currency in INR Crore)

### a) Equity Share Capital

| Particulars                                     | As At<br>March 31, 2023 | As At<br>March 31, 2022 |
|---|-------------------------|-------------------------|
| Balance at the beginning of the year            | 138.99                  | 138.97                  |
| Changes in equity share capital during the year | 0.02                    | 0.02                    |
| Balance at the end of the year (Refer Note 21)  | 139.01                  | 138.99                  |

### b) Other Equity

| Particulars   | Reserves and Surplus                         |   |  |   |   |   | Total    |
|---|--|---|--|---|---|---|----------|
|   | Capital Reserve<br>(Refer note<br>(a) below) | Capital Reserve on<br>Account of<br>Amalgamation<br>(Refer note (b)<br>below) | Securities<br>Premium<br>(Refer note<br>(c) below) | Employee<br>Stock Grant<br>Scheme<br>Reserve<br>(Refer note<br>(d) below) | General<br>Reserve<br>(Refer note<br>(e) below) | Retained<br>Earnings<br>(Refer note (f)<br>below) |          |
| <b>Balance as at April 01, 2022</b>   | 7.20   | 129.91  | 8,435.59   | 4.67  | 109.80  | 458.20  | 9,145.37 |
| Total Comprehensive Income:   |  |   |  |   |   |   |          |
| i) Profit for the year  | -  | -   | -  | -   | -   | 655.67  | 655.67   |
| ii) Remeasurements of the defined benefit plan (net of tax) (Refer Note 39) | -  | -   | -  | -   | -   | 0.93  | 0.93     |
| Adjustments:  |  |   |  |   |   |   |          |
| i) Reversal of unutilised provision of share issue expenses                 | -  | -   | -  | -   | -   | -   | -        |
| ii) Transfer to securities premium on exercise of stock grants              | -  | -   | 3.58   | (1.57)  | (2.01)  | -   | -        |
| iii) Share based payments to employees (Refer Note 42)                      | -  | -   | -  | 4.15  | -   | -   | 4.15     |
| <b>Balance as at March 31, 2023</b>   | 7.20   | 129.91  | 8,439.18   | 7.25  | 107.79  | 1,114.80  | 9,806.12 |
| <b>Balance as at April 01, 2021 (restated)</b>                              | 7.20   | 129.91  | 8,430.77   | 5.02  | 109.80  | (66.62)   | 8,616.08 |
| Total Comprehensive Income:   |  |   |  |   |   |   |          |
| i) Profit for the year  | -  | -   | -  | -   | -   | 525.98  | 525.98   |
| ii) Remeasurements of the defined benefit plan (net of tax) (Refer Note 39) | -  | -   | -  | -   | -   | (1.16)  | (1.16)   |
| Adjustments:  |  |   |  |   |   |   |          |
| i) Reversal of unutilised provision of share issue expenses                 | -  | -   | 1.00   | -   | -   | -   | 1.00     |
| ii) Transfer to securities premium on exercise of stock grants              | -  | -   | 3.82   | (3.82)  | -   | -   | -        |
| iii) Share based payments to employees (Refer Note 42)                      | -  | -   | -  | 3.47  | -   | -   | 3.47     |
| <b>Balance as at March 31, 2022</b>   | 7.20   | 129.91  | 8,435.59   | 4.67  | 109.80  | 458.20  | 9,145.37 |



Standalone Statement of Changes in Equity

for the year ended March 31, 2023

(Currency in INR Crore)

(a) Capital Reserve

Profit on sale of treasury shares held by the ESOP trust is recognised in Capital Reserve.

(b) Capital Reserve on Account of Amalgamation

The excess of net assets taken over the cost of consideration paid is treated as capital reserve on account of amalgamation.

(c) Securities Premium

Securities premium is used to record the premium received on issue of shares. It is utilised in accordance with the provisions of the Companies Act, 2013.

(d) Employee Stock Grant Scheme Reserve

The fair value of the equity-settled share based payment transactions with employees including key management personnel is recognised in the Standalone Statement of Profit and Loss with corresponding credit to Employee Stock Grant Scheme Reserve.

(e) General Reserve

The General reserve is created from time to time to transfer profits from retained earnings for appropriation purposes.

(f) Retained Earnings

Retained Earnings are the profits that the Company has earned till the balance sheet date, less any transfers to general reserve, debenture redemption reserve, dividends or other distributions paid to shareholders.

The accompanying notes 1 to 63 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

Pirojsha Godrej

Executive Chairperson

DIN: 00432983

Mumbai, May 03, 2023

Gaurav Pandey

Managing Director & CEO

DIN: 07229661

Mumbai, May 03, 2023

Mansi Pardiwalla

Partner

Membership No: 108511

Mumbai, May 03, 2023

Ashish Karyekar

Company Secretary

ICSI Membership No. A11331

Mumbai, May 03, 2023

Rajendra Khetawat

Chief Financial Officer

Mumbai, May 03, 2023

Standalone Statement of Cash Flows

for the year ended March 31, 2023

(Currency in INR Crore)

| Particulars   | For the year ended<br>March 31, 2023 | For the year ended<br>March 31, 2022 |
|---|--------------------------------------|--------------------------------------|
| <b>Cash Flows from Operating Activities</b>   |                                      |                                      |
| Profit before Tax   | 830.54                               | 713.55                               |
| <b>Adjustment for:</b>  |                                      |                                      |
| Depreciation and amortisation expense   | 18.96                                | 17.77                                |
| Finance costs   | 233.12                               | 222.26                               |
| (Profit) on sale of property, plant and equipment (net)   | (0.33)                               | (0.60)                               |
| Share of (profit) / loss in limited liability partnerships  | (94.01)                              | 40.29                                |
| Share based payments to employees   | 4.15                                 | 3.47                                 |
| Liabilities written back  | (0.04)                               | (3.74)                               |
| Interest income   | (796.24)                             | (725.92)                             |
| Dividend income   | (0.00)                               | (0.00)                               |
| Profit on Sale of Investments (net)   | (127.43)                             | (31.01)                              |
| Income from investment measured at FVTPL  | (13.91)                              | (93.35)                              |
| Provision for expected credit loss on investments (net)   | -                                    | 23.61                                |
| Lease rent from investment property   | (1.26)                               | (1.60)                               |
| Provision / Expected Credit Loss on other assets (net)  | 6.40                                 | 15.18                                |
| Financial Assets Written off  | 28.47                                | 27.54                                |
| Write down of inventories   | 10.31                                | 70.48                                |
| <b>Operating profit before working capital changes</b>  | <b>98.73</b>                         | <b>277.93</b>                        |
| <b>Changes in Working Capital:</b>  |                                      |                                      |
| Increase /(Decrease) in Non-financial Liabilities   | 851.86                               | (39.64)                              |
| Increase/(Decrease) in Financial Liabilities  | 1,055.11                             | (27.20)                              |
| (Increase) /Decrease in Inventories   | (3,523.14)                           | 144.71                               |
| (Increase) in Non Financial Assets  | (53.97)                              | (200.03)                             |
| (Increase)/ Decrease in Financial Assets  | (172.38)                             | 47.40                                |
|   | <b>(1,842.52)</b>                    | <b>(74.76)</b>                       |
| Direct Taxes paid (Net)   | (150.67)                             | (180.72)                             |
| <b>Net cash flows (used in)/ generated from operating activities</b>  | <b>(1,894.46)</b>                    | <b>22.45</b>                         |
| <b>Cash Flows from Investing Activities</b>   |                                      |                                      |
| Acquisition of property, plant and equipment, investment property and intangible assets,including capital creditors and advances (Refer Note (e) below) | (77.52)                              | (54.98)                              |
| Proceeds from sale of property, plant and equipment and intangible assets   | 5.97                                 | 3.16                                 |
| Sale of investment in mutual funds (net)  | 2,551.30                             | 344.20                               |
| (Purchase) of investments in fixed deposits (net) (Refer Note 17)   | (85.68)                              | (14.06)                              |
| Investment in subsidiaries and joint ventures (Refer Note 44)   | (355.04)                             | (39.11)                              |
| Investment in debentures of joint ventures (Refer Note 44)  | (17.40)                              | (42.39)                              |
| Proceeds from sale of investment in subsidiary  | 0.00                                 | -                                    |
| Loan given to subsidiaries and joint ventures (net)   | (1,169.07)                           | (742.61)                             |
| Loan received back/ (given) to others (net)   | 176.47                               | (194.00)                             |
| Interest received   | 274.92                               | 298.94                               |
| Dividend received   | 0.00                                 | 0.00                                 |
| Lease rent from investment property   | 1.26                                 | 1.60                                 |
| <b>Net cash flows generated from/ (used in) investing activities</b>  | <b>1,305.21</b>                      | <b>(439.25)</b>                      |
| <b>Cash Flows from Financing Activities</b>   |                                      |                                      |
| Proceeds from issue of equity share capital (net of issue expenses)   | 0.02                                 | 0.02                                 |
| Proceeds from short-term borrowings (net)   | 1,227.85                             | 604.24                               |
| Interest and other borrowing cost paid  | (379.08)                             | (304.29)                             |
| Payment of unclaimed dividend   | (0.01)                               | (0.01)                               |
| Payment of minimum lease liabilities  | (6.09)                               | (3.59)                               |
| Payment of unclaimed fixed deposits   | (0.22)                               | (0.09)                               |
| <b>Net cash flows generated from financing activities</b>   | <b>842.47</b>                        | <b>296.28</b>                        |
| <b>Net Increase /(Decrease) in Cash and Cash Equivalents</b>  | <b>253.22</b>                        | <b>(120.52)</b>                      |
| <b>Cash and Cash Equivalents - Opening Balance</b>  | <b>132.67</b>                        | <b>253.19</b>                        |
| <b>Cash and Cash Equivalents - Closing Balance (Refer Note 63)</b>  | <b>385.89</b>                        | <b>132.67</b>                        |

INR 0.00 represents amount less than INR 50,000



Standalone Statement of Cash Flows
for the year ended March 31, 2023

(Currency in INR Crore)

- Notes :
- (a) The above Standalone Statement of Cash Flows has been prepared under the 'Indirect Method' as set out in the Indian Accounting Standard (Ind AS) -7 "Statement of Cash Flows".
  - (b) Reconciliation of Cash and Cash Equivalents as per the Standalone Statement of Cash Flows.

Table with 3 columns: Particulars, For the year ended March 31, 2023, For the year ended March 31, 2022. Rows include Cash and Cash Equivalents, Less: Bank overdrafts repayable on demand, and Cash and Cash Equivalents as per the Standalone Statement of Cash Flows.

- (c) Changes in liabilities arising from financing activities, including both changes arising from cash flows and non-cash changes:

Table with 5 columns: Particulars, As at April 01, 2022, Changes as per the Standalone Statement of Cash Flows, Non Cash Changes, As at March 31, 2023. Rows include Long-term borrowings and Short-term borrowings.

\*This amount excludes Interest Accrued of INR 56.11 Crore and Bank Overdraft of INR Nil.
\*\*This amount excludes Interest Accrued of INR 58.53 Crore and Bank Overdraft of INR Nil.

Table with 5 columns: Particulars, As at April 01, 2021 (Restated), Changes as per the Standalone Statement of Cash Flows, Non Cash Changes Fair Value Changes, As At March 31, 2022. Rows include Long-term borrowings and Short-term borrowings.

\*This amount excludes Interest Accrued of INR 53.78 Crore and Bank Overdraft of INR Nil.
\*\*This amount excludes Interest Accrued of INR 56.11 Crore and Bank Overdraft of INR Nil.

- (d) The above Standalone Statement of Cash Flows include INR 11.02 Crore including unspent amount for previous year spent during the year (Previous Year: INR 5.16 Crore) towards Corporate Social Responsibility (CSR) activities (Refer Note 55).
- (e) During the year, INR Nil (Previous Year: INR 7.41 Crore) of inventories have been transferred to Investment Property and Capital Work-in-Progress.(Refer Note 3)

The accompanying notes 1 to 63 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

Pirojsha Godrej
Executive Chairperson
DIN: 00432983
Mumbai, May 03, 2023
Gaurav Pandey
Managing Director & CEO
DIN: 07229661
Mumbai, May 03, 2023

Mansi Pardiwalla
Partner
Membership No: 108511
Mumbai, May 03, 2023
Ashish Karyekar
Company Secretary
ICSI Membership No. A11331
Mumbai, May 03, 2023

Rajendra Khetawat
Chief Financial Officer
Mumbai, May 03, 2023

NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS
for the year ended March 31, 2023

NOTE 1
I. COMPANY OVERVIEW

Godrej Properties Limited ("the Company") having CIN: L74120MH1985PLC035308 is engaged primarily in the business of real estate construction, development and other related activities. The Company is a public limited company incorporated and domiciled in India having its registered office at Godrej One, 5th Floor, Pirojshahnagar, Eastern Express Highway, Vikhroli, Mumbai - 400079. The Company's equity shares are listed on The Bombay Stock Exchange Limited (BSE) and The National Stock Exchange of India Limited (NSE).

II. BASIS OF PREPARATION

a. Statement of compliance

The Standalone Financial Statements of the Company have been prepared in accordance with the Indian Accounting Standards (IND AS) as per the Companies (Indian Accounting Standards) Rules, 2015 notified under the Section 133 of the Companies Act, 2013 ("the Act") and the relevant provisions and amendments, as applicable.

The Standalone Financial Statements of the Company for the year ended March 31, 2023 were authorised for issue by the Board of Directors on May 03, 2023.

b. Functional and presentation currency

These Standalone Financial Statements are presented in Indian rupees (INR), which is also the functional currency of the Company. All financial information presented in Indian rupees has been rounded to the nearest crore, unless otherwise stated.

c. Basis of measurement

These financial statements have been prepared on historical cost basis except certain financial instruments, defined benefit plans and share based payments measured at fair value.

d. Use of estimates and judgements

The preparation of the Standalone Financial Statements in conformity with IND AS requires the use of estimates, judgements and assumptions considered in the reported amounts of assets and liabilities (including contingent liabilities) and the reported income and expenses during the year. Management believes that the estimates made in the preparation of the standalone financial statements are prudent and reasonable. Actual results could differ from those estimates. Any revision to accounting estimates is recognised prospectively in current and future periods.

Information about judgments in applying accounting policies, as well as estimates and assumptions that have the most significant effects on the amounts recognized in the financial statements included in the following notes:

Evaluation of satisfaction of performance obligation for the purpose of revenue recognition

Determination of revenue under the satisfaction of performance obligation necessarily involves making estimates, some of which are of a technical nature, concerning, where relevant, the timing of satisfaction of performance obligation, costs to completion for the project or activity and the foreseeable losses to completion. Estimates of project income, as well as project costs, are reviewed periodically. The Company recognises revenue when the Company satisfies its performance obligation.

Evaluation of net realisable value of Inventories

Inventories comprising of finished goods and construction-work-in progress are valued at lower of cost and net realisable value. Net Realisable value is based upon the estimates of the management. The effect of changes, if any, to the estimates is recognised in the Standalone Financial Statements for the period in which such changes are determined.

Useful life and residual value of property, plant and equipment, intangible assets and Investment Property

Useful lives of tangible, intangible assets and investment property are based on the life prescribed in Schedule II of the Act. In cases, where the useful lives are different based from that prescribed in Schedule II of the Act, they are based on internal technical evaluation. Assumptions are also made, when the Company assesses, whether an asset may be capitalised and which components of the cost of the asset may be capitalised.

The estimation of residual value of assets is based on management's judgment about the condition of such asset at the point of sale of asset.

Recognition and measurement of defined benefit obligations

The obligation arising from defined benefit plan is determined on the basis of actuarial assumptions. Key actuarial assumptions include discount rate, trends in salary escalation and attrition rate. The discount rate is determined by reference to market yields at the end of the reporting period on government securities. The period to maturity of the underlying securities correspond to the probable maturity of the post-employment benefit obligations.

Recognition and measurement of long-term incentive

Accrual for long-term incentive scheme liability requires estimates and judgements in respect of achievement of parameters of individual and business performance, as well as market related parameters. These estimates are based on past performance, approved budgets and plans



## NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

for the year ended March 31, 2023

and forecast of market indicators based on best estimate as at the reporting date.

- **Share based payments**

Estimating fair value for share-based payment transactions requires determination of the most appropriate valuation model, which depends on the terms and conditions of the grant. This estimate also requires determination of the most appropriate inputs to the valuation model including the expected life of the share option, volatility and dividend yield and making assumptions about them. For the measurement of the fair value of equity-settled transactions with employees at the grant date, the Company uses Black-Scholes model. The assumptions used for estimating fair value for share-based payment transactions are disclosed in Note 42 to the Standalone Financial Statements.

- **Fair value measurement of financial instruments**

When the fair values of the financial assets and liabilities recorded in the balance sheet cannot be measured based on the quoted market prices in active markets, their fair value is measured using valuation technique. The inputs to these models are taken from the observable market where possible, but where this is not feasible, a review of judgement is required in establishing fair values. Any changes in the aforesaid assumptions will affect the fair value of financial instruments.

- **Expected Credit losses (ECL) and Impairment losses on investment**

Measurement of ECL allowance for trade receivable and Impairment test for Investments: Key assumptions underlying recoverable amounts, weighted-average loss rate and Project cashflows.

- **Recognition of deferred tax asset**

The deferred tax assets in respect of brought forward business losses is recognised based on reasonable certainty of the projected profitability, determined on the basis of approved business plans, to the extent that sufficient taxable income will be available to absorb the brought forward business losses.

- **Provisions and contingencies**

The recognition and measurement of other provisions are based on the assessment of the probability of an outflow of resources, and on past experience and circumstances known at the balance sheet date. The actual outflow of resources at a future date may therefore vary from the amount included in other provisions.

### e. Standard issued but not yet effective

#### Recent accounting pronouncements

Ministry of Corporate Affairs ("MCA") notifies new standard or amendments to the existing standards under Companies (Indian Accounting Standards) Rules as issued from time to time. On March 31, 2023, MCA amended the Companies (Indian Accounting Standards) Rules, 2015 by issuing the

Companies (Indian Accounting Standards) Amendment Rules, 2023, applicable from April 1, 2023, as below:

#### Ind AS 1 – Presentation of Financial Statements

The amendments require companies to disclose their material accounting policies rather than their significant accounting policies. Accounting policy information, together with other information, is material when it can reasonably be expected to influence decisions of primary users of general purpose financial statements. The Company does not expect this amendment to have any significant impact in its financial statements.

#### Ind AS 12 – Income Taxes

The amendments clarify how companies account for deferred tax on transactions such as leases and decommissioning obligations. The amendments narrowed the scope of the recognition exemption in paragraphs 15 and 24 of Ind AS 12 (recognition exemption) so that it no longer applies to transactions that, on initial recognition, give rise to equal taxable and deductible temporary differences. The Company does not expect this amendment to have any significant impact in its financial statements.

#### Ind AS 8 – Accounting Policies, Changes in Accounting Estimates and Errors

The amendments will help entities to distinguish between accounting policies and accounting estimates. The definition of a change in accounting estimates has been replaced with a definition of accounting estimates. Under the new definition, accounting estimates are "monetary amounts in financial statements that are subject to measurement uncertainty". Entities develop accounting estimates if accounting policies require items in financial statements to be measured in a way that involves measurement uncertainty. The company does not expect this amendment to have any significant impact in its financial statements.

#### f. Measurement of fair values

The Company's accounting policies and disclosures require the measurement of fair values for financial and non-financial assets and liabilities.

The Company has an established control framework with respect to the measurement of fair values. The management regularly reviews significant unobservable inputs and valuation adjustments.

When measuring the fair value of a financial asset or a financial liability, the Company uses observable market data as far as possible. Fair values are categorised into different levels in a fair value hierarchy based on the inputs used in the valuation techniques as follows:

Level 1: quoted prices (unadjusted) in active markets for identical assets or liabilities.

Level 2: inputs other than quoted prices included in Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices).

## NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

for the year ended March 31, 2023

Level 3: inputs for the asset or liability that are not based on observable market data (Unobservable inputs).

If the inputs used to measure the fair value of an asset or a liability fall into different levels of the fair value hierarchy, then the fair value measurement is categorised in its entirety in the same level of the fair value hierarchy as the lowest level input that is significant to the entire measurement.

The Company recognises transfers between levels of the fair value hierarchy at the end of the reporting period during which the change has occurred.

#### g. Operating cycle

The normal operating cycle in respect of operation relating to under construction real estate project depends on signing of agreement, size of the project, phasing of the project, type of development, project complexities, approvals needed and realisation of project into cash and cash equivalents and range from 3 to 7 years. Accordingly, project related assets and liabilities have been classified into current and non-current based on operating cycle of respective projects. All other assets and liabilities have been classified into current and non-current based on a period of twelve months.

## III. SIGNIFICANT ACCOUNTING POLICIES

#### a. Business combination

Common control transactions are accounted for based on pooling of interests method where the assets and liabilities of the acquiree are recorded at their existing carrying values. The identity of reserves of the acquiree is preserved and the difference between consideration and the face value of the share capital of the acquiree is transferred to capital reserve, which is shown separately from other capital reserves. The financial information in respect of prior periods is restated as if the business combination had occurred from the beginning of the preceding period in the Standalone Financial Statements irrespective of the actual date of the combination.

#### b. Property, plant and equipment and depreciation and amortisation

##### i. Recognition and Measurement:

Items of property, plant and equipment, other than Freehold Land, are recognized and measured at cost less accumulated depreciation and impairment losses, if any. Freehold Land is carried at cost and is not depreciated. The cost of an item of property, plant and equipment comprises:

- its purchase price, including import duties and non-refundable purchase taxes, after deducting trade discounts and rebates; and
- Any costs directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by management.

If significant parts of an item of property, plant and equipment have different useful lives, then they are accounted for as separate items (major components) of property, plant and equipment.

Property, plant and equipment are derecognised from the Standalone Financial Statements, either on disposal or when no economic benefits are expected from its use or disposal. The gain or loss arising from disposal of property, plant and equipment are determined by comparing the proceeds from disposal with the carrying amount of property, plant and equipment recognised in the Standalone Statement of Profit and Loss in the year of occurrence.

Assets under construction includes the cost of property, plant and equipment that are not ready to use at the balance sheet date. Advances paid to acquire property, plant and equipment before the balance sheet date are disclosed under other non-current assets. Assets under construction are not depreciated as these assets are not yet available for use.

##### ii. Subsequent expenditure

Subsequent expenditure is capitalised only if it is probable that the future economic benefits associated with the expenditure will flow to the Company and the cost of the expenditure can be measured reliably.

##### iii. Depreciation and amortisation

Depreciable amount for assets is the cost of an asset, or other amount substituted for cost, less its estimated residual value.

Depreciation on property, plant and equipment, other than Freehold Land, of the Company has been provided using the written down value method based on the useful lives specified in Schedule II to the Companies Act, 2013.

The useful lives of certain motor vehicles are estimated in the range of 3-8 years. The useful lives of certain furniture and fixtures (artworks) are estimated for 10 years and residual value at 50% of actual cost. These lives are different from those indicated in Schedule II and are based on internal technical evaluation.

Useful lives of site equipments being not specified in Schedule II are based on internal technical evaluation i.e. 5-8 years representing the best estimate of the period over which such equipment is expected to be used. Site equipments consists of shuttering materials used in the construction of the projects.

Assets costing less than INR 5,000 are depreciated at 100% in the year of acquisition.

Assets acquired on lease and leasehold improvements are amortised over the period of the lease on straight line basis.

Depreciation method, useful lives and residual values are reviewed at each financial year-end and adjusted if appropriate.



NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

for the year ended March 31, 2023

c. Investment property and depreciation

i. Recognition and measurement:

Investment properties comprises of land and building are measured initially at cost, including transaction costs. Subsequent to initial recognition, investment properties are stated at cost less accumulated depreciation and accumulated impairment loss, if any.

Though the Company measures investment property using cost based measurement, the fair value of investment property is disclosed in the notes.

ii. Subsequent Expenditure:

Subsequent expenditure is capitalised only if it is probable that the future economic benefits associated with the expenditure will flow to the Group and the cost of the item can be measured reliably.

iii) Depreciation:

Depreciation on Investment Property is provided using the written down value method based on the useful lives specified in Schedule II to the Companies Act, 2013.

iv) Reclassification from/to investment property:

Transfers to (or from) investment property are made only when there is a change in use. Transfers between investment property, owner-occupied property and inventories do not change the carrying amount of the property transferred and they do not change the cost of that property for measurement or disclosure purposes.

d. Intangible assets and amortisation

i. Recognition and measurement:

Items of Intangible Assets are recognized and measured at cost less accumulated amortisation and impairment losses, if any. The cost of intangible assets comprises:

- its purchase price, including import duties and non-refundable purchase taxes, after deducting trade discounts and rebates; and
- Any costs directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by management.

ii. Subsequent expenditure

Subsequent expenditure is capitalised only if it is probable that the future economic benefits associated with the expenditure will flow to the Company and the cost of the expenditure can be measured reliably.

iii. Amortisation

Intangible assets are amortised over their estimated useful life using straight line method.

Trademark is amortised over a period of 20 years.

Intangible assets (other than trademark) are amortised over a period of six years.

Amortisation method, useful lives and residual values are reviewed at the end of each financial year and adjusted if appropriate.

e. Impairment of non-financial assets

The carrying values of assets / cash generating units at each balance sheet date are reviewed for impairment if any indication of impairment exists.

If the carrying amount of the assets exceed the estimated recoverable amount, an impairment loss is recognised for such excess amount. The impairment loss is recognised as an expense in the Standalone Statement of Profit and Loss, unless the asset is carried at revalued amount, in which case any impairment loss of the revalued asset is treated as a decrease to the extent a revaluation reserve is available for that asset.

The recoverable amount is the greater of the net selling price and the value in use. Value in use is arrived at by discounting the future cash flows to their present value based on an appropriate discount factor.

When there is indication that an impairment loss recognised for an asset (other than a revalued asset) in earlier accounting periods which no longer exists or may have decreased, such reversal of impairment loss is recognised in the Standalone Statement of Profit and Loss, to the extent the amount was previously charged to the Standalone Statement of Profit and Loss. In case of revalued assets, such reversal is not recognised.

f. Foreign currency transactions

Transactions in foreign currencies are translated into the Company's functional currency at exchange rates at the dates of the transactions.

Monetary assets and liabilities denominated in foreign currencies at the reporting date are translated into the functional currency at the exchange rate at that date.

Non-monetary assets and liabilities that are measured at fair value in a foreign currency are translated into functional currency at the exchange rate when the fair value was determined.

Non-monetary assets and liabilities that are measured based on historical cost in a foreign currency are translated at the exchange rate at the date of the transaction.

Exchange differences arising on the settlement of monetary items or on translating monetary items at rates different from those at which they were translated on initial recognition during the period or in previous Standalone Financial Statements are recognised in the Standalone Statement of Profit and Loss in the period in which they arise.

NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

for the year ended March 31, 2023

g. Investment in subsidiaries, joint ventures and associate

Investments in equity shares of subsidiaries, joint ventures and associate are recorded at cost and reviewed for impairment at each reporting date. Where an indication of impairment exists, the carrying amount of the investment is assessed and written down immediately to its recoverable amount. On disposal of investments in subsidiaries, joint ventures and associate, the difference between net disposal proceeds and the carrying amounts are recognised in the Standalone Statement of Profit and Loss.

h. Financial instruments

i. Financial Assets

Classification

The Company classifies financial assets as subsequently measured at amortised cost, fair value through other comprehensive income or fair value through profit or loss on the basis of its business model for managing the financial assets and the contractual cash flow characteristics of the financial asset.

Initial recognition and measurement

Trade receivables and debt securities issued are initially recognised when they originate and recorded at transaction price.

The Company recognises financial assets (other than trade receivables and debt securities) when it becomes a party to the contractual provisions of the instrument. All financial assets (excluding trade receivables that are recorded at transaction price) are recognized initially at fair value, plus in the case of financial assets not recorded at fair value through profit or loss (FVTPL), transaction costs that are attributable to the acquisition of the financial asset. However, trade receivables that do not contain a significant financing component are measured at transaction price.

Subsequent measurement

For the purpose of subsequent measurement, the financial assets are classified in three categories:

- Debt instruments at amortised cost
- Debt instruments at fair value through profit or loss
- Equity investments

Debt instruments at amortised cost

A 'debt instrument' is measured at the amortised cost if both the following conditions are met:

- The asset is held within a business model whose objective is to hold assets for collecting contractual cash flows, and
- Contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest (SPPI) on the principal amount

outstanding.

After initial measurement, such financial assets are subsequently measured at amortised cost using the effective interest rate (EIR) method. Amortised cost is calculated by taking into account any discount or premium and fees or costs that are an integral part of the EIR. The EIR amortisation is included in finance income in the Standalone Statement of Profit and Loss. The losses arising from impairment are recognised in the Standalone Statement of Profit and Loss.

Debt instruments at Fair Value through Profit or Loss

Debt instruments included in the fair value through profit or loss (FVTPL) category are measured at fair value with all changes recognised in the Standalone Statement of Profit and Loss.

Equity investments

All equity investments other than investment in subsidiaries, joint ventures and associate are measured at fair value. Equity instruments which are held for trading are classified as at FVTPL. For all other equity instruments, the Company decides to classify the same either as at fair value through other comprehensive income (FVTOCI) or FVTPL. The Company makes such selection on an instrument-by-instrument basis. The classification is made on initial recognition and is irrevocable.

If the Company decides to classify an equity instrument as at FVTOCI, then all fair value changes on the instrument, excluding dividends, are recognised in other comprehensive income (OCI). There is no recycling of the amounts from OCI to the Standalone Statement of Profit and Loss, even on sale of such investments.

Equity instruments included within the FVTPL category are measured at fair value with all changes recognised in the Standalone Statement of Profit and Loss.

Derecognition

A financial asset (or, where applicable, a part of a financial asset) is primarily derecognised when:

- The rights to receive cash flows from the asset have expired, or
- the Company has transferred substantially all the risks and rewards of the asset, or
- the Company has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

Impairment of financial assets

The Company applies 'simplified approach' measurement and recognition of impairment loss on the following financial assets and credit risk exposure:

- Financial assets that are debt instruments, and are measured at amortised cost e.g., loans, debt securities,



NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

for the year ended March 31, 2023

- deposits, and bank balance.
- Trade receivables.

The application of simplified approach does not require the Company to track changes in credit risk. Rather, it recognises impairment loss allowance based on lifetime Expected Credit Loss at each reporting date, right from its initial recognition.

II. Financial Liabilities  
Classification

The Company classifies all financial liabilities as subsequently measured at amortised cost.

Initial recognition and measurement

All financial liabilities are recognised initially at fair value and, in the case of loans and borrowings and payables, net of directly attributable transaction costs.

Loans and borrowings

After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortised cost using the Effective Interest Rate (EIR) method. Gains and losses are recognised in the Standalone Statement of Profit and Loss when the liabilities are derecognised.

Amortised cost is calculated by taking into account any discount or premium on acquisition and transactions costs. The EIR amortisation is included as finance costs in the Standalone Statement of Profit and Loss.

This category generally applies to loans and borrowings.

Derecognition

A financial liability is derecognised when the obligation under the liability is discharged or cancelled or expires. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as the derecognition of the original liability and the recognition of a new liability. The difference in the respective carrying amounts is recognised in the Standalone Statement of Profit and Loss.

III. Offsetting of financial instruments

Financial assets and financial liabilities are offset and the net amount is reported in the balance sheet if there is a currently enforceable legal right to offset the recognised amounts and there is an intention to settle them on a net basis or to realise the assets and settle the liabilities simultaneously.

IV. Share Capital  
Ordinary equity shares

Incremental costs directly attributable to the issue of ordinary equity shares, are recognised as a deduction from equity.

i. Inventories

Inventories are valued as under:

Inventories are measured at lower of cost or net realisable value. The cost of inventory include cost incurred in acquiring the inventories, conversion costs and other costs incurred in bringing them to their present location or condition.

Construction Work-in-Progress/Finished Goods includes cost of land, premium for development rights, construction costs, allocated interest and expenses incidental to the projects undertaken by the Company.

Net realisable value is the estimated selling price in the ordinary course of business, less estimated costs of completion and estimated costs necessary to make the sale.

j. Revenue recognition

The Company derives revenues primarily from sale of properties comprising of commercial/residential units and sale of plotted and other lands.

The Company recognises revenue when it determines the satisfaction of performance obligations at a point in time and subsequently over time when the Company has enforceable right for payment for performance completed to date. Revenue is recognised upon transfer of control of promised products to customer in an amount that reflects the transaction price i.e. consideration which the Company expects to receive in exchange for those products.

In arrangements for sale of units the Company has applied the guidance in IND AS 115, on “Revenue from contracts with customers”, by applying the revenue recognition criteria for each distinct performance obligation. The arrangements with customers generally meet the criteria for considering sale of units as distinct performance obligations. For allocating the transaction price, the Company has measured the revenue in respect of each performance obligation of a contract at its relative standalone selling price. The price that is regularly charged for an item when sold separately is the best evidence of its standalone selling price. The transaction price is also adjusted for the effects of the time value of money if the contract includes a significant financing component. Any consideration payable to the customer is adjusted to the transaction price, unless it is a payment for a distinct product or service from the customer.

NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

for the year ended March 31, 2023

Contract assets are recognised when there is excess of revenue earned over billings on contracts. Contract assets are classified as unbilled receivables (only act of invoicing is pending) when there is unconditional right to receive cash, and only passage of time is required, as per contractual terms.

Contract Liabilities are recognised when there is billing in excess of revenue and advance received from customers.

The Company enters into Development and Project Management agreements with land-owners. Accounting for income from such projects, measured at transaction price, is done on accrual basis as per the terms of the agreement.

The Company receives maintenance amount from the customers and utilises the same towards the maintenance of the respective projects. Revenue is recognised to the extent of maintenance expenses incurred by the Company towards maintenance of respective projects. Balance amount of maintenance expenses to be incurred is reflected as liability under the head other current non-financial liabilities.

Interest income

Interest income is accounted on an accrual basis at effective interest rate. Interest on delayed payment and forfeiture income are accounted based upon underlying agreements with customers.

Dividend income and share of profits/losses in LLP

Dividend income and share of profits/losses in LLP is recognised when the right to receive/liability to pay the same is established.

k. Leases

At the inception of a contract, the Company assesses whether a contract is or contains, a lease. A contract is, or contains a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange of consideration. To assess whether a contract conveys the right to control the use of an asset the Company assesses whether:

- The contract involves the use of an identified asset – this may be specified explicitly or implicitly, and should be physically distinct or represent substantially all of the capability of a physical distinct asset. If the supplier has a substantive substitution right, then the asset is not identified
- The Company has the right to obtain substantially all of the economic benefits from use of the asset throughout the period of use; and
- The Company has the right to direct the use of the asset. The Company has this right when it has the decision-making rights that are most relevant to changing how and for what purpose the asset is used

As a Lessee

Right-of-use Asset

The Company recognises a right-of-use asset and a lease liability at the lease commencement date. At the commencement date, a lessee shall measure the right-of-use asset at cost which comprises initial measurement of the lease liability, any lease payments made at or before the commencement date, less any lease incentives received, any initial direct costs incurred by the lessee; and an estimate of costs to be incurred by the lessee in dismantling and removing the underlying asset, restoring the site on which it is located or restoring the underlying asset to the condition required by the terms and conditions of the lease.

Lease Liability

At the commencement date, a lessee shall measure the lease liability at the present value of the lease payments that are not paid at that date. The lease payments shall be discounted using the interest rate implicit in the lease, if that rate can be readily determined. If that rate cannot be readily determined, the lessee shall use the lessee’s incremental borrowing rate.

Short-term lease and leases of low-value assets

The Company has elected not to recognise right-of-use assets and lease liabilities for short-term leases that have a lease term of less than 12 months or less and leases of low-value assets, including IT Equipment. The Company recognises the lease payments associated with these leases as an expense on a straight-line basis over the lease term.

The election for short-term leases shall be made by class of underlying asset to which the right of use relates. A class of underlying asset is a grouping of underlying assets of a similar nature and use in Company’s operations. The election for leases for which the underlying asset is of low value can be made on a lease-by-lease basis.

l. Income tax

Income tax expense comprises current tax and deferred tax. It is recognised in the Standalone Statement of Profit and Loss except to the extent that it relates to items recognised directly in equity or in OCI.

Current tax

Current tax comprises the expected tax payable or receivable on the taxable income or loss for the year and any adjustment to the tax payable or receivable in respect of previous years. It is measured using tax rates enacted or substantively enacted at the reporting date.

Current tax assets and liabilities are offset only if, the Company:

- has a legally enforceable right to set off the recognised amounts; and



## NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

for the year ended March 31, 2023

- intends either to realise the asset and settle the liability on a net basis or simultaneously.

### Deferred tax

Deferred tax is recognised in respect of temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for taxation purposes.

Deferred tax assets are recognised for unused tax losses, unused tax credits and deductible temporary differences to the extent that it is probable that future taxable profits will be available against which they can be used. Deferred tax assets are reviewed at each reporting date and are reduced to the extent that it is no longer probable that the related tax benefit will be realised; such reductions are reversed when the probability of future taxable profits improves. Deferred tax liabilities are recognised for taxable temporary differences.

Unrecognised deferred tax assets are reassessed at each reporting date and recognised to the extent that it has become probable that future taxable profits will be available against which they can be used.

Deferred tax is measured at the tax rates that are expected to be applied to temporary differences when they reverse, using tax rates enacted or substantively enacted at the reporting date.

The measurement of deferred tax reflects the tax consequences that would follow from the manner in which the Company expects, at the reporting date, to recover or settle the carrying amount of its assets and liabilities.

Deferred tax assets and liabilities are offset only if:

- the Company has a legally enforceable right to set off current tax assets against current tax liabilities; and
- The deferred tax assets and the deferred tax liabilities relate to income taxes levied by the same taxation authority on the same taxable entity.

### m. Employee benefits

#### Short term employee benefits

Short-term employee benefits are measured on an undiscounted basis and are expensed as the related service is provided. A liability is recognised for the amount expected to be paid if the Company has a present legal or constructive obligation to pay this amount as a result of past service provided by the employee and the obligation can be estimated reliably.

#### Defined contribution plans

Obligations for contributions to defined contribution plans such as Provident Fund and Employee State Insurance Corporations are expensed as the related service is provided.

### Defined benefit plans

The Company's net obligation in respect of defined benefit plans is calculated separately for each plan by estimating the amount of future benefit that employees have earned in the current and prior periods, after discounting the same.

The calculation of defined benefit obligations is performed annually by an independent qualified actuary using the projected unit credit method.

Re-measurement of the net defined benefit liability, which comprise actuarial gains and losses are recognised immediately in other comprehensive income (OCI). Re-measurement, if any, are not reclassified to the Standalone Statement of Profit and Loss in subsequent period. Net interest expense (income) on the net defined liability (assets) is computed by applying the discount rate, based on the market yield on government securities as at the reporting date, used to measure the net defined liability (asset). Net interest expense and other expenses related to defined benefit plans are recognised in the Standalone Statement of Profit and Loss.

When the benefits of a plan are changed or when a plan is curtailed, the resulting change in benefit that relates to past service or the gain or loss on curtailment is recognised immediately in the Standalone Statement of Profit and Loss. The Company recognises gains and losses on the settlement of a defined benefit plan when the settlement occurs.

### Other long-term employee benefits

The Company's net obligation in respect of long-term employee benefits is the amount of future benefit that employees have earned in return for their service in the current and prior periods. They are therefore measured at the present value of expected future payments to be made in respect of services provided by the employees upto the end of the reporting period using the projected unit credit method. The discount rates used are based on the market yields on government securities as at the reporting date. Re-measurements are recognised in the Standalone Statement of Profit and Loss in the period in which they arise.

Other long-term benefits include payable in respect of long-term incentive scheme recorded based on arithmetical model estimating the possible cash outflows based on assessment of parameters of the scheme and pro-rated to the completed service period and discounted at present value.

### n. Share-based payment transactions

Employees Stock Options Plans ("ESOPs") and Employee Stock Grant Scheme ("ESGS"): The grant date fair value of options granted to employees is recognised as an employee benefits expense, with a corresponding increase in equity, over the period that the employees become unconditionally entitled to the options. The expense is recorded for each separately vesting portion of the award as if the award

## NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

for the year ended March 31, 2023

was, in substance, multiple awards. The increase in equity recognised in connection with share based payment transaction is presented as a separate component in equity under "Employee stock grant scheme reserve". The amount recognised as an expense is adjusted to reflect the actual number of stock options that vest.

### o. Borrowing costs

Borrowing costs are interest and other costs that the Company incurs in connection with the borrowing of funds and is measured with reference to the effective interest rate applicable to the respective borrowing.

Borrowing costs, pertaining to development of long term projects, are transferred to Construction work in progress, as part of the cost of the projects till the time all the activities necessary to prepare these projects for its intended use or sale are complete.

All other borrowing costs are recognised as an expense in the period in which they are incurred.

### p. Cash and cash equivalents

Cash and cash equivalents in the balance sheet comprise cash at banks and on hand and short-term deposits with an original maturity of three months or less, which are subject to an insignificant risk of changes in value.

For the purpose of the Standalone Statement of Cash Flows, cash and cash equivalents consist of cash and short-term deposits, as defined above, net of outstanding bank overdrafts as they are considered an integral part of the Company's cash management.

### q. Earnings per share

Basic earnings per share is computed by dividing the profit / (loss) after tax by the weighted average number of equity shares outstanding during the year. Diluted earnings per share is computed by dividing the profit / (loss) after tax as adjusted for dividend, interest and other charges to expense or income (net of any attributable taxes) relating to the dilutive potential equity shares, by the weighted average number of equity shares considered for deriving basic earnings per share and the weighted average number of equity shares which could have been issued on conversion of all dilutive potential equity shares. If potential equity shares converted into equity shares increases the earnings per share, then they are treated as anti-dilutive and anti-dilutive earning per share is computed.

### r. Provisions and contingent liabilities

A provision is recognised when the Company has a present legal or constructive obligation as a result of past events and it is probable that an outflow of resources will be required to settle the obligation in respect of which a reliable estimate can be made. Provisions (excluding retirement benefits) are discounted to their present value at a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the liability and are determined based on the best estimate required to settle the obligation at the Balance Sheet date. These are reviewed at each Balance Sheet date and adjusted to reflect the current best estimates. The unwinding of the discount is recognised as finance cost.

Contingent liabilities are disclosed in the notes. Contingent liabilities are disclosed for

(1) Possible obligations which will be confirmed only by future events not wholly within the control of the Company or

(2) Present obligations arising from past events where it is not probable that an outflow of resources will be required to settle the obligation or a reliable estimate of the amount of the obligation cannot be made.

Contingent assets are not recognised in the Standalone Financial Statements. However, the same are disclosed in the Standalone Financial Statements where an inflow of economic benefit is probable.

### s. Events after reporting date

Where events occurring after the balance sheet date provide evidence of conditions that existed at the end of the reporting period, the impact of such events is adjusted with the Standalone Financial Statements. Otherwise, events after the balance sheet date of material size or nature are only disclosed.

### t. Segment reporting

Operating segments are reported in a manner consistent with the internal reporting provided to the chief operating decision maker.



NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

for the year ended March 31, 2023

(Currency in INR Crore)

2 PROPERTY, PLANT AND EQUIPMENT

| Particulars                             | GROSS BLOCK          |                           |               |                            |                      | ACCUMULATED DEPRECIATION/ AMORTISATION |              |               |            |                      | NET BLOCK            |                      |
|---|----------------------|---------------------------|---------------|----------------------------|----------------------|--|--------------|---------------|------------|----------------------|----------------------|----------------------|
|   | As at April 01, 2022 | Additions during the year | Amalga-mation | Deductions during the year | As at March 31, 2023 | As at April 01, 2022                   | For the Year | Amalga-mation | Deductions | As at March 31, 2023 | As at March 31, 2023 | As at March 31, 2022 |
| Tangible Assets                         |                      |                           |               |                            |                      |  |              |               |            |                      |                      |                      |
| Freehold Land                           | 0.06                 | -                         | -             | -                          | 0.06                 | -                                      | -            | -             | -          | -                    | 0.06                 | 0.06                 |
| Buildings (Refer Note (a) below)        | 74.16                | -                         | -             | -                          | 74.16                | 21.37                                  | 2.59         | -             | -          | 23.96                | 50.20                | 52.79                |
| Leasehold Improvements                  | 5.85                 | -                         | -             | 1.00                       | 4.85                 | 5.31                                   | 0.12         | -             | 1.00       | 4.43                 | 0.42                 | 0.54                 |
| Office Equipments                       | 3.66                 | 0.46                      | -             | 0.08                       | 4.04                 | 3.02                                   | 0.34         | -             | 0.07       | 3.29                 | 0.75                 | 0.64                 |
| Site Equipments                         | 8.32                 | 1.51                      | -             | -                          | 9.83                 | 1.46                                   | 2.16         | -             | -          | 3.62                 | 6.21                 | 6.86                 |
| Furniture and Fixtures                  | 48.07                | 40.42                     | -             | 0.06                       | 88.43                | 10.42                                  | 3.63         | -             | 0.06       | 13.99                | 74.44                | 37.65                |
| Computers                               | 19.06                | 2.53                      | -             | 2.72                       | 18.87                | 15.58                                  | 2.27         | -             | 2.55       | 15.30                | 3.57                 | 3.48                 |
| Vehicles                                | 3.01                 | 2.87                      | -             | 1.81                       | 4.07                 | 2.21                                   | 1.36         | -             | 1.46       | 2.11                 | 1.96                 | 0.80                 |
| Electrical Installations and Equipments | 0.85                 | 0.01                      | -             | -                          | 0.86                 | 0.59                                   | 0.07         | -             | -          | 0.66                 | 0.20                 | 0.26                 |
| Plant and Machinery                     | 6.86                 | 18.87                     | -             | 4.45                       | 21.28                | 1.68                                   | 6.15         | -             | 1.35       | 6.48                 | 14.80                | 5.18                 |
| Total Property, Plant and Equipment     | 169.90               | 66.67                     | -             | 10.12                      | 226.45               | 61.64                                  | 18.69        | -             | 6.49       | 73.84                | 152.61               | 108.26               |

| Particulars                             | GROSS BLOCK                     |                           |                               |                            |                      | ACCUMULATED DEPRECIATION/ AMORTISATION |              |                               |            |                      | NET BLOCK            |                                 |
|---|---------------------------------|---------------------------|-------------------------------|----------------------------|----------------------|--|--------------|-------------------------------|------------|----------------------|----------------------|---------------------------------|
|   | As at April 01, 2021 (Restated) | Additions during the year | Amalga-mation (Refer Note 48) | Deductions during the year | As at March 31, 2022 | As at April 01, 2021 (Restated)        | For the Year | Amalga-mation (Refer Note 48) | Deductions | As at March 31, 2022 | As at March 31, 2022 | As at March 31, 2021 (Restated) |
| Tangible Assets                         |                                 |                           |                               |                            |                      |  |              |                               |            |                      |                      |                                 |
| Freehold Land                           | 0.06                            | -                         | -                             | -                          | 0.06                 | -                                      | -            | -                             | -          | -                    | 0.06                 | 0.06                            |
| Buildings (Refer Note (a) below)        | 74.16                           | -                         | -                             | -                          | 74.16                | 18.63                                  | 2.74         | -                             | -          | 21.37                | 52.79                | 55.53                           |
| Leasehold Improvements                  | 5.32                            | 0.53                      | -                             | -                          | 5.85                 | 5.15                                   | 0.16         | -                             | -          | 5.31                 | 0.54                 | 0.17                            |
| Office Equipments                       | 3.43                            | 0.24                      | -                             | 0.01                       | 3.66                 | 2.78                                   | 0.25         | -                             | 0.01       | 3.02                 | 0.64                 | 0.65                            |
| Site Equipments                         | 0.93                            | 7.39                      | -                             | -                          | 8.32                 | 0.48                                   | 0.98         | -                             | -          | 1.46                 | 6.86                 | 0.45                            |
| Furniture and Fixtures                  | 43.42                           | 4.65                      | -                             | -                          | 48.07                | 7.45                                   | 2.97         | -                             | -          | 10.42                | 37.65                | 35.97                           |
| Computers                               | 17.92                           | 2.37                      | -                             | 1.23                       | 19.06                | 14.45                                  | 2.29         | -                             | 1.16       | 15.58                | 3.48                 | 3.47                            |
| Vehicles                                | 3.31                            | 0.97                      | -                             | 1.27                       | 3.01                 | 2.73                                   | 0.74         | -                             | 1.26       | 2.21                 | 0.80                 | 0.58                            |
| Electrical Installations and Equipments | 0.84                            | 0.01                      | -                             | -                          | 0.85                 | 0.51                                   | 0.08         | -                             | -          | 0.59                 | 0.26                 | 0.33                            |
| Plant and Machinery                     | 10.03                           | 2.66                      | -                             | 5.83                       | 6.86                 | 3.74                                   | 1.30         | -                             | 3.36       | 1.68                 | 5.18                 | 6.29                            |
| Total Property, Plant and Equipment     | 159.42                          | 18.82                     | -                             | 8.34                       | 169.90               | 55.92                                  | 11.51        | -                             | 5.79       | 61.64                | 108.26               | 103.50                          |

(a) Of the above, a Building carrying value INR 44.00 Crore (Previous Year: INR 46.25 Crore) is subject to first charge for secured bank loans (Refer Note 25).

NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

for the year ended March 31, 2023

(Currency in INR Crore)

3 CAPITAL WORK-IN-PROGRESS (CWIP)

| Particulars  | Property, Plant and Equipment |                | Investment Property |                | Total          |                |
|--|-------------------------------|----------------|---------------------|----------------|----------------|----------------|
|  | March 31, 2023                | March 31, 2022 | March 31, 2023      | March 31, 2022 | March 31, 2023 | March 31, 2022 |
| Opening capital work in progress                         | -                             | 0.24           | 21.25               | 8.18           | 21.25          | 8.42           |
| Add: Addition during the year                            | 27.52                         | -              | 49.42               | 17.72          | 76.94          | 17.72          |
| Add: Transferred from Inventories (Refer Note (d) below) | -                             | -              | -                   | 7.41           | -              | 7.41           |
| Less: Capitalised during the year                        | -                             | 0.24           | -                   | 12.06          | -              | 12.30          |
| Closing capital work in progress                         | 27.52                         | -              | 70.67               | 21.25          | 98.19          | 21.25          |

(a) Ageing schedule as at March 31, 2023

| Property, Plant and Equipment (CWIP) | Amount in Property, Plant and Equipment (CWIP) for a period of |           |           |                   | Total |
|--------------------------------------|--|-----------|-----------|-------------------|-------|
|                                      | Less than 1 Year   | 1-2 years | 2-3 years | More than 3 years |       |
| Projects in progress                 | 27.52  | -         | -         | -                 | 27.52 |
| Projects temporarily suspended       | -  | -         | -         | -                 | -     |
| Total                                | 27.52  | -         | -         | -                 | 27.52 |

| Investment Property (CWIP)     | Amount in Investment Property (CWIP) for a period of |           |           |                   | Total |
|--------------------------------|--|-----------|-----------|-------------------|-------|
|                                | Less than 1 Year                                     | 1-2 years | 2-3 years | More than 3 years |       |
| Projects in progress           | 49.42  | 18.02     | 3.23      | -                 | 70.67 |
| Projects temporarily suspended | -  | -         | -         | -                 | -     |
| Total                          | 49.42  | 18.02     | 3.23      | -                 | 70.67 |

(b) Ageing schedule as at March 31, 2022

| Property, Plant and Equipment (CWIP) | Amount in Property, Plant and Equipment (CWIP) for a period of |           |           |                   | Total |
|--------------------------------------|--|-----------|-----------|-------------------|-------|
|                                      | Less than 1 Year   | 1-2 years | 2-3 years | More than 3 years |       |
| Projects in progress                 | -  | -         | -         | -                 | -     |
| Projects temporarily suspended       | -  | -         | -         | -                 | -     |
| Total                                | -  | -         | -         | -                 | -     |

| Investment Property (CWIP)     | Amount in Investment Property (CWIP) for a period of |           |           |                   | Total |
|--------------------------------|--|-----------|-----------|-------------------|-------|
|                                | Less than 1 Year                                     | 1-2 years | 2-3 years | More than 3 years |       |
| Projects in progress           | 18.02  | 3.23      | -         | -                 | 21.25 |
| Projects temporarily suspended | -  | -         | -         | -                 | -     |
| Total                          | 18.02  | 3.23      | -         | -                 | 21.25 |



## NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

for the year ended March 31, 2023

(Currency in INR Crore)

### 3 CAPITAL WORK-IN-PROGRESS (CWIP)

- (c) The Company's investment property under construction consists of some commercial and retail properties in India
- (d) Based on the intention and business plans, some commercial and retail properties owned by the Company is considered as being held for capital appreciation and rental income rather than for business purposes. Hence, the Company had reclassified the same from inventories to investment property under construction.
- (e) The Company has no restriction on the realisability of its investment property under construction.
- (f) Though the Company measures investment property under construction using cost based measurement, the fair value of investment property under development is based on valuation performed by an accredited independent valuer who has relevant valuation experience for similar office properties and is a registered valuer as defined under rule 2 of Companies (Registered Valuers and Valuation) Rules, 2017. The main inputs used are location and locality, facilities and amenities, quality of construction, residual life of building, business potential, supply and demand, local nearby enquiry, market feedback of investigation and Ready Reckoner published by the Government.
- (g) Fair valuation of an investment property under construction which is based on Cost method which is INR 70.67 Crore (Previous Year: INR 21.25 Crore). The fair value measurement is categorised in level 3 fair value hierarchy.
- (h) Refer Note 51 for disclosure of Capital Commitments for acquisition of property, plant and equipment and investment property.

### 4 INVESTMENT PROPERTY

#### Reconciliation of Carrying Amount

| Particulars                      | Amount       |
|----------------------------------|--------------|
| <b>Gross Block</b>               |              |
| As at April 01, 2021             | 24.21        |
| Add: Additions during the year   | 12.06        |
| Less: Disposals/Adjustments      | -            |
| As at March 31, 2022             | 36.27        |
| As at April 01, 2022             | 36.27        |
| Add: Additions during the year   | -            |
| Less: Disposals/Adjustments      | -            |
| <b>As at March 31, 2023</b>      | <b>36.27</b> |
| <b>Accumulated Depreciation</b>  |              |
| As at April 01, 2021             | 1.04         |
| Add: For the Year                | 1.20         |
| Less: Deductions during the year | -            |
| As at March 31, 2022             | 2.24         |
| As at April 01, 2022             | 2.24         |
| Add: For the Year                | 1.85         |
| Less: Deductions during the year | -            |
| <b>As at March 31, 2023</b>      | <b>4.09</b>  |
| <b>Net Block</b>                 |              |
| As at March 31, 2022             | 34.03        |
| <b>As at March 31, 2023</b>      | <b>32.19</b> |

## NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

for the year ended March 31, 2023

(Currency in INR Crore)

### 4 INVESTMENT PROPERTY

#### Information regarding income and expenditure of Investment Property

| Particulars   | March 31, 2023 | March 31, 2022 |
|---|----------------|----------------|
| Rental Income derived from Investment Property              | 1.26           | 0.43           |
| Direct Operating Expenses                                   | -              | -              |
| Profit arising from investment property before depreciation | 1.26           | 0.43           |
| Less: Depreciation  | 1.85           | 1.20           |
| (Loss) arising from Investment Property                     | (0.59)         | (0.77)         |

- (a) The Company's investment property consists of some commercial and retail properties in India.
- (b) The Company has no restriction on the realisability of its investment property and no contractual obligations to purchase, construct or develop investment properties or for repairs, maintenance and enhancements.
- (c) Though the Company measures investment property using cost based measurement, the fair value of investment property is based on valuation performed by an accredited independent valuer who has relevant valuation experience for similar office properties and is a registered valuer as defined under rule 2 of Companies (Registered Valuers and Valuation) Rules, 2017. The main inputs used are location and locality, facilities and amenities, quality of construction, residual life of building, business potential, supply and demand, local nearby enquiry, market feedback of investigation and Ready Reckoner published by the Government.
- (d) Fair valuation of Retail Properties is based on Sales Comparison Method which is INR 28.85 Crore (Previous Year: INR 28.55 Crore) and Commercial Properties is based on Sales Comparison Method, which is INR 29.78 Crore (Previous Year: INR 27.23 Crore). The fair value measurement is categorised in level 3 fair value hierarchy.

### 5 INTANGIBLE ASSETS AND INTANGIBLE ASSETS UNDER DEVELOPMENT

| Particulars  | GROSS BLOCK          |                           |                            |                      | ACCUMULATED AMORTISATION |              |             | NET BLOCK            |                      |                      |
|--|----------------------|---------------------------|----------------------------|----------------------|--------------------------|--------------|-------------|----------------------|----------------------|----------------------|
|  | As at April 01, 2022 | Additions during the year | Deductions during the year | As at March 31, 2023 | As at April 01, 2022     | For the Year | Deductions  | As at March 31, 2023 | As at March 31, 2023 | As at March 31, 2022 |
| Licenses and Software                                      | 14.54                | 0.18                      | 3.84                       | 10.88                | 10.09                    | 1.17         | 3.81        | 7.45                 | 3.43                 | 4.45                 |
| Trade Mark   | 24.53                | -                         | 3.90                       | 20.63                | 9.45                     | 1.30         | 1.87        | 8.88                 | 11.75                | 15.08                |
| <b>Total Intangible Assets</b>                             | <b>39.07</b>         | <b>0.18</b>               | <b>7.74</b>                | <b>31.51</b>         | <b>19.54</b>             | <b>2.48</b>  | <b>5.69</b> | <b>16.33</b>         | <b>15.18</b>         | <b>19.53</b>         |
| Intangible assets under development (Refer Note (a) below) |                      |                           |                            |                      |                          |              |             |                      | 0.85                 | 0.79                 |

| Particulars  | GROSS BLOCK                     |                           |                            |                      | ACCUMULATED AMORTISATION        |              |            | NET BLOCK            |                      |                                 |
|--|---------------------------------|---------------------------|----------------------------|----------------------|---------------------------------|--------------|------------|----------------------|----------------------|---------------------------------|
|  | As at April 01, 2021 (Restated) | Additions during the year | Deductions during the year | As at March 31, 2022 | As at April 01, 2021 (Restated) | For the Year | Deductions | As at March 31, 2022 | As at March 31, 2022 | As at March 31, 2021 (Restated) |
| Licenses and Software                                      | 14.24                           | 0.30                      | -                          | 14.54                | 8.75                            | 1.34         | -          | 10.09                | 4.45                 | 5.49                            |
| Trade Mark   | 24.53                           | -                         | -                          | 24.53                | 8.10                            | 1.35         | -          | 9.45                 | 15.08                | 16.43                           |
| <b>Total Intangible Assets</b>                             | <b>38.77</b>                    | <b>0.30</b>               | <b>-</b>                   | <b>39.07</b>         | <b>16.85</b>                    | <b>2.69</b>  | <b>-</b>   | <b>19.54</b>         | <b>19.53</b>         | <b>21.92</b>                    |
| Intangible assets under development (Refer Note (a) below) |                                 |                           |                            |                      |                                 |              |            |                      | 0.79                 | 0.10                            |

- (a) Refer Note 51 for disclosure of Capital Commitments for acquisition of intangible assets under development.



## NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

for the year ended March 31, 2023

(Currency in INR Crore)

### 5 INTANGIBLE ASSETS AND INTANGIBLE ASSETS UNDER DEVELOPMENT

(b) Ageing schedule as at March 31, 2023

| Intangible assets under development | Amount in Intangible assets under development for a period of |             |           |                   | Total       |
|-------------------------------------|---|-------------|-----------|-------------------|-------------|
|                                     | Less than 1 Year  | 1-2 years   | 2-3 years | More than 3 years |             |
| Projects in progress                | 0.30  | 0.55        | -         | -                 | 0.85        |
| Projects temporarily suspended      | -   | -           | -         | -                 | -           |
| <b>Total</b>                        | <b>0.30</b>   | <b>0.55</b> | <b>-</b>  | <b>-</b>          | <b>0.85</b> |

(c) Ageing schedule as at March 31, 2022

| Intangible assets under development | Amount in Intangible assets under development for a period of |           |           |                   | Total       |
|-------------------------------------|---|-----------|-----------|-------------------|-------------|
|                                     | Less than 1 Year  | 1-2 years | 2-3 years | More than 3 years |             |
| Projects in progress                | 0.79  | -         | -         | -                 | 0.79        |
| Projects temporarily suspended      | -   | -         | -         | -                 | -           |
| <b>Total</b>                        | <b>0.79</b>   | <b>-</b>  | <b>-</b>  | <b>-</b>          | <b>0.79</b> |

### 6 INVESTMENT IN SUBSIDIARIES, JOINT VENTURES AND ASSOCIATE

| Particulars   | March 31, 2023 | March 31, 2022 |
|---|----------------|----------------|
| <b>a) Investment in Equity Instruments (Fully Paid-up unless stated otherwise) (Unquoted)</b>                             |                |                |
| <b>(i) Investment in Subsidiary Companies</b>   |                |                |
| <b>Godrej Projects Development Limited</b><br>231,552 (Previous Year: 231,552) Equity Shares of INR 10/- each             | 248.69         | 248.69         |
| <b>Godrej Garden City Properties Private Limited</b><br>50,000 (Previous Year: 50,000) Equity Shares of INR 10/- each     | 0.05           | 0.05           |
| <b>Godrej Hillside Properties Private Limited</b><br>410,000 (Previous Year: 410,000) Equity Shares of INR 10/- each      | 0.41           | 0.41           |
| <b>Godrej Home Developers Private Limited</b><br>400,000 (Previous Year: 400,000) Equity Shares of INR 10/- each          | 0.40           | 0.40           |
| <b>Godrej Highrises Properties Private Limited</b><br>10,000 (Previous Year: 10,000) Equity Shares of INR 10/- each       | 0.01           | 0.01           |
| <b>Godrej Prakriti Facilities Private Limited</b><br>10,000 (Previous Year: 10,000) Equity Shares of INR 10/- each        | 0.01           | 0.01           |
| <b>Prakritiplaza Facilities Management Private Limited</b><br>9,999 (Previous Year: 9,999) Equity Shares of INR 10/- each | 0.01           | 0.01           |
| <b>Citystar Infraprojects Limited</b><br>500,000 (Previous Year: 500,000) Equity Shares of INR 1/- each                   | 0.09           | 0.09           |

INR 0.00 represents amount less than INR 50,000

## NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

for the year ended March 31, 2023

(Currency in INR Crore)

### 6 INVESTMENT IN SUBSIDIARIES, JOINT VENTURES AND ASSOCIATE

| Particulars  | March 31, 2023 | March 31, 2022 |
|--|----------------|----------------|
| <b>Godrej Residency Private Limited</b><br>4901 (Previous Year: 1000 Equity Shares of INR 10/- each) Equity Shares of INR 1/- each   | 0.00           | 0.00           |
| <b>Godrej Properties Worldwide Inc., USA</b><br>500,000 (Previous Year: 500,000) Equity Shares of USD 1/- each   | 3.39           | 3.39           |
| <b>Godrej Green Woods Private Limited</b><br>64,000,000 (Previous Year: 64,000,000) Equity Shares of INR 10/- each   | 64.00          | 64.00          |
| <b>Godrej Precast Construction Private Limited</b><br>10,000 (Previous Year: 10,000) Equity Shares of INR 10/- each  | 0.01           | 0.01           |
| <b>Godrej Realty Private Limited</b> (Classified as Subsidiary w.e.f March 30, 2021)<br>1,734,999 (Previous Year: 1,734,999) Equity Shares of INR 10/- each<br>(Net of Provision for Expected Credit Loss in value of INR 5.52 Crore (Previous Year: INR 5.52 Crore))  | -              | -              |
| <b>Godrej Living Private Limited</b><br>990 (Previous Year: 990) Equity Shares of INR 10/- each  | 0.00           | 0.00           |
| <b>Godrej Home Constructions Limited</b> (classified as Joint Venture up to March 28, 2023)<br>(Formerly known as Godrej Home Construction Private Limited)<br>63,055,357 (Previous Year: Nil) Equity Shares of INR 10/- each (Net of Provision for Expected Credit Loss in value of INR 24.27 Crore )                 | 47.50          | -              |
| <b>Ashank Land &amp; Building Private Limited</b> (w.e.f. May 19, 2022)<br>500 (Previous Year: Nil) Equity Shares of INR 10/- each   | 0.00           | -              |
| <b>Wonder City Buildcon Limited</b> (classified as Joint Venture up to March 28, 2023)<br>(Formerly known as Wonder City Buildcon Private Limited)<br>82,599,726 (Previous Year: Nil) Equity Shares of INR 10/- each (Net of Provision for Expected Credit Loss in value of INR 32.05 Crore )                          | 0.85           | -              |
| <b>(ii) Investment in Joint Ventures</b>   |                |                |
| <b>Wonder City Buildcon Limited</b> (Classified as Subsidiary w.e.f Mar 29, 2023) (Formerly known as Wonder City Buildcon Private Limited)<br>Nil (Previous Year: 810,420) Equity Shares of INR 10/- each<br>(Net of Provision for Expected Credit Loss in value of 24.01 Crore (Previous Year: INR 1.61 Crore))       | -              | -              |
| <b>Godrej Home Constructions Limited</b> (Classified as Subsidiary w.e.f Mar 29, 2023)<br>(Formerly known as Godrej Home Construction Private Limited)<br>Nil (Previous Year: 1,071,770) Equity Shares of INR 10/- each<br>(Net of Provision for Expected Credit Loss in value of Nil (Previous Year: INR 2.18 Crore)) | -              | -              |
| <b>Wonder Projects Development Private Limited</b><br>21,401,200 (Previous Year: 1,070,060) Equity Shares of INR 10/- each<br>(Net of Provision for Expected Credit Loss in value of INR 23.85 Crore (Previous Year: 1.45 Crore))  | 5.15           | -              |

INR 0.00 represents amount less than INR 50,000



## NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

for the year ended March 31, 2023

(Currency in INR Crore)

### 6 INVESTMENT IN SUBSIDIARIES, JOINT VENTURES AND ASSOCIATE

| Particulars  | March 31,<br>2023 | March 31,<br>2022 |
|--|-------------------|-------------------|
| Godrej Real View Developers Private Limited<br>26,954,000 (Previous Year: 2,140,000) Equity Shares of INR 10/- each  | 27.25             | 2.43              |
| Pearlite Real Properties Private Limited<br>3,871,000 (Previous Year: 3,871,000) Equity Shares of INR 10/- each  | 4.18              | 4.19              |
| Godrej Greenview Housing Private Limited<br>19,915,200 (Previous Year: 1,264,560) Equity Shares of INR 10/- each<br>(Net of Provision for Expected Credit Loss in value of INR 21.39 Crore (Previous Year: INR 1.37 Crore))  | 6.07              | -                 |
| Godrej Green Homes Private Limited<br>360,813 (Previous Year: 360,813) Equity Shares of INR 10/- each  | 83.18             | 83.18             |
| Godrej Macbricks Private Limited (formerly known as Ashank Macbricks Private Limited)<br>21,625,000 (Previous Year: 1,675,000) Equity Shares of INR 10/- each<br>(Net of Provision for Expected Credit Loss in value of INR23.45 Crore (Previous Year: INR 2.30 )) | 19.80             | -                 |
| Yujya Developers Private Limited (merged with Madhuvan Enterprises Private Limited order dated March 16, 2023 effective from April 01, 2021)<br>Nil (Previous Year: 8,653,476) Equity Shares of INR 10/- each  | -                 | 8.84              |
| Madhuvan Enterprises Private Limited<br>85,240,683* (Previous Year: Nil) Equity Shares of INR 1/- each   | 8.89              | -                 |
| Vivrut Developers Private Limited<br>20,577,324 (Previous Year: 19,737,459) Equity Shares of INR 10/- each   | 22.15             | 20.65             |
| Yerwada Developers Private Limited (w.e.f. January 31, 2022)<br>12,863,813 (Previous Year: 11,000,000 ) Equity Shares of INR 10/- each   | 15.25             | 11.00             |
| (iii) Investment in Associate  |                   |                   |
| Godrej One Premises Management Private Limited<br>3,000 (Previous Year: 3,000) Equity Shares of INR 10/- each  | 0.00              | 0.00              |
| b) Investment in Preference Shares (Fully paid-up unless stated otherwise) (at Fair Value through Profit or Loss) (Unquoted)   |                   |                   |
| (i) Investment in Subsidiary Companies   |                   |                   |
| Godrej Projects Development Limited<br>100,999 (Previous Year: 100,999) 7% Redeemable Non-cumulative Preference Shares of INR 10/- each  | 0.10              | 0.10              |
| Godrej Highrises Properties Private Limited<br>9,470 (Previous Year: 9,470) 7% Redeemable Non-cumulative Preference Shares of INR 10/- each  | 0.01              | 0.01              |

INR 0.00 represents amount less than INR 50,000

## NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

for the year ended March 31, 2023

(Currency in INR Crore)

### 6 INVESTMENT IN SUBSIDIARIES, JOINT VENTURES AND ASSOCIATE

| Particulars   | March 31,<br>2023 | March 31,<br>2022 |
|---|-------------------|-------------------|
| c) Investment In Limited Liability Partnerships                                       |                   |                   |
| (i) Investment in Subsidiaries  |                   |                   |
| Godrej Highrises Realty LLP   | 0.00              | 0.00              |
| Godrej Project Developers & Properties LLP  | 0.00              | 0.00              |
| Godrej Athenmark LLP  | 0.00              | 0.00              |
| Godrej Reserve LLP (Classified as subsidiary w.e.f. October 1, 2022)                  | 0.01              | -                 |
| Godrej Skyview LLP  | 0.00              | 0.00              |
| Godrej Green Properties LLP (Classified as subsidiary w.e.f. March 25, 2022)          | 0.00              | 0.00              |
| Godrej Projects (Soma) LLP  | 0.00              | 0.00              |
| Godrej City Facilities Management LLP   | 0.00              | 0.00              |
| Ashank Realty Management LLP  | 0.00              | 0.00              |
| Godrej Florentine LLP   | 0.95              | 0.95              |
| Godrej Olympia LLP  | 0.00              | 0.00              |
| Ashank Facility Management LLP  | 0.00              | 0.00              |
| Godrej Construction Projects LLP  | 0.01              | 0.01              |
| Oasis Landmarks LLP (Classified as Joint Venture upto February 28, 2022)              | 0.00              | 0.00              |
| Maan-Hinje Township Developers LLP (classified as Joint Venture up to March 28, 2023) | 336.57            | -                 |
| (ii) Investment In Joint Ventures   |                   |                   |
| Mosiac Landmarks LLP  | 0.11              | 0.11              |
| Caroa Properties LLP  | 0.04              | 0.04              |
| Oxford Realty LLP   | 0.00              | 0.00              |
| A R Landcraft LLP   | 0.05              | 0.05              |
| Dream World Landmarks LLP   | 0.04              | 0.04              |
| M S Ramaiah Ventures LLP  | 1.01              | 1.01              |
| Godrej Developers & Properties LLP  | 0.00              | 0.00              |
| Godrej SSPDL Green Acres LLP  | 0.05              | 0.05              |
| Godrej Amitis Developers LLP (formerly known as Amitis Developers LLP)                | 0.05              | 0.05              |
| Godrej Housing Projects LLP   | 0.01              | 0.01              |
| Godrej Projects North Star LLP  | 0.01              | 0.01              |
| Manyata Industrial Parks LLP  | 0.01              | 0.01              |
| Manjari Housing Projects LLP  | 210.00            | 205.00            |
| Prakhhyat Dwellings LLP   | 0.01              | 0.01              |
| Godrej Highview LLP   | 4.80              | 4.80              |
| Godrej Irismark LLP   | 0.01              | 0.01              |

INR 0.00 represents amount less than INR 50,000



## NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

for the year ended March 31, 2023

(Currency in INR Crore)

### 6 INVESTMENT IN SUBSIDIARIES, JOINT VENTURES AND ASSOCIATE

| Particulars  | March 31,<br>2023 | March 31,<br>2022 |
|--|-------------------|-------------------|
| Roseberry Estate LLP   | 0.00              | 0.00              |
| Mahalunge Township Developers LLP  | 288.81            | 207.17            |
| Maan-Hinje Township Developers LLP (Classified as Subsidiary w.e.f Mar 29, 2023) | -                 | 108.01            |
| Embellish Houses LLP   | 0.04              | 0.04              |
| Godrej Vestamark LLP   | 196.50            | 196.50            |
| Universal Metro Properties LLP   | 0.00              | 0.00              |
| Godrej Odyssey LLP   | 0.00              | 0.00              |
| Godrej Projects North LLP (Classified as Joint Venture w.e.f. December 03, 2021) | 30.00             | 25.00             |
|  | 1626.53           | 1196.34           |
| Aggregate amount of Unquoted Investments   | 1626.53           | 1196.34           |
| * Shares pending for allotment   |                   |                   |

### 7 OTHER INVESTMENTS (NON-CURRENT)

|  | March 31,<br>2023 | March 31,<br>2022 |
|--|-------------------|-------------------|
| a) Trade Investments (Unquoted)  |                   |                   |
| (i) Investment in Debentures of Subsidiaries (Fully paid-up) (at Fair Value through Profit or Loss)  |                   |                   |
| Godrej Realty Private Limited  | -                 | -                 |
| 5,860,971 (Previous Year: 2,989,095) 1% Secured Redeemable Optionally Convertible Debentures of INR 10/- each (Net of Provision for Expected Credit Loss in value of INR 2.99 Crore (Previous Year: INR 2.99 Crore)) |                   |                   |
| (ii) Investment in Debentures of Joint Ventures (Fully paid-up) (at Fair Value through Profit or Loss)   |                   |                   |
| Godrej Green Homes Private Limited   | 331.80            | 331.80            |
| 3,318,000 (Previous Year: 3,318,000) 12 % Unsecured Optionally Convertible Debentures of INR 1,000/- each  |                   |                   |
| Yuja Developers Private Limited (merged with Madhuvan Enterprises Private Limited order dated March 16, 2023 effective from April 01, 2021)  | -                 | 26.47             |
| Nil (Previous Year: 2,650,473) 12% Unsecured Optionally Convertible Debentures of INR 1,000/- each   |                   |                   |
| Madhuvan Enterprises Private Limited   | 26.62             | -                 |
| 2,665,473 (Previous Year: Nil) 12% Unsecured Optionally Convertible Debentures of INR 1,000/- each   |                   |                   |
| Vivrut Developers Private Limited  | 66.45             | 61.95             |
| 664,500 (Previous Year: 619,500) 12% Unsecured Optionally Convertible Debentures of INR 1,000/- each   |                   |                   |

INR 0.00 represents amount less than INR 50,000

## NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

for the year ended March 31, 2023

(Currency in INR Crore)

### 7 OTHER INVESTMENTS (NON-CURRENT)

|   | March 31,<br>2023 | March 31,<br>2022 |
|---|-------------------|-------------------|
| Yerwada Developers Private Limited  | 45.75             | 33.00             |
| 4,75,500 (Previous Year: 3,30,000) 12% Unsecured Compulsorily Convertible Debentures of INR 1,000/- each (Classified as Wholly Owned Subsidiary from December 09, 2021 to January 30, 2022)                   |                   |                   |
| (iii) Investment in Debentures of Joint Ventures (Fully paid-up) (at Amortised Cost)  |                   |                   |
| Wonder City Buildcon Limited (Classified as Subsidiary w.e.f Mar 29, 2023) (Formerly known as Wonder City Buildcon Private Limited)   | -                 | -                 |
| Nil (Previous Year: 307,833) 12% Unsecured Compulsorily Convertible Debentures of INR 1,000/- each (Net of Provision for Expected Credit Loss in value of INR Nil (Previous Year: INR 30.44 Crore))           |                   |                   |
| (307,833 12% Unsecured Compulsorily Convertible Debentures converted into equity )  |                   |                   |
| Godrej Home Constructions Limited (Classified as Subsidiary w.e.f Mar 29, 2023) (Formerly known as Godrej Home Construction Private Limited)  | -                 | 19.00             |
| Nil (Previous Year: 413,949) 12% Unsecured Compulsorily Convertible Debentures of INR 1,000/- each (Net of Provision for Expected Credit Loss in value of INR Nil (Previous Year: INR 22.09 Crore))           |                   |                   |
| (413,949 12% Unsecured Compulsorily Convertible Debentures converted into equity )  |                   |                   |
| Wonder Projects Development Private Limited   | -                 | 2.23              |
| Nil (Previous Year: 275,500) 12% Unsecured Compulsorily Convertible Debentures of INR 1,000/- each (Net of Provision for Expected Credit Loss in value of INR Nil (Previous Year: INR 22.40 Crore))           |                   |                   |
| (275,500 12% Unsecured Compulsorily Convertible Debentures converted into equity )  |                   |                   |
| Godrej Real View Developers Private Limited   | 21.06             | 44.40             |
| 213,560 (Previous Year: 461,700) 12% Unsecured Compulsorily Convertible Debentures of INR 1,000/- each  |                   |                   |
| Godrej Greenview Housing Private Limited  | -                 | 5.35              |
| Nil (Previous Year: 260,946) 12% Unsecured Compulsorily Convertible Debentures of INR 1,000/- each (Net of Provision for Expected Credit Loss in value of INR Nil (Previous Year: INR 20.02 Crore))           |                   |                   |
| (260,946 12% Unsecured Compulsorily Convertible Debentures converted into equity )  |                   |                   |
| Godrej Macbricks Private Limited (Formerly known as Ashank Macbricks Private Limited)   | 22.19             | 41.57             |
| 237,500 (Previous Year: 437,000) 12% Unsecured Compulsorily Convertible Debentures of INR 1,000/- each (Net of Provision for Expected Credit Loss in value of INR 1.50 Crore (Previous Year: INR 1.65 Crore)) |                   |                   |
| (237,500 12% Unsecured Compulsorily Convertible Debentures converted into equity )  |                   |                   |

INR 0.00 represents amount less than INR 50,000



## NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

for the year ended March 31, 2023

(Currency in INR Crore)

### 7 OTHER INVESTMENTS (NON-CURRENT)

|   | March 31,<br>2023 | March 31,<br>2022 |
|---|-------------------|-------------------|
| <b>b) Non trade Investments</b>   |                   |                   |
| Investment in Fully paid-up Equity Instruments (at Fair Value through Profit or Loss) |                   |                   |
| Quoted Investments  |                   |                   |
| <b>Ansal Buildwell Limited</b>  | 0.00              | 0.00              |
| 100 (Previous Year: 100) Equity Shares of INR 10/- each                               |                   |                   |
| <b>Ansal Housing Limited</b>  | 0.00              | 0.00              |
| 300 (Previous Year: 300) Equity Shares of INR 10/-each                                |                   |                   |
| <b>Ansal Properties and Infrastructure Limited</b>                                    | 0.00              | 0.00              |
| 600 (Previous Year: 600) Equity Shares of INR 5/- each                                |                   |                   |
| <b>Unitech Limited</b>  | 0.00              | 0.00              |
| 13,000 (Previous Year: 13,000) Equity Shares of INR 2/- each                          |                   |                   |
| <b>The Great Eastern Shipping Company Limited</b>                                     | 0.00              | 0.00              |
| 72 (Previous Year: 72) Equity Shares of INR 10/- each                                 |                   |                   |
| <b>Radhe Developers (India) Limited</b>   | 0.00              | 0.00              |
| 100 (Previous Year: 100) Equity Shares of INR 10/- each                               |                   |                   |
| <b>United Textiles Limited</b>  | 0.00              | 0.00              |
| 23,700 (Previous Year: 23,700) Equity Shares of INR 10/- each                         |                   |                   |
| Unquoted Investments  |                   |                   |
| <b>Saraswat Co-operative Bank Limited</b>   | 0.00              | 0.00              |
| 1,000 (Previous Year: 1,000) Equity Shares of INR 10/- each                           |                   |                   |
| <b>AB Corp Limited</b>  | 0.00              | 0.00              |
| 25,000 (Previous Year: 25,000) Equity Shares of INR 10/- each                         |                   |                   |
| <b>Lok Housing and Constructions Limited</b>  | 0.00              | 0.00              |
| 100 (Previous Year: 100) Equity Shares of INR 10/- each                               |                   |                   |
| <b>Global Infrastructure &amp; Technologies Limited</b>                               | 0.00              | 0.00              |
| 100 (Previous Year: 100) Equity Shares of INR 10/- each                               |                   |                   |
| <b>Premier Energy and Infrastructure Limited</b>                                      | 0.00              | 0.00              |
| 100 (Previous Year: 100) Equity Shares of INR 10/- each                               |                   |                   |
| <b>D.S. Kulkarni Developers Limited</b>   | 0.00              | 0.00              |
| 100 (Previous Year: 100) Equity Shares of INR 10/- each                               |                   |                   |
| <b>GOL Offshore Limited</b>   | 0.00              | 0.00              |
| 18 (Previous Year: 18) Equity Shares of INR 10/- each                                 |                   |                   |
| <b>Modella Textiles Private Limited</b>   | 0.00              | 0.00              |
| 2 (Previous Year: 2) Equity Shares of INR 100/- each                                  |                   |                   |
| <b>Lotus Green Construction Private Limited</b>                                       | 0.00              | 0.00              |
| 1 (Previous Year: 1) Equity Shares of INR 10/- each                                   |                   |                   |

INR 0.00 represents amount less than INR 50,000

## NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

for the year ended March 31, 2023

(Currency in INR Crore)

### 7 OTHER INVESTMENTS (NON-CURRENT)

|   | March 31,<br>2023 | March 31,<br>2022 |
|---|-------------------|-------------------|
| <b>Alacrity Housing Limited</b>                                       | 0.00              | 0.00              |
| 100 (Previous Year: 100) Equity Shares of INR 10/- each               |                   |                   |
|   | 513.87            | 565.77            |
| Less: Provision for expected credit loss on investments               | -                 | -                 |
|   | 513.87            | 565.77            |
| Aggregate amount of Quoted Investments and Market Value thereof       | 0.00              | 0.00              |
| Aggregate amount of Unquoted Investments                              | 513.87            | 565.77            |
| Aggregate amount of Provision for expected credit loss on investments | 4.49              | 99.59             |

### 8 TRADE RECEIVABLES (NON-CURRENT)

|  | March 31, 2023 | March 31, 2022 |
|--|----------------|----------------|
| <b>To related parties</b>                    |                |                |
| Unsecured, Considered Good                   | 96.44          | 85.58          |
| <b>To parties other than related parties</b> |                |                |
| Unsecured, Considered Good                   | -              | 16.77          |
|  | 96.44          | 102.35         |

(a) Trade Receivables ageing schedule as at March 31, 2023

| Particulars  | Not due | Outstanding for following periods from due date of payment |                   |           |           |                   | Total |
|--|---------|--|-------------------|-----------|-----------|-------------------|-------|
|  |         | Less than 6 months   | 6 months - 1 year | 1-2 years | 2-3 years | More than 3 years |       |
| (i) Undisputed Trade Receivables – considered good                                 | 96.44   | -  | -                 | -         | -         | -                 | 96.44 |
| (ii) Undisputed Trade Receivables – which have significant increase in credit risk | -       | -  | -                 | -         | -         | -                 | -     |
| (iii) Undisputed Trade Receivables – credit impaired                               | -       | -  | -                 | -         | -         | -                 | -     |
| (iv) Disputed Trade Receivables – considered good*                                 | -       | -  | -                 | -         | -         | -                 | -     |
| (v) Disputed Trade Receivables – which have significant increase in credit risk*   | -       | -  | -                 | -         | -         | -                 | -     |
| (vi) Disputed Trade Receivables – credit impaired*                                 | -       | -  | -                 | -         | -         | -                 | -     |
| <b>Total</b>   | 96.44   | -  | -                 | -         | -         | -                 | 96.44 |

INR 0.00 represents amount less than INR 50,000



## NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

for the year ended March 31, 2023

(Currency in INR Crore)

### 8 TRADE RECEIVABLES (NON-CURRENT)

(b) Trade Receivables ageing schedule as at March 31, 2022

| Particulars  | Not due      | Outstanding for following periods from due date of payment |                   |             |           |                   | Total         |
|--|--------------|--|-------------------|-------------|-----------|-------------------|---------------|
|  |              | Less than 6 months   | 6 months - 1 year | 1-2 years   | 2-3 years | More than 3 years |               |
| (i) Undisputed Trade Receivables – considered good                                 | 85.58        | -  | -                 | -           | -         | -                 | 85.58         |
| (ii) Undisputed Trade Receivables – which have significant increase in credit risk | -            | -  | -                 | -           | -         | -                 | -             |
| (iii) Undisputed Trade Receivables – credit impaired                               | -            | -  | -                 | -           | -         | -                 | -             |
| (iv) Disputed Trade Receivables – considered good*                                 | 8.39         | -  | 4.19              | 4.19        | -         | -                 | 16.77         |
| (v) Disputed Trade Receivables – which have significant increase in credit risk*   | -            | -  | -                 | -           | -         | -                 | -             |
| (vi) Disputed Trade Receivables – credit impaired*                                 | -            | -  | -                 | -           | -         | -                 | -             |
| <b>Total</b>   | <b>93.97</b> | <b>-</b>   | <b>4.19</b>       | <b>4.19</b> | <b>-</b>  | <b>-</b>          | <b>102.35</b> |

\*Trade Receivables having legal cases / arbitration have been considered as disputed

### 9 LOANS (NON-CURRENT)

|  | March 31, 2023  | March 31, 2022 |
|--|-----------------|----------------|
| <b>Unsecured, Considered Good</b>            |                 |                |
| <i>To related parties</i>                    |                 |                |
| Loan to Related Parties                      | 1,117.65        | 891.17         |
| <i>To parties other than related parties</i> |                 |                |
| Loan to others                               | -               | 43.82          |
|  | <b>1,117.65</b> | <b>934.99</b>  |

### 10 OTHER NON-CURRENT FINANCIAL ASSETS

|   | March 31, 2023 | March 31, 2022 |
|---|----------------|----------------|
| <b>Unsecured, Considered Good</b>         |                |                |
| Deposit With Banks (Refer Note (a) below) | 7.70           | 3.42           |
| Others (includes settlement proceed)      | 29.41          | 32.06          |
|   | <b>37.11</b>   | <b>35.48</b>   |

(a) Fixed deposits held as margin money and lien marked for issuing bank guarantees amounting to INR 7.40 Crore (Previous Year: INR 2.33 Crore).

## NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

for the year ended March 31, 2023

(Currency in INR Crore)

### 11 DEFERRED TAX ASSETS AND TAX EXPENSE

a) Amounts recognised in the Standalone statement of profit and loss

| Particulars                                      | March 31, 2023 | March 31, 2022 |
|--|----------------|----------------|
| Current Tax                                      | 183.35         | 173.75         |
| Current Tax                                      | 178.90         | 178.73         |
| Tax Adjustment of Prior Years                    | 4.45           | (4.98)         |
| Deferred Tax Charge/ (Credit)                    | (8.48)         | 13.82          |
| Deferred Tax                                     |                |                |
| Origination and reversal of temporary difference | (8.48)         | 13.82          |
| <b>Tax Expense for the year</b>                  | <b>174.87</b>  | <b>187.57</b>  |

b) Movement in Deferred Tax Balances

| Particulars  | Balance as at April 01, 2022 | Movement during the year     |                   |                            | Balance as at March 31, 2023 |
|--|------------------------------|------------------------------|-------------------|----------------------------|------------------------------|
|  |                              | Recognised in Profit or Loss | Recognised in OCI | Recognised in Other Equity |                              |
| <b>Deferred Tax Assets/ (Liabilities)</b>                    |                              |                              |                   |                            |                              |
| Property, Plant and Equipment (including Right-of-use-Asset) | 0.98                         | (0.56)                       | -                 | -                          | 0.42                         |
| Inventories  | 13.14                        | 0.00                         | -                 | -                          | 13.14                        |
| Employee Benefits  | 48.23                        | (17.17)                      | (0.32)            | -                          | 30.74                        |
| Equity-settled share-based payments                          | 1.18                         | 0.65                         | -                 | -                          | 1.83                         |
| Investments  | (21.38)                      | 19.90                        | -                 | -                          | (1.48)                       |
| Provision for doubtful assets                                | 18.20                        | 8.40                         | -                 | -                          | 26.60                        |
| Other Items  | 34.33                        | (2.74)                       | -                 | -                          | 31.59                        |
| <b>Deferred Tax Assets/ (Liabilities)</b>                    | <b>94.68</b>                 | <b>8.48</b>                  | <b>(0.32)</b>     | <b>-</b>                   | <b>102.84</b>                |

| Particulars  | Balance as at April 01, 2021 | Movement during the year     |                   |                            | Balance as at March 31, 2022 |
|--|------------------------------|------------------------------|-------------------|----------------------------|------------------------------|
|  |                              | Recognised in Profit or Loss | Recognised in OCI | Recognised in Other Equity |                              |
| <b>Deferred Tax Assets/ (Liabilities)</b>                    |                              |                              |                   |                            |                              |
| Property, Plant and Equipment (including Right-of-use-Asset) | 0.48                         | 0.50                         | -                 | -                          | 0.98                         |
| Inventories  | 13.14                        | -                            | -                 | -                          | 13.14                        |
| Employee Benefits  | 47.00                        | 0.84                         | 0.39              | -                          | 48.23                        |
| Equity-settled share-based payments                          | 1.27                         | (0.09)                       | -                 | -                          | 1.18                         |
| Investments  | (2.64)                       | (18.74)                      | -                 | -                          | (21.38)                      |
| Provision for doubtful assets                                | 13.43                        | 4.77                         | -                 | -                          | 18.20                        |
| Other Items  | 35.43                        | (1.10)                       | -                 | -                          | 34.33                        |
| <b>Deferred Tax Assets/ (Liabilities)</b>                    | <b>108.11</b>                | <b>(13.82)</b>               | <b>0.39</b>       | <b>-</b>                   | <b>94.68</b>                 |



## NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

for the year ended March 31, 2023

(Currency in INR Crore)

### 11 DEFERRED TAX ASSETS AND TAX EXPENSE (CONTINUED)

#### c) Reconciliation of Effective Tax Rate

| Particulars  | March 31, 2023 | March 31, 2022 |
|--|----------------|----------------|
| Profit Before Tax  | 830.54         | 713.55         |
| Tax using the Company's domestic tax rate 25.168% (Previous Year: 25.168%) | 209.03         | 179.59         |
| <b>Tax effect of:</b>  |                |                |
| Non-deductible expenses  | 3.36           | 8.83           |
| Tax-exempt income  | (26.87)        | 10.14          |
| Change in recognised deductible temporary differences                      | 0.25           | 3.62           |
| (Expense) / Income offered in tax books (net)                              | (15.35)        | (9.63)         |
| Adjustment for tax of prior years  | 4.45           | (4.98)         |
| <b>Tax expense recognised</b>  | <b>174.87</b>  | <b>187.57</b>  |

- d) The Company has recognised deferred tax asset to the extent that the same will be recoverable using the estimated future taxable income based on the approved business plans and budgets of the Company. The Company is expected to generate taxable income in upcoming years.
- e) Deferred tax assets amounting to INR 32.99 Crore (Previous Year: INR 32.99 Crore) have not been recognised in respect of expected credit loss on investments and other assets due to uncertainty as at the current date with respect to future realisation.
- f) As per the Company's assessment, there are no material income tax uncertainties over income tax treatments during the current and previous financial year.

### 12 OTHER NON-CURRENT NON FINANCIAL ASSETS

|  | March 31, 2023 | March 31, 2022 |
|--|----------------|----------------|
| <i>To parties other than related parties</i> |                |                |
| Unsecured, Considered Good                   |                |                |
| Capital advance                              | 3.01           | 50.77          |
|  | <b>3.01</b>    | <b>50.77</b>   |

### 13 INVENTORIES (VALUED AT LOWER OF COST AND NET REALISABLE VALUE)

|  | March 31, 2023  | March 31, 2022  |
|--|-----------------|-----------------|
| Raw Material   | 19.54           | 5.44            |
| Finished Goods (Refer Note 59)                                 | 199.76          | 234.87          |
| Construction Work in Progress (Refer Note 59)                  | 5,786.83        | 2,068.53        |
| Entitlement of Transferable Development Rights (Refer Note 61) | -               | 0.25            |
|  | <b>6,006.13</b> | <b>2,309.09</b> |

## NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

for the year ended March 31, 2023

(Currency in INR Crore)

### 14 INVESTMENTS

|   | March 31, 2023 | March 31, 2022  |
|---|----------------|-----------------|
| <b>Unquoted</b>   |                |                 |
| Investment in Mutual Funds carried at Fair Value through Profit or Loss | 946.15         | 3,356.10        |
|   | <b>946.15</b>  | <b>3,356.10</b> |
| <b>Market Value of Unquoted Investments</b>                             |                |                 |
| Aggregate book value of Unquoted Investments                            | 946.15         | 3,356.10        |

### 15 TRADE RECEIVABLES (CURRENT)

|   | March 31, 2023 | March 31, 2022 |
|---|----------------|----------------|
| <i>To related parties</i>   |                |                |
| Unsecured, Considered Good  | 91.78          | 52.62          |
| <i>To parties other than related parties</i>                            |                |                |
| Unsecured, Considered Good  | 64.87          | 93.42          |
| Unsecured, significant increase in credit risk/credit impaired          | 57.04          | 42.95          |
| Less: Allowance for significant increase in credit risk/credit impaired | (57.04)        | (42.95)        |
|   | <b>156.65</b>  | <b>146.04</b>  |

(a) Includes entity where directors are interested, viz Godrej Redevelopers (Mumbai) Private Limited INR 0.28 crore (Previous Year: INR Nil crore).

(b) Trade Receivables ageing schedule as at March 31, 2023

| Particulars  | Not due^     | Outstanding for following periods from due date of payment |                   |              |              |                   | Total         |
|--|--------------|--|-------------------|--------------|--------------|-------------------|---------------|
|  |              | Less than 6 months   | 6 months - 1 year | 1-2 years    | 2-3 years    | More than 3 years |               |
| (i) Undisputed Trade Receivables – considered good                                 | 19.51        | 84.00  | 25.15             | 3.47         | 2.36         | 3.36              | 137.85        |
| (ii) Undisputed Trade Receivables – which have significant increase in credit risk | -            | -  | -                 | 8.25         | 9.77         | 18.89             | 36.91         |
| (iii) Undisputed Trade Receivables – credit impaired                               | -            | -  | -                 | -            | -            | 0.84              | 0.84          |
| (iv) Disputed Trade Receivables – considered good*                                 | -            | -  | 1.55              | 7.90         | 8.87         | 0.48              | 18.80         |
| (v) Disputed Trade Receivables – which have significant increase in credit risk *  | -            | -  | -                 | -            | -            | -                 | -             |
| (vi) Disputed Trade Receivables – credit impaired*                                 | -            | -  | -                 | -            | -            | 19.29             | 19.29         |
| <b>Total</b>   | <b>19.51</b> | <b>84.00</b>   | <b>26.70</b>      | <b>19.62</b> | <b>21.00</b> | <b>42.86</b>      | <b>213.69</b> |



## NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

for the year ended March 31, 2023

(Currency in INR Crore)

### 15 TRADE RECEIVABLES (CURRENT)

(c) Trade Receivables ageing schedule as at March 31, 2022

| Particulars  | Not due^     | Outstanding for following periods from due date of payment |                   |              |              |                   | Total         |
|--|--------------|--|-------------------|--------------|--------------|-------------------|---------------|
|  |              | Less than 6 months   | 6 months - 1 year | 1-2 years    | 2-3 years    | More than 3 years |               |
| (i) Undisputed Trade Receivables – considered good                                 | 11.53        | 98.90  | 22.54             | 6.26         | 4.69         | 1.64              | 145.56        |
| (ii) Undisputed Trade Receivables – which have significant increase in credit risk | -            | 0.20   | -                 | 4.18         | 7.06         | 11.38             | 22.82         |
| (iii) Undisputed Trade Receivables – credit impaired                               | -            | -  | -                 | -            | -            | 0.84              | 0.84          |
| (iv) Disputed Trade Receivables – considered good*                                 | -            | -  | -                 | -            | -            | 0.48              | 0.48          |
| (v) Disputed Trade Receivables – which have significant increase in credit risk*   | -            | -  | -                 | -            | -            | -                 | -             |
| (vi) Disputed Trade Receivables – credit impaired*                                 | -            | -  | -                 | -            | -            | 19.29             | 19.29         |
| <b>Total</b>   | <b>11.53</b> | <b>99.10</b>   | <b>22.54</b>      | <b>10.44</b> | <b>11.75</b> | <b>33.63</b>      | <b>188.99</b> |

\*Trade Receivables having legal cases / arbitration have been considered as disputed

^ Undisputed Trade Receivables – considered good includes unbilled revenue of INR 3.19 Crore.(Previous Year Nil)

### 16 CASH AND CASH EQUIVALENTS

|   | March 31, 2023 | March 31, 2022 |
|---|----------------|----------------|
| <b>Balances With Banks (Refer Note 63)</b>                          |                |                |
| In Current Accounts   | 95.92          | 61.70          |
| In Fixed Deposit Accounts with original maturity less than 3 months | 286.01         | 62.91          |
| Cheques On Hand   | 3.94           | 8.04           |
| Cash On Hand  | 0.02           | 0.02           |
|   | <b>385.89</b>  | <b>132.67</b>  |

### 17 BANK BALANCES OTHER THAN ABOVE

|   | March 31, 2023  | March 31, 2022  |
|---|-----------------|-----------------|
| <b>Balances With Banks (Refer Note 63)</b>  |                 |                 |
| In Current Accounts (Refer note (a) below)  | 0.32            | 0.28            |
| In Fixed Deposit Accounts with maturity more than 3 months but less than 12 months (Refer note (b) below) | 1,230.00        | 1,143.29        |
|   | <b>1,230.32</b> | <b>1,143.57</b> |

## NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

for the year ended March 31, 2023

(Currency in INR Crore)

### 17 BANK BALANCES OTHER THAN ABOVE

(a) Includes

(i) Balances with Banks in current accounts includes INR Nil (Previous Year: INR 0.01 Crore) is on account of earmarked balance for unclaimed dividend.

(ii) Balances with Banks in current accounts includes INR 0.32 Crore (Previous Year: INR 0.27 Crore) received from flat buyers towards maintenance charges.

(b) Includes

(i) INR 47.48 Crore (Previous Year: INR 40.17 Crore) received from flat buyers and held in trust on their behalf in a corpus fund and towards maintenance charges.

(ii) Deposits held as Deposit Repayment Reserve amounting to INR 0.06 Crore (Previous Year: INR 0.06 Crore).

(iii) Fixed deposits held as margin money and lien marked for issuing bank guarantees amounting to INR 0.22 Crore (Previous Year: INR 1.13 Crore).

(iv) Fixed deposit held in Escrow account amounting to INR 370.50 Crore (Previous Year INR Nil)

### 18 LOANS (CURRENT)

|   | March 31, 2023  | March 31, 2022  |
|---|-----------------|-----------------|
| <b>Unsecured, Considered Good</b>             |                 |                 |
| <i>To related parties</i>                     |                 |                 |
| Loan to Related Parties (Refer Note 40(d)(i)) | 5,258.58        | 3,930.20        |
| <i>To parties other than related parties</i>  |                 |                 |
| Loan to others                                | 56.39           | 189.37          |
|   | <b>5,314.97</b> | <b>4,119.57</b> |

### 19 OTHER CURRENT FINANCIAL ASSETS

|   | March 31, 2023  | March 31, 2022  |
|---|-----------------|-----------------|
| <b>Secured, Considered Good</b>                         |                 |                 |
| <i>To parties other than related parties</i>            |                 |                 |
| Deposits - Projects (Refer Note (a) below and 40(d)(i)) | 171.48          | 174.54          |
| <b>Unsecured, Considered Good</b>                       |                 |                 |
| <i>To related parties</i>                               |                 |                 |
| Receivable from LLPs                                    | 125.04          | 51.92           |
| Interest Accrued  | 831.49          | 679.08          |
| Deposits - Others (Refer Note (b) below)                | 2.20            | 2.20            |
| Others (includes expenses recoverable etc.)             | 24.20           | 35.06           |
| <i>To parties other than related parties</i>            |                 |                 |
| Deposits - Others                                       | 73.30           | 60.37           |
| Interest Accrued  | 41.64           | 64.64           |
| Others (includes expenses recoverable etc.)             | 312.05          | 180.91          |
|   | <b>1,581.40</b> | <b>1,248.72</b> |

(a) Deposits - Projects are secured based on specific rights available with the Company through the respective Development Agreements.

(b) Represents entities where directors are interested, viz Godrej Industries Limited INR 2.16 Crore (Annamudi Real Estate LLP Previous Year: INR 1.80 Crore) and Godrej One Premises Management Private Limited INR 0.04 Crore (Previous Year: INR 0.04 Crore).



## NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

for the year ended March 31, 2023

(Currency in INR Crore)

### 20 OTHER CURRENT NON FINANCIAL ASSETS

|   | March 31, 2023 | March 31, 2022 |
|---|----------------|----------------|
| <b>Secured, Considered Good</b><br><i>To parties other than related parties</i>   |                |                |
| Advance to Suppliers and Contractors (Refer note (a) below)                       | 3.90           | 8.04           |
| <b>Unsecured, Considered Good</b><br><i>To parties other than related parties</i> |                |                |
| Unbilled Revenue (Refer Note (b) below)   | 54.14          | 160.29         |
| Balances with Government Authorities  | 44.60          | 42.53          |
| Advance to Suppliers and Contractors  | 44.71          | 20.04          |
| Prepayments   | 1.81           | 2.77           |
| Advance for Land, Development Rights and Flats                                    | 197.39         | 164.93         |
| Others (includes deferred brokerage etc.)   | 144.68         | 40.15          |
|   | <b>491.23</b>  | <b>438.75</b>  |

(a) Advance to Suppliers and Contractors are secured against bank guarantees.

(b) Net of provision of INR 6.01 Crore (Previous Year: INR 6.01 Crore).

### 21 EQUITY SHARE CAPITAL

|  | March 31, 2023 | March 31, 2022 |
|--|----------------|----------------|
| <b>a) Authorised :</b>   |                |                |
| 1,338,000,000 Equity Shares of INR 5/- each<br>(Previous Year: 1,338,000,000 Equity Shares of INR 5/- each)        | 669.00         | 669.00         |
|  | <b>669.00</b>  | <b>669.00</b>  |
| <b>b) Issued, Subscribed and Paid-up:</b>  |                |                |
| 278,021,444 Equity Shares of INR 5/- each (Previous Year: 277,988,067 Equity Shares of INR 5/- each) fully paid-up | 139.01         | 138.99         |
|  | <b>139.01</b>  | <b>138.99</b>  |

c) During the year, the Company has issued 33,377 equity shares (Previous Year: 45,016 equity shares) under the Employee Stock Grant Scheme 2011.

d) Reconciliation of number of shares outstanding at the beginning and end of the year:

|  | March 31, 2023     |                | March 31, 2022     |                |
|--|--------------------|----------------|--------------------|----------------|
| Equity Shares :                          | No. of Shares      | INR (In Crore) | No. of Shares      | INR (In Crore) |
| Outstanding at the beginning of the year | 277,988,067        | 138.99         | 277,943,051        | 138.97         |
| Issued during the year                   | 33,377             | 0.02           | 45,016             | 0.02           |
| Outstanding at the end of the year       | <b>278,021,444</b> | <b>139.01</b>  | <b>277,988,067</b> | <b>138.99</b>  |

## NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

for the year ended March 31, 2023

(Currency in INR Crore)

### 21 EQUITY SHARE CAPITAL

e) Shareholding Information of Holding Company / Ultimate Holding Company

|  | March 31, 2023 |                | March 31, 2022 |                |
|--|----------------|----------------|----------------|----------------|
| Equity Shares are held by:                   | No. of Shares  | INR (In Crore) | No. of Shares  | INR (In Crore) |
| Godrej Industries Limited (Holding Company)  | 131,618,294    | 65.81          | 131,452,194    | 65.73          |
| Godrej & Boyce Manufacturing Company Limited | 10,650,688     | 5.33           | 10,650,688     | 5.33           |

f) Rights, preferences and restrictions attached to Equity shares

The Company has only one class of equity shares having a par value of INR 5/- per share. Each holder of equity shares is entitled to one vote per share held. The dividend proposed by the Board of Directors is subject to the approval of the Shareholders in the Annual General Meeting except in case of interim dividend. In the event of liquidation, the shareholders are eligible to receive the remaining assets of the Company after distribution of all preferential amounts, in proportion to their shareholding.

g) Shareholders holding more than 5% shares in the Company:

|                           | March 31, 2023 |        | March 31, 2022 |        |
|---------------------------|----------------|--------|----------------|--------|
| Particulars               | No. of Shares  | %      | No. of Shares  | %      |
| Equity shares             |                |        |                |        |
| Godrej Industries Limited | 131,618,294    | 47.34% | 131,452,194    | 47.29% |

h) Equity Shares allotted as fully paid-up without payment being received in cash

The Company has not allotted any equity shares as fully paid-up without payment being received in cash in preceding five years.

i) Promoters Shareholding

| Shares held by Promoters at the end of the March 31, 2023 |  |               |                   | % change during the year |
|---|--|---------------|-------------------|--------------------------|
| Sr. No.   | Promoter Name                                | No. of Shares | % of total Shares |                          |
| 1   | Godrej Industries Limited                    | 131,618,294   | 47.34%            | 0.05%                    |
| 2   | Godrej & Boyce Manufacturing Company Limited | 10,650,688    | 3.83%             | 0.00%                    |

| Shares held by Promoters at the end of the March 31, 2022 |  |               |                   | % change during the year |
|---|--|---------------|-------------------|--------------------------|
| Sr. No.   | Promoter Name                                | No. of Shares | % of total Shares |                          |
| 1   | Godrej Industries Limited                    | 131,452,194   | 47.29%            | 2.53%                    |
| 2   | Godrej & Boyce Manufacturing Company Limited | 10,650,688    | 3.83%             | 0.00%                    |

j) The company has 49,485 (Previous year : 63,338) Equity Shares Reserved for Issue Under Employee Stock Grant Scheme 2011 as at Mar 31,2023. (Refer note 42)

### 22 BORROWINGS (NON-CURRENT)

| Particulars  | Maturity Date | Terms of repayment                                | March 31, 2023 | March 31, 2022 |
|--|---------------|---|----------------|----------------|
| <b>Unsecured Debentures</b>  |               |   |                |                |
| 7.50% Nil (Previous Year: 10,000) redeemable non-convertible debentures ("NCD") of face Value INR 1,000,000 each | July 31, 2023 | Single Principal Repayment at the end of the Term | -              | 1,000.00       |
|  |               |   | -              | 1,000.00       |



NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

for the year ended March 31, 2023 (Currency in INR Crore)

23 OTHER NON-CURRENT FINANCIAL LIABILITIES

|  | March 31, 2023 | March 31, 2022 |
|--|----------------|----------------|
| Employee Benefits Payable (Refer Note 34(a)) | 5.00           | 78.44          |
|  | 5.00           | 78.44          |

24 PROVISIONS (NON-CURRENT)

|                                 | March 31, 2023 | March 31, 2022 |
|---------------------------------|----------------|----------------|
| Provision for Employee Benefits |                |                |
| Gratuity                        | 14.59          | 17.07          |
|                                 | 14.59          | 17.07          |

25 BORROWINGS (CURRENT)

| Particulars   | Interest Rate                          |   | March 31, 2023 | March 31, 2022 |
|---|--|---|----------------|----------------|
|   | Maturity Date                          | Terms of repayment                                |                |                |
| Unsecured Debentures  |  |   |                |                |
| 7.50% 10,000 (Previous Year: Nil ) redeemable non-convertible debentures ("NCD") of face Value INR 1,000,000 each | July 31, 2023                          | Single Principal Repayment at the end of the Term | 1000.00        | -              |
| Secured Loans   |  |   |                |                |
| From Banks  |  |   |                |                |
| Working Capital Loan (Refer Note (a) below)   | 6.60%-8.45% (PreviousYear.6.60%-7.35%) |   | 1,130.46       | 1,079.59       |
| Cash Credit Loan (Refer Note (b) below)   |  |   | 12.05          | 29.82          |
| Unsecured Loans   |  |   |                |                |
| From Banks  |  |   |                |                |
| Overdraft Facilities (Refer Note (c) below)   | 4.13%-7.90% (PreviousYear.4.17%-7.65%) |   | -              | -              |
| Other Loans (Refer Note (d) below)  |  |   | 3,073.91       | 1,997.82       |
| From Others   |  |   |                |                |
| Commercial Papers (Refer Note (d) below)  | 5.40%-7.95% (PreviousYear.4.26%-4.75%) |   | 1,133.54       | 1,012.45       |
| Interest Accrued but not due on Long Term Borrowings  |  |   | 50.14          | 50.14          |
|   |  |   | 6,400.10       | 4,169.82       |

INR 0.00 represents amount less than INR 50,000

NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

for the year ended March 31, 2023 (Currency in INR Crore)

25 BORROWINGS (CURRENT)

- (a) The Working Capital Loan (WCL) of INR 750.00 Crore (Previous Year : INR 690.00 Crore) from SBI is secured by a primary charge of hypothecation of Current Assets of the Company and work-in-progress of Godrej Projects Development Limited (wholly owned subsidiary) and by a collateral of Mortgage of Immovable property (including all fit-outs therein) of the Company at Unit No 5C, on the 5th Floor in Godrej One (along with car parking spaces) at Pirojshanagar, Vikhroli East, Mumbai and the hypothecation of Current Assets excluding work-in-progress of Godrej Projects Development Limited (wholly owned subsidiary) The WCL of INR 375.00 Crore (Previous Year: 385.00 Crore) from SBI is secured by a collateral of Mortgage of Immovable property (including all fit-outs therein) of the Company at Unit No 5C, on the 5th Floor in Godrej One (along with car parking spaces) at Pirojshanagar, Vikhroli East, Mumbai and the hypothecation of Current Assets excluding work-in-progress of Godrej Projects Development Limited (wholly owned subsidiary)
- (b) The Cash Credit (CC) of INR 12.05 Crore (Previous Year : INR 29.81 Crore) from SBI is secured by a primary charge of hypothecation of Current Assets of the Company and work-in-progress of Godrej Projects Development Limited (wholly owned subsidiary) and by a collateral of Mortgage of Immovable property (including all fit-outs therein) of the Company at Unit No 5C, on the 5th Floor in Godrej One (along with car parking spaces) at Pirojshanagar, Vikhroli East, Mumbai and the hypothecation of Current Assets excluding work-in-progress of Godrej Projects Development Limited (wholly owned subsidiary) The Cash Credit (CC) of INR 0.00 Crore (Previous Year: 0.01) from SBI is secured by a collateral of Mortgage of Immovable property (including all fit-outs therein) of the Company at Unit No 5C, on the 5th Floor in Godrej One (along with car parking spaces) at Pirojshanagar, Vikhroli East, Mumbai and the hypothecation of Current Assets excluding work-in-progress of Godrej Projects Development Limited (wholly owned subsidiary)
- (c) Overdraft facilities INR Nil (Previous Year INR 0.00 Crore) is an unsecured facility and is repayable on demand.
- (d) Other Loans includes Unsecured Term Loan, Unsecured Working Capital Loans and Commercial papers. Term Loan and Working Capital Loans are repayable within One year and Commercial papers are repayable within 28 to 166 days.
- (e) Quarterly returns or statements of current assets filed by the Company with the bank, as applicable, are in agreement with the books of accounts.

26 TRADE PAYABLES

| Particulars  | March 31, 2023 | March 31, 2022 |
|--|----------------|----------------|
| Total Outstanding Dues of Micro Enterprises and Small Enterprises                      | 37.26          | 26.92          |
| Total Outstanding Dues of Creditors other than Micro Enterprises and Small Enterprises | 1,383.22       | 356.63         |
|  | 1,420.48       | 383.55         |

(a) Trade Payables ageing schedule as at March 31, 2023

| Particulars                  | Not due | Outstanding for following periods from due date of payment |           |           |                   | Total    |
|------------------------------|---------|--|-----------|-----------|-------------------|----------|
|                              |         | Less than 1 year   | 1-2 years | 2-3 years | More than 3 years |          |
| (i) MSME                     | 16.66   | 16.55  | 0.87      | 0.07      | 0.50              | 34.65    |
| (ii) Others                  | 516.83  | 834.32   | 20.51     | 1.92      | 8.87              | 1,382.45 |
| (iii) Disputed dues - MSME*  | -       | -  | -         | -         | 2.61              | 2.61     |
| (iv) Disputed dues - Others* | -       | -  | -         | -         | 0.77              | 0.77     |
| Total                        | 533.49  | 850.87   | 21.38     | 1.99      | 12.75             | 1,420.48 |

INR 0.00 represents amount less than INR 50,000



## NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

for the year ended March 31, 2023

(Currency in INR Crore)

### 26 TRADE PAYABLES

(b) Trade Payables ageing schedule as at March 31, 2022

| Particulars                  | Not due       | Outstanding for following periods from due date of payment |             |             |                   | Total         |
|------------------------------|---------------|--|-------------|-------------|-------------------|---------------|
|                              |               | Less than 1 year   | 1-2 years   | 2-3 years   | More than 3 years |               |
| (i) MSME                     | 17.92         | 4.38   | 0.56        | 0.28        | 1.17              | 24.31         |
| (ii) Others                  | 280.76        | 59.61  | 6.29        | 2.82        | 6.38              | 355.86        |
| (iii) Disputed dues - MSME*  | -             | -  | -           | -           | 2.61              | 2.61          |
| (iv) Disputed dues - Others* | -             | -  | -           | -           | 0.77              | 0.77          |
| <b>Total</b>                 | <b>298.68</b> | <b>63.99</b>   | <b>6.85</b> | <b>3.10</b> | <b>10.93</b>      | <b>383.55</b> |

\*Trade Payables having legal cases / arbitration have been considered as disputed

### 27 OTHER CURRENT FINANCIAL LIABILITIES

| Particulars   | March 31, 2023 | March 31, 2022 |
|---|----------------|----------------|
| Unclaimed Fixed Deposits and Interest                             | 0.03           | 0.25           |
| Unclaimed Dividend  | -              | 0.01           |
| Deposits - Others   | 2.19           | 2.06           |
| Advance Share of Profit from LLPs                                 | 12.49          | 18.29          |
| Share of Loss from LLPs   | 261.67         | 267.72         |
| Employee Benefits Payable   | 269.64         | 170.55         |
| Other Liabilities (includes payable for development rights, etc.) | 56.30          | 64.92          |
|   | <b>602.32</b>  | <b>523.80</b>  |

### 28 OTHER CURRENT NON FINANCIAL LIABILITIES

| Particulars   | March 31, 2023  | March 31, 2022 |
|---|-----------------|----------------|
| Statutory Dues  | 55.71           | 28.23          |
| Advances Received Against Sale of Flats / Units (Refer Note 45) | 1,342.65        | 471.39         |
| Other (includes advance from customer for maintenance, etc.)    | 88.69           | 100.41         |
|   | <b>1,487.05</b> | <b>600.03</b>  |

### 29 PROVISIONS (CURRENT)

| Particulars                                   | March 31, 2023 | March 31, 2022 |
|---|----------------|----------------|
| Provision for Employee Benefits               |                |                |
| Gratuity                                      | 4.59           | 3.08           |
| Compensated Absences                          | 1.57           | 2.98           |
| Provision for Tax Dues (Refer Note (a) below) | 17.33          | 17.30          |
| Others (Refer Note (b) below)                 | 2.77           | 2.77           |
|   | <b>26.26</b>   | <b>26.13</b>   |

(a) Provision for tax dues (Utilised: INR Nil (Previous Year: INR Nil) and Accrued: INR 0.03 Crore (Previous Year: INR 4.60 Crore))

(b) Others include provision made for civil / other cases (Utilised: INR Nil (Previous Year: INR Nil), Accrued INR Nil (Previous Year: INR Nil)).

## NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

for the year ended March 31, 2023

(Currency in INR Crore)

### 30 REVENUE FROM OPERATIONS

| Particulars  | March 31, 2023  | March 31, 2022  |
|--|-----------------|-----------------|
| Sale of Real Estate Developments/Land/TDR (Refer Note 45 and 61) | 792.15          | 1,244.16        |
| Sale of Services   | 247.57          | 196.51          |
| <b>Other Operating Revenues</b>                                  |                 |                 |
| Other Income from Customers                                      | 18.43           | 31.18           |
| Share of Profit in Limited Liability Partnerships (net)          | 94.01           | -               |
| Lease Rent   | 2.89            | 1.60            |
|  | <b>1,155.05</b> | <b>1,473.45</b> |

### 31 OTHER INCOME

| Particulars   | March 31, 2023 | March 31, 2022 |
|---|----------------|----------------|
| Interest Income                                       | 796.24         | 725.92         |
| Dividend Income                                       | 0.00           | 0.00           |
| Profit on Sale of Property, Plant and Equipment (net) | 0.33           | 0.60           |
| Income from Investment measured at FVTPL              | 13.91          | 93.35          |
| Profit on Sale of Investments (net)                   | 127.43         | 31.01          |
| Miscellaneous Income                                  | 7.09           | 7.60           |
|   | <b>945.00</b>  | <b>858.48</b>  |

### 32 COST OF MATERIALS CONSUMED

| Particulars                                  | March 31, 2023  | March 31, 2022 |
|--|-----------------|----------------|
| Land/ Development Rights                     | 3,317.16        | 284.89         |
| Construction, Material and Labour            | 381.20          | 222.07         |
| Architect Fees                               | 15.88           | 7.05           |
| Finance Costs                                | 186.91          | 97.77          |
| Other Costs (including depreciation expense) | 268.61          | 203.98         |
|  | <b>4,169.76</b> | <b>815.76</b>  |

INR 0.00 represents amount less than INR 50,000



## NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

for the year ended March 31, 2023

(Currency in INR Crore)

### 33 CHANGES IN INVENTORIES OF FINISHED GOODS AND CONSTRUCTION WORK-IN-PROGRESS

| Particulars   | March 31, 2023    | March 31, 2022  |
|---|-------------------|-----------------|
| <b>Inventories at the beginning of the year</b>                             |                   |                 |
| Finished Goods  | 234.87            | 255.98          |
| Construction Work-in-Progress   | 2,068.53          | 2,065.28        |
| Entitlement of Transferable Development Rights (Refer Note 61)              | 0.25              | 195.20          |
|   | <b>2,303.65</b>   | <b>2,516.46</b> |
| <b>Inventories at the end of the year</b>                                   |                   |                 |
| Finished Goods  | 199.76            | 234.87          |
| Construction Work-in-Progress   | 5,786.83          | 2,068.53        |
| Entitlement of Transferable Development Rights (Refer Note 61)              | -                 | 0.25            |
|   | <b>5,986.59</b>   | <b>2,303.65</b> |
| Less : Transferred to Other Current Financial Assets (Refer Note (a) below) | -                 | 97.91           |
| Less : Transferred to Investment Property and Capital Work-in-Progress      | -                 | 7.41            |
|   | <b>(3,682.94)</b> | <b>107.49</b>   |

a) Cost incurred by the Company considered as recoverable on account of exit by the Company from the Project based on arbitration order.

### 34 EMPLOYEE BENEFITS EXPENSE\*

| Particulars                               | March 31, 2023 | March 31, 2022 |
|---|----------------|----------------|
| Salaries, Bonus and Allowances            | 167.10         | 76.69          |
| Contribution to Provident and Other Funds | 2.67           | 5.03           |
| Share Based Payments to Employees         | 4.15           | 3.47           |
| Staff Welfare Expenses                    | 4.26           | 3.16           |
|   | <b>178.18</b>  | <b>88.35</b>   |

\* Net of allocations

### 35 FINANCE COSTS

| Particulars   | March 31, 2023 | March 31, 2022 |
|---|----------------|----------------|
| Interest Expense                                    | 317.14         | 239.90         |
| Interest on Income Tax                              | 4.16           | 3.89           |
| <b>Total Interest Expense</b>                       | <b>321.30</b>  | <b>243.79</b>  |
| Other Borrowing costs                               | 98.74          | 76.24          |
| <b>Total Finance Costs</b>                          | <b>420.04</b>  | <b>320.03</b>  |
| Less : Transferred to Construction Work-in-Progress | (186.91)       | (97.77)        |
| <b>Net Finance Costs</b>                            | <b>233.13</b>  | <b>222.26</b>  |

INR 0.00 represents amount less than INR 50,000

## NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

for the year ended March 31, 2023

(Currency in INR Crore)

### 36 DEPRECIATION AND AMORTISATION EXPENSE

| Particulars   | March 31, 2023 | March 31, 2022 |
|---|----------------|----------------|
| Depreciation on Property, Plant and Equipment       | 18.69          | 11.51          |
| Depreciation on Right-of-Use Assets                 | 5.20           | 5.36           |
| Depreciation on Investment Property                 | 1.85           | 1.20           |
| Amortisation of Intangible Assets                   | 2.46           | 2.69           |
| <b>Total Depreciaton and Amortisation Expense</b>   | <b>28.20</b>   | <b>20.76</b>   |
| Less : Transferred to Construction Work-in-Progress | (9.24)         | (2.99)         |
|   | <b>18.96</b>   | <b>17.77</b>   |

### 37 OTHER EXPENSES

| Particulars  | March 31, 2023 | March 31, 2022 |
|--|----------------|----------------|
| Share of loss in Limited Liability Partnerships (net)    | -              | 40.29          |
| Advertisement and Marketing Expense                      | 110.57         | 76.96          |
| Project Maintenance Expense                              | 29.64          | 28.26          |
| Consultancy Charges                                      | 24.05          | 28.13          |
| Office Expenses  | 26.61          | 16.35          |
| Annual Maintenance Charges                               | 4.91           | 7.36           |
| Corporate Social Responsibility Expenses (Refer Note 55) | 8.89           | 5.81           |
| Rates and Taxes  | 1.57           | 2.14           |
| Insurance  | 1.51           | 1.50           |
| Rent   | 1.26           | 1.07           |
| Other Expenses (Refer Note 52 and 54)                    | 143.41         | 158.88         |
|  | <b>352.42</b>  | <b>366.75</b>  |

### 38 EARNINGS PER SHARE

#### a) Basic Earnings Per Share

The calculation of basic earnings per share is based on the profit attributable to ordinary shareholders and weighted average number of ordinary shares outstanding.

| Particulars  | March 31, 2023     | March 31, 2022     |
|--|--------------------|--------------------|
| <b>(i) Profit attributable to ordinary shareholders (basic)</b>                              |                    |                    |
| Profit for the year, attributable to ordinary shareholders of the Company                    | 655.67             | 525.98             |
|  | <b>655.67</b>      | <b>525.98</b>      |
| <b>(ii) Weighted average number of ordinary shares (basic)</b>                               |                    |                    |
| Number of equity shares at the beginning of the year   | 277,988,067        | 277,943,051        |
| Add: Weighted average number of equity shares issued during the year                         | -                  | -                  |
| Add: Weighted average effect of share options exercised                                      | 24,546             | 36,035             |
| Weighted average number of equity shares outstanding at the end of the year                  | <b>278,012,613</b> | <b>277,979,086</b> |
| <b>Basic Earnings Per Share (INR) (Face value INR 5 each)</b><br>(Previous year: INR 5 each) | <b>23.58</b>       | <b>18.92</b>       |



## NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

for the year ended March 31, 2023

(Currency in INR Crore)

### 38 EARNINGS PER SHARE

#### b) Diluted Earnings Per Share

The calculation of diluted earnings per share is based on the profit attributable to ordinary shareholders and weighted average number of ordinary shares outstanding after adjustment for the effects of all dilutive potential ordinary shares.

| Particulars   | March 31, 2023 | March 31, 2022 |
|---|----------------|----------------|
| (i) Profit attributable to ordinary shareholders (diluted)                              |                |                |
| Profit for the year, attributable to ordinary shareholders of the Company               | 655.67         | 525.98         |
|   | 655.67         | 525.98         |
| (ii) Weighted average number of ordinary shares (diluted)                               |                |                |
| Weighted average number of equity shares outstanding (basic)                            | 278,012,613    | 277,979,086    |
| Add: Weighted average effect of potential equity shares under ESGS plan                 | 20,522         | 24,102         |
|   | 278,033,135    | 278,003,188    |
| Diluted Earnings Per Share (INR) (Face value INR 5 each)<br>(Previous year: INR 5 each) | 23.58          | 18.92          |

### 39 EMPLOYEE BENEFITS

#### a) Defined Contribution Plans:

Contribution to Defined Contribution Plans recognised as an expense for the year are as under:

| Particulars   | March 31, 2023 | March 31, 2022 |
|---|----------------|----------------|
| Employer's Contribution to Provident Fund (Gross before Allocation) | 9.33           | 8.11           |
| Employer's Contribution to ESIC                                     | -              | -              |

#### b) Defined Benefit Plans:

##### Contribution to Gratuity Fund (Non-Funded)

Gratuity is payable to all eligible employees on death or on separation/ termination in terms of the provisions of the Payment of Gratuity Act or as per the Company's policy whichever is beneficial to the employees.

The estimates of future salary increases, considered in actuarial valuation, take into account inflation, seniority, promotion and other relevant factors, such as supply and demand in the employment market.

At March 31, 2023, the weighted-average duration of the defined benefit obligation is 2 years ( March 31, 2022: 6 years).

##### (i) Changes in present value of defined benefit obligation

| Particulars   | March 31, 2023 | March 31, 2022 |
|---|----------------|----------------|
| Present value of obligation as at beginning of the year                             | 20.16          | 16.82          |
| Interest Cost   | 1.23           | 1.04           |
| Current Service Cost  | 2.73           | 2.55           |
| Benefits Paid   | (3.44)         | (1.69)         |
| Effect of Liability Transfer in   | 0.49           | 0.44           |
| Effect of Liability Transfer out  | (0.74)         | (0.55)         |
| Actuarial (gains)/ losses on obligations - due to change in demographic assumptions | (2.47)         | (0.67)         |
| Actuarial (gains)/ losses on obligations - due to change in financial assumptions   | 0.40           | 1.67           |
| Actuarial (gains) /losses on obligations - due to change in experience              | 0.82           | 0.55           |
| Present value of obligation as at the end of the year                               | 19.18          | 20.16          |

## NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

for the year ended March 31, 2023

(Currency in INR Crore)

### 39 EMPLOYEE BENEFITS

#### (ii) Amount recognised in the Standalone Balance Sheet

| Particulars                                       | March 31, 2023 | March 31, 2022 |
|---|----------------|----------------|
| Present value of obligation as at end of the year | 19.18          | 20.16          |
| Fair value of plan assets as at end of the year   | -              | -              |
| Net obligation as at end of the year              | 19.18          | 20.16          |

#### (iii) Net gratuity cost for the year

| Particulars  | March 31, 2023 | March 31, 2022 |
|--|----------------|----------------|
| Recognised in the Standalone Statement of Profit and Loss                          |                |                |
| Current Service Cost   | 2.73           | 2.55           |
| Interest Cost  | 1.23           | 1.04           |
| Expected return on plan assets   | -              | -              |
| Past Service Cost (Vested Benefit)   | -              | -              |
| Total  | 3.96           | 3.59           |
| Recognised in Other Comprehensive Income (OCI)                                     |                |                |
| Remeasurement due to:  |                |                |
| Actuarial (gains)/losses on obligations - due to change in demographic assumptions | (2.47)         | (0.67)         |
| Actuarial (gains)/losses on obligations - due to change in financial assumptions   | 0.40           | 1.67           |
| Actuarial (gains)/losses on obligations - due to change in experience              | 0.82           | 0.55           |
| Total  | (1.25)         | 1.55           |
| Net Gratuity cost in Total Comprehensive Income (TCI)                              | 2.71           | 5.14           |

The cumulative amount of actuarial (gains) / losses on obligations recognised in other comprehensive income as at March 31, 2023 is INR 5.45 Crore (Previous Year: INR 6.38 Crore).

#### (iv) The Principal assumptions used in determining the present value of defined benefit obligation for the Company's plan are given below:

| Particulars            | March 31, 2023                                 | March 31, 2022                                 |
|------------------------|--|--|
| Discount Rate          | 7.20%  | 6.09%  |
| Salary escalation rate | 14%  | 12%  |
| Attrition Rate         | 30%  | 20%  |
| Mortality              | Indian Assured Lives Mortality (2012-14) Urban | Indian Assured Lives Mortality (2012-14) Urban |



## NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

for the year ended March 31, 2023

(Currency in INR Crore)

### 39 EMPLOYEE BENEFITS

#### (v) Sensitivity analysis

A quantitative sensitivity analysis on Defined Benefit Obligation for significant assumptions as at March 31, 2023 is shown below:

| Particulars                          | March 31, 2023 |          | March 31, 2022 |          |
|--------------------------------------|----------------|----------|----------------|----------|
|                                      | Increase       | Decrease | Increase       | Decrease |
| Discount Rate (1% movement)          | (0.50)         | 0.54     | (0.86)         | 0.95     |
| Salary escalation rate (1% movement) | 0.50           | (0.48)   | 0.89           | (0.83)   |
| Attrition Rate (1% movement)         | (0.19)         | 0.20     | (0.31)         | 0.34     |

The sensitivity analysis presented above may not be representative of the actual change in the defined benefit obligation as it is unlikely that the change in assumptions would occur in isolation of one another as some of the assumptions may be correlated. Furthermore, in presenting the above sensitivity analysis, the present value of the defined benefit obligation has been calculated using the projected unit credit method at the end of the reporting period, which is the same as that applied in calculating the defined benefit obligation liability recognised in the balance sheet. There was no change in the methods and assumptions used in preparing the sensitivity analysis from prior year.

#### (vi) The expected future cash flows in respect of gratuity as at March 31, 2023 were as follows:

Maturity Analysis of Projected Benefit Obligation: From the Employer

| Projected Benefits Payable in Future Years from the Reporting Date | March 31, 2023 | March 31, 2022 |
|--|----------------|----------------|
| 1st Following Year   | 4.59           | 3.08           |
| 2nd Following Year   | 3.82           | 2.74           |
| 3rd Following Year   | 3.25           | 2.63           |
| 4th Following Year   | 2.76           | 2.62           |
| 5th Following Year   | 2.15           | 2.36           |
| Sum of Years 6 to 10   | 5.46           | 7.61           |

#### Compensated absences

Compensated absences for employee benefits of INR 0.10 Crore (Previous Year: INR 1.64 Crore) expected to be paid in exchange for the services recognised as an expense during the year.

## NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

for the year ended March 31, 2023

(Currency in INR Crore)

### 40 FINANCIAL INSTRUMENTS – FAIR VALUES AND RISK MANAGEMENT

#### a) Accounting classification and fair values

The following table shows the carrying amounts and fair values of financial assets and financial liabilities, including their levels in the fair value hierarchy. It does not include fair value information for financial assets and financial liabilities not measured at fair value if the carrying amount is a reasonable approximation of fair value.

| March 31, 2023                          | Carrying amount                   |                |           | Fair value |         |         |          |
|---|-----------------------------------|----------------|-----------|------------|---------|---------|----------|
|   | Fair value through profit or loss | Amortised Cost | Total     | Level 1    | Level 2 | Level 3 | Total    |
| <b>Financial Assets</b>                 |                                   |                |           |            |         |         |          |
| <b>Non-Current</b>                      |                                   |                |           |            |         |         |          |
| Investment in Preference Shares         | 0.11                              | -              | 0.11      | -          | -       | 0.11    | 0.11     |
| Other Investments                       |                                   |                |           |            |         |         |          |
| Investment in Debentures                | 470.62                            | 43.25          | 513.87    | -          | 470.62  | -       | 470.62   |
| Investment in Equity Instruments        | 0.00                              | -              | 0.00      | 0.00       | -       | -       | 0.00     |
| Trade receivables                       | -                                 | 96.44          | 96.44     | -          | -       | -       | -        |
| Loans                                   | -                                 | 1,117.65       | 1,117.65  | -          | -       | -       | -        |
| Other Non-Current Financial Assets      | -                                 | 37.11          | 37.11     | -          | -       | -       | -        |
| <b>Current</b>                          |                                   |                |           |            |         |         |          |
| Investments                             | 946.15                            | -              | 946.15    | 946.15     | -       | -       | 946.15   |
| Trade receivables                       | -                                 | 156.65         | 156.65    | -          | -       | -       | -        |
| Cash and cash equivalents               | -                                 | 385.89         | 385.89    | -          | -       | -       | -        |
| Bank balances other than above          | -                                 | 1,230.32       | 1,230.32  | -          | -       | -       | -        |
| Loans                                   | -                                 | 5,314.97       | 5,314.97  | -          | -       | -       | -        |
| Other Current Financial Assets          | -                                 | 1,581.40       | 1,581.40  | -          | -       | -       | -        |
|   | 1,416.88                          | 9,963.67       | 11,380.56 | 946.15     | 470.62  | 0.11    | 1,416.89 |
| <b>Financial Liabilities</b>            |                                   |                |           |            |         |         |          |
| <b>Non-Current</b>                      |                                   |                |           |            |         |         |          |
| Borrowings                              | -                                 | -              | -         | -          | -       | -       | -        |
| Other Non-Current Financial Liabilities | -                                 | 5.00           | 5.00      | -          | -       | -       | -        |
| <b>Current</b>                          |                                   |                |           |            |         |         |          |
| Borrowings                              | -                                 | 6,400.10       | 6,400.10  | -          | -       | -       | -        |
| Trade Payables                          | -                                 | 1,420.48       | 1,420.48  | -          | -       | -       | -        |
| Other Current Financial Liabilities     | -                                 | 602.32         | 602.32    | -          | -       | -       | -        |
|   | -                                 | 8,427.90       | 8,427.90  | -          | -       | -       | -        |

INR 0.00 represents amount less than INR 50,000



## NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

for the year ended March 31, 2023

(Currency in INR Crore)

### 40 FINANCIAL INSTRUMENTS – FAIR VALUES AND RISK MANAGEMENT

| March 31, 2022                          | Carrying amount                   |                 |                  | Fair value      |                 |             |                 |
|---|-----------------------------------|-----------------|------------------|-----------------|-----------------|-------------|-----------------|
|   | Fair value through profit or loss | Amortised Cost  | Total            | Level 1         | Level 2         | Level 3     | Total           |
| <b>Financial Assets</b>                 |                                   |                 |                  |                 |                 |             |                 |
| <b>Non-Current</b>                      |                                   |                 |                  |                 |                 |             |                 |
| Investment in Preference Shares         | 0.11                              | -               | 0.11             | -               | -               | 0.11        | 0.11            |
| Other Investments                       |                                   |                 |                  |                 |                 |             |                 |
| Investment in Debentures                | 453.22                            | 112.55          | 565.77           | -               | 453.22          | -           | 453.22          |
| Investment in Equity Instruments        | 0.00                              | -               | 0.00             | 0.00            | -               | -           | 0.00            |
| Trade receivables                       | -                                 | 102.35          | 102.35           | -               | -               | -           | -               |
| Loans                                   | -                                 | 934.99          | 934.99           | -               | -               | -           | -               |
| Other Non-Current Financial Assets      | -                                 | 35.48           | 35.48            | -               | -               | -           | -               |
| <b>Current</b>                          |                                   |                 |                  |                 |                 |             |                 |
| Investments                             | 3,356.10                          | -               | 3,356.10         | 3,356.10        | -               | -           | 3,356.10        |
| Trade receivables                       | -                                 | 146.04          | 146.04           | -               | -               | -           | -               |
| Cash and cash equivalents               | -                                 | 132.67          | 132.67           | -               | -               | -           | -               |
| Bank Balances other than above          | -                                 | 1,143.57        | 1,143.57         | -               | -               | -           | -               |
| Loans                                   | -                                 | 4,119.57        | 4,119.57         | -               | -               | -           | -               |
| Other Current Financial Assets          | -                                 | 1,248.72        | 1,248.72         | -               | -               | -           | -               |
|   | <b>3,809.43</b>                   | <b>7,975.94</b> | <b>11,785.37</b> | <b>3,356.10</b> | <b>453.22</b>   | <b>0.11</b> | <b>3,809.43</b> |
| <b>Financial Liabilities</b>            |                                   |                 |                  |                 |                 |             |                 |
| <b>Non Current</b>                      |                                   |                 |                  |                 |                 |             |                 |
| Borrowings                              | -                                 | 1,000.00        | 1,000.00         | -               | 1,022.05        | -           | 1,022.05        |
| Other Non-Current Financial Liabilities | -                                 | 78.44           | 78.44            | -               | -               | -           | -               |
| <b>Current</b>                          |                                   |                 |                  |                 |                 |             |                 |
| Borrowings                              | -                                 | 4,169.82        | 4,169.82         | -               | -               | -           | -               |
| Trade Payables                          | -                                 | 383.55          | 383.55           | -               | -               | -           | -               |
| Other Current Financial Liabilities     | -                                 | 523.80          | 523.80           | -               | -               | -           | -               |
|   | <b>-</b>                          | <b>6,155.61</b> | <b>6,155.61</b>  | <b>-</b>        | <b>1,022.05</b> | <b>-</b>    | <b>1,022.05</b> |

#### b) Measurement of Fair Value

- The fair values of investments in mutual fund units is based on the net asset value ('NAV') as stated by the issuers of these mutual fund units in the published statements as at Balance Sheet date. NAV represents the price at which the issuer will issue further units of mutual fund and the price at which issuers will redeem such units from the investors.
- The Company uses the Discounted Cash Flow valuation technique (in relation to financial assets measured at amortised cost and fair value through profit or loss) which involves determination of present value of expected receipt/ payment discounted using appropriate discounting rates. The fair value so determined for financial asset measured at fair value through profit and loss are classified as Level 2 or Level 3.

INR 0.00 represents amount less than INR 50,000

## NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

for the year ended March 31, 2023

(Currency in INR Crore)

### 40 FINANCIAL INSTRUMENTS – FAIR VALUES AND RISK MANAGEMENT

- The Company uses the discounted cash flow valuation technique (in relation to financial liabilities measured at amortised cost) which involves determination of the present value of expected payments, discounted using bank rate. The fair value of non-convertible debentures is valued using FIMMDA guidelines.
- For financial assets that are measured at fair value under Level 3, the carrying amounts are a reasonable approximation of fair value.

#### c) Risk Management Framework

The Company's Board of Directors have overall responsibility for the establishment and oversight of the Company's risk management framework. The Board of Directors have established the Risk Management Committee, which is responsible for developing and monitoring the Company's risk management policies. The committee reports regularly to the Board of Directors on its activities.

The Company's risk management policies are established to identify and analyse the risks faced by the Company, to set appropriate risk limits and controls and to monitor risks and adherence to limits. Risk management policies and systems are reviewed regularly to reflect changes in market conditions and the Company's activities. The Company, through its training and management standards and procedures, aims to maintain a disciplined and constructive control environment in which all employees understand their roles and obligations.

The Audit Committee oversees how management monitors compliance with the Company's risk management policies and procedures, and reviews the adequacy of the risk management framework in relation to the risks faced by the Company. The Audit Committee is assisted in its oversight role by internal audit. Internal audit undertakes both regular and adhoc reviews of risk management controls and procedures, the results of which are reported to the Audit Committee.

#### d) Financial risk management

The Company has exposure to the following risks arising from financial instruments:

- Credit Risk
- Liquidity Risk
- Market Risk.

##### (i) Credit risk

Credit risk is the risk of financial loss to the Company if a customer or counterparty to a financial instrument fails to meet its contractual obligations, and arises principally from the Company's receivables from customers, investments in debt securities, loans given to related parties and project deposits.

The carrying amount of financial assets represents the maximum credit exposure.

##### Trade Receivables

Customer credit risk is managed by requiring customers to pay advances through progress billings before transfer of ownership, therefore substantially eliminating the Company's credit risk in this respect.

The Company's credit risk with regard to trade receivable has a high degree of risk diversification, due to the large number of projects of varying sizes and types with numerous different customer categories in a large number of geographical markets.

As per simplified approach, the Company makes provision of expected credit losses on trade receivables to mitigate the risk of default payments and makes appropriate provision at each reporting date wherever outstanding is for longer period and involves higher risk.



## NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

for the year ended March 31, 2023

(Currency in INR Crore)

### 40 FINANCIAL INSTRUMENTS – FAIR VALUES AND RISK MANAGEMENT

The ageing of trade receivables are as follows:

| Particulars         | March 31, 2023 | March 31, 2022 |
|---------------------|----------------|----------------|
| More than 12 months | 83.48          | 55.82          |
| Others              | 226.65         | 235.52         |

The movement in the provision for expected credit loss for credit impairment of Trade Receivables due to lifetime expected credit loss during the year are as follows:

| Particulars                     | March 31, 2023 | March 31, 2022 |
|---------------------------------|----------------|----------------|
| Opening balance                 | 42.95          | 36.14          |
| Add: Impairment loss recognised | 14.54          | 6.81           |
| Less: Impairment loss reversed  | (0.45)         | -              |
| Closing balance                 | 57.04          | 42.95          |

#### Investment in Securities, Loans to Related Parties, Project Deposits and Other Financial Assets

The Company has investments in equity instruments, compulsorily convertible debentures / optionally convertible debentures, preference shares, loans to related parties and project deposits. The settlement of such instruments is linked to the completion of the respective underlying projects. The movement in the provision for expected credit loss due to lifetime expected credit loss during the year are as follows:

The Company has recorded provision / expected credit loss on investment in debt and equity instruments of INR Nil (Net of impairment reversal) (Previous Year: INR 24.40 Crore), other current financial assets of INR Nil (Previous Year: INR 3.91 Crore).

As at March 31, 2023, the Company had secured project deposits of INR 6.11 Crore (Previous Year: INR 5.48 Crore) and unsecured loans given to related parties of INR 14.47 Crore (Previous Year: INR 14.47 Crore), which have been considered as doubtful by the Company. The Company has provided such doubtful project deposits and unsecured loans in the previous year. The Company does not have any Loans for which credit risk has increased significantly in the current and previous year

| Particulars                     | March 31, 2023 | March 31, 2022 |
|---------------------------------|----------------|----------------|
| Opening balance                 | 154.50         | 128.37         |
| Add: Impairment loss recognised | 5.63           | 28.31          |
| Less: Impairment loss reversed  | 5.00           | (2.18)         |
| Closing balance                 | 155.13         | 154.50         |

#### Cash and Bank balances

Credit risk from cash and bank balances is managed by the Company's treasury department in accordance with the Company's policy.

#### (ii) Liquidity risk

Liquidity risk is the risk that the Company will encounter difficulty in meeting the obligations associated with its financial liabilities that are settled by delivering cash or another financial asset. The Company's approach to managing liquidity is to ensure, as far as possible, that it will have sufficient liquidity to meet its liabilities when they are due, under both normal and stressed conditions, without incurring unacceptable losses or risking damage to the Company's reputation.

Management monitors rolling forecasts of the Company's liquidity position on the basis of expected cash flows. This monitoring includes financial ratios and takes into account the accessibility of cash and cash equivalents.

The Company has access to funds from capital and debt markets through loan from banks, commercial papers and other debt & equity instruments. The Company invests its surplus funds in bank fixed deposits and debt based mutual funds.

## NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

for the year ended March 31, 2023

(Currency in INR Crore)

### 40 FINANCIAL INSTRUMENTS – FAIR VALUES AND RISK MANAGEMENT

#### Exposure to liquidity risk

The following are the remaining contractual maturities of financial liabilities at the reporting date:

| March 31, 2023                          | Carrying Amount | Contractual cash flows |                  |           |           |                   |
|---|-----------------|------------------------|------------------|-----------|-----------|-------------------|
|   |                 | Total                  | Within 12 months | 1-2 years | 2-5 years | More than 5 years |
| Financial Liabilities                   |                 |                        |                  |           |           |                   |
| Non-Current                             |                 |                        |                  |           |           |                   |
| Borrowings                              | -               | -                      | -                | -         | -         | -                 |
| Other Non Current Financial Liabilities | 5.00            | 5.00                   | -                | -         | 5.00      | -                 |
| Current                                 |                 |                        |                  |           |           |                   |
| Borrowings                              | 6,400.10        | 6,514.70               | 6,514.70         | -         | -         | -                 |
| Trade Payables                          | 1,420.48        | 1,420.48               | 1,397.68         | 14.83     | 7.97      | -                 |
| Other Current Financial Liabilities     | 602.32          | 602.32                 | 602.32           | -         | -         | -                 |
| March 31, 2022                          | Carrying Amount | Contractual cash flows |                  |           |           |                   |
|   |                 | Total                  | Within 12 months | 1-2 years | 2-5 years | More than 5 years |
| Financial Liabilities                   |                 |                        |                  |           |           |                   |
| Non Current                             |                 |                        |                  |           |           |                   |
| Borrowings                              | 1,000.00        | 1,099.86               | 24.86            | 1,075.00  | -         | -                 |
| Other Non Current Financial Liabilities | 78.44           | 78.44                  | -                | 78.44     | -         | -                 |
| Current                                 |                 |                        |                  |           |           |                   |
| Borrowings                              | 4,169.82        | 4,235.47               | 4,235.47         | -         | -         | -                 |
| Trade Payables                          | 383.55          | 383.54                 | 365.64           | 8.07      | 9.84      | -                 |
| Other Current Financial Liabilities     | 523.80          | 523.80                 | 523.80           | -         | -         | -                 |

The Company has sufficient current assets comprising of Trade Receivables, Cash & Cash Equivalents, Investment in Mutual Funds, Other Bank Balances (other than restricted balances), Loans, Inventories and Other Current Financial Assets to manage the liquidity risk, if any in relation to current financial liabilities.

#### (iii) Market risk

Market risk is the risk that changes in market prices such as foreign exchange rate and interest rates will affect the Company's income or the value of its holdings of financial instruments. The objective of market risk management is to manage and control market risk exposures within acceptable parameters, while optimising the return.

#### a) Currency Risk

Currency risk is not material, as the Company's primary business activities are within India and does not have significant exposure in foreign currency.

#### b) Interest Rate Risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The management is responsible for the monitoring of the Company's interest rate position. Various variables are considered by the management in structuring the Company's borrowings to achieve a reasonable, competitive cost of funding.



## NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

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(Currency in INR Crore)

### 40 FINANCIAL INSTRUMENTS – FAIR VALUES AND RISK MANAGEMENT

#### Exposure to interest rate risk

The interest rate profile of the Company's interest-bearing financial instruments as reported to the management is as follows:

| Particulars                  | March 31, 2023  | March 31, 2022  |
|------------------------------|-----------------|-----------------|
| <b>Financial liabilities</b> |                 |                 |
| Variable rate instruments    | 1,862.05        | 1,129.82        |
| Fixed rate instruments       | 4,479.52        | 3,983.89        |
|                              | <b>6,341.57</b> | <b>5,113.72</b> |
| <b>Financial assets</b>      |                 |                 |
| Variable rate instruments    | -               | -               |
| Fixed rate instruments       | 8641.78         | 7004.60         |
|                              | <b>8641.78</b>  | <b>7004.60</b>  |

#### Fair value sensitivity analysis for fixed rate instruments

The Company does not account for any fixed rate financial assets and liabilities at fair value through profit or loss. Therefore, a change in interest rates at the reporting date would not affect profit or loss.

#### Cash flow sensitivity analysis for variable-rate instruments

A reasonably possible change of 100 basis points in interest rate would have resulted in variation in the interest expense for the Company by the amounts indicated in the table below. Given that the Company capitalises interest to the cost of inventory to the extent permissible, the amounts indicated below may have an impact on reported profits over the life cycle of projects to which such interest is capitalised. This calculation also assumes that the change occurs at the balance sheet date and has been calculated based on risk exposures outstanding as at that date. The year end balances are not necessarily representative of the average debt outstanding during the period. Cash flow sensitivity analysis for variable-rate instruments

| Particulars                        | Profit or Loss INR (In Crore) |                 |
|------------------------------------|-------------------------------|-----------------|
|                                    | 100 BP increase               | 100 BP decrease |
| <b>March 31, 2023</b>              |                               |                 |
| <b>Financial Liabilities</b>       |                               |                 |
| Variable rate instruments          |                               |                 |
| Borrowings                         | (18.62)                       | 18.62           |
| <b>Cash flow sensitivity (net)</b> | <b>(18.62)</b>                | <b>18.62</b>    |
| <b>March 31, 2022</b>              |                               |                 |
| <b>Financial Liabilities</b>       |                               |                 |
| Variable rate instruments          |                               |                 |
| Borrowings                         | (11.30)                       | 11.30           |
| <b>Cash flow sensitivity (net)</b> | <b>(11.30)</b>                | <b>11.30</b>    |

The Company does not have any additional impact on equity other than the impact on retained earnings.

## NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

for the year ended March 31, 2023

(Currency in INR Crore)

### 41 CAPITAL MANAGEMENT

The Company's policy is to maintain a strong capital base so as to maintain investor, creditor and market confidence and to sustain future development of the business.

The Board of Directors seek to maintain a balance between the higher returns that might be possible with higher levels of borrowings and the advantages by a sound capital position.

The Company monitors capital using a ratio of 'Net Debt to Equity'. For this purpose, net debt is defined as total borrowings (including interest accrued) less cash and bank balances and other current investments.

The Company's net debt to equity ratio is as follows:

| Particulars              | March 31, 2023 | March 31, 2022 |
|--------------------------|----------------|----------------|
| Net debt                 | 4,200.54       | 534.06         |
| Total equity             | 9,945.13       | 9,284.36       |
| Net debt to Equity ratio | 0.42           | 0.06           |

### 42 EMPLOYEE STOCK GRANT SCHEME

The Company instituted an Employee Stock Grant Scheme (GPL ESGS) approved by the Board of Directors, the Shareholders and the Remuneration Committee.

a) Details of Stock Grants are as under:

| Particulars                                       | No. of Options |                | Weighted average Exercise Price | Weighted average Share Price (INR) |
|---|----------------|----------------|---------------------------------|------------------------------------|
|   | March 31, 2023 | March 31, 2022 |                                 |                                    |
| Options Outstanding at the beginning of the year  | 63,338         | 89,986         |                                 |                                    |
| Add: Options granted                              | 34,934         | 30,640         |                                 |                                    |
| Less: Options exercised                           | 33,377         | 45,016         | 5.00                            | 1,380.80                           |
| Less : Option lapsed                              | 15,410         | 12,272         |                                 |                                    |
| <b>Options Outstanding at the end of the year</b> | <b>49,485</b>  | <b>63,338</b>  |                                 |                                    |

b) The weighted average exercise price of the options outstanding as at March 31, 2023 is INR 5 per share (Previous Year: INR 5 per share) and the weighted average remaining contractual life of the options outstanding as at March 31, 2022 is 0.72 years (Previous Year: 0.92 years)



## NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

for the year ended March 31, 2023

(Currency in INR Crore)

### 42 EMPLOYEE STOCK GRANT SCHEME

- c) The fair value of the employee share options has been measured using the Black-Scholes Option Pricing Model. The weighted average fair value of the options granted is INR 1,333.47 (Previous Year: INR 1,189.95).

The following table lists the average inputs to the model used for the plan for the year ended March 31, 2023:

| Particulars   | March 31, 2023 | March 31, 2022 | Description of the Inputs used  |
|---|----------------|----------------|---|
| Dividend yield %  | -              | -              | Dividend yield of the options is based on recent dividend activity.   |
| Expected volatility %   | 39%-71%        | 37%-71%        | Expected volatility of the option is based on historical volatility, during a period equivalent to the option life, of the observed market prices of the Company's publicly traded equity shares. |
| Risk free Interest rate %                                     | 3.62%-7.07%    | 3.62%-7.07%    | Risk-free interest rates are based on the government securities yield in effect at the time of the grant.   |
| Expected life of share options                                | 1 to 3 years   | 1 to 3 years   |   |
| Weighted Average Market price on date of granting the options | INR 1,338.21   | INR 1,194.71   |   |

- d) The expense arising from ESGS scheme during the year is INR 4.15 Crore (Previous Year: INR 3.47 Crore)

### 43 LEASES

- a) The Company has recognised INR 5.99 Crore (Previous Year: INR 6.70 Crore) towards minimum lease payments for short-term leases and INR 0.13 Crore (Previous Year: INR 0.18 Crore) for low-value assets accounted as per paragraph 6 of IND AS 116 and INR 2.89 Crore (Previous Year: INR 1.60 Crore) minimum lease receipt in the Standalone Statement of Profit and Loss.

#### b) As a lessor

The Company's significant leasing arrangements are in respect of operating leases for Commercial premises. Lease income from operating leases is recognised on a straight-line basis over the period of lease. The future minimum lease receivables of non-cancellable operating leases are as under:

| Particulars   | March 31, 2023 | March 31, 2022 |
|---|----------------|----------------|
| <b>Future minimum lease receipts under operating leases</b> |                |                |
| Not later than 1 year                                       | 0.02           | 0.03           |
| Later than 1 year and not later than 5 years                | 0.09           | 0.09           |
| Later than 5 years  | 2.80           | -              |

#### c) As a Lessee

The Company's significant leasing arrangements are in respect of operating leases for Commercial / Residential premises. Lease expenditure for operating leases is recognised on a straight-line basis over the period of lease. These leasing arrangements are non-cancellable / cancellable and are renewable on a periodic basis by mutual consent on mutually accepted terms.

## NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

for the year ended March 31, 2023

(Currency in INR Crore)

### 43 LEASES

| Particulars                                       | March 31, 2023 |
|---|----------------|
| <b>Right-of-Use Assets</b>                        |                |
| <b>Cost</b>                                       |                |
| Balance as at April 01, 2021                      | 23.83          |
| Add: Additions                                    | 5.50           |
| Less: Disposals                                   | -              |
| <b>Balance as at March 31, 2022</b>               | 29.33          |
| <b>Add: Additions</b>                             | 0.07           |
| <b>Less: Disposals</b>                            | -              |
| <b>Balance as at March 31, 2023</b>               | 29.40          |
| <b>Accumulated Depreciation</b>                   |                |
| Balance as at April 01, 2021                      | 9.71           |
| Add: Depreciation charge for the year             | 5.36           |
| Less: Disposals                                   | -              |
| <b>Balance as at March 31, 2022</b>               | 15.07          |
| <b>Add: Depreciation charge for the year</b>      | 5.20           |
| <b>Less: Disposals</b>                            | -              |
| <b>Balance as at March 31, 2023</b>               | 20.27          |
| <b>Carrying amount</b>                            |                |
| Balance as at March 31, 2022                      | 14.26          |
| <b>Balance as at March 31, 2023</b>               | 9.13           |
| <b>Lease Liabilities</b>                          |                |
| Balance as at April 01, 2021                      | 14.77          |
| Less: Disposals                                   | -              |
| Add: Additions                                    | 5.50           |
| Add: Interest Expense on lease Liabilities        | 1.21           |
| Less: Total cash outflow for leases               | (6.24)         |
| <b>Balance as at March 31, 2022</b>               | 15.24          |
| <b>Less: Disposals</b>                            | -              |
| <b>Add: Additions</b>                             |                |
| <b>Add: Interest Expense on lease Liabilities</b> | 1.01           |
| <b>Less: Total cash outflow for leases</b>        | (6.09)         |
| <b>Balance as at March 31, 2023</b>               | 10.16          |

The future minimum lease payments of non-cancellable operating leases are as under:

| Particulars   | March 31, 2023 | March 31, 2022 |
|---|----------------|----------------|
| <b>Future minimum lease payments under operating leases</b> |                |                |
| Not later than 1 year                                       | 4.03           | 6.09           |
| Later than 1 year and not later than 5 years                | 7.94           | 11.02          |
| Weighted average effective interest rate (%)                | 8.00%          | 8.00%          |



## NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

for the year ended March 31, 2023

(Currency in INR Crore)

### 44 RELATED PARTY TRANSACTIONS

Related party disclosures as required by IND AS - 24, "Related Party Disclosures" for the year ended March 31, 2023 are given below:

#### 1. Relationships:

##### i) Holding Company:

Godrej Industries Limited (GIL)

##### ii) a) Subsidiaries Companies:

- 1 Godrej Projects Development Limited
- 2 Godrej Garden City Properties Private Limited
- 3 Godrej Home Developers Private Limited
- 4 Godrej Hillside Properties Private Limited
- 5 Godrej Prakriti Facilities Private Limited
- 6 Godrej Highrises Properties Private Limited
- 7 Godrej Genesis Facilities Management Private Limited
- 8 Prakritiplaza Facilities Management Private Limited
- 9 Citystar Infraprojects Limited
- 10 Godrej Residency Private Limited
- 11 Godrej Properties Worldwide Inc., USA
- 12 Godrej Green Woods Private Limited
- 13 Godrej Precast Construction Private Limited
- 14 Godrej Realty Private Limited
- 15 Yerwada Developers Private Limited (w.e.f. December 09, 2021 till January 30, 2022)
- 16 Godrej Living Private Limited (w.e.f. February 01, 2022)
- 17 Ashank Land and Building Private Limited (w.e.f. May 19, 2022)
- 18 Wonder City Buildcon Limited (classified as Joint Venture up to March 28, 2023) (Formerly known as Wonder City Buildcon Private Limited)
- 19 Godrej Home Constructions Limited (classified as Joint Venture up to March 28, 2023) (Formerly known as Godrej Home Construction Private Limited)

##### b) Subsidiaries Limited Liability Partnership :

- 1 Godrej Highrises Realty LLP
- 2 Godrej Project Developers & Properties LLP
- 3 Godrej Skyview LLP
- 4 Godrej Green Properties LLP
- 5 Godrej Projects (Soma) LLP
- 6 Godrej Projects North LLP (upto December 02, 2021)
- 7 Godrej Athenmark LLP
- 8 Godrej City Facilities Management LLP
- 9 Godrej Olympia LLP
- 10 Godrej Florentine LLP
- 11 Ashank Realty Management LLP
- 12 Ashank Facility Management LLP
- 13 Godrej Construction Projects LLP
- 14 Oasis Landmarks LLP (w.e.f. March 01, 2022)
- 15 Maan-Hinje Township Developers LLP (classified as Joint Venture up to March 28, 2023)
- 16 Godrej Reserve LLP (w.e.f October 1, 2023)

## NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

for the year ended March 31, 2023

(Currency in INR Crore)

### 44 RELATED PARTY TRANSACTIONS

#### iii) a) Associate:

- 1 Godrej One Premises Management Private Limited

#### iii) b) Joint Venture :

- 1 Godrej Redevelopers (Mumbai) Private Limited
- 2 Godrej Greenview Housing Private Limited
- 3 Wonder City Buildcon Limited (Classified as Subsidiary w.e.f Mar 29, 2023) (Formerly known as Wonder City Buildcon Private Limited)
- 4 Godrej Home Constructions Private Limited (Classified as Subsidiary w.e.f Mar 29, 2023) (Formerly known as Godrej Home Construction Private Limited)
- 5 Wonder Projects Development Private Limited
- 6 Godrej Real View Developers Private Limited
- 7 Pearlite Real Properties Private Limited
- 8 Godrej Skyline Developers Private Limited
- 9 Godrej Green Homes Private Limited
- 10 Godrej Macbricks Private Limited (formerly known as Ashank Macbricks Private Limited)
- 11 Munjal Hospitality Private Limited
- 12 Yujya Developers Private Limited (merged with Madhuvan Enterprises Private Limited order dated March 16, 2023 effective from April 01, 2021)
- 13 Vivrut Developers Private Limited
- 14 Madhuvan Enterprises Private Limited
- 15 Vagishwari Land Developers Private Limited (w.e.f. June 10, 2021)
- 16 Yerwada Developers Private Limited (w.e.f. January 31, 2022)
- 17 Mosaic Landmarks LLP
- 18 Dream World Landmarks LLP
- 19 Oxford Realty LLP
- 20 Godrej SSPDL Green Acres LLP
- 21 Caroa Properties LLP
- 22 M S Ramaiah Ventures LLP
- 23 Oasis Landmarks LLP (upto February 28, 2022)
- 24 Godrej Amitis Developers LLP (formerly known as Amitis Developers LLP)
- 25 Godrej Housing Projects LLP
- 26 Godrej Property Developers LLP
- 27 AR Landcraft LLP
- 28 Bavdhan Realty @ Pune 21 LLP (upto November 24, 2021)
- 29 Prakhhyat Dwellings LLP
- 30 Godrej Highview LLP
- 31 Godrej Projects North Star LLP
- 32 Godrej Developers & Properties LLP
- 33 Godrej Reserve LLP (classified as Joint venture upto Oct 01, 2022)
- 34 Godrej Irismark LLP
- 35 Roseberry Estate LLP
- 36 Suncity Infrastructures (Mumbai) LLP
- 37 Manjari Housing Projects LLP
- 38 Maan-Hinje Township Developers LLP (Classified as Subsidiary w.e.f Mar 29, 2023)
- 39 Mahalunge Township Developers LLP



## NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

for the year ended March 31, 2023

(Currency in INR Crore)

### 44 RELATED PARTY TRANSACTIONS

- 40 Godrej Vestamark LLP
- 41 Manyata Industrial Parks LLP
- 42 Godrej Odyssey LLP
- 43 Universal Metro Properties LLP
- 44 Embellish Houses LLP
- 45 Godrej Projects North LLP (w.e.f. December 03, 2021)

#### iv) Other Related Parties in Godrej Group :

- 1 Godrej & Boyce Manufacturing Company Limited
- 2 Godrej Fund Management and Investment Advisors Private Limited (formerly Godrej Investment Advisors Private Limited)
- 3 Godrej Agrovat Limited
- 4 Cream Line Dairy Products Limited
- 5 Godrej Consumer Products Limited
- 6 Annamudi Real Estates LLP
- 7 Godrej Housing Finance Limited
- 8 Godrej Finance Limited
- 9 Godrej Capital Limited

#### v) Key Management Personnel and their Relatives :

- 1 Mr. Adi B Godrej
- 2 Mr. Nadir B Godrej
- 3 Mr. Pirojsha Godrej
- 4 Mr. Mohit Malhotra (upto December 31, 2022)
- 5 Mr. Gaurav Pandey (w.e.f January 01, 2023)
- 6 Mr. Jamshyd N. Godrej
- 7 Mr. K. B. Dadiseth (upto August 03, 2021)
- 8 Mrs. Lalita D. Gupte
- 9 Mr. Pranay Vakil (upto August 2, 2022)
- 10 Mr. Amitava Mukherjee
- 11 Mr. Indu Bhushan
- 12 Ms. Sutapa Banerjee

## NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

for the year ended March 31, 2023

(Currency in INR Crore)

### 44 RELATED PARTY TRANSACTIONS

2 The following transactions were carried out with the related parties in the ordinary course of business.

(i) Details relating to parties referred to in items 1(i), (ii), (iii) and (iv) above

| Nature of Transaction   | Godrej Industries Limited (i) | Subsidiary Companies and LLP (ii) | Associate (iii) (a) | JV Associates (iii) (b)) | Other related parties in Godrej Group (iv) | Total  |
|---|-------------------------------|-----------------------------------|---------------------|--------------------------|--|--------|
| <b>Transactions during the Year</b>                                     |                               |                                   |                     |                          |  |        |
| Purchase of Property, Plant and Equipment (Including Intangible Assets) |                               |                                   |                     |                          |  |        |
| <b>Current Year</b>   | -                             | -                                 | -                   | 15.85                    | -  | 15.85  |
| <i>Previous Year</i>  | -                             | -                                 | -                   | -                        | 0.02                                       | 0.02   |
| Expense charged by other Companies / Entities                           |                               |                                   |                     |                          |  |        |
| <b>Current Year</b>   | 18.74                         | 7.04                              | 2.97                | 0.83                     | 17.86                                      | 47.43  |
| <i>Previous Year</i>  | 14.86                         | 21.34                             | 2.59                | 0.16                     | 14.78                                      | 53.73  |
| Interest Income on Debenture  |                               |                                   |                     |                          |  |        |
| <b>Current Year</b>   | -                             | 0.06                              | -                   | 74.01                    | -  | 74.07  |
| <i>Previous Year</i>  | -                             | 0.06                              | -                   | 77.29                    | -  | 77.35  |
| Amount paid on transfer of Employee (Net)                               |                               |                                   |                     |                          |  |        |
| <b>Current Year</b>   | 1.52                          | 0.04                              | -                   | 0.27                     | -  | 1.83   |
| <i>Previous Year</i>  | 1.36                          | 0.13                              | -                   | 2.02                     | 0.03                                       | 3.54   |
| Sale of Property, Plant and Equipment (Including Intangible Assets)     |                               |                                   |                     |                          |  |        |
| <b>Current Year</b>   | -                             | 2.87                              | -                   | -                        | 2.03                                       | 4.90   |
| <i>Previous Year</i>  | -                             | -                                 | -                   | -                        | -  | -      |
| Income Received from other Companies / Entities                         |                               |                                   |                     |                          |  |        |
| <b>Current Year</b>   | -                             | -                                 | -                   | 0.67                     | -  | 0.67   |
| <i>Previous Year</i>  | -                             | -                                 | -                   | 3.24                     | -  | 3.24   |
| Expense charged to other Companies / Entities                           |                               |                                   |                     |                          |  |        |
| <b>Current Year</b>   | -                             | 80.41                             | -                   | 142.98                   | 1.36                                       | 224.76 |
| <i>Previous Year</i>  | 0.08                          | 91.66                             | -                   | 122.33                   | 1.58                                       | 215.65 |
| Development Management Fees Received                                    |                               |                                   |                     |                          |  |        |
| <b>Current Year</b>   | -                             | 20.00                             | -                   | 174.99                   | 8.64                                       | 203.64 |
| <i>Previous Year</i>  | -                             | -                                 | -                   | 130.59                   | 27.32                                      | 157.91 |

INR 0.00 represents amount less than INR 50,000



## NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

for the year ended March 31, 2023

(Currency in INR Crore)

### 44 RELATED PARTY TRANSACTIONS

| Nature of Transaction   | Godrej Industries Limited (i) | Subsidiary Companies and LLP (ii) | Associate (iii) (a) | JV Associates (iii) (b)) | Other related parties in Godrej Group (iv) | Total    |
|---|-------------------------------|-----------------------------------|---------------------|--------------------------|--|----------|
| Interest Income   |                               |                                   |                     |                          |  |          |
| <b>Current Year</b>   | -                             | 276.36                            | -                   | 356.16                   | -  | 632.52   |
| <i>Previous Year</i>  | -                             | 174.91                            | -                   | 358.60                   | -  | 533.51   |
| Share of Profit/(Loss) in LLP   |                               |                                   |                     |                          |  |          |
| <b>Current Year</b>   | -                             | 47.37                             | -                   | 46.64                    | -  | 94.01    |
| <i>Previous Year</i>  | -                             | 6.49                              | -                   | (46.78)                  | -  | (40.29)  |
| Amount received on transfer of Employee (Net)   |                               |                                   |                     |                          |  |          |
| <b>Current Year</b>   | -                             | -                                 | -                   | 0.18                     | -  | 0.18     |
| <i>Previous Year</i>  | -                             | 0.01                              | -                   | 1.36                     | -  | 1.37     |
| Commitment / Bank Guarantee / Letter of Credit / Corporate/ Performance Guarantee Issued/ (Cancelled) |                               |                                   |                     |                          |  |          |
| <b>Current Year</b>   | -                             | 36.33                             | -                   | (1.59)                   | -  | 34.74    |
| <i>Previous Year</i>  | -                             | (1.05)                            | -                   | (5.36)                   | -  | (6.41)   |
| Investment made in Equity / Preference Share  |                               |                                   |                     |                          |  |          |
| <b>Current Year</b>   | -                             | -                                 | -                   | 5.80                     | -  | 5.80     |
| <i>Previous Year</i>  | -                             | 0.00                              | -                   | 14.09                    | -  | 14.09    |
| Investment made in Capital Account of LLP   |                               |                                   |                     |                          |  |          |
| <b>Current Year</b>   | -                             | -                                 | -                   | 320.20                   | -  | 320.20   |
| <i>Previous Year</i>  | -                             | 0.02                              | -                   | 25.00                    | -  | 25.02    |
| Investment made in Debenture  |                               |                                   |                     |                          |  |          |
| <b>Current Year</b>   | -                             | -                                 | -                   | 17.40                    | -  | 17.40    |
| <i>Previous Year</i>  | -                             | -                                 | -                   | 42.28                    | -  | 42.28    |
| Investment Sold /Redeemed / Repayment of Partners Capital/ Withdrawal of Share of Profit              |                               |                                   |                     |                          |  |          |
| <b>Current Year</b>   | -                             | 9.04                              | -                   | 0.00                     | -  | 9.04     |
| <i>Previous Year</i>  | -                             | -                                 | -                   | 9.00                     | -  | 9.00     |
| Loans and Advances given / (taken) #  |                               |                                   |                     |                          |  |          |
| <b>Current Year</b>   | -                             | 2,206.68                          | -                   | 1,177.03                 | -  | 3,383.71 |
| <i>Previous Year</i>  | -                             | 1,766.33                          | -                   | 702.40                   | -  | 2,468.73 |

INR 0.00 represents amount less than INR 50,000

## NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

for the year ended March 31, 2023

(Currency in INR Crore)

### 44 RELATED PARTY TRANSACTIONS

| Nature of Transaction   | Godrej Industries Limited (i) | Subsidiary Companies and LLP (ii) | Associate (iii) (a) | JV Associates (iii) (b)) | Other related parties in Godrej Group (iv) | Total    |
|---|-------------------------------|-----------------------------------|---------------------|--------------------------|--|----------|
| Loans and Advances repaid   |                               |                                   |                     |                          |  |          |
| <b>Current Year</b>   | -                             | 712.42                            | -                   | 1,157.99                 | -  | 1,870.40 |
| <i>Previous Year</i>  | -                             | 794.70                            | -                   | 697.33                   | -  | 1,492.03 |
| Deposit given   |                               |                                   |                     |                          |  |          |
| <b>Current Year</b>   | 1.80                          | -                                 | -                   | -                        | -  | 1.80     |
| <i>Previous Year</i>  | -                             | -                                 | -                   | -                        | -  | -        |
| Deposit repaid  |                               |                                   |                     |                          |  |          |
| <b>Current Year</b>   | -                             | -                                 | -                   | -                        | 1.80                                       | 1.80     |
| <i>Previous Year</i>  | -                             | -                                 | -                   | -                        | -  | -        |
| Amount received /(refund) against Sale of Unit/Development Rights |                               |                                   |                     |                          |  |          |
| <b>Current Year</b>   | -                             | -                                 | -                   | -                        | -  | -        |
| <i>Previous Year</i>  | -                             | -                                 | -                   | 3.97                     | -  | 3.97     |
| Conversion of Debentures to Equity                                |                               |                                   |                     |                          |  |          |
| <b>Current Year</b>   | -                             | -                                 | -                   | 167.97                   | -  | 167.97   |
| <i>Previous Year</i>  | -                             | -                                 | -                   | -                        | -  | -        |
| Amount received/(Adjusted) against share of Profit                |                               |                                   |                     |                          |  |          |
| <b>Current Year</b>   | -                             | (5.80)                            | -                   | -                        | -  | (5.80)   |
| <i>Previous Year</i>  | -                             | -                                 | -                   | -                        | -  | -        |
| <b>Balance Outstanding as at March 31, 2023</b>                   |                               |                                   |                     |                          |  |          |
| Amount Receivable (including unbilled revenue)                    |                               |                                   |                     |                          |  |          |
| <b>As at March 31, 2023</b>                                       | -                             | 5,195.64                          | -                   | 2,126.22                 | 4.35                                       | 7,326.21 |
| <i>As at March 31, 2022</i>                                       | -                             | 3,298.73                          | -                   | 2,306.25                 | 4.05                                       | 5,609.03 |
| Amount Payable  |                               |                                   |                     |                          |  |          |
| <b>As at March 31, 2023</b>                                       | 0.36                          | 0.67                              | -                   | 0.07                     | 0.04                                       | 1.13     |
| <i>As at March 31, 2022</i>                                       | 1.18                          | 3.04                              | -                   | -                        | 0.93                                       | 5.15     |
| Advance received against Share of Profit                          |                               |                                   |                     |                          |  |          |
| <b>As at March 31, 2023</b>                                       | -                             | 9.55                              | -                   | 2.94                     | -  | 12.49    |
| <i>As at March 31, 2022</i>                                       | -                             | 15.35                             | -                   | 2.94                     | -  | 18.29    |
| Deposit Receivable  |                               |                                   |                     |                          |  |          |
| <b>As at March 31, 2023</b>                                       | 2.16                          | -                                 | 0.04                | -                        | -  | 2.20     |
| <i>As at March 31, 2022</i>                                       | 0.36                          | -                                 | 0.04                | -                        | 1.80                                       | 2.20     |



## NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

for the year ended March 31, 2023

(Currency in INR Crore)

### 44 RELATED PARTY TRANSACTIONS

| Nature of Transaction   | Godrej Industries Limited (i) | Subsidiary Companies and LLP (ii) | Associate (iii) (a) | JV Associates (iii) (b) | Other related parties in Godrej Group (iv) | Total    |
|---|-------------------------------|-----------------------------------|---------------------|-------------------------|--|----------|
| Debenture Outstanding   |                               |                                   |                     |                         |  |          |
| <b>As at March 31, 2023</b>   | -                             | -                                 | -                   | 513.87                  | -  | 513.87   |
| <i>As at March 31, 2022</i>   | -                             | -                                 | -                   | 565.77                  | -  | 565.77   |
| Debenture Interest Outstanding  |                               |                                   |                     |                         |  |          |
| <b>As at March 31, 2023</b>   | -                             | 12.10                             | -                   | 158.07                  | -  | 170.16   |
| <i>As at March 31, 2022</i>   | -                             | -                                 | -                   | 138.92                  | -  | 138.92   |
| Receivable from LLPs  |                               |                                   |                     |                         |  |          |
| <b>As at March 31, 2023</b>   | -                             | 23.12                             | -                   | 101.92                  | -  | 125.04   |
| <i>As at March 31, 2022</i>   | -                             | 9.97                              | -                   | 41.95                   | -  | 51.92    |
| Share of Loss from LLPs   |                               |                                   |                     |                         |  |          |
| <b>As at March 31, 2023</b>   | -                             | (2.80)                            | -                   | (258.88)                | -  | (261.67) |
| <i>As at March 31, 2022</i>   | -                             | (35.93)                           | -                   | (231.79)                | -  | (267.72) |
| Investment in Capital account   |                               |                                   |                     |                         |  |          |
| <b>As at March 31, 2023</b>   | -                             | 337.54                            | -                   | 731.54                  | -  | 1,069.08 |
| <i>As at March 31, 2022</i>   | -                             | 0.96                              | -                   | 747.91                  | -  | 748.87   |
| Investment in Equity/Preference shares  |                               |                                   |                     |                         |  |          |
| <b>As at March 31, 2023</b>   | -                             | 365.53                            | 0.00                | 191.92                  | -  | 557.45   |
| <i>As at March 31, 2022</i>   | -                             | 317.18                            | 0.00                | 130.28                  | -  | 447.46   |
| Commitment / Bank Guarantee / Letter of Credit / Corporate/ Performance Guarantee Outstanding |                               |                                   |                     |                         |  |          |
| <b>As at March 31, 2023</b>   | -                             | 162.19                            | -                   | 0.59                    | -  | 162.78   |
| <i>As at March 31, 2022</i>   | -                             | 125.86                            | -                   | 2.18                    | -  | 128.04   |

INR 0.00 represents amount less than INR 50,000

#### (ii) Details relating to parties referred to in items 1(v) above

| Particulars   | March 31, 2023 | March 31, 2022 |
|---|----------------|----------------|
| Short-term employee benefits**                              | 40.87          | 15.64          |
| Provision for Long Term Incentive                           | -              | 10.00          |
| Post retirement benefits                                    | 1.08           | 0.28           |
| Share based payment transactions                            | 0.19           | 0.68           |
| <b>Total Compensation paid Key Management Personnel</b>     | <b>42.14</b>   | <b>26.60</b>   |
| Amount received on issue of equity shares under ESGS to KMP | 0.01           | 0.01           |

## NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

for the year ended March 31, 2023

(Currency in INR Crore)

### 44 RELATED PARTY TRANSACTIONS

#### 3 Significant Related Party Disclosure ^

| Nature of Transaction   | March 31, 2023 | March 31, 2022 |
|---|----------------|----------------|
| Loans and Advances given / (taken) #  |                |                |
| Godrej Project Development Limited  | 1,145.61       | 1,149.37       |
| Godrej Residency Private Limited  | 281.86         | 242.64         |
| Maan-Hinje Township Developers LLP<br>(Classified as Subsidiary w.e.f March 29, 2023) | 310.00         | 14.83          |
| Loans and Advances repaid   |                |                |
| Godrej Project Development Limited  | 676.96         | 528.31         |
| Roseberry Estate Limited Liability Partnership  | 315.64         | 165.20         |
| Investment made in Capital Account of Limited Liability Partnership                   |                |                |
| Maan-Hinje Township Developers LLP<br>(Classified as Subsidiary w.e.f March 29, 2023) | 228.56         | -              |

\*\*including commission and sitting fees paid to KMP

Refer Note 25 for current assets of Godrej Projects Development Limited, a wholly owned subsidiary, hypothecated against loan taken by the Company.

Refer Note 51 (c) (iv) for Commitments

Refer Note 40 (d) (i) for provision / expected credit loss

Refer Note 54 for financial asset written off

# Includes Interest receivable as on April 01, 2022 converted into Loan

The above does not include Post retirement benefit of Gratuity as Actuarial Valuation is done at Company level and not at individual employee level.

^ The disclosure is based on significant related party transaction during the year ended March 31, 2023 and accordingly the comparative figures has been disclosed.

#### 4 Loans or advances to specified persons

##### (i) Repayable on Demand

| Type of Borrower | March 31, 2023       |              | March 31, 2022       |              |
|------------------|----------------------|--------------|----------------------|--------------|
|                  | Amount Outstanding * | % of total ^ | Amount Outstanding * | % of total ^ |
| Related Parties  | 5,273.05             | 81.79%       | 3,944.67             | 77.82%       |
| Total            | 5,273.05             | 81.79%       | 3,944.67             | 77.82%       |

\*represents gross loan or advance in the nature of loan

^ represents percentage to the total Loans and Advances in the nature of loans



## NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

for the year ended March 31, 2023

(Currency in INR Crore)

### 45 REVENUE FROM CONTRACTS WITH CUSTOMERS

(a) The amount of INR 241.34 Crore (Previous Year: INR 292.28 Crore) recognised in contract liabilities at the beginning of the year has been recognised as revenue during the year ended March 31, 2023.

(b) Significant changes in contract asset and contract liabilities balances are as follows:

| Particulars  | March 31, 2023  | March 31, 2022 |
|--|-----------------|----------------|
| <b>Contract asset</b>  |                 |                |
| At the beginning of the reporting period   | 160.29          | 25.21          |
| Change due to revenue recorded based on measure of progress during the year                | (106.15)        | 135.08         |
| <b>At the end of the reporting period</b>  | <b>54.14</b>    | <b>160.29</b>  |
| <b>Contract liability</b>  |                 |                |
| At the beginning of the reporting period   | 471.39          | 486.12         |
| Change due to collection and revenue recorded based on measure of progress during the year | 823.40          | (29.60)        |
| Significant financing component (Net of transfer to Statement of Profit and Loss)          | 47.86           | 14.87          |
| <b>At the end of the reporting period</b>  | <b>1,342.65</b> | <b>471.39</b>  |

(c) Performance obligation

The Company is engaged primarily in the business of real estate construction, development and other related activities.

All the Contracts entered with the customers consists of a single performance obligation thereby the consideration allocated to the performance obligation is based on standalone selling prices.

Revenue is recognised upon transfer of control of residential and commercial units to customers for an amount that reflects the consideration which the Company expects to receive in exchange for those units. The trigger for revenue recognition is normally completion of the project or receipt of approvals on completion from relevant authorities or intimation to the customer of completion, post which the contract becomes non-cancellable by the parties.

The revenue is measured at the transaction price agreed under the contract. In certain cases, the Company has contracts where the period between the transfer of the promised goods or services to the customer and payment by the customer exceeds one year. As a consequence, the Company adjusts the transaction price for the effects of a significant financing component.

Any costs incurred that do not contribute to satisfying performance obligations are excluded from the Company's input methods of revenue recognition as the amounts are not reflective of our transferring control of the system to the customer. Significant judgment is required to evaluate assumptions related to the amount of net contract revenues, including the impact of any performance incentives, liquidated damages, and other forms of variable consideration.

If estimated incremental costs on any contract, are greater than the net contract revenues, the Company recognises the entire estimated loss in the period the loss becomes known.

Variations in contract work, claims, incentive payments are included in contract revenue to the extent that may have been agreed with the customer and are capable of being reliably measured.

The Company recognises revenue from Operations and Maintenance services using the time-elapsed measure of progress i.e input method on a straight line basis.

The aggregate amount of the transaction price allocated to the performance obligations that are unsatisfied (or partially unsatisfied) as at March 31, 2023 is INR 3,952.46 Crore (Previous Year: INR 1,655.44 Crore), of which INR 2,685.93 Crore (Previous Year: INR 999.18 Crore), which will be recognised as revenue over a period of 1-2 years and INR 1,266.53 Crore (Previous Year: INR 656.26 Crore) which will be recognised over a period of 2-4 years.

## NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

for the year ended March 31, 2023

(Currency in INR Crore)

### 45 REVENUE FROM CONTRACTS WITH CUSTOMERS

(d) Reconciliation of revenue recognised in the Standalone Statement of Profit and Loss

The following table discloses the reconciliation of amount of revenue recognised as at March 31, 2023:

| Particulars  | March 31, 2023  | March 31, 2022  |
|--|-----------------|-----------------|
| Contract price of the revenue recognised   | 1,037.65        | 1,190.83        |
| Add: Significant financing component   | 3.18            | 24.19           |
| Add: Revenue recognised on entitlement of Transferable Development Rights (Refer Note 61)  | 0.33            | 232.87          |
| Less: Customer incentive/benefits  | (1.44)          | (7.21)          |
| <b>Revenue from Sale of Real Estate Developments/Land and Sale of Services recognised in the Standalone Statement of Profit and Loss</b> | <b>1,039.72</b> | <b>1,440.67</b> |

### 46 INFORMATION ON SUBSIDIARIES, JOINT VENTURES AND ASSOCIATES

#### a) Information on Subsidiaries

| Sr. No. | Name of the entity  | Country of Incorporation | Percentage of Holding (Direct) |                      |
|---------|---|--------------------------|--------------------------------|----------------------|
|         |   |                          | As on March 31, 2023           | As on March 31, 2022 |
|         |   |                          | %                              | %                    |
| (i)     | <b>Companies:</b>   |                          |                                |                      |
| 1       | Godrej Projects Development Limited   | India                    | 100%                           | 100%                 |
| 2       | Godrej Garden City Properties Private Limited   | India                    | 100%                           | 100%                 |
| 3       | Godrej Hillside Properties Private Limited  | India                    | 100%                           | 100%                 |
| 4       | Godrej Home Developers Private Limited  | India                    | 97.56%                         | 97.56%               |
| 5       | Godrej Prakriti Facilities Private Limited  | India                    | 100%                           | 100%                 |
| 6       | Prakritiplaza Facilities Management Private Limited   | India                    | 100%                           | 99.99%               |
| 7       | Godrej Highrises Properties Private Limited   | India                    | 100%                           | 100%                 |
| 8       | Citystar Infraprojects Limited  | India                    | 100%                           | 100%                 |
| 9       | Godrej Residency Private Limited  | India                    | 49.01%                         | 100%                 |
| 10      | Godrej Properties Worldwide Inc., USA   | USA                      | 100%                           | 100%                 |
| 11      | Godrej Precast Construction Private Limited   | India                    | 100%                           | 100%                 |
| 12      | Godrej Green Woods Private Limited  | India                    | 100%                           | 100%                 |
| 13      | Godrej Realty Private Limited   | India                    | 100%                           | 100%                 |
| 14      | Yerwada Developers Private Limited (w.e.f. December 9, 2021 till January 30, 2022)  | India                    | N.A.                           | N.A.                 |
| 15      | Godrej Living Private Limited (w.e.f. February 01, 2022)  | India                    | 100%                           | 100%                 |
| 16      | Wonder City Buildcon Limited (classified as Joint Venture up to March 28, 2023) (Formerly known as Wonder City Buildcon Private Limited)          | India                    | 74%                            | N.A.                 |
| 17      | Ashank Land & Building Private Limited (w.e.f. May 19, 2022)  | India                    | 50%                            | N.A.                 |
| 18      | Godrej Home Constructions Limited (classified as Joint Venture up to March 28, 2023) (Formerly known as Godrej Home Construction Private Limited) | India                    | 74%                            | N.A.                 |



## NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

for the year ended March 31, 2023

(Currency in INR Crore)

### 46 INFORMATION ON SUBSIDIARIES, JOINT VENTURES AND ASSOCIATES

| Sr. No. | Name of the entity  | Country of Incorporation | Percentage of Holding (Direct) |                      | Percentage of Voting Rights (Direct) |                      |
|---------|---|--------------------------|--------------------------------|----------------------|--------------------------------------|----------------------|
|         |   |                          | As on March 31, 2023           | As on March 31, 2022 | As on March 31, 2023                 | As on March 31, 2022 |
|         |   |                          | %                              | %                    | %                                    | %                    |
| (ii)    | LLPs  |                          |                                |                      |                                      |                      |
| 1       | Godrej Highrises Realty LLP   | India                    | 34%                            | 34%                  | 33.33%                               | 33.33%               |
| 2       | Godrej Project Developers & Properties LLP  | India                    | 51%                            | 51%                  | 50%                                  | 50%                  |
| 3       | Godrej Projects (Soma) LLP  | India                    | 1%                             | 1%                   | 50%                                  | 50%                  |
| 4       | Godrej Athenmark LLP  | India                    | 1%                             | 1%                   | 50%                                  | 50%                  |
| 5       | Godrej City Facilities Management LLP   | India                    | 99%                            | 99%                  | 50%                                  | 50%                  |
| 6       | Godrej Skyview LLP  | India                    | 1%                             | 1%                   | 50%                                  | 50%                  |
| 7       | Ashank Realty Management LLP  | India                    | 90%                            | 90%                  | 50%                                  | 50%                  |
| 8       | Godrej Olympia LLP  | India                    | 90%                            | 90%                  | 50%                                  | 50%                  |
| 9       | Ashank Facility Management LLP  | India                    | 50%                            | 50%                  | 50%                                  | 50%                  |
| 10      | Oasis Landmarks LLP (Classified as Joint Venture upto February 28, 2022)              | India                    | 38%                            | 38%                  | 50%                                  | 50%                  |
| 11      | Godrej Florentine LLP   | India                    | 90%                            | 90%                  | 50%                                  | 50%                  |
| 12      | Godrej Construction Projects LLP  | India                    | 99%                            | 99%                  | 50%                                  | 50%                  |
| 13      | Maan-Hinje Township Developers LLP (classified as Joint Venture up to March 28, 2023) | India                    | 80%                            | N.A.                 | 25%                                  | N.A.                 |
| 14      | Godrej Reserve LLP (w.e.f October 1, 2023)  | India                    | 21.7%                          | N.A.                 | 50%                                  | N.A.                 |
| 15      | Godrej Green Properties LLP (w.e.f. March 25, 2022)                                   | India                    | 1%                             | 1%                   | 50%                                  | 50%                  |

In case of LLPs percentage of holding in the above table denotes the Share of Profits in the LLP.

#### b) Information on Joint Ventures:

| Sr. No. | Name of the entity   | Country of Incorporation | Percentage of Holding (Direct) |                      |
|---------|--|--------------------------|--------------------------------|----------------------|
|         |  |                          | As on March 31, 2023           | As on March 31, 2022 |
|         |  |                          | %                              | %                    |
| (i)     | Companies:   |                          |                                |                      |
| 1       | Wonder City Buildcon Limited (Classified as Subsidiary w.e.f Mar 29, 2023) (Formerly known as Wonder City Buildcon Private Limited)                  | India                    | N.A.                           | 25.10%               |
| 2       | Godrej Home Constructions Private Limited (Classified as Subsidiary w.e.f Mar 29, 2023) (Formerly known as Godrej Home Construction Private Limited) | India                    | N.A.                           | 25.10%               |
| 3       | Godrej Greenview Housing Private Limited   | India                    | 20%                            | 20%                  |

## NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

for the year ended March 31, 2023

(Currency in INR Crore)

### 46 INFORMATION ON SUBSIDIARIES, JOINT VENTURES AND ASSOCIATES

| Sr. No. | Name of the entity  | Country of Incorporation | Percentage of Holding (Direct) |                      |
|---------|---|--------------------------|--------------------------------|----------------------|
|         |   |                          | As on March 31, 2023           | As on March 31, 2022 |
|         |   |                          | %                              | %                    |
| 4       | Wonder Projects Development Private Limited   | India                    | 20%                            | 20%                  |
| 5       | Godrej Real View Developers Private Limited   | India                    | 20%                            | 20%                  |
| 6       | Godrej Green Homes Private Limited  | India                    | 50%                            | 50%                  |
| 7       | Pearlite Real Properties Private Limited  | India                    | 49%                            | 49%                  |
| 8       | Godrej Macbricks Private Limited (formerly known as Ashank Macbricks Private Limited)   | India                    | 20%                            | 20%                  |
| 9       | Yujya Developers Private Limited (merged with Madhuvan Enterprises Private Limited order dated March 16, 2023 effective from April 01, 2021)* | India                    | N.A.                           | 20%                  |
| 10      | Vivrut Developers Private Limited   | India                    | 20%                            | 20%                  |
| 11      | Madhuvan Enterprises Private Limited  | India                    | 20%                            | N.A.                 |
| 12      | Yerwada Developers Private Limited (w.e.f. January 31, 2022)  | India                    | 20%                            | 20%                  |

\* Shares allotment pending as on March 31, 2023

| Sr. No. | Name of the entity   | Country of Incorporation | Percentage of Holding (Direct) |                      | Percentage of Voting Rights (Direct) |                      |
|---------|--|--------------------------|--------------------------------|----------------------|--------------------------------------|----------------------|
|         |  |                          | As on March 31, 2023           | As on March 31, 2022 | As on March 31, 2023                 | As on March 31, 2022 |
|         |  |                          | %                              | %                    | %                                    | %                    |
| (ii)    | LLPs   |                          |                                |                      |                                      |                      |
| 1       | Godrej Property Developers LLP   | India                    | 32%                            | 32%                  | 50%                                  | 50%                  |
| 2       | Mosiac Landmarks LLP   | India                    | 1%                             | 1%                   | 66.67%                               | 66.67%               |
| 3       | Dream World Landmarks LLP  | India                    | 40%                            | 40%                  | 66.67%                               | 66.67%               |
| 4       | Oxford Realty LLP  | India                    | 35%                            | 35%                  | 51%                                  | 51%                  |
| 5       | Godrej SSPDL Green Acres LLP   | India                    | 37%                            | 37%                  | 66.67%                               | 66.67%               |
| 6       | Oasis Landmarks LLP (Classified as Subsidiary w.e.f. March 01, 2022)   | India                    | N.A.                           | N.A.                 | N.A.                                 | N.A.                 |
| 7       | M S Ramaiah Ventures LLP   | India                    | 49.50%                         | 49.50%               | 51%                                  | 51%                  |
| 8       | Caroa Properties LLP   | India                    | 35%                            | 35%                  | 66.67%                               | 66.67%               |
| 9       | Godrej Housing Projects LLP  | India                    | 50%                            | 50%                  | 51%                                  | 51%                  |
| 10      | Godrej Amitis Developers LLP (formerly known as Amitis Developers LLP) | India                    | 46%                            | 46%                  | 50%                                  | 50%                  |
| 11      | A R Landcraft LLP  | India                    | 29%                            | 29%                  | 25%                                  | 25%                  |
| 12      | Prakhhyat Dwellings LLP  | India                    | 50%                            | 50%                  | 50%                                  | 50%                  |
| 13      | Godrej Highview LLP  | India                    | 40%                            | 40%                  | 50%                                  | 50%                  |
| 14      | Godrej Developers & Properties LLP                                     | India                    | 37.5%                          | 37.5%                | 50%                                  | 50%                  |
| 15      | Godrej Irismark LLP  | India                    | 50%                            | 50%                  | 50%                                  | 50%                  |
| 16      | Godrej Projects North Star LLP   | India                    | 55%                            | 55%                  | 50%                                  | 50%                  |
| 17      | Mahalunge Township Developers LLP                                      | India                    | 21%                            | 21%                  | 20%                                  | 25%                  |

INR 0.00 represents amount less than INR 50,000



## NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

for the year ended March 31, 2023

(Currency in INR Crore)

### 46 INFORMATION ON SUBSIDIARIES, JOINT VENTURES AND ASSOCIATES

| Sr. No. | Name of the entity   | Country of Incorporation | Percentage of Holding (Direct) |                      | Percentage of Voting Rights (Direct) |                      |
|---------|--|--------------------------|--------------------------------|----------------------|--------------------------------------|----------------------|
|         |  |                          | As on March 31, 2023           | As on March 31, 2022 | As on March 31, 2023                 | As on March 31, 2022 |
|         |  |                          | %                              | %                    | %                                    | %                    |
| 18      | Maan-Hinje Township Developers LLP<br>(Classified as Subsidiary w.e.f. Mar 29, 2023) | India                    | N.A.                           | 21%                  | N.A.                                 | 25%                  |
| 19      | Manjari Housing Projects LLP   | India                    | 21%                            | 21%                  | 20%                                  | 20%                  |
| 20      | Roseberry Estate LLP   | India                    | 49%                            | 49%                  | 50%                                  | 50%                  |
| 21      | Godrej Odyssey LLP   | India                    | 55%                            | 55%                  | 33.33%                               | 33.33%               |
| 22      | Manyata Industrial Parks LLP   | India                    | 1%                             | 1%                   | 50%                                  | 50%                  |
| 23      | Godrej Vestamark LLP   | India                    | 51%                            | 51%                  | 25%                                  | 25%                  |
| 24      | Universal Metro Properties LLP   | India                    | 49%                            | 49%                  | 50%                                  | 50%                  |
| 25      | Embellish Houses LLP   | India                    | 25%                            | 25%                  | 25%                                  | 25%                  |
| 26      | Godrej Projects North LLP  | India                    | 25.10%                         | 25.10%               | 25%                                  | 33.33%               |

In case of LLPs percentage of holding in the above table denotes the Share of Profits in the LLP.

#### c) Information on Associate:

| Sr. No. | Name of the entity                             | Country of Incorporation | Percentage of Holding (Direct) |                      |
|---------|--|--------------------------|--------------------------------|----------------------|
|         |  |                          | As on March 31, 2023           | As on March 31, 2022 |
|         |  |                          | %                              | %                    |
| (i)     | <b>Companies:</b>                              |                          |                                |                      |
| 1       | Godrej One Premises Management Private Limited | India                    | 30%                            | 30%                  |

INR 0.00 represents amount less than INR 50,000

## NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

for the year ended March 31, 2023

(Currency in INR Crore)

### 47 DISCLOSURE PURSUANT TO SECTION 186 OF THE COMPANIES ACT, 2013 AND UNDER REGULATION 34(3) OF THE SEBI (LISTING OBLIGATION AND DISCLOSURE REQUIREMENTS) REGULATIONS, 2015.

| Sr. No | Nature of Transaction (loans given/ investment made/ guarantee given/ security provided)          | Purpose for which the loan/ guarantee/ security is proposed to be utilised by the recipient | Balance as at  |                | Movement during the Year | Maximum Outstanding During the year |                |
|--------|---|---|----------------|----------------|--------------------------|-------------------------------------|----------------|
|        |   |   | March 31, 2023 | March 31, 2022 |                          | March 31, 2023                      | March 31, 2022 |
| 1      | <b>Loans and Advances</b>   |   |                |                |                          |                                     |                |
|        | Godrej Realty Private Limited<br>(Classified as Wholly Owned Subsidiary w.e.f. March 31, 2021)    | Working Capital   | 1.37           | 1.04           | 0.33                     | 1.37                                | 1.04           |
|        | Godrej Projects Development Limited   | Term Loan / Working Capital   | 2,601.16       | 2,099.69       | 501.47                   | 2,704.76                            | 2,263.82       |
|        | Godrej Garden City Properties Private Limited   | Working Capital   | 5.65           | 2.54           | 3.11                     | 5.65                                | 12.22          |
|        | Mosiac Landmarks LLP  | Working Capital   | 0.74           | 0.74           | (0.00)                   | 0.79                                | 0.74           |
|        | Godrej Property Developers LLP  | Working Capital   | 0.21           | 0.19           | 0.02                     | 0.21                                | 0.19           |
|        | Dream World Landmarks LLP   | Working Capital   | 136.32         | 79.29          | 57.03                    | 136.32                              | 89.16          |
|        | Oxford Realty LLP   | Working Capital   | 102.17         | 131.74         | (29.56)                  | 141.49                              | 131.74         |
|        | Godrej SSPDL Green Acres LLP  | Working Capital   | 46.96          | 47.01          | (0.06)                   | 54.14                               | 54.48          |
|        | M S Ramaiah Ventures LLP  | Working Capital   | 4.46           | 3.90           | 0.55                     | 4.46                                | 3.90           |
|        | Oasis Landmarks LLP<br>(Classified as Subsidiary w.e.f. March 1, 2022)                            | Working Capital   | 345.60         | 216.66         | 128.94                   | 345.60                              | 217.17         |
|        | Caroa Properties LLP  | Working Capital   | 292.35         | 177.43         | 114.92                   | 292.35                              | 177.43         |
|        | Godrej Construction Projects LLP<br>(Classified as Wholly Owned Subsidiary w.e.f. March 31, 2021) | Working Capital   | 10.99          | -              | 10.99                    | 18.95                               | 19.62          |
|        | Godrej Housing Projects LLP   | Working Capital   | 0.00           | 0.00           | -                        | -                                   | 8.35           |
|        | Godrej Amitis Developers LLP<br>(formerly known as Amitis Developers LLP)                         | Working Capital   | 30.78          | 27.56          | 3.22                     | 31.40                               | 51.21          |
|        | Mahalunge Township Developers LLP   | Working Capital   | -              | 66.80          | (66.80)                  | 66.80                               | 84.30          |
|        | Godrej Developers & Properties LLP  | Working Capital   | 126.04         | 90.65          | 35.39                    | 126.04                              | 90.65          |
|        | Godrej Highrises Realty LLP   | Working Capital   | 4.85           | 4.52           | 0.33                     | 4.85                                | 4.52           |
|        | Godrej Project Developers & Properties LLP  | Working Capital   | 0.00           | -              | 0.00                     | 0.00                                | -              |
|        | AR Landcraft LLP  | Working Capital   | 287.78         | 244.52         | 43.26                    | 308.78                              | 258.02         |
|        | Prakhhyat Dwellings LLP   | Working Capital   | 231.42         | 202.64         | 28.79                    | 274.93                              | 206.98         |
|        | Bavdhan Realty @ Pune 21 LLP<br>(upto November 24, 2021)  | Working Capital   | -              | -              | -                        | -                                   | 7.49           |
|        | Godrej Highrises Properties Private Limited   | Term Loan   | 480.23         | 291.17         | 189.06                   | 480.30                              | 291.17         |

INR 0.00 represents amount less than INR 50,000



## NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

for the year ended March 31, 2023

(Currency in INR Crore)

### 47 DISCLOSURE PURSUANT TO SECTION 186 OF THE COMPANIES ACT, 2013 AND UNDER REGULATION 34(3) OF THE SEBI (LISTING OBLIGATION AND DISCLOSURE REQUIREMENTS) REGULATIONS, 2015.

| Sr. No | Nature of Transaction (loans given/ investment made/ guarantee given/ security provided) | Purpose for which the loan/ guarantee/ security is proposed to be utilised by the recipient | Balance as at  |                | Movement during the Year | Maximum Outstanding During the year |                |
|--------|--|---|----------------|----------------|--------------------------|-------------------------------------|----------------|
|        |  |   | March 31, 2023 | March 31, 2022 |                          | March 31, 2023                      | March 31, 2022 |
|        | Citystar Infraprojects Limited   | Working Capital   | 0.52           | 0.48           | 0.04                     | 0.52                                | 0.48           |
|        | Godrej Highview LLP  | Working Capital   | 97.31          | 85.66          | 11.65                    | 97.31                               | 85.66          |
|        | Godrej Projects (Soma) LLP   | Working Capital   | 0.04           | 0.03           | 0.01                     | 0.04                                | 0.03           |
|        | Godrej Projects North LLP  | Working Capital   | 5.00           | 0.00           | 5.00                     | 13.85                               | 0.00           |
|        | Godrej Projects North Star LLP   | Working Capital   | -              | -              | -                        | 12.04                               | 38.40          |
|        | Godrej Irismark LLP  | Working Capital   | 94.79          | 63.38          | 31.41                    | 94.81                               | 68.03          |
|        | Roseberry Estate LLP   | Working Capital   | -              | 246.62         | (246.62)                 | 246.62                              | 393.12         |
|        | Godrej Athenmark LLP   | Working Capital   | 0.37           | 0.34           | 0.03                     | 0.37                                | 0.34           |
|        | Godrej Home Developers Private Limited   | Working Capital   | (0.00)         | -              | (0.00)                   | -                                   | 0.04           |
|        | Godrej Hillside Properties Private Limited   | Working Capital   | -              | -              | -                        | -                                   | 0.05           |
|        | Godrej Genesis Facilities Management Private Limited                                     | Working Capital   | -              | 1.14           | (1.14)                   | 1.21                                | 1.14           |
|        | Godrej Real View Developers Private Limited  | Working Capital   | -              | 0.00           | (0.00)                   | -                                   | -              |
|        | Maan-Hinje Township Developers LLP   | Working Capital   | 439.49         | 100.92         | 338.57                   | 514.12                              | 100.92         |
|        | Godrej Residency Private Limited   | Working Capital   | 281.86         | -              | 281.86                   | 281.86                              | -              |
|        | Godrej Vestamark LLP   | Working Capital   | 69.35          | 4.68           | 64.67                    | 75.66                               | 13.74          |
|        | Manjari Housing Projects LLP   | Working Capital   | 13.01          | 49.55          | (36.54)                  | 49.55                               | 62.38          |
|        | Godrej Macbricks Private Limited (Formerly known as Ashank Macbricks Private Limited)    | Working Capital   | -              | 0.00           | (0.00)                   | 0.00                                | 0.00           |
|        | Embellish Houses LLP (Classified as Joint Venture w.e.f. May 11, 2020)                   | Working Capital   | 27.94          | 23.57          | 4.37                     | 27.94                               | 23.57          |
|        | Godrej City Facilities Management LLP  | Working Capital   | 0.03           | 0.02           | 0.01                     | 0.04                                | 0.02           |
|        | Manyata Industrial Parks LLP   | Working Capital   | 0.00           | 12.56          | (12.56)                  | 13.91                               | 31.31          |
|        | Godrej Odyssey LLP   | Working Capital   | 24.04          | 20.83          | 3.20                     | 24.04                               | 20.83          |
|        | Godrej Olympia LLP   | Working Capital   | 0.03           | 0.02           | 0.01                     | 0.03                                | 0.02           |
|        | Universal Metro Properties LLP   | Working Capital   | 60.97          | 71.70          | (10.73)                  | 133.69                              | 90.09          |
|        | Godrej Green Woods Private Limited   | Working Capital   | 532.00         | 465.78         | 66.22                    | 532.00                              | 465.78         |

INR 0.00 represents amount less than INR 50,000

## NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

for the year ended March 31, 2023

(Currency in INR Crore)

### 47 DISCLOSURE PURSUANT TO SECTION 186 OF THE COMPANIES ACT, 2013 AND UNDER REGULATION 34(3) OF THE SEBI (LISTING OBLIGATION AND DISCLOSURE REQUIREMENTS) REGULATIONS, 2015.

| Sr. No | Nature of Transaction (loans given/ investment made/ guarantee given/ security provided) | Purpose for which the loan/ guarantee/ security is proposed to be utilised by the recipient | Balance as at  |                | Movement during the Year | Maximum Outstanding During the year |                |
|--------|--|---|----------------|----------------|--------------------------|-------------------------------------|----------------|
|        |  |   | March 31, 2023 | March 31, 2022 |                          | March 31, 2023                      | March 31, 2022 |
|        | Godrej Precast Construction Pvt Limited  | Working Capital   | 0.03           | 0.01           | 0.02                     | 0.03                                | 0.01           |
|        | Godrej Living Private Limited  | Working Capital   | 2.32           | -              | 2.32                     | 2.32                                | -              |
|        | Ashank Land and Building Private Limited   | Working Capital   | 33.87          | -              | 33.87                    | 33.87                               | -              |
|        | Yerwada Developers Private Limited (Classified as Joint Venture w.e.f. January 31, 2022) | Working Capital   | -              | -              | -                        | -                                   | 193.00         |
|        | Roshni Developers Private Limited  | Working Capital   | 11.84          | 10.16          | 1.68                     | 11.84                               | 10.16          |
|        | Elumalai S   | Working Capital   | 10.83          | 9.82           | 1.01                     | 10.83                               | 9.82           |
|        | Askshay Sthapatya Private Limited  | Working Capital   | 19.24          | -              | 19.24                    | 19.24                               | -              |
|        | Ashdan Township Developers Pvt Ltd   | Term Loan   | -              | 191.47         | (191.47)                 | 191.47                              | 191.47         |
|        | Brick Rise Developers Pvt Ltd  | Working Capital   | 11.44          | 21.68          | (10.24)                  | 11.44                               | 21.68          |
| 2      | <b>Guarantees</b>  |   |                |                |                          |                                     |                |
|        | Godrej Projects Development Limited  | Working Capital   | 47.69          | 11.61          | 36.08                    |                                     |                |
|        | Dream World Landmarks LLP  | Working Capital   | 0.25           | 0.25           | -                        |                                     |                |
|        | Godrej Green Woods Private Limited   | Working Capital   | 114.25         | 114.25         | -                        |                                     |                |
|        | Godrej Highrises Pvt Limited   | Working Capital   | 1.74           | -              | 1.74                     |                                     |                |
| 3      | <b>Investment in fully paid-up equity instruments and current investments</b>            | Refer Note 6 and 7  |                |                |                          |                                     |                |

INR 0.00 represents amount less than INR 50,000



NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

for the year ended March 31, 2023 (Currency in INR Crore)

48 SCHEME OF AMALGAMATION

I Amalgamation of Ceear Lifespaces Private Limited (CLPL) with Godrej Properties Limited (GPL) :

The National Company Law Tribunal at Mumbai Bench has, vide order dated April 11 2022, and filed with the Registrar of Companies (RoC) on April 27, 2022 sanctioned a Scheme of Arrangement (‘the Scheme’) of Ceear Lifespaces Private Limited (CLPL) (wholly owned Subsidiary of Company with effect from April 01, 2020) with the Company. The effective date of the Scheme is April 01, 2020. In accordance with the requirements of Para 9(iii) of Appendix C of Ind AS 103, the audited standalone financial statement of the Company in respect of prior periods have been restated from effective date. (Increase) /Decrease in previous period published numbers are as below:

As per the said Scheme:

- i) All the assets and liabilities as appearing in the books of CLPL as on the Appointed Date have been recorded in the books of GPL at their respective book values and inter-company balances , if any have been cancelled.
- ii) GPL has incurred additional expenses such as charges, taxes including duties, levies and other expenses of INR 0.60 Crore which have been charged to the Standalone Statement of Profit and Loss during the year ended March 31, 2021.
- iii) In accordance with the requirements of Para 9(iii) of Appendix C of Ind AS 103 Business Combinations, the Standalone Financial Statements of GPL for the year ended March 31, 2021 have been restated from the Appointed Date when the business combination had occurred.

Impact on the Standalone Balance Sheet and Standalone Statement of Profit and Loss:

The impact of amalgamation on the Balance Sheet and Statement of Profit and Loss due to the above amalgamations are summarised as below:

Impact on the Standalone Balance Sheet:

| Particulars   | March 31, 2021 |
|---|----------------|
| Current Assets Other Than Cash and Cash Equivalents | 19.81          |
| Cash and Cash equivalents                           | 0.02           |
| Non Current Assets                                  | 0.14           |
|   | 19.97          |
| Current Liabilities                                 | 20.43          |
| Other Equity  | (0.46)         |
|   | 19.97          |

Impact on the Standalone Statement of Profit and Loss

| Particulars                             | March 31, 2021 |
|---|----------------|
| Total Income                            | (13.75)        |
| Finance Costs                           | (13.75)        |
| Other Expense                           | 0.53           |
| Tax expenses                            | (0.13)         |
| Total Expenses                          | (13.35)        |
| Total Comprehensive Income for the year | (0.40)         |

INR 0.00 represents amount less than INR 50,000

NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

for the year ended March 31, 2023 (Currency in INR Crore)

49 TRANSACTION WITH STRUCK OFF COMPANY

| Name of the Struck Off Company                 | Nature of transactions with struck off company | Balance outstanding as at March 31, 2023 | Relationship with the struck off company | Balance outstanding as at March 31, 2022 | Relationship with the struck off company |
|--|--|--|--|--|--|
| Biobe Living Technologies Private Limited      | Project Related expenses                       | 0.00                                     | None                                     | 0.00                                     | None                                     |
| Brand Managers Media Private Limited           | Advertising and Marketing Expenses             | 0.00                                     | None                                     | 0.00                                     | None                                     |
| Classic Integrated Solutions Private Limited   | Project Related expenses                       | 0.00                                     | None                                     | 0.00                                     | None                                     |
| My Sunny Balcony Private Limited               | Consultancy Charges                            | 0.00                                     | None                                     | 0.00                                     | None                                     |
| Reliance Communications Infrastructure Limited | Broadband charges                              | -  | None                                     | 0.00                                     | None                                     |
| SC Power Solutions Private Limited             | Project Related expenses                       | 0.00                                     | None                                     | 0.00                                     | None                                     |
| Amitash Gas Engineers Pvt. Ltd                 | Project Related expenses                       | 0.01                                     | None                                     | -  | None                                     |
| Ginza Hotels Private Limited                   | Other Expenses                                 | 0.00                                     | None                                     | 0.00                                     | None                                     |

50 RATIO ANALYSIS

| Sr. No. | Ratio                            | March 31, 2023 | March 31, 2022 | Change % | Reason for more than 25% change  |
|---------|----------------------------------|----------------|----------------|----------|--|
| 1       | Current Ratio                    | 1.62           | 2.26           | (28.32%) | Current Ratio decreased on account of increase in short term borrowing due to classification from non -current borrowing basis maturity period |
| 2       | Debt-Equity Ratio (Gross)        | 0.64           | 0.56           | 14.29%   |  |
| 3       | Debt-Equity Ratio (Net)          | 0.42           | 0.06           | 634.27%  | Increased mainly on account of increase in net debt due to utilisation of surplus funds for acquisition of new projects                        |
| 4       | Debt Service Coverage Ratio      | 0.81           | 3.23           | (74.95%) | Decreased due to classification of non -current borrowing to short term borrowing on basis maturity period                                     |
| 5       | Return on Equity Ratio           | 6.82%          | 5.80%          | (17.59%) |  |
| 6       | Inventory Turnover Ratio         | 0.12           | 0.38           | (68.42%) | Decreased on account of increase in inventory due to addition of new projects  |
| 7       | Trade Receivables Turnover Ratio | 4.61           | 5.64           | (18.26%) |  |
| 8       | Trade Payables Turnover Ratio    | 0.54           | 2.31           | (76.62%) | Decreased mainly on account of increase in trade payables due to balance consideration payable for acquisition of new projects                 |

INR 0.00 represents amount less than INR 50,000



## NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

for the year ended March 31, 2023

(Currency in INR Crore)

### 50 RATIO ANALYSIS

| Sr. No. | Ratio                      | March 31, 2023 | March 31, 2022 | Change % | Reason for more than 25% change   |
|---------|----------------------------|----------------|----------------|----------|---|
| 9       | Net Capital Turnover Ratio | 0.17           | 0.22           | -22.73%  |   |
| 10      | Net Profit Ratio           | 31.22%         | 22.56%         | -38.42%  | Increased mainly on account of increase in profit due to revenue recognised for certain project on completion of performance obligation |
| 11      | Return on Capital Employed | 7.32%          | 7.16%          | 2.31%    |   |
| 12      | Return on Investment       | 5.52%          | 3.75%          | 47.08%   | Increased in return on investment due to high yield generated from investment in fixed deposit /mutual fund                             |

(a) Formulae for computation of ratios are as follows:

| Sr. No. | Particulars                      | Formula   |
|---------|----------------------------------|---|
| 1       | Current Ratio                    | $\frac{\text{Current Assets}}{\text{Current Liabilities}}$  |
| 2       | Debt-Equity Ratio (Gross)        | $\frac{\text{Total Debt \{Current Borrowings + Non-Current Borrowings\}}}{\text{Shareholder's Equity \{Total Equity\}}}$  |
| 3       | Debt-Equity Ratio (Net)          | $\frac{\text{Total Debt \{Current Borrowings + Non-Current Borrowings\} - Cash and Cash Equivalents - Bank Balances other than above - Deposit With Banks (excluding fixed deposit in escrow) (Other Non-Current Non Financial Assets) - Investments \{Current\}}}{\text{Shareholder's Equity \{Total Equity\}}}$                                       |
| 4       | Debt Service Coverage Ratio      | $\frac{\text{Earnings available for debt service \{Profit/(loss) before tax + Finance cost + Finance cost included in Cost of Sales + Depreciation and amortisation expense\}}}{\text{Finance Cost (excludes interest accounted on customer advance as per EIR Principal) + Principal Payment due to Non-Current Borrowing repayable within one year}}$ |
| 5       | Return on Equity Ratio           | $\frac{\text{Profit/(loss) for the year}}{\text{Average Shareholder's Equity \{Total Equity\}}}$  |
| 6       | Inventory Turnover Ratio         | $\frac{\text{COGS \{Cost of Material Consumed + Changes in inventories of finished goods and construction work-in-progress\}}}{\text{Average Inventories}}$   |
| 7       | Trade Receivables Turnover Ratio | $\frac{\text{Revenue from Operations}}{\text{Average Trade Receivables}}$   |
| 8       | Trade Payables Turnover Ratio    | $\frac{\text{COGS \{Cost of Material Consumed + Changes in inventories of finished goods and construction work-in-progress\}}}{\text{Average Trade Payables}}$  |
| 9       | Net Capital Turnover Ratio       | $\frac{\text{Revenue from Operations}}{\text{Average Working Capital \{Current Assets - Current Liabilities\}}}$  |
| 10      | Net profit ratio                 | $\frac{\text{Profit/(loss) for the year}}{\text{Total Income}}$   |

## NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

for the year ended March 31, 2023

(Currency in INR Crore)

### 50 RATIO ANALYSIS

| Sr. No. | Particulars                | Formula  |
|---------|----------------------------|--|
| 11      | Return on Capital Employed | $\frac{\text{Earnings before Interest and Tax \{Profit / (Loss) before tax + Finance cost + Finance cost included in Cost of Sales\}}}{\text{Average Capital Employed \{Tangible Net Worth + Total Debt + Deferred Tax Liability (net of Deferred Tax Assets)\}}}$ |
| 12      | Return on Investment       | $\frac{\text{Income generated from treasury invested funds}}{\text{Average invested funds in treasury investments (excluding fixed deposit in escrow)}}$   |

### 51 CONTINGENT LIABILITIES AND COMMITMENTS

#### a) Contingent Liabilities

| Matters   | March 31, 2023 | March 31, 2022 |
|---|----------------|----------------|
| I) Claims against Company not Acknowledged as debts:  |                |                |
| i) Claims not acknowledged as debts represent cases filed by parties in the Consumer forum, Civil Court and High Court and disputed by the Company as advised by advocates. In the opinion of the management the claims are not sustainable | 193.66         | 196.20         |
| ii) Claims under Income Tax Act, Appeal preferred to The Deputy Commissioner/ Commissioner of Income Tax (Appeals) and Income Tax Appellate Tribunal  | 16.15          | 13.90          |
| iii) Claims under VAT, Appeal preferred to The Deputy Commissioner/Joint Commissioner of Sales Taxes (Appeals)  | 14.72          | 14.73          |
| iv) Appeal preferred to Customs, Excise and Service Tax Appellate tribunal.   | 67.07          | 72.02          |
| v) Appeal under GST, preferred before Mumbai High Court   | -              | 13.21          |
| vi) Appeal under GST, to be preferred before Commissioner Appeals   | 0.23           | 0.06           |
| vii) Appeal preferred to The Joint Commissioner of Sales Tax (Appeal -4) at Maharashtra under Entry of Goods Into Local Areas Act, 2002   | 0.79           | 0.79           |
| II) Guarantees:   |                |                |
| i) Guarantees given by Bank, counter guaranteed by the Company  | 203.36         | 180.51         |
| ii) Guarantees given by the Company   | 0.34           | 1.93           |

b) The Hon'ble Supreme Court of India ("SC") by its judgement dated February 28, 2019, in the case of RPF, West Bengal v/s Vivekananda Vidyamandir and others, clarified the principles based on which allowances paid to the employees should be identified for inclusion in basic wages for the purposes of computation of Provident Fund contribution. Subsequently, a review petition against this decision was filed and the SC reiterated its decision given in the above referred judgment.

In view of the management, the liability for the period from date of the SC judgement to March 31, 2019 is not significant and has been provided in the Standalone Financial Statements. Further, the impact for the past period, if any, is not ascertainable and consequently no effect has been given in the accounts.



## NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

for the year ended March 31, 2023

(Currency in INR Crore)

### 51 CONTINGENT LIABILITIES AND COMMITMENTS

#### c) Commitments

| (i) Particulars  | March 31, 2023 | March 31, 2022 |
|--|----------------|----------------|
| Capital Commitment (includes Capital work-in-progress and Investment Property under construction) (Net of advance) | 18.36          | 7.92           |

- (ii) The Company enters into construction contracts for Civil, Elevator, External Development, MEP work etc. with its vendors. The total amount payable under such contracts will be based on actual measurements and negotiated rates, which are determinable as and when the work under the said contracts are completed.
- (iii) The Company has entered into development agreements with owners of land for development of projects. Under the agreements the Company is required to pay certain payments/ deposits to the owners of the land and share in built up area/ revenue from such developments in exchange of undivided share in land as stipulated under the agreements.
- (iv) The Company will arrange funds / subscribe to further capital to support continuing operations in certain subsidiaries and joint ventures (jointly with the shareholders / Partners of the respective joint ventures), if required, based upon operation of such entities. The Company expects the said subsidiaries and joint ventures to meet its obligations and no liability on this account is anticipated.

### 52 PAYMENT TO AUDITORS (NET OF TAXES)

| Particulars                      | March 31, 2023 | March 31, 2022 |
|----------------------------------|----------------|----------------|
| Audit Fees                       | 0.85           | 0.85           |
| Certification and other services | 0.08           | 0.13           |
| Reimbursement of Expenses        | 0.06           | 0.05           |
| <b>Total</b>                     | <b>0.99</b>    | <b>1.03</b>    |

### 53 FOREIGN EXCHANGE DIFFERENCE

The amount of exchange difference included in the Standalone Statement of Profit and Loss, is INR 0.06 Crore (Net Loss) (Previous Year: INR 0.05 Crore (Net Loss)).

54 Other Expenses includes provision for expected credit loss on investments and other assets of INR 6.40 Crore (Previous Year: 24.40 Crore) and financial assets written off INR 28.47 Crore (Previous Year: INR 14.02 Crore).

### 55 CORPORATE SOCIAL RESPONSIBILITY

The Company has spent INR 11.02 Crore\* (Previous Year: INR 4.25 Crore) and created provision for unspent amount of INR Nil (Previous year: INR 1.56 Crore) during the year as per the provisions of Section 135 of the Companies Act, 2013 towards Corporate Social Responsibility (CSR) activities grouped under 'Other Expenses'.

(a) Gross amount required to be spent by the Company during the year INR 8.89 Crore. (Previous Year: INR 5.81 Crore)

(b) Amount spent during the year on :

| Particulars                                 | Amount Spent in Cash | Amount yet to be paid in Cash | Total Amount |
|---|----------------------|-------------------------------|--------------|
| <b>Year ended March 31, 2023</b>            |                      |                               |              |
| (i) Construction / Acquisition of any Asset | -                    | -                             | -            |
| (ii) On purposes other than (i) above       | 11.02                | -                             | 11.02        |
| <b>Year ended March 31, 2022</b>            |                      |                               |              |
| (i) Construction / Acquisition of any Asset | -                    | -                             | -            |
| (ii) On purposes other than (i) above       | 4.25                 | 1.56                          | 5.81         |

## NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

for the year ended March 31, 2023

(Currency in INR Crore)

### 55 CORPORATE SOCIAL RESPONSIBILITY

Details of ongoing CSR projects under Section 135(6) of the Act March 31, 2023

| Balance as at April 01, 2022 |                                 | Amount required to be spent during the year (including unspent for previous year) | Amount spent during the year    |                                    | Balance as at March 31, 2023 |                                 |
|------------------------------|---------------------------------|---|---------------------------------|------------------------------------|------------------------------|---------------------------------|
| With the Company             | In Separate CSR Unspent Account |   | From the Company's Bank Account | From Separate CSR Unspent Account* | With the Company#            | In Separate CSR Unspent Account |
| 1.56                         | 0.57                            | 11.02   | 8.89                            | 2.13                               | -                            | -                               |

\*includes INR 0.57 Crore related to Financial year ended 31 March 2021 and INR 1.56 Crore related to Financial year ended 31 March 2022 (Previous year -Nil Crore related to Financial year ended 31 March 2021)

Details of ongoing CSR projects under Section 135(6) of the Act March 31, 2022

| Balance as at April 01, 2021 |                                 | Amount required to be spent during the year (including unspent for previous year) | Amount spent during the year      |                                   | Balance as at March 31, 2022 |                                 |
|------------------------------|---------------------------------|---|-----------------------------------|-----------------------------------|------------------------------|---------------------------------|
| With the Company             | In Separate CSR Unspent Account |   | From the Company's Bank Account ^ | From Separate CSR Unspent Account | With the Company#            | In Separate CSR Unspent Account |
| 0.91                         | -                               | 7.28  | 4.34                              | 0.81                              | 1.56                         | 0.57                            |

# will be transferred to seprate unspent CSR account as per the requirement of CSR rules.

^ INR 0.09 Crore transferred to PM Cares Fund during Financial year ended 31 March 2022.

### 56 UTILISATION OF PROCEEDS FROM ISSUE OF SHARES

#### Qualified Institutional Placement

During the FY2020-21, the Company raised a sum of INR 3,750.00 Crore by allotting 25,862,068 equity shares on a Qualified Institutional Placement basis.

| Particulars   | March 31, 2023 |
|---|----------------|
| Proceeds from the issue of shares during the year ended March 31, 2021                                | 3,750.00       |
| Issue related expenses*   | 52.61          |
|   | 3,697.39       |
| Utilisation in FY 2021-22   | 474.34         |
| Utilisation in FY 2022-23   | 3,122.91       |
| Balance unutilised amount invested in mutual funds and fixed deposits with Banks as at March 31, 2023 | 100.14         |

\*Total issue related expenses are INR 60.22 Crore.



NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

for the year ended March 31, 2023

(Currency in INR Crore)

56 UTILISATION OF PROCEEDS FROM ISSUE OF SHARES

| Particulars   | March 31, 2023 |
|---|----------------|
| Proceeds from the issue of shares during the year ended March 31, 2020                                | 2,100.00       |
| Issue related expenses  | 37.80          |
|   | 2,062.20       |
| Utilisation in FY 2020-21   | 1,489.97       |
| Utilisation in FY 2021-22   | 414.09         |
| Utilisation in FY 2022-23   | 158.14         |
| Balance unutilised amount invested in mutual funds and fixed deposits with Banks as at March 31, 2023 | -              |

57 UTILISATION OF BORROWED FUNDS

Investments made in the equity share capital / loan of Godrej Projects Development Limited ("GPDL") (Wholly Owned Subsidiary) during the year:

| Month       | Dates                       | Amount |
|-------------|-----------------------------|--------|
| April 2022  | 6, 12, 13,14, 22, 28        | 9.22   |
| May 2022    | 5, 6, 18, 20, 24, 25, 27,30 | 5.53   |
| Jun 2022    | 6, 7, 8, 14, 20, 22, 29     | 1.66   |
| Jul 2022    | 4, 6, 12 13, 18, 25, 28     | 1.15   |
| August 2022 | 5, 18, 23, 25               | 0.51   |
| Sept 2022   | 6, 12, 14, 26, 28           | 1.58   |
| Oct 2022    | 6, 11, 12, 18, 19, 21, 31   | 1.57   |
| Nov 2022    | 3, 9, 22, 25, 29            | 0.38   |
| Dec 2022    | 6, 13, 19, 20, 26, 27       | 0.17   |
| Jan 2023    | 3, 6, 10, 19, 24, 25        | 1.14   |
| Feb 2023    | 1, 6, 17, 21, 24            | 0.36   |
| Mar 2023    | 6, 8, 21, 23                | 0.22   |
| Total       |                             | 23.49  |

NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

for the year ended March 31, 2023

(Currency in INR Crore)

57 UTILISATION OF BORROWED FUNDS

Investments made by GPDL, as intermediary, during the year:

| Investee Company  | Relationship with the Company | Nature of Investment | Month       | Dates                       | Amount |
|---|-------------------------------|----------------------|-------------|-----------------------------|--------|
| Wonder Projects Development Private Limited<br>(CIN: U70102MH2015PTC265969) | Joint Venture                 | Loan given           | April 2022  | 6, 12, 13,14, 22, 28        | 9.22   |
|   |                               |                      | May 2022    | 5, 6, 17, 20, 24, 25, 27,31 | 5.53   |
|   |                               |                      | Jun 2022    | 7, 8, 14, 21, 23, 29        | 1.66   |
|   |                               |                      | Jul 2022    | 4, 6, 12 14, 19, 26, 29     | 1.15   |
|   |                               |                      | August 2022 | 5, 18, 23, 26               | 0.51   |
|   |                               |                      | Sept 2022   | 6, 12, 14, 26, 28           | 1.58   |
|   |                               |                      | Oct 2022    | 6, 11, 12, 18, 19, 21, 31   | 1.57   |
|   |                               |                      | Nov 2022    | 4, 9, 22, 25, 29            | 0.38   |
|   |                               |                      | Dec 2022    | 6, 13, 19, 20, 26, 27       | 0.17   |
|   |                               |                      | Jan 2023    | 6, 10, 11, 19, 24, 25       | 1.14   |
|   |                               |                      | Feb 2023    | 1, 6, 17, 21, 24            | 0.36   |
|   |                               |                      | Mar 2023    | 6, 8, 21, 24                | 0.22   |
|   |                               | Total                |             |                             | 23.49  |

a) The above investment/loan is in compliance with the relevant provisions of the Companies Act, 2013 and the transactions are not violative of the Prevention of Money-Laundering Act, 2002 (15 of 2003)

b) The balance money in INR 0.00 Crore will be utilized for general corporate purposes.

c) The Company has not received any funds from any persons or entities, including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company shall directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever ("Ultimate Beneficiaries") by or on behalf of the Funding Party or provide any guarantee, security or the like from or on behalf of the Ultimate Beneficiaries.



NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

for the year ended March 31, 2023 (Currency in INR Crore)

58 SEGMENT REPORTING

A. Basis of Segmentation

Factors used to identify the entity’s reportable segments, including the basis of organisation

For management purposes, the Company has only one reportable segment namely, Development of real estate property. The Managing Director of the Company acts as the Chief Operating Decision Maker (“CODM”). The CODM evaluates the Company’s performance and allocates resources based on an analysis of various performance indicators viz. Profit after tax. (Refer Note 30).

B. Geographical Information

The geographic information analyses the Company’s revenue and Non-Current Assets other than financial instruments, deferred tax assets, post-employment benefit assets by the Company’s country of domicile and other countries. As the Company is engaged in Development of Real Estate property in India, it has only one reportable geographical segment.

C. Information about major customers

Revenue from one customer is INR NIL for the year ended March 31, 2023 (Previous Year: INR NIL) constituted more than 10% of the total revenue of the Company.

59 The write-down of inventories to net realisable value during the year amounted to INR 10.31 Crore (Previous Year: INR 70.48 Crore).

60 ADDITIONAL DISCLOSURE TO MICRO, SMALL AND MEDIUM ENTERPRISES :

| Particulars  | March 31, 2023 | March 31, 2022 |
|--|----------------|----------------|
| (a) The principal amount remaining unpaid to any supplier as at the end of the accounting year;  | 37.26          | 26.92          |
| (b) The interest due thereon remaining unpaid to any supplier as at the end of the accounting year;  | Nil            | Nil            |
| (c) The amount of interest paid by the buyer under MSMED Act, 2006 along with the amounts of the payment made to the supplier beyond the appointed day during each accounting year   | Nil            | Nil            |
| (d) The amount of interest due and payable for the period of delay in making payment (which has been paid but beyond the appointed day during the year) but without adding the interest specified under the MSMED Act, 2006;                             | Nil            | Nil            |
| (e) The amount of interest accrued and remaining unpaid at the end of accounting year  | Nil            | Nil            |
| (f) The amount of further interest due and payable even in the succeeding year, until such date when the interest dues as above are actually paid to the small enterprise, for the purpose of disallowance as a deductible expenditure under section 23. | Nil            | Nil            |

Disclosure of outstanding dues of Micro and Small Enterprise under Trade Payables is based on the information available with the Company regarding the status of the suppliers as defined under the Micro, Small and Medium Enterprises Development Act, 2006.

NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

for the year ended March 31, 2023 (Currency in INR Crore)

- 61 As per the approvals secured by the Company under relevant provisions of DCR Regulations, 1991 / DCPR 2034, the Company had obligation to handover 35,618.85 sqmt of land to The Municipal Corporation of Greater Mumbai (MCGM). The Company is entitled to receive the Transferable Development Rights (TDR) of 71,237.70 sqm, in lieu of land earmarked and handover to MCGM. The handover of the physical possession of the earmarked land has been completed during the month of February 2021. Based upon receipt of Possession Receipts of Land handed over obtained from MCGM, the Company has recognised the entitlement of TDR as revenue and reflected under Revenue from operations in the March 31,2021 based upon valuation report obtained from registered valuer at INR 195.20 Crore. During the previous year, the Company has sold majority of TDR and accordingly recognised revenue for the same.
- 62 The Indian Parliament has approved the Code on Social Security, 2020 which would impact the contributions by the company towards Provident Fund and Gratuity. The Ministry of Labour and Employment has released draft rules for the Code on Social Security, 2020 on November 13, 2020, and has invited suggestions from stakeholders which are under active consideration by the Ministry. The Company will assess the impact and its evaluation once the subject rules are notified and will give appropriate impact in its financial statements in the period in which, the Code becomes effective and the related rules to determine the financial impact are published.
- 63 Cash and Cash Equivalents and Bank Balances includes balances in Escrow Account which shall be used only for specified purposes as defined under Real Estate (Regulation and Development) Act, 2016.

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

Pirojsha Godrej  
Executive Chairperson  
DIN: 00432983  
Mumbai, May 03, 2023

Gaurav Pandey  
Managing Director & CEO  
DIN: 07229661  
Mumbai, May 03, 2023

Mansi Pardiwalla  
Partner  
Membership No: 108511  
Mumbai, May 03, 2023

Ashish Karyekar  
Company Secretary  
ICSI Membership No. A11331  
Mumbai, May 03, 2023

Rajendra Khetawat  
Chief Financial Officer  
Mumbai, May 03, 2023



Independent Auditors’ Report

To the Members of Godrej Properties Limited

REPORT ON THE AUDIT OF CONSOLIDATED FINANCIAL STATEMENTS

Opinion

We have audited the consolidated financial statements of Godrej Properties Limited (hereinafter referred to as the “Holding Company”) and its subsidiaries (Holding Company and its subsidiaries together referred to as “the Group”), its associate and its joint ventures, which comprise the consolidated balance sheet as at 31 March 2023, and the consolidated statement of profit and loss (including other comprehensive income), consolidated statement of changes in equity and consolidated statement of cash flows for the year then ended, and notes to the consolidated financial statements, including a summary of significant accounting policies and other explanatory information (hereinafter referred to as “the consolidated financial statements”).

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid consolidated 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 consolidated state of affairs of the Group, its associate and joint ventures as at 31 March 2023, of its consolidated profit and other comprehensive income, consolidated changes in equity and consolidated cash flows for the year then ended.

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 Consolidated Financial Statements section of our report. We are independent of the Group, its associate and joint ventures in accordance with the ethical requirements that are relevant to our audit of the consolidated financial statements in terms of the Code of Ethics issued by the Institute of Chartered Accountants of India and the relevant provisions of the Act, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on the consolidated financial statements.

Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the consolidated financial statements of the current period. These matters were addressed in the context of our audit of the consolidated 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 Consolidated Financial Statements)

| The Key Audit Matter  | How the matter was addressed in our audit  |
|---|--|
| <p>The Group’s most significant revenue streams involve sale of residential, commercial units and plotted and other lands representing 84.23% of the total revenue from operations of the Group.</p> <p>Revenue is recognised post transfer of control to customers for the consideration (transaction price) which the Group expects to receive in exchange for those units. The trigger for revenue recognition is normally completion of the project or receipt of approvals on completion from relevant authorities post which the contract becomes non-cancellable. The Group records revenue, over time till the actual possession to the customers, or on actual possession to the customers, as determined by the terms of contract with customers.</p> <p>The risk for revenue being recognised for arrangements that do not meet the definition of a contract or do not exist is considered as a key audit matter.</p> <p><b>Measurement of revenue recorded over time which is dependent on the estimates of the costs to complete</b></p> <p>Revenue recognition involves significant estimates related to measurement of costs to complete for the projects. Revenue from projects is recorded based on the Group’s assessment of the work completed, costs incurred and accrued and the estimate of the balance costs to complete.</p> <p>Considering the significant estimate involved in measurement of revenue and risk of revenue being recognised in an incorrect period, we have considered recognition of revenue as a key audit matter.</p> | <p>Our audit procedures included the following:</p> <ul style="list-style-type: none"><li>Obtaining and understanding revenue recognition process including identification of performance obligations and determination of transfer of control of the asset underlying the performance obligation to the customer.</li><li>Evaluating the design and implementation and tested operating effectiveness of key internal controls around approvals of contracts, milestone billing, intimation of receipt of occupation certificate, recording of project cost and controls over collection from customers.</li><li>Evaluating the accounting policies adopted by the Group for revenue recognition to check those are in line with the applicable accounting standards and their consistent application to the significant sales contracts.</li><li>Testing timeliness of revenue recognition by comparing individual sample sales transactions to underlying contracts.</li><li>Conducting site visits during the year for selected projects to understand the scope, nature and progress of the projects.</li><li>Evaluating revenue overstatement or understatement by assessing Group’s key judgments in interpreting contractual terms. Determining the point in time at which the control is transferred by evaluating Group’s in-house legal interpretations of the underlying agreements i.e. when contract becomes non-cancellable.</li><li>Requesting confirmations, on a sample basis for trade receivables and advances from customer. In case of non-receipt of confirmations, we have performed alternative procedures by comparing details with contracts, collection details and other underlying project related documentation.</li><li>Assessing the costs incurred and accrued to date on the balance sheet by examining underlying invoices and signed agreements on a sample basis. Assessing contract costs to check no costs of revenue nature are incorrectly recorded in the balance sheet.</li><li>Comparing, on a sample basis, revenue transactions recorded during the year with the underlying contracts, progress reports, invoices raised on customers and collections in bank accounts. Also, checked the related revenue had been recognised in accordance with the Group’s revenue recognition policies.</li><li>Comparing the costs to complete workings with the budgeted costs and inquiring for variance.</li><li>Sighting Group’s internal approvals, on sample basis, for changes in budgeted costs along with the rationale for the changes.</li><li>Scrutinising the revenue journal entries raised throughout the reporting period and comparing details of a sample of these journals, which met certain risk-based criteria, with relevant underlying documentation.</li><li>Considering the adequacy of the disclosures in the standalone financial statements in respect of the judgments taken in recognising revenue for residential, commercial units and plotted and other lands in accordance with Ind AS 115.</li></ul> |



Deferred Tax Assets  
(See Note 11 to consolidated financial statements)

| The Key Audit Matter  | How the matter was addressed in our audit   |
|---|---|
| <p><b>Recognition and measurement of deferred tax assets</b></p> <p>The carrying amount of deferred tax assets represents 1.43% of the Group's total assets.</p> <p>Under Ind AS, the Group is required to reassess recognition of deferred tax asset at each reporting date. The Group has deferred tax assets in respect of brought forward losses and other temporary differences, as set out in note 11 (c) to the consolidated financial statements.</p> <p>The Group's deferred tax assets in respect of brought forward business losses are based on the projected profitability. This is determined on the basis of approved business plans demonstrating availability of sufficient taxable income to utilise such brought forward business loss.</p> <p>We have identified recognition of deferred tax assets as a key audit matter because of the related complexity and subjectivity of the assessment process. The assessment process is based on assumptions affected by expected future market or economic conditions.</p> | <p>Our audit procedures included:</p> <ul style="list-style-type: none"><li>• Obtaining the approved business plans, projected profitability statements for the existing ongoing projects.</li><li>• Evaluating the design and testing the operating effectiveness of controls over quarterly assessment of deferred tax balances and underlying data.</li><li>• Evaluating the projections of future taxable profits. Testing the underlying data and assumptions used in the profitability projections and performing sensitivity analysis. Checking other convincing evidence like definitive agreements for land / development rights and verifying the project plans in respect of new projects and review of contractual agreements with customers and estimates on unsold inventory for existing projects.</li><li>• Assessing the recoverability of deferred tax assets by evaluating profitability, Group's forecasts and fiscal developments.</li><li>• Focusing on the adequacy of the Group's disclosures on deferred tax and assumptions used. The Group's disclosures concerning income taxes are included in note 11 to the consolidated financial statements.</li></ul> |

Investments in joint ventures and an associate and loans/financial instruments to joint ventures  
(See note 6, 7 and 18 to the Consolidated Financial Statements)

| The Key Audit Matter  | How the matter was addressed in our audit  |
|---|--|
| <p>The carrying amount of the investments in joint ventures and an associate held at cost less impairment represents 3.40% of the Group's total assets. The loans/financial instruments to joint ventures represent 12.57% of the Group's total assets.</p> <p>The Group's investments in joint ventures and an associate are carried at cost less any diminution in value. The investments are assessed for impairment at each reporting date. The impairment assessment involves the use of estimates and judgements. The identification of impairment event and the determination of an impairment charge also require the application of significant judgement by the Group. The judgement, in particular, is with respect to the timing, quantity and estimation of projected cash flows of the real estate projects in these underlying entities.</p> <p>In view of the significance of these investments and above, we consider valuation / impairment of investments in joint ventures and an associate to be a key audit matter.</p> <p><b>Recoverability of Loans to Joint Ventures</b></p> <p>The Group has extended loans to joint ventures. These are assessed for recoverability at each period end.</p> <p>Due to the nature of the business in the real estate industry, the Group is exposed to heightened risk in respect of the recoverability of the loans granted to its joint ventures. In addition to nature of business, there is also significant judgment involved as to the recoverability of the working capital and project specific loans. This depends on property developments projects being completed over the time period specified in agreements.</p> <p>We have identified measurement of loans to joint ventures as a key audit matter because recoverability assessment involves Group's significant judgement and estimate.</p> | <p><b>Recoverability of investments in joint ventures and an associate</b></p> <p>Our audit procedures included:</p> <ul style="list-style-type: none"><li>• Evaluating design and implementation and testing operating effectiveness of controls over the Group's process of impairment assessment and approval of forecasts.</li><li>• Assessing the valuation methods used, financial position of the joint ventures and an associate to identify excess of their net assets over their carrying amount of investment by the Group and assessing profit history of those joint ventures and an associate.</li><li>• For the investments where the carrying amount exceeded the net asset value, understanding from the Group regarding the basis and assumptions used for the projected profitability.</li><li>• Verifying the inputs used in the projected profitability.</li><li>• Testing the assumptions and understanding the forecasted cash flows of joint ventures and an associate based on our knowledge of the Group and the markets in which they operate.</li><li>• Assessing the comparability of the forecasts with historical information.</li><li>• Analysing the possible indications of impairment and understanding Group's assessment of those indications.</li><li>• Considering the adequacy of disclosures in respect of the investment in joint ventures and an associate.</li></ul> <p><b>Recoverability of Loans to Joint Ventures</b></p> <ul style="list-style-type: none"><li>• Evaluating the design and implementation and testing operating effectiveness of key internal controls placed around the impairment assessment process of the recoverability of the loans.</li><li>• Assessing the net worth of joint ventures on the basis of latest available financial statements.</li><li>• Assessing the controls for grant of new loans and sighting the Board approvals obtained. We have tested Group's assessment of the recoverability of the loans, which includes cash flow projections over the duration of the loans. These projections are based on underlying property development appraisals.</li><li>• Tracing loans advanced / repaid during the year to bank statement.</li><li>• Obtaining independent confirmations to assess completeness and existence of loans given to joint ventures as on 31 March 2023.</li></ul> |



## Other Information

The Holding Company's Management and Board of Directors are responsible for the other information. The other information comprises the information included in the annual report, but does not include the financial statements and auditor's report thereon. The annual report is expected to be made available to us after the date of this auditor's report.

Our opinion on the consolidated financial statements does not cover the other information and we will not express any form of assurance conclusion thereon.

In connection with our audit of the consolidated financial statements, our responsibility is to read the other information identified above when it becomes available and, in doing so, consider whether the other information is materially inconsistent with the consolidated financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated.

## Management's and Board of Directors'/Designated Partners Responsibilities for the Consolidated Financial Statements

The Holding Company's Management and Board of Directors are responsible for the preparation and presentation of these consolidated financial statements in term of the requirements of the Act that give a true and fair view of the consolidated state of affairs, consolidated profit/ loss and other comprehensive income, consolidated statement of changes in equity and consolidated cash flows of the Group including its associate and joint ventures in accordance with the accounting principles generally accepted in India, including the Indian Accounting Standards (Ind AS) specified under Section 133 of the Act. The respective Management and Board of Directors of the companies/ Designated Partners of the Limited Liability Partnership(s) (LLPs) included in the Group and of its associate and joint ventures are responsible for maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of each company/ LLP and for preventing and detecting frauds and other irregularities; the selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the consolidated financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error, which have been used for the purpose of preparation of the consolidated financial statements by the Management and Board of Directors of the Holding Company, as aforesaid.

In preparing the consolidated financial statements, the respective Management and Board of Directors of the companies/ Designated Partners of the LLPs included in the Group and of its associate and joint ventures are responsible for assessing the ability of each company/LLP to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going

concern basis of accounting unless the respective Board of Directors/Designated Partners either intends to liquidate the Company/LLP or to cease operations, or has no realistic alternative but to do so.

The respective Board of Directors of the companies/ Designated Partners of the LLPs included in the Group and of its associate and joint ventures are responsible for overseeing the financial reporting process of each company/LLP.

## Auditor's Responsibilities for the Audit of the Consolidated Financial Statements

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under Section 143(3) (i) of the Act, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls with reference to financial statements in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Management and Board of Directors.
- Conclude on the appropriateness of the Management and Board of Directors use of the going concern basis of accounting in preparation of consolidated financial statements and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the appropriateness of this assumption. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial statements or, if such

disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group and its associate and joint ventures to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance of the Holding Company and such other entities included in the consolidated financial statements of which we are the independent auditors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the consolidated financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

## Other Matter(s)

- (a) The consolidated financial statements include the Group's share of net loss and other comprehensive loss of Rs. 6.54 crores for the year ended 31 March 2023, as considered in the consolidated financial statements, in respect of three (3) joint ventures, whose financial statements has not been audited by us. These unaudited financial statements has been furnished to us by the Management and our opinion on the consolidated financial statements, in so far as it relates to the amounts and disclosures included in respect of these joint ventures, and our report in terms of sub-section (3) of Section 143 of the Act in so far as it relates to the aforesaid joint ventures, is based solely on such unaudited financial statements. In our opinion and according to the information and explanations given to us by the Management, these financial statements are not material to the Group.

Our opinion on the consolidated financial statements, and our report on Other Legal and

Regulatory Requirements below, is not modified in respect of this matter with respect to the financial statements certified by the Management.

## Report on Other Legal and Regulatory Requirements

1. As required by the Companies (Auditor's Report) Order, 2020 ("the Order") issued by the Central Government of India in terms of Section 143(11) of the Act, we give in the "Annexure A" a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.

2 A. As required by Section 143(3) of the Act, we report, to the extent applicable, that:

- (a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit of the aforesaid consolidated financial statements.
  - (b) In our opinion, proper books of account as required by law relating to preparation of the aforesaid consolidated financial statements have been kept so far as it appears from our examination of those books.
  - (c) The consolidated balance sheet, the consolidated statement of profit and loss (including other comprehensive income), the consolidated statement of changes in equity and the consolidated statement of cash flows dealt with by this Report are in agreement with the relevant books of account maintained for the purpose of preparation of the consolidated financial statements.
  - (d) In our opinion, the aforesaid consolidated financial statements comply with the Ind AS specified under Section 133 of the Act.
  - (e) On the basis of the written representations received from the directors of the Holding Company as on 31 March 2023 taken on record by the Board of Directors of the Holding Company and its subsidiary companies, associate company and joint venture companies incorporated in India, none of the directors of the Group companies, its associate company and joint venture companies incorporated in India is disqualified as on 31 March 2023 from being appointed as a director in terms of Section 164(2) of the Act.
  - (f) With respect to the adequacy of the internal financial controls with reference to financial statements of the Holding Company and its subsidiary companies, associate company and joint venture companies and the operating effectiveness of such controls, refer to our separate Report in "Annexure B".
- (B) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:



- (a) The consolidated financial statements disclose the impact of pending litigations as at 31 March 2023 on the consolidated financial position of the Group, its associate and joint ventures. Refer Note 29 and 50 to the consolidated financial statements.
- (b) The Group, its associate and joint ventures did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.
- (c) There has been no delay in transferring amounts to the Investor Education and Protection Fund by the Holding Company or its subsidiary companies, associate company and joint venture companies incorporated in India during the year ended 31 March 2023.
- d) (i) The management of the Holding Company and its subsidiary companies, associate company and joint venture companies incorporated in India and whose financial statements has been audited under the Act has represented that, to the best of its knowledge and belief, as disclosed in the Note 55 to the consolidated financial statements, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Holding Company or any of such subsidiary companies, associate company and joint venture companies to or in any other person(s) or entity(ies), including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Holding Company or any of such subsidiary companies, associate company and joint venture companies ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.
- (ii) The management of the Holding Company and its subsidiary companies, associate company and joint venture companies incorporated in India and whose financial statements has been audited under the Act has represented that, to the best of its knowledge and belief, as disclosed in the Note 55 to the consolidated financial statements, no funds have been received by the Holding Company or any

of such subsidiary companies, associate company and joint venture companies from any person(s) or entity(ies), including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, as on the date of this audit report, that the Holding Company or any of such subsidiary companies, associate company and joint venture companies shall directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Parties ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.

- (iii) Based on the audit procedures performed that have been considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under sub-clause (i) and (ii) of Rule 11(e), as provided under (i) and (ii) above, contain any material misstatement.
- e) The Holding Company has neither declared nor paid any dividend during the year.
- f) As proviso to rule 3(1) of the Companies (Accounts) Rules, 2014 is applicable for the Holding Company or any of such subsidiary companies, associate company and joint venture companies only with effect from 1 April 2023, reporting under Rule 11(g) of the Companies (Audit and Auditors) Rules, 2014 is not applicable.

(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 during the current year by the Holding Company and its subsidiary companies, associate company and joint venture companies to its directors is in accordance with the provisions of Section 197 of the Act. The remuneration paid to any director by the Holding Company and its subsidiary companies, associate company and joint venture companies 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  
Membership No: 108511  
ICAI UDIN:23108511BGYYGD5055

Mumbai  
03 May 2023

## Annexure A to the Independent Auditor's Report on the consolidated financial statements of Godrej Properties Limited for the year ended 31 March 2023

(Referred to in paragraph 1 under 'Report on Other Legal and Regulatory Requirements' section of our report of even date)

- (xxi) In our opinion and according to the information and explanations given to us, following companies incorporated in India and included in the consolidated financial statements, have unfavourable remarks, qualifications or adverse remarks given by the respective auditors in their reports under the Companies (Auditor's Report) Order, 2020 (CARO):

| Sr. No. | Name of the entities                                 | CIN                    | Holding Company / Subsidiary / Joint Venture / Associate | Clause number of the CARO report which is unfavourable or qualified or adverse |
|---------|--|------------------------|--|--|
| 1.      | Ashank Land & Building Private Limited               | U70200MH2018PT C317814 | Subsidiary   | xvii   |
| 2       | Citystar InfraProjects Limited                       | U45400WB2008PL C122810 | Subsidiary   | xvii   |
| 3       | Godrej Garden City Properties Private Limited        | U74900MH2011PT C213782 | Subsidiary   | xvii   |
| 4       | Godrej Hillside Properties Private Limited           | U70102MH2015PT C263237 | Subsidiary   | xvii   |
| 5       | Godrej Home Developers Private Limited               | U70102MH2015PT C263223 | Subsidiary   | xvii   |
| 6       | Godrej Highrises Properties Private Limited          | U70200MH2015PT C266010 | Subsidiary   | xvii   |
| 7       | Godrej Genesis Facilities Management Private Limited | U70100MH2016PT C273316 | Subsidiary   | xvii   |
| 8       | Godrej Green Woods Private Limited                   | U45309MH2020PT C340019 | Subsidiary   | xvii   |
| 9       | Godrej Precast Construction Private Limited          | U45309MH2020PT C342204 | Subsidiary   | xvii   |
| 10      | Godrej Realty Private Limited                        | U70100MH2005PT C154268 | Subsidiary   | xvii   |
| 11      | Yerwada Developers Private Limited                   | U45403MH2021PT C371791 | Joint Venture  | xvii   |
| 12      | Godrej Skyline Developers Private Limited            | U45309MH2016PT C287858 | Joint Venture  | xvii   |



Annexure A to the Independent Auditor’s Report on the consolidated financial statements of Godrej Properties Limited for the year ended 31 March 2023 (continued)

| Sr. No. | Name of the entities                       | CIN                    | Holding Company / Subsidiary / Joint Venture / Associate | Clause number of the CARO report which is unfavourable or qualified or adverse |
|---------|--|------------------------|--|--|
| 13      | Godrej Green Homes Private Limited         | U70200MH2013PT C251378 | Joint Venture  | xvii   |
| 14      | Munjal Hospitality Private Limited         | U55204PB2007PT C039380 | Joint Venture  | xvii   |
| 15      | Madhuvan Enterprises Private Limited       | U70109KA2019PT C127534 | Joint Venture  | xvii   |
| 16      | Vivrut Developers Private Limited          | U70103MH2019PT C332253 | Joint Venture  | xvii   |
| 17      | Vagishwari Land Developers Private Limited | U45208TG2015PT C101945 | Joint Venture  | xvii   |

The above does not include comments, if any, in respect of the following entities as the CARO report relating to them has not been issued by its auditor till the date of principal auditor's report.

| Name of the entities                                | CIN                   | Subsidiary / Joint Venture / Associate |
|---|-----------------------|--|
| Godrej Prakriti Facilities Private Limited          | U70102MH2015PTC265345 | Subsidiary                             |
| Prakritiplaza Facilities Management Private Limited | U70109MH2016PTC284197 | Subsidiary                             |
| Godrej Living Private Limited                       | U45201MH2022PTC375864 | Subsidiary                             |
| Godrej Residency Private Limited                    | U70109MH2017PTC292515 | Subsidiary                             |
| Wonder City Buildcon Private Limited                | U70100MH2013PLC247696 | Subsidiary                             |
| Godrej Home Constructions Private Limited           | U70102MH2015PLC263486 | Subsidiary                             |
| Godrej Macbricks Private Limited                    | U70100MH2017PTC302864 | Joint Venture                          |
| Godrej Greenview Housing Private Limited            | U70102MH2015PTC264491 | Joint Venture                          |
| Godrej Real View Developers Private Limited         | U45309MH2016PTC285438 | Joint Venture                          |

Mumbai  
03 May 2023

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

Mansi Pardiwalla  
Partner  
Membership No: 108511  
ICAI UDIN:23108511BGYYGD5055

Annexure B to the Independent Auditor’s Report on the consolidated financial statements of Godrej Properties Limited for the year ended 31 March 2023

Report on the Internal Financial Controls with reference to the aforesaid consolidated financial statements under Clause (i) of Sub-section 3 of Section 143 of the Act  
(Referred to in paragraph 2(A)(f) under ‘Report on Other Legal and Regulatory Requirements’ section of our report of even date)

Opinion

In conjunction with our audit of the consolidated financial statements of Godrej Properties Limited (hereinafter referred to as “the Holding Company”) as of and for the year ended 31 March 2023, we have audited the internal financial controls with reference to financial statements of the Holding Company and such companies incorporated in India under the Act which are its subsidiary companies, its associate company and joint venture companies, as of that date.

In our opinion, the Holding Company and such companies incorporated in India which are its subsidiary companies, its associate company and joint venture companies, have, in all material respects, adequate internal financial controls with reference to financial statements and such internal financial controls were operating effectively as at 31 March 2023, based on the internal financial controls with reference to financial statements criteria established by such companies considering the essential components of such internal controls stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India (the “Guidance Note”).

Management’s and Board of Directors’ Responsibilities for Internal Financial Controls

The respective Company’s Management and the Board of Directors are responsible for establishing and maintaining internal financial controls based on the internal financial controls with reference to financial statements criteria established by the respective company considering the essential components of internal control stated in the Guidance Note. These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to the respective company’s policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Act.

Auditors’ Responsibility

Our responsibility is to express an opinion on the internal financial controls with reference to financial statements based on our audit. We conducted our audit in accordance with the Guidance Note and the Standards on Auditing, prescribed under Section 143(10) of the Act, to the extent applicable to an audit of internal financial controls with

reference to financial statements. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls with reference to financial statements were established and maintained and if such controls operated effectively in all material respects.

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls with reference to financial statements and their operating effectiveness. Our audit of internal financial controls with reference to financial statements included obtaining an understanding of internal financial controls with reference to financial statements, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor’s judgement, including the assessment of the risks of material misstatement of the consolidated financial statements, whether due to fraud or error.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the internal financial controls with reference to financial statements.

Meaning of Internal Financial Controls with Reference to Financial statements

A company’s internal financial controls with reference to financial statements is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of consolidated financial statements for external purposes in accordance with generally accepted accounting principles. A company’s internal financial controls with reference to financial statements include those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of consolidated financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorisations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorised acquisition, use, or disposition of the company’s assets that could have a material effect on the consolidated financial statements.



Annexure B to the Independent Auditor’s Report on the consolidated financial statements of Godrej Properties Limited for the year ended 31 March 2023 (continued)

Inherent Limitations of Internal Financial Controls with Reference to Financial Statements

Because of the inherent limitations of internal financial controls with reference to financial statements, including the possibility of collusion or improper management override of controls, material misstatements due to error or fraud

may occur and not be detected. Also, projections of any evaluation of the internal financial controls with reference to financial statements to future periods are subject to the risk that the internal financial controls with reference to financial statements may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

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

Mansi Pardiwalla  
Partner  
Membership No: 108511  
ICAI UDIN:23108511BGYYGD5055

Mumbai  
03 May 2023

Consolidated Balance Sheet

for the year ended March 31, 2023

(Currency in INR Crore)

| Particulars  | Note | As At March 31, 2023 | As At March 31, 2022 |
|--|------|----------------------|----------------------|
| <b>ASSETS</b>  |      |                      |                      |
| <b>Non-Current Assets</b>  |      |                      |                      |
| Property, Plant and Equipment  | 2    | 153.16               | 104.62               |
| Right-of-use-Asset   | 43   | 17.07                | 24.73                |
| Capital Work-in-Progress   | 3    | 652.44               | 339.49               |
| Investment Property  | 4    | 32.19                | 34.03                |
| Goodwill on Consolidation  |      | 0.07                 | 0.04                 |
| Intangible Assets  | 5    | 15.19                | 19.54                |
| Intangible Assets Under Development  | 5    | 0.85                 | 0.79                 |
| Equity accounted investees   | 6    | 786.25               | 804.22               |
| <b>Financial Assets</b>  |      |                      |                      |
| Other Investments  | 7    | 667.74               | 719.66               |
| Trade Receivables  | 8    | 160.27               | 173.22               |
| Loans  | 9    | -                    | 43.81                |
| Other Non-Current Financial Assets   | 10   | 38.67                | 8.94                 |
| Deferred Tax Assets (Net)  | 11   | 331.51               | 307.74               |
| Income Tax Assets (Net)  |      | 74.37                | 76.43                |
| Other Non-Current Non Financial Assets   | 12   | 3.01                 | 50.77                |
| <b>Total Non-Current Assets</b>  |      | <b>2,932.79</b>      | <b>2,708.03</b>      |
| <b>Current Assets</b>  |      |                      |                      |
| Inventories  | 13   | 12,073.40            | 5,668.31             |
| <b>Financial Assets</b>  |      |                      |                      |
| Investments  | 14   | 1,080.47             | 3,359.08             |
| Trade Receivables  | 15   | 359.38               | 191.69               |
| Cash and Cash Equivalents  | 16   | 714.81               | 179.08               |
| Bank Balances other than above   | 17   | 1,301.13             | 1,159.43             |
| Loans  | 18   | 2,394.86             | 2,552.67             |
| Other Current Financial Assets   | 19   | 1,330.44             | 1,224.10             |
| Other Current Non Financial Assets   | 20   | 918.02               | 761.17               |
| <b>Total Current Assets</b>  |      | <b>20,172.51</b>     | <b>15,095.53</b>     |
| <b>TOTAL ASSETS</b>  |      | <b>23,105.30</b>     | <b>17,803.56</b>     |
| <b>EQUITY AND LIABILITIES</b>  |      |                      |                      |
| <b>EQUITY</b>  |      |                      |                      |
| Equity Share Capital   | 21   | 139.01               | 138.99               |
| Other Equity   |      | 9,125.19             | 8,536.40             |
| <b>Equity attributable to Shareholders of the Company</b>                              |      | <b>9,264.20</b>      | <b>8,675.39</b>      |
| Non-Controlling Interest   |      | 22.95                | (1.82)               |
| <b>Total Equity</b>  |      | <b>9,287.15</b>      | <b>8,673.57</b>      |
| <b>LIABILITIES</b>   |      |                      |                      |
| <b>Non-Current Liabilities</b>   |      |                      |                      |
| <b>Financial Liabilities</b>   |      |                      |                      |
| Borrowings   | 22   | -                    | 1,000.00             |
| Lease Liabilities  | 43   | 10.90                | 18.16                |
| Other Non - Current Financial Liabilities  | 23   | 5.00                 | 78.44                |
| Provisions   | 24   | 16.09                | 17.53                |
| <b>Total Non-Current Liabilities</b>   |      | <b>31.99</b>         | <b>1,114.13</b>      |
| <b>Current Liabilities</b>   |      |                      |                      |
| <b>Financial Liabilities</b>   |      |                      |                      |
| Borrowings   | 25   | 6,411.75             | 4,169.82             |
| Lease Liabilities  | 43   | 8.11                 | 8.25                 |
| Trade Payables   | 26   |                      |                      |
| Total Outstanding Dues of Micro Enterprises and Small Enterprises                      |      | 62.57                | 41.86                |
| Total Outstanding Dues of Creditors other than Micro Enterprises and Small Enterprises |      | 3,294.05             | 2,212.24             |
| Other Current Financial Liabilities  | 27   | 830.15               | 454.27               |
| Other Current Non Financial Liabilities  | 28   | 3,096.41             | 1,080.87             |
| Provisions   | 29   | 46.22                | 38.77                |
| Current Tax Liabilities (Net)  |      | 36.90                | 9.78                 |
| <b>Total Current Liabilities</b>   |      | <b>13,786.16</b>     | <b>8,015.86</b>      |
| <b>Total Liabilities</b>   |      | <b>13,818.15</b>     | <b>9,129.99</b>      |
| <b>TOTAL EQUITY AND LIABILITIES</b>  |      | <b>23,105.30</b>     | <b>17,803.56</b>     |
| <b>Significant Accounting Policies</b>   | 1    |                      |                      |

The accompanying notes 1 to 61 form an integral part of these Consolidated Financial Statements.

As per our report of even date.  
For B S R & Co. LLP  
Chartered Accountants  
Firm's Registration No: 101248W/W-100022

Mansi Pardiwalla  
Partner  
Membership No: 108511  
Mumbai, May 03, 2023

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

Pirojsha Godrej  
Executive Chairperson  
DIN: 00432983  
Mumbai, May 03, 2023

Gaurav Pandey  
Managing Director & CEO  
DIN: 07229661  
Mumbai, May 03, 2023

Ashish Karyekar  
Company Secretary  
ICSI Membership No. A11331  
Mumbai, May 03, 2023

Rajendra Khetawat  
Chief Financial Officer  
Mumbai, May 03, 2023



Consolidated Statement of Profit and Loss

for the year ended March 31, 2023

(Currency in INR Crore)

| Particulars   | Note  | For the year ended<br>March 31, 2023 | For the year ended<br>March 31, 2022 |
|---|-------|--------------------------------------|--------------------------------------|
| INCOME  |       |                                      |                                      |
| Revenue from Operations   | 30    | 2,252.26                             | 1,824.88                             |
| Other Income  | 31    | 786.74                               | 760.81                               |
| Total Income  |       | 3,039.00                             | 2,585.69                             |
| EXPENSES  |       |                                      |                                      |
| Cost of Materials Consumed  | 32    | 6,453.76                             | 2,082.10                             |
| Change in inventories of finished goods and construction work-in-progress           | 33    | (5,211.88)                           | (888.23)                             |
| Employee Benefits Expense   | 34    | 218.41                               | 110.25                               |
| Finance Costs   | 35    | 174.23                               | 167.48                               |
| Depreciation and Amortisation Expense   | 36    | 24.14                                | 21.43                                |
| Other Expenses  | 37    | 544.34                               | 387.60                               |
| Total Expenses  |       | 2,203.00                             | 1,880.63                             |
| Profit before share of (loss) in joint ventures and associate and tax               |       | 836.00                               | 705.06                               |
| Share of (loss) of joint ventures and associate (net of tax)                        |       | (40.73)                              | (188.73)                             |
| Profit before tax   |       | 795.27                               | 516.33                               |
| Tax expense charge  |       |                                      |                                      |
| Current Tax   | 11(a) | 198.74                               | 184.22                               |
| Deferred Tax (Credit)   | 11(c) | (24.07)                              | (18.44)                              |
| Total Tax Expense   |       | 174.67                               | 165.78                               |
| Profit for the Year   |       | 620.60                               | 350.55                               |
| Other Comprehensive Income  |       |                                      |                                      |
| Items that will not be subsequently reclassified to profit or loss                  |       |                                      |                                      |
| Remeasurements of the defined benefit plan  | 39    | 1.21                                 | (1.57)                               |
| Tax on above  | 11(b) | (0.31)                               | 0.40                                 |
| Items that will be subsequently reclassified to profit or loss                      |       |                                      |                                      |
| Exchange difference in translating the financial statements of a foreign operations |       | 0.23                                 | 0.08                                 |
| Other Comprehensive Income for the Year (Net of Tax)                                |       | 1.13                                 | (1.09)                               |
| Total Comprehensive Income for the Year   |       | 621.73                               | 349.46                               |
| Profit / (Loss) attributable to:  |       |                                      |                                      |
| Owners of the Company   |       | 571.39                               | 352.37                               |
| Non-Controlling Interests   |       | 49.21                                | (1.82)                               |
|   |       | 620.60                               | 350.55                               |
| Other Comprehensive (Loss) attributable to:   |       |                                      |                                      |
| Owners of the Company   |       | 1.13                                 | (1.09)                               |
| Non-Controlling Interests   |       | -                                    | -                                    |
|   |       | 1.13                                 | (1.09)                               |
| Total Comprehensive Income attributable to:   |       |                                      |                                      |
| Owners of the Company   |       | 572.52                               | 351.28                               |
| Non-Controlling Interests   |       | 49.21                                | (1.82)                               |
|   |       | 621.73                               | 349.46                               |
| Earnings Per Equity Share (Amount in INR)   |       |                                      |                                      |
| Basic   | 38(a) | 20.55                                | 12.68                                |
| Diluted   | 38(b) | 20.55                                | 12.67                                |
| Significant Accounting Policies   | 1     |                                      |                                      |

The accompanying notes 1 to 61 form an integral part of these Consolidated 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

Pirojsha Godrej  
Executive Chairperson  
DIN: 00432983  
Mumbai, May 03, 2023

Gaurav Pandey  
Managing Director & CEO  
DIN: 07229661  
Mumbai, May 03, 2023

Mansi Pardiwalla  
Partner  
Membership No: 108511  
Mumbai, May 03, 2023

Ashish Karyekar  
Company Secretary  
ICSI Membership No. A11331  
Mumbai, May 03, 2023

Rajendra Khetawat  
Chief Financial Officer  
Mumbai, May 03, 2023

Consolidated Statement of Changes in Equity

for the year ended March 31, 2023

(Currency in INR Crore)

a) Equity Share Capital

| Particulars                                     | As At<br>March 31, 2023 | As At<br>March 31, 2022 |
|---|-------------------------|-------------------------|
| Balance at the beginning of the year            | 138.99                  | 138.97                  |
| Changes in equity share capital during the year | 0.02                    | 0.02                    |
| Balance at the end of the year (Refer Note 21)  | 139.01                  | 138.99                  |

b) Other Equity

| Particulars  | Attributable to the shareholders of the Company<br>Reserves and Surplus |   |   |   |   |   |  | Total<br>attributable<br>to the<br>shareholders<br>of the<br>Company | Attributable<br>to Non-<br>controlling<br>Interests | Total    |
|--|---|---|---|---|---|---|--|--|---|----------|
|  | Capital<br>Reserve<br>(Refer<br>note (a)<br>below)                      | Capital Reserve<br>on Account of<br>Amalgamation/<br>Acquisition<br>(Refer note (b)<br>below) | Securities<br>Premium<br>(Refer<br>note (c)<br>below) | Employee<br>Stock Grant<br>Scheme<br>Reserve<br>(Refer note<br>(d) below) | General<br>Reserve<br>(Refer note<br>(e) below) | Retained<br>Earnings<br>(Refer note<br>(f) below) | Exchange differences<br>on translating the<br>financial statements<br>of a foreign operation<br>(Refer note (g) below) |  |   |          |
| Balance as at April 01, 2022   | 7.20  | 150.57  | 8,435.59  | 4.67  | 100.00  | (161.92)  | 0.29   | 8,536.40   | (1.82)  | 8,534.58 |
| Total Comprehensive Income:  |   |   |   |   |   |   |  |  |   |          |
| i) Profit for the year   | -   | -   | -   | -   | -   | 571.39  | -  | 571.39   | 49.21   | 620.60   |
| ii) Remeasurements of the defined benefit plan (net of tax)                              | -   | -   | -   | -   | -   | 0.90  | -  | 0.90   | -   | 0.90     |
| iii) Exchange difference in translating the financial statements of a foreign operations | -   | -   | -   | -   | -   | -   | 0.23   | 0.23   | -   | 0.23     |
| Adjustments:   |   |   |   |   |   |   |  |  |   |          |
| i) Reversal of unutilised provision of share issue expenses                              | -   | -   | -   | -   | -   | -   | -  | -  | -   | -        |
| ii) Transfer to securities premium on exercise of stock grants                           | -   | -   | 3.58  | (1.57)  | (2.01)  | -   | -  | -  | -   | -        |
| iii) Share based payments to employees (Refer note 34)                                   | -   | -   | -   | 4.15  | -   | -   | -  | 4.15   | -   | 4.15     |
| iv) Capital Reserve on Account of Amalgamation (Refer Note (b) below)                    | -   | 12.11   | -   | -   | -   | -   | -  | 12.11  | -   | 12.11    |
| v) Transfer from Retained Earnings   | -   | -   | -   | -   | -   | -   | -  | -  | -   | -        |
| vi) Adjusted/Payment to non controlling interest   | -   | -   | -   | -   | -   | -   | -  | -  | (24.44)   | (24.44)  |
| Balance as at March 31, 2023   | 7.20  | 162.68  | 8,439.17  | 7.25  | 97.99   | 410.37  | 0.52   | 9,125.19   | 22.95   | 9,148.14 |
| Balance as at April 01, 2021   | 7.20  | 150.57  | 8,430.77  | 5.02  | 100.00  | (513.12)  | 0.21   | 8,180.65   | -   | 8,180.65 |
| Total Comprehensive Income:  |   |   |   |   |   |   |  |  |   |          |
| i) Profit for the year   | -   | -   | -   | -   | -   | 352.37  | -  | 352.37   | (1.82)  | 350.55   |
| ii) Remeasurements of the defined benefit plan (net of tax)                              | -   | -   | -   | -   | -   | (1.17)  | -  | (1.17)   | -   | (1.17)   |
| iii) Exchange difference in translating the financial statements of a foreign operations | -   | -   | -   | -   | -   | -   | 0.08   | 0.08   | -   | 0.08     |
| Adjustments:   |   |   |   |   |   |   |  |  |   |          |
| i) Reversal of unutilised provision of share issue expenses                              | -   | -   | 1.00  | -   | -   | -   | -  | 1.00   | -   | 1.00     |
| ii) Transfer to securities premium on exercise of stock grants                           | -   | -   | 3.82  | (3.82)  | -   | -   | -  | -  | -   | -        |
| iii) Share based payments to employees (Refer note 34)                                   | -   | -   | -   | 3.47  | -   | -   | -  | 3.47   | -   | 3.47     |
| Balance as at March 31, 2022   | 7.20  | 150.57  | 8,435.59  | 4.67  | 100.00  | (161.92)  | 0.29   | 8,536.40   | (1.82)  | 8,534.58 |



Consolidated Statement of Changes in Equity

for the year ended March 31, 2023

(Currency in INR Crore)

(a) Capital Reserve

Profit on sale of treasury shares held by the ESOP trust is recognised in Capital Reserve.

(b) Capital Reserve on Account of Amalgamation / Acquisition

The excess of net assets taken, over the cost of consideration paid is treated as capital reserve on amalgamation / acquisition.

(c) Securities Premium

Securities premium is used to record the premium received on issue of shares. It is utilised in accordance with the provisions of the Companies Act, 2013.

(d) Employee Stock Grant Scheme Reserve

The fair value of the equity-settled share based payment transactions with employees including key management personnel is recognised in the Consolidated Statement of Profit and Loss with corresponding credit to Employee Stock Grant Scheme Reserve.

(e) General Reserves

The General reserve is created from time to time to transfer profits from retained earnings for appropriation purposes.

(f) Retained Earnings

Retained Earnings are the profits that the Company has earned till the balance sheet date, less any transfers to general reserve, debenture redemption reserve, dividends or other distributions paid to shareholders.

(g) Exchange differences on translating the financial statements of a foreign operation

Exchange differences arising on translation of the foreign operations are recognised in other comprehensive income and accumulated in a separate reserve within equity. The cumulative amount is reclassified to profit or loss when the net investment is disposed-off.

The accompanying notes 1 to 61 form an integral part of these Consolidated 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

Pirojsha Godrej  
Executive Chairperson  
DIN: 00432983  
Mumbai, May 03, 2023

Gaurav Pandey  
Managing Director & CEO  
DIN: 07229661  
Mumbai, May 03, 2023

Mansi Pardiwalla  
Partner  
Membership No: 108511  
Mumbai, May 03, 2023

Ashish Karyekar  
Company Secretary  
ICSI Membership No. A11331  
Mumbai, May 03, 2023

Rajendra Khetawat  
Chief Financial Officer  
Mumbai, May 03, 2023

Consolidated Statement of Cash Flows

for the year ended March 31, 2023

(Currency in INR Crore)

| Particulars   | For the year ended<br>March 31, 2023 | For the year ended<br>March 31, 2022 |
|---|--------------------------------------|--------------------------------------|
| <b>Cash Flows from Operating Activities</b>   |                                      |                                      |
| Profit / (Loss) before tax  | 795.27                               | 516.33                               |
| <b>Adjustment for:</b>  |                                      |                                      |
| Depreciation and amortisation expense   | 24.14                                | 21.43                                |
| Finance costs   | 174.23                               | 167.48                               |
| Profit on sale of property, plant and equipment (net)   | (0.33)                               | (1.16)                               |
| Share of Loss / (Profit) in joint ventures and associate  | 40.73                                | 188.73                               |
| Share based payments to employees   | 4.15                                 | 3.47                                 |
| Liabilities written back  | (0.04)                               | (3.74)                               |
| Interest income   | (617.08)                             | (612.41)                             |
| Dividend income   | (0.00)                               | (0.00)                               |
| Profit on sale of investments (net)   | (127.45)                             | (35.58)                              |
| Income from Investment measured at FVTPL  | (13.91)                              | (93.35)                              |
| Lease rent from investment property   | (1.26)                               | (1.60)                               |
| Provision/expected credit loss on other assets  | 6.40                                 | 20.88                                |
| Financial Assets Written off  | 47.39                                | 27.54                                |
| Write down of inventories   | 10.31                                | 85.46                                |
| <b>Operating profit before working capital changes</b>  | <b>342.55</b>                        | <b>283.48</b>                        |
| <b>Changes in Working Capital:</b>  |                                      |                                      |
| Increase in Non Financial Liabilities   | 993.85                               | 56.31                                |
| Increase / (Decrease) in Financial Liabilities  | 292.09                               | (22.40)                              |
| (Increase) in Inventories   | (3,987.28)                           | (284.32)                             |
| (Increase) in Non Financial Assets  | (61.87)                              | (453.01)                             |
| (Increase) / Decrease in Financial Assets   | (271.03)                             | 159.48                               |
|   | <b>(3,034.24)</b>                    | <b>(543.94)</b>                      |
| Direct Taxes paid (Net)   | (168.95)                             | (191.22)                             |
| <b>Net Cash Flows (used in) operating activities</b>  | <b>(2,860.64)</b>                    | <b>(451.68)</b>                      |
| <b>Cash Flows from Investing Activities</b>   |                                      |                                      |
| Acquisition of property, plant and equipment, investment property and intangible assets including capital creditors and capital advances (refer note (g)) | (305.85)                             | (146.41)                             |
| Proceeds from sale of property, plant and equipment   | 5.98                                 | 6.14                                 |
| Sale / (Purchase) of investment in mutual funds (net)   | 2,554.30                             | 489.23                               |
| (Purchase) of investments in fixed deposits (net)   | (170.33)                             | (10.82)                              |
| Investment in debentures of joint ventures  | (17.16)                              | (139.29)                             |
| Proceeds from redemption of debentures of joint ventures  | -                                    | 97.50                                |
| (Investment) in joint ventures  | (413.75)                             | (94.79)                              |
| Proceeds from sale of investment in subsidiary  | 0.00                                 | -                                    |
| Acquisition of control in subsidiaries  | -                                    | 0.00                                 |
| Loan (given to) / refunded by joint ventures (net)  | 389.47                               | (224.82)                             |
| Loan (given to) others (net)  | 177.20                               | (188.92)                             |
| Interest received   | 266.94                               | 334.42                               |
| Dividend income   | 0.00                                 | 0.00                                 |
| Lease rent from investment property   | 1.26                                 | 1.60                                 |
| <b>Net cash flows generated from investing activities</b>   | <b>2,488.06</b>                      | <b>123.84</b>                        |
| <b>Cash Flows from financing activities</b>   |                                      |                                      |
| Proceeds from issue of equity share capital (net of issue expenses)   | 0.02                                 | 0.02                                 |
| Proceeds from short-term borrowings (net)   | 1,227.85                             | 604.18                               |
| Interest and other borrowing cost paid  | (385.41)                             | (358.52)                             |
| Payment of unclaimed dividend   | (0.01)                               | (0.01)                               |
| Payment of minimum lease liabilities  | (10.04)                              | (10.28)                              |
| Payment of unclaimed fixed deposits   | (0.22)                               | (0.09)                               |
| <b>Net cash flows generated from financing activities</b>   | <b>832.22</b>                        | <b>235.30</b>                        |
| <b>Net Increase / (Decrease) in Cash and Cash Equivalents</b>   | <b>459.64</b>                        | <b>(92.54)</b>                       |
| <b>Cash and Cash Equivalents - Opening Balance</b>  | <b>179.08</b>                        | <b>268.71</b>                        |
| <b>Cash and Cash Equivalents of subsidiaries acquired during the year (Refer note (c) below)</b>  | <b>75.86</b>                         | <b>2.83</b>                          |
| <b>Effect of exchange rate fluctuations on cash held</b>  | <b>0.23</b>                          | <b>0.08</b>                          |
| <b>Cash and Cash Equivalents - Closing Balance (Refer note 61)</b>  | <b>714.81</b>                        | <b>179.08</b>                        |

INR 0.00 represents amount less than INR 50,000



## Consolidated Statement of Cash Flows

for the year ended March 31, 2023

(Currency in INR Crore)

### Notes :

- (a) The above Consolidated Statement of Cash Flows has been prepared under the 'Indirect Method' as set out in the Indian Accounting Standard (IND AS) - 7 "Statement of Cash Flows".
- (b) Reconciliation of Cash and Cash Equivalents as per the Consolidated Statement of Cash Flows.  
Cash and Cash Equivalents as per the above comprise of the following:

| Particulars  | For the year ended<br>March 31, 2023 | For the year ended<br>March 31, 2022 |
|--|--------------------------------------|--------------------------------------|
| Cash and Cash Equivalents (Refer note 16)  | 714.81                               | 179.08                               |
| Less: Bank overdrafts repayable on demand (Refer note 25)                        | -                                    | -                                    |
| <b>Cash and Cash Equivalents as per the Consolidated Statement of Cash Flows</b> | <b>714.81</b>                        | <b>179.08</b>                        |

- (c) Effect of acquisition of control in Joint Venture on the financial position of the Group:

| Particulars                           | For the year ended<br>March 31, 2023 | For the year ended<br>March 31, 2022 |
|---------------------------------------|--------------------------------------|--------------------------------------|
| Property, plant and equipment         | 1.65                                 | 0.41                                 |
| Intangible assets                     | 0.02                                 | 0.00                                 |
| Non-current financial assets          | 9.06                                 | 12.36                                |
| Deferred tax liabilities (Net)        | (0.63)                               | -                                    |
| Income tax assets (Net)               | 6.70                                 | 2.37                                 |
| Inventories                           | 1,234.75                             | 84.67                                |
| Current financial assets              | 172.32                               | 139.57                               |
| Cash and cash equivalents             | 75.86                                | 2.83                                 |
| Current non-financial assets          | 48.67                                | 29.37                                |
| Provisions                            | (0.39)                               | (0.07)                               |
| Current financial liabilities         | (1,208.61)                           | (237.09)                             |
| Current non-financial liabilities     | (254.67)                             | (34.30)                              |
| Current tax liabilities               | (0.60)                               | (0.12)                               |
| <b>Assets net of liabilities</b>      | <b>84.13</b>                         | <b>(0.00)</b>                        |
| Consideration paid, satisfied in cash | 29.04                                | 0.00                                 |
| Cash and cash equivalents acquired    | 75.86                                | 2.83                                 |
| <b>Net cash (Inflows)</b>             | <b>(46.82)</b>                       | <b>(2.83)</b>                        |

- (d) Changes in liabilities arising from financing activities, including both changes arising from cash flows and non-cash changes:

| Reconciliation of liabilities arising from financing activities |                         |   |                  |  |                         |
|---|-------------------------|---|------------------|--|-------------------------|
| Particulars   | As at<br>April 01, 2022 | Changes as per the<br>Standalone Statement<br>of Cash Flows | Non Cash Changes |  | As at<br>March 31, 2023 |
|   |                         |   | Acquisition      | Fair Value/<br>Classification<br>Changes |                         |
| Long-term borrowings  | 1,000.00                | -   | -                | (1,000.00)                               | 0.00                    |
| Short-term borrowings   | 4,113.72*               | 1,227.85  | 11.65            | 1,000.00                                 | 6353.34**               |

\* This amount excludes Interest Accrued of INR 56.11 Crore and Bank Overdraft of INR Nil.

\*\* This amount excludes Interest Accrued of INR 58.53 Crore and Bank Overdraft of INR Nil.

INR 0.00 represent amount less than INR 50,000/-

## Consolidated Statement of Cash Flows

for the year ended March 31, 2023

(Currency in INR Crore)

- (e) Changes in liabilities arising from financing activities, including both changes arising from cash flows and non-cash changes:

| Reconciliation of liabilities arising from financing activities |  |   |                  |                          |                         |
|---|--|---|------------------|--------------------------|-------------------------|
| Particulars   | As at<br>March 31,<br>2021<br>(Restated) | Changes as per the<br>Standalone Statement<br>of Cash Flows | Non Cash Changes |                          | As at<br>March 31, 2022 |
|   |  |   | Acquisition      | Fair<br>Value<br>Changes |                         |
| Long-term borrowings  | 1,000.00                                 | -   | -                | -                        | 1,000.00                |
| Short-term borrowings   | 3,509.48*                                | 604.24  | -                | -                        | 4,113.72**              |

\* This amount excludes Interest Accrued of INR 53.78 Crore and Bank Overdraft of INR Nil.

\*\* This amount excludes Interest Accrued of INR 56.11 Crore and Bank Overdraft of INR Nil.

- (f) The above Consolidated Statement of Cash Flows include INR 11.06 Crore (Previous Year: INR 5.92 Crore) towards Corporate Social Responsibility (CSR) activities (Refer note 53).
- (g) During the year, INR Nil (Previous Year: INR 7.41 Crore) amount of inventories have been transferred to Investment Property, Capital Work-in-Progress and Expense Recoverable.

The accompanying notes 1 to 61 form an integral part of these Consolidated 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

**Pirojsha Godrej**  
Executive Chairperson  
DIN: 00432983  
Mumbai, May 03, 2023

**Gaurav Pandey**  
Managing Director & CEO  
DIN: 07229661  
Mumbai, May 03, 2023

**Mansi Pardiwalla**  
Partner  
Membership No: 108511  
Mumbai, May 03, 2023

**Ashish Karyekar**  
Company Secretary  
ICSI Membership No. A11331  
Mumbai, May 03, 2023

**Rajendra Khetawat**  
Chief Financial Officer  
Mumbai, May 03, 2023



## NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

### NOTE 1

#### I. GROUP OVERVIEW

Godrej Properties Limited ("the Company") having CIN: L74120MH1985PLC035308, together with its subsidiaries collectively referred to as ("the Group"), its joint ventures and associate, is engaged primarily in the business of real estate construction, development, and other related activities. The Company is a public limited company incorporated and domiciled in India having its registered office at Godrej One, 5th Floor, Pirojshanagar, Eastern Express Highway, Vikhroli, Mumbai – 400079. The Company's equity shares are listed on The Bombay Stock Exchange Limited (BSE) and The National Stock Exchange of India Limited (NSE.)

#### II. BASIS OF PREPARATION AND MEASUREMENT

##### a. Statement of compliance

The financial statements of the subsidiaries, joint ventures and associate used for the purpose of consolidation are drawn upto the same reporting date as that of the Company, i.e. March 31, 2023.

The consolidated financial statements of the Group have been prepared in accordance with the Indian Accounting Standards (IND AS) as per the Companies (Indian Accounting Standards) Rules, 2015 notified under the Section 133 of the Companies Act, 2013 ("the Act") and the relevant provisions and amendments, as applicable.

The consolidated financial statements of the Group for the year ended March 31, 2023 were authorised for issue by the Board of Directors on May 03, 2023.

##### b. Functional and presentation currency

These consolidated financial statements are presented in Indian rupees (INR), which is also the functional currency of the Group. All financial information presented in Indian rupees has been rounded to the nearest crore, unless otherwise stated.

##### c. Basis of measurement

These consolidated financial statements have been prepared on historical cost basis except certain financial instruments, defined benefit plans and share based payments measured at fair value.

##### d. Use of estimates and judgements

The preparation of the consolidated financial statements in conformity with IND AS requires the use of estimates, judgements and assumptions considered in the reported amounts of assets and liabilities (including contingent liabilities) and the reported income and expenses during the year. Management believes that the estimates made in the preparation of the consolidated financial statements are prudent and reasonable. Actual results could differ from those estimates. Any revision to accounting estimates is recognized prospectively in current and future periods.

Information about judgments in applying accounting policies, as well as estimates and assumptions that have the most significant effects on the amounts recognized in the financial statements included in the following notes:

- **Evaluation of satisfaction of performance obligation for the purpose of revenue recognition**

Determination of revenue under the satisfaction of performance obligation necessarily involves making estimates, some of which are of a technical nature, concerning, where relevant, the timing of satisfaction of performance obligation, costs to completion, from the project or activity and the foreseeable losses to completion. Estimates of project income, as well as project costs, are reviewed periodically. The effect of changes, if any, to estimates is recognised in the consolidated financial statements for the period in which such changes are determined.

- **Evaluation of control**

The Group makes assumptions, when assessing whether it exercises control, joint control or significant influence over entities in which it holds less than 100 percent of the voting rights. These assumptions are made based on the contractual rights with the other shareholders, relevant facts and circumstances which indicate that the Group has power over the potential subsidiary or that joint control exists. Changes to contractual arrangements or facts and circumstances are monitored and are evaluated to determine whether they have a potential impact on the assessment as to whether the Group is exercising control over its investment.

- **Evaluation of net realisable value of inventories**

Inventories comprising of finished goods and construction-work-in progress are valued at lower of cost and net realisable value. Net Realisable value is based upon the estimates of the management. The effect of changes, if any, to the estimates is recognised in the consolidated financial statements for the period in which such changes are determined.

- **Useful life and residual value of property, plant and equipment, intangible assets & Investment Property**

Useful lives of tangible, intangible assets and Investment property are based on the life prescribed in Schedule II of the act. In cases, where the useful lives are different from that prescribed in Schedule II, they are based on internal technical evaluation. Assumptions are also made, when the Group assesses, whether an asset may be capitalised and which components of the cost of the asset may be capitalised.

## NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

- **Recognition and measurement of defined benefit obligations**

The obligation arising from defined benefit plan is determined on the basis of actuarial assumptions. Key actuarial assumptions include discount rate, trends in salary escalation and attrition rate. The discount rate is determined by reference to market yields at the end of the reporting period on government securities. The period to maturity of the underlying securities correspond to the probable maturity of the post-employment benefit obligations.

- **Recognition and measurement of long term incentive**

Accrual for long term incentive scheme liability requires estimates and judgements in respect of achievement of parameters of individual and business performance as well as market related parameters. These estimates are based on past performance approved budgets and plans of market indicators based on best estimate as at the reporting date.

- **Share based payments**

Estimating fair value for share-based payment transactions requires determination of the most appropriate valuation model, which depends on the terms and conditions of the grant. This estimate also requires determination of the most appropriate inputs to the valuation model including the expected life of the share option, volatility and dividend yield and making assumptions about them. For the measurement of the fair value of equity-settled transactions with employees at the grant date, the Group uses Black-Scholes model.

The assumptions used for estimating fair value for share-based payment transactions are disclosed in Note 42 to the consolidated financial statements.

- **Fair value measurement of financial instruments**

When the fair values of the financial assets and liabilities recorded in the balance sheet cannot be measured based on the quoted market prices in active markets, their fair value is measured using valuation technique. The inputs to these models are taken from the observable market wherever possible, but where this is not feasible, a review of judgement is required in establishing fair values. Any changes in the aforesaid assumptions will affect the fair value of financial instruments.

- **Expected credit losses and Impairment losses on investment**

Measurement of ECL allowance for trade receivable and Impairment test for Investments: Key assumptions underlying recoverable amounts, weighted-average loss rate and Project cashflows.

- **Recognition of deferred tax asset**

The deferred tax assets in respect of brought forward business losses is recognised based on reasonable certainty of the projected profitability, determined on

the basis of approved business plans, to the extent that sufficient taxable income will be available to absorb the brought forward business losses.

- **Provisions and contingencies**

The recognition and measurement of other provisions are based on the assessment of the probability of an outflow of resources, and on past experience and circumstances known at the balance sheet date. The actual outflow of resources at a future date may therefore vary from the amount included in other provisions.

##### e. Standard issued but not yet effective

Recent accounting pronouncements

Ministry of Corporate Affairs ("MCA") notifies new standard or amendments to the existing standards under Companies (Indian Accounting Standards) Rules as issued from time to time. On March 31, 2023, MCA amended the Companies (Indian Accounting Standards) Rules, 2015 by issuing the Companies (Indian Accounting Standards) Amendment Rules, 2023, applicable from April 1, 2023, as below:

##### Ind AS 1 – Presentation of Financial Statements

The amendments require companies to disclose their material accounting policies rather than their significant accounting policies. Accounting policy information, together with other information, is material when it can reasonably be expected to influence decisions of primary users of general purpose financial statements. The Company does not expect this amendment to have any significant impact in its financial statements.

##### Ind AS 12 – Income Taxes

The amendments clarify how companies account for deferred tax on transactions such as leases and decommissioning obligations. The amendments narrowed the scope of the recognition exemption in paragraphs 15 and 24 of Ind AS 12 (recognition exemption) so that it no longer applies to transactions that, on initial recognition, give rise to equal taxable and deductible temporary differences. The Company does not expect this amendment to have any significant impact in its financial statements.

##### Ind AS 8 – Accounting Policies, Changes in Accounting Estimates and Errors

The amendments will help entities to distinguish between accounting policies and accounting estimates. The definition of a change in accounting estimates has been replaced with a definition of accounting estimates. Under the new definition, accounting estimates are "monetary amounts in financial statements that are subject to measurement uncertainty". Entities develop accounting estimates if accounting policies require items in financial statements to be measured in a way that involves measurement uncertainty. The Group does not expect this amendment to have any significant impact in its financial statements.



## NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

### f. Measurement of fair values

The Group's accounting policies and disclosures require the measurement of fair values for financial and non-financial assets and liabilities.

The Group has an established control framework with respect to the measurement of fair values. The management regularly reviews significant unobservable inputs and valuation adjustments.

When measuring the fair value of a financial asset or a financial liability, the Group uses observable market data as far as possible. Fair values are categorised into different levels in a fair value hierarchy based on the inputs used in the valuation techniques as follows:

Level 1: quoted prices (unadjusted) in active markets for identical assets or liabilities.

Level 2: inputs other than quoted prices included in Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices).

Level 3: inputs for the asset or liability that are not based on observable market data (Unobservable inputs).

If the inputs used to measure the fair value of an asset or a liability fall into different levels of the fair value hierarchy, then the fair value measurement is categorised in its entirety in the same level of the fair value hierarchy as the lowest level input that is significant to the entire measurement. The Group recognises transfers between levels of the fair value hierarchy at the end of the reporting period during which the change has occurred.

### g. Operating cycle

The normal operating cycle in respect of operation relating to under construction real estate project depends on signing of agreement, size of the project, phasing of the project, type of development, project complexities, approvals needed and realisation of project into cash and cash equivalents and ranges from 3 to 7 years. Accordingly, project related assets and liabilities have been classified into current and non-current based on operating cycle of respective projects. All other assets and liabilities have been classified into current and non-current based on a period of twelve months.

## III. SIGNIFICANT ACCOUNTING POLICIES

### a. Basis of Consolidation

#### i. Business Combination

- The Group accounts for each business combination (other than common control transactions) by applying the acquisition method. The acquisition date is the date on which control is transferred to the acquirer. Judgment is applied in determining the acquisition date and determining whether control is transferred from one party to another.

- The Group measures goodwill as of the applicable acquisition date at the fair value of the consideration transferred, including the recognised amount of any non-controlling interest in the acquiree, less the net recognised amount (measured at fair value) of the identifiable assets acquired and liabilities (including contingent liabilities in case such a liability represents a present obligation and arises from a past event, and its fair value can be measured reliably) assumed. When the fair value of the net identifiable assets acquired and liabilities assumed exceeds the consideration transferred, a bargain purchase gain is recognised as capital reserve.
- Consideration transferred includes the fair values of the assets transferred, liabilities incurred by the Group to the previous owners of the acquiree, and equity interests issued by the Group. Consideration transferred also includes the fair value of any contingent consideration. Consideration transferred does not include amounts related to settlement of pre-existing relationships.
- Transaction costs that the Group incurs in connection with a business combination are expensed as incurred except to the extent related to the issue of debt or equity securities
- On an acquisition-by-acquisition basis, the Group recognises any non-controlling interest in the acquiree either at fair value or at the non-controlling interest's proportionate share of the acquiree's identifiable net assets.
- Put options issued to non-controlling interests are recognised as a liability and the subsequent changes in the put option are recognised directly in reserves.
- Acquisitions of non-controlling interests are accounted for as transactions with equity holders in their capacity as equity holders. The difference between any consideration paid and the relevant share acquired of the carrying value of net assets of the subsidiary is recorded in equity.
- Common control transactions are accounted for based on pooling of interests method where the assets and liabilities of the acquiree are recorded at their existing carrying values. The identity of reserves of the acquiree is preserved and the difference between consideration and the face value of the share capital of the acquiree is transferred to capital reserve, which is shown separately from other capital reserves.
- The financial information in respect of prior periods is restated as if the business combination had occurred from the beginning of the preceding period in the consolidated financial statements irrespective of the actual date of the combination.

## NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

### ii. Subsidiaries

Subsidiaries are all entities (including special purpose entities) that are controlled by the Company. Control exists when the Group is exposed to, or has the ability to affect those returns through power over the entity. In assessing control, potential voting rights are considered only if the rights are substantive. The financial statements of the Company and its subsidiaries have been combined on a line-by-line basis while eliminating the carrying amount of the parent's investment in each subsidiary and the parent's portion of equity of each subsidiary. The financial statements of subsidiaries are included in these consolidated financial statements from the date that control commences until the date that control ceases. For the purpose of preparing these consolidated financial statements, the accounting policies of subsidiaries have been changed where necessary to align them with the policies adopted by the Group.

Upon loss of control, the Group derecognises the assets and liabilities of the subsidiary, any non-controlling interests and the other components of equity related to the subsidiary. Any surplus or deficit arising on the loss of control is recognised in the consolidated statement of profit and loss. If the Group retains any interest in the previous subsidiary, then such interest is measured at fair value at the date that control is lost and the differential is recognised in the consolidated statement of profit and loss. Subsequently, it is accounted for as an equity-accounted investee depending on the level of influence retained.

### iii. Joint Ventures and associate (equity accounted investees)

The Group's interests in equity accounted investees comprise interests in joint ventures and associate.

An associate is an entity in which the Group has significant influence, but not control or joint control, over the financial and operating policies. A joint venture is an arrangement in which the Group has joint control and has rights to the net assets of the arrangement, rather than rights to its assets and obligations for its liabilities.

Interests in joint ventures and associate are accounted for using the equity method. They are initially recognised at cost which includes transaction costs. Subsequent to initial recognition, the consolidated financial statements include the Group's share of profit or loss and OCI of equity accounted investees until the date on which significant influence or joint control ceases.

When the Group's share of losses in an equity accounted investment equals or exceeds its interest in an entity; the Group does not recognise further losses, unless it has incurred obligations or made payments on behalf of other entity.

### iv. Transactions eliminated on consolidation

Intra-group balances and transactions, and any unrealised income and expenses arising from intra-group transactions, are eliminated in full while preparing these consolidated

financial statements. Unrealised gains or losses arising from transactions with equity accounted investees are eliminated against the investment to the extent of the Group's interest in the investee. Deferred tax asset or liability is created on any temporary differences that arise from the elimination of profits and losses resulting from intragroup transactions.

### v. Acquisition of non-controlling interest

Acquisition of some or all of the non-controlling interest ("NCI") is accounted for as a transaction with equity holders in their capacity as equity holders. Consequently, the difference arising between the fair value of the purchase consideration paid and the carrying value of the NCI is recorded as an adjustment to retained earnings that is attributable to the Company. The associated cash flows are classified as financing activities. No goodwill is recognised as a result of such transactions.

### b. Property, plant and equipment, depreciation and amortisation

#### i. Recognition and Measurement

Items of property, plant and equipment, other than Freehold Land are recognized and measured at cost less accumulated depreciation and impairment losses, if any. Freehold Land is carried at cost and is not depreciated. The cost of an item of property, plant and equipment comprises:

- its purchase price, including import duties and non-refundable purchase taxes, after deducting trade discounts and rebates.
- any costs directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by management.

If significant parts of an item of property, plant and equipment have different useful lives, then they are accounted for as separate items (major components) of property, plant and equipment.

Property, plant and equipment are derecognised from the consolidated financial statements, either on disposal or when no economic benefits are expected from its use or disposal. The gain or loss arising from disposal of property, plant and equipment are determined by comparing the proceeds from disposal with the carrying amount of property, plant and equipment recognised in the consolidated statement of profit and loss account in the year of occurrence.

Assets under construction includes the cost of property, plant and equipment that are not ready to use at the balance sheet date. Advances paid to acquire property, plant and equipment before the balance sheet date are disclosed under other non-current assets. Assets under construction are not depreciated as these assets are not yet available for use.



## NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

### ii. Subsequent expenditure

Subsequent expenditure is capitalised only if it is probable that the future economic benefits associated with the expenditure will flow to the Group and the cost of the expenditure can be measured reliably.

### iii. Depreciation and Amortisation

Depreciable amount for assets is the cost of an asset, or other amount substituted for cost, less its estimated residual value.

Depreciation on property, plant and equipment, other than Freehold Land of the Group has been provided using the written down value method based on the useful lives specified in Schedule II to the Companies Act, 2013.

The useful lives of certain motor vehicles are estimated in the range of 3-8 years. The useful lives of certain furniture and fixtures (artworks) are estimated for 10 years and residual value at 50% of actual cost. These lives are different from those indicated in Schedule II and are based on internal technical evaluation.

Useful lives of site equipments being not specified in Schedule II are based on internal technical evaluation i.e. 5-8 years representing the best estimate of the period over which such equipment is expected to be used. Site equipments consists of shuttering materials used in the construction of the projects.

### c. Investment property and depreciation

Assets costing less than INR 5,000 are depreciated at 100% in the year of acquisition.

Assets acquired on lease and leasehold improvements are amortised over the period of the lease on straight line basis.

Depreciation method, useful lives and residual values are reviewed at each financial year-end and adjusted if appropriate.

#### i. Recognition and Measurement:

Investment properties comprises of land and building are measured initially at cost, including transaction costs. Subsequent to initial recognition, investment properties are stated at cost less accumulated depreciation and accumulated impairment loss, if any.

Though the Group measures investment property using cost based measurement, the fair value of investment property is disclosed in the notes.

#### ii. Subsequent Expenditure:

Subsequent expenditure is capitalised only if it is probable that the future economic benefits associated with the expenditure will flow to the Group and the cost of the item can be measured reliably.

#### iii. Depreciation

Depreciation on Investment Property is provided using the written down value method based on the useful lives

specified in Schedule II to the Companies Act, 2013.

#### iv. Reclassification from/to investment property:

Transfers to (or from) investment property are made only when there is a change in use. Transfers between investment property, owner-occupied property and inventories do not change the carrying amount of the property transferred and they do not change the cost of that property for measurement or disclosure purposes.

### d. Intangible assets and amortisation

#### i. Recognition and measurement:

Items of Intangible Assets are recognized and measured at cost less accumulated amortisation and impairment losses, if any. The cost of intangible assets comprises:

- its purchase price, including import duties and non-refundable purchase taxes, after deducting trade discounts and rebates; and
- Any costs directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by management.

#### ii. Subsequent Expenditure

Subsequent expenditure is capitalised only if it is probable that the future economic benefits associated with the expenditure will flow to the Group and the cost of the expenditure can be measured reliably.

#### iii. Amortisation

Intangible assets are amortised over their estimated useful life using straight line method.

Trademark is amortised over a period of 20 years.

Intangible Assets (other than trademark) are amortised over a period of six years.

Amortisation method, useful lives and residual values are reviewed at the end of each financial year and adjusted if appropriate.

### e. Impairment of non-financial assets

The carrying values of assets / cash generating units at each balance sheet date are reviewed for impairment if any indication of impairment exists.

If the carrying amount of the assets exceeds the estimated recoverable amount, impairment loss is recognised for such excess amount. The impairment loss is recognised as an expense in the consolidated statement of profit and loss, unless the asset is carried at revalued amount, in which case any impairment loss of the revalued asset is treated as a decrease to the extent a revaluation reserve is available for that asset.

Goodwill on business combinations is included in intangible assets. Goodwill is not amortised but it is tested for impairment annually or more frequently if events or changes in circumstances indicate that it might be impaired.

## NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

The recoverable amount is the greater of the net selling price and their value in use. Value in use is arrived at by discounting the future cash flows to their present value based on an appropriate discount factor.

When there is indication that an impairment loss recognised for an asset (other than a revalued asset) in earlier accounting periods which no longer exists or may have decreased, such reversal of impairment loss is recognised in the consolidated statement of profit and loss, to the extent the amount was previously charged to the consolidated statement of profit and loss. In case of revalued assets, such reversal is not recognised.

### f. Foreign currency transactions

Transactions in foreign currencies are translated to the respective functional currencies of entities within the Group at exchange rates at the dates of the transactions.

Monetary assets and liabilities denominated in foreign currencies at the reporting date are translated into the functional currency at the exchange rate at that date.

Non-monetary assets and liabilities that are measured based on historical cost in a foreign currency are translated at the exchange rate at the date of the transaction.

Exchange differences arising on the settlement of monetary items or on translating monetary items at rates different from those at which they were translated on initial recognition during the period or in previous financial statements are recognised in the consolidated statement of profit and loss in the period in which they arise. In case of foreign operations whose functional currency is different from the Company's functional currency, the assets and liabilities of such foreign operations, including goodwill and fair value adjustments arising upon acquisition, are translated to the reporting currency at exchange rates at the reporting date. The income and expenses of such foreign operations are translated to the reporting currency at the average exchange rates prevailing during the year. Resulting foreign currency differences are recognised in other comprehensive income or (loss) and presented within equity as part of foreign currency translation reserve (FCTR). When a foreign operation is disposed of, in part or in full, the relevant amount in the FCTR is transferred to the consolidated statement of profit and loss.

### g. Investment in joint ventures and associate

Investments in equity shares of joint ventures and associate are recorded at cost and reviewed for impairment at each reporting date. Where an indication of impairment exists, the carrying amount of the investment is assessed and written down immediately to its recoverable amount. On disposal of investments in joint ventures and associate, the difference between net disposal proceeds and the carrying amounts are recognised in the Consolidated Statement of Profit and Loss.

## h. Financial instruments

### I. Financial Assets

#### Classification

The Group classifies financial assets as subsequently measured at amortised cost, fair value through other comprehensive income or fair value through profit or loss on the basis of its business model for managing the financial assets and the contractual cash flow characteristics of the financial asset.

#### Initial recognition and measurement

Trade receivables and debt securities issued are initially recognised when they originate and recorded at transaction price.

The company recognizes financial assets (other than trade receivables and debt securities) when it becomes a party to the contractual provisions of the instrument. All financial assets (excluding trade receivables that are recorded at transaction price) are recognized initially at fair value, plus in the case of financial assets not recorded at fair value through profit or loss (FVTPL), transaction costs that are attributable to the acquisition of financial assets. However, trade receivables that do not contain a significant financing component are measured at transaction price.

#### Subsequent Measurement

For the purpose of subsequent measurement, the financial assets are classified in three categories:

- Debt instruments at amortised cost
- Debt instruments at fair value through profit or loss
- Equity investments

#### Debt Instruments at Amortised Cost

A 'debt instrument' is measured at the amortised cost if both the following conditions are met:

- The asset is held within a business model whose objective is to hold assets for collecting contractual cash flows; and
- Contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest (SPPI) on the principal amount outstanding.

After initial measurement, such financial assets are subsequently measured at amortised cost using the effective interest rate (EIR) method. Amortised cost is calculated by taking into account any discount or premium and fees or costs that are an integral part of the EIR. The EIR amortisation is included in finance income in the consolidated statement of profit and loss. The losses arising from impairment are recognised in the consolidated statement of profit and loss.



NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

Debt Instruments at Fair Value through Profit or Loss

Debt instruments included within the fair value through profit or loss (FVTPL) category are measured at fair value with all changes recognised in the consolidated statement of profit and loss.

Equity investments

All equity investments other than investment in joint ventures and associate are measured at fair value. Equity instruments which are held for trading are classified as at FVTPL. For all other equity instruments, the Group decides to classify the same either as at fair value through other comprehensive income (FVTOCI) or FVTPL. The Group makes such election on an instrument-by-instrument basis. The classification is made on initial recognition and is irrevocable.

If the Group decides to classify an equity instrument as at FVTOCI, then all fair value changes on the instrument, excluding dividends, are recognised in other comprehensive income (OCI). There is no recycling of the amounts from OCI to consolidated statement of profit and loss, even on sale of such investments. Equity instruments included within the FVTPL category are measured at fair value with all changes recognised in the consolidated statement of profit and loss.

Derecognition

A financial asset (or, where applicable, a part of a financial asset) is primarily derecognised when:

- the rights to receive cash flows from the asset have expired, or
- the Group has transferred substantially all the risks and rewards of the asset, or
- the Group has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

Impairment of financial assets

The Group applies ‘simplified approach’ measurement and recognition of impairment loss on the following financial assets and credit risk exposure:

- Financial assets that are debt instruments, and are measured at amortised cost e.g., loans, debt securities, deposits and bank balance.
- Trade receivables.

The application of simplified approach does not require the Group to track changes in credit risk. Rather, it recognises impairment loss allowance based on lifetime expected credit loss at each reporting date, right from its initial recognition.

II. Financial Liabilities

Classification

The Group classifies all financial liabilities as subsequently measured at amortised cost.

Initial recognition and measurement

All financial liabilities are recognised initially at fair value and, in the case of loans and borrowings and payables, net of directly attributable transaction costs.

Loans and borrowings

After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortised cost using the Effective Interest Rate (EIR) method. Gains and losses are recognised in the consolidated statement of profit and loss when the liabilities are derecognised.

Amortised cost is calculated by taking into account any discount or premium on acquisition and transactions costs. The EIR amortisation is included as finance costs in the consolidated statement of profit and loss.

This category generally applies to loans and borrowings.

Derecognition

A financial liability is derecognised when the obligation under the liability is discharged or cancelled or expires. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as the derecognition of the original liability and the recognition of a new liability. The difference in the respective carrying amounts is recognised in the consolidated statement of profit and loss.

III. Offsetting of financial instruments

Financial assets and financial liabilities are offset and the net amount is reported in the balance sheet if there is a currently enforceable legal right to offset the recognised amounts and there is an intention to settle them on a net basis or to realise the assets and settle the liabilities simultaneously.

IV. Share Capital

Ordinary equity shares

Incremental costs directly attributable to the issue of ordinary equity shares are recognised as a deduction from equity.

i. Inventories

Inventories are valued as under:

Inventories are measured at lower of cost or net realisable value. The cost of inventory include cost incurred in acquiring the inventories, conversion costs and other costs incurred in bringing them to their present location or condition.

NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

Construction Work-in-Progress/Finished Goods includes cost of land, premium for development rights, construction costs, allocated interest and expenses incidental to the projects undertaken by the Company.

Net realisable value is the estimated selling price in the ordinary course of business, less estimated costs of completion and estimated costs necessary to make the sale.

j. Revenue recognition

The Group derives revenues primarily from sale of properties comprising of both commercial / residential units and sale of plotted and other lands.

The Group recognises revenue when it determines the satisfaction of performance obligations at a point in time and subsequently over time when the Group has enforceable right for payment for performance completed to date. Revenue is recognised upon transfer of control of promised products to customer in an amount that reflects the transaction price i.e. the consideration which the Group expects to receive in exchange for those products.

In arrangements for sale of units the Group has applied the guidance in IND AS 115, on “Revenue from contract with customer”, by applying the revenue recognition criteria for each distinct performance obligation. The arrangements with customers generally meet the criteria for considering sale of units as distinct performance obligations. For allocating the transaction price, the Group has measured the revenue in respect of each performance obligation of a contract at its relative standalone selling price. The price that is regularly charged for an item when sold separately is the best evidence of its standalone selling price. The transaction price is also adjusted for the effects of the time value of money if the contract includes a significant financing component. Any consideration payable to the customer is adjusted to the transaction price, unless it is a payment for a distinct product or service from the customer.

Contract assets are recognised when there is excess of revenue earned over billings on contracts. Contract assets are classified as unbilled receivables (only act of invoicing is pending) when there is unconditional right to receive cash, and only passage of time is required, as per contractual terms.

Contract liabilities are recognised when there is billing in excess of revenue and advance received from customers.

The Group enters into Development and Project Management agreements with land-owners. Accounting for income from such projects, measured at transaction price, is done on accrual basis as per the terms of the agreement.

The Group receives maintenance amount from the customers and utilises the same towards the maintenance of the respective projects. Revenue is recognised to the extent of standard maintenance expenses incurred by

the Group towards maintenance of respective projects. Balance amount of maintenance expenses to be incurred is reflected as liability under the head other current non-financial liabilities.

Interest income

Interest income is accounted on an accrual basis at effective interest rate.

Interest on delayed payment and forfeiture income are accounted based upon underlying agreements with customers.

Dividend Income and Share of profits / losses in LLP

Dividend income and share of profits / losses in LLP is recognised when the right to receive / liability to pay the same is established.

k. Income tax

Income tax expense comprises current tax and deferred tax. It is recognised in the consolidated statement of profit and loss except to the extent that it relates to items recognised directly in equity or in OCI.

Current tax

Current tax comprises the expected tax payable or receivable on the taxable income or loss for the year and any adjustment to the tax payable or receivable in respect of previous years. It is measured using tax rates enacted or substantively enacted at the reporting date.

Current tax assets and liabilities are offset only if, the Group:

- has a legally enforceable right to set off the recognised amounts; and
- Intends either to settle on a net basis or to realise the asset and settle the liability simultaneously.

Deferred Tax

Deferred tax is recognised in respect of temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for taxation purposes.

Deferred tax assets are recognised for unused tax losses, unused tax credits and deductible temporary differences to the extent that is probable that future taxable profits will be available against which they can be used. Deferred tax assets are reviewed at each reporting date and are reduced to the extent that it is no longer probable that the related tax benefit will be realised; such reductions are reversed when the probability of future taxable profits improves. Deferred tax liabilities are recognised for taxable temporary differences.

Unrecognised deferred tax assets are reassessed at each reporting date and recognised to the extent that it has become probable that future taxable profits will be available against which they can be used.



## NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

Deferred tax is measured at the tax rates that are expected to be applied to temporary differences when they reverse, using tax rates enacted or substantively enacted at the reporting date.

The measurement of deferred tax reflects the tax consequences that would follow from the manner in which the Company expects, at the reporting date, to recover or settle the carrying amount of its assets and liabilities.

Deferred tax assets and liabilities are offset only if:

- The Group has a legally enforceable right to set off current tax assets against current tax liabilities; and
- The deferred tax assets and the deferred tax liabilities relate to income taxes levied by the same taxation authority on the same taxable entity.

### I. Employee benefits

#### i. Short Term Employee Benefits

Short-term employee benefits are measured on an undiscounted basis and are expensed as the related service is provided. A liability is recognised for the amount expected to be paid if the Group has a present legal or constructive obligation to pay this amount as a result of past service provided by the employee and the obligation can be estimated reliably.

#### Defined contribution plans

Obligations for contributions to defined contribution plans such as Provident Fund and Employee State Insurance Corporations are expensed as the related service is provided.

#### Defined benefit plans

##### i. Employee benefits

The Group's net obligation in respect of defined benefit plans is calculated separately for each plan by estimating the amount of future benefit that employees have earned in the current and prior periods, after discounting the same.

The calculation of defined benefit obligations is performed annually by a qualified independent actuary using the projected unit credit method.

Re-measurement of the net defined benefit liability, which comprise actuarial gains and losses are recognised immediately in other comprehensive income (OCI). Re-measurement, if any, are not reclassified to the consolidated statement of profit and loss in subsequent period. Net interest expense (income) on the net defined liability (assets) is computed by applying the discount rate, based on the market yield on government securities as at the reporting date, used to measure the net defined liability / (asset). Net interest expense and other expenses related to defined benefit plans are recognised in the consolidated statement of profit and loss.

When the benefits of a plan are changed or when a plan is curtailed, the resulting change in benefit that relates to past service or the gain or loss on curtailment is recognised immediately in the consolidated statement of profit and loss. The Group recognises gains and losses on the settlement of a defined benefit plan when the settlement occurs.

#### ii. Other long-term employee benefits

The Group's net obligation in respect of long-term employee benefits is the amount of future benefit that employees have earned in return for their service in the current and prior periods. They are therefore measured at the present value of expected future payments to be made in respect of services provided by the employees upto the end of the reporting period using the projected unit credit method. The discount rates used are based on the market yields on government securities as at the reporting date. Re-measurement are recognised in the consolidated statement of profit and loss in the period in which they arise.

Other long term includes payable in respect of long term incentive scheme recorded based on arithmetical model estimating the possible cash outflows based on assessment of parameters of the scheme and pro-rated to the completed service period and discounted at present value.

#### m. Share-based payment transactions

Employees Stock Options Plans ("ESOPs") and Employee Stock Grant Scheme ("ESGS"): The grant date fair value of options granted to employees is recognised as an employee expense, with a corresponding increase in equity, over the period that the employees become unconditionally entitled to the options. The expense is recorded for each separately vesting portion of the award as if the award was, in substance, multiple awards. The increase in equity recognised in connection with share based payment transaction is presented as a separate component in equity under "Employee stock grant scheme reserve". The amount recognised as an expense is adjusted to reflect the actual number of stock options that vest.

#### n. Leases

At the inception of a contract, the Group assesses whether a contract is or contains, a lease. A contract is, or contains a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange of consideration. To assess whether a contract conveys the right to control the use of an asset the Group assesses whether:

## NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

- The contract involves the use of an identified asset, this may be specified explicitly or implicitly, and should be physically distinct or represent substantially all of the capability of a physical distinct asset. If the supplier has a substantive substitution right, then the asset is not identified
- The Group has the right to obtain substantially all of the economic benefits from use of the asset throughout the period of use; and
- The Group has the right to direct the use of the asset. The Group has this right when it has the decision-making rights that are most relevant to changing how and for what purpose the asset is used

#### As a lessee

##### Right-of-Use Asset

The Group recognises a right-of-use asset and a lease liability at the lease commencement date. At the commencement date, a lessee shall measure the right-of-use asset at cost which comprises initial measurement of the lease liability, any lease payments made at or before the commencement date, less any lease incentives received, any initial direct costs incurred by the lessee; and an estimate of costs to be incurred by the lessee in dismantling and removing the underlying asset, restoring the site on which it is located or restoring the underlying asset to the condition required by the terms and conditions of the lease.

##### Lease Liability

At the commencement date, a lessee shall measure the lease liability at the present value of the lease payments that are not paid at that date. The lease payments shall be discounted using the interest rate implicit in the lease, if that rate can be readily determined. If that rate cannot be readily determined, the lessee shall use the lessee's incremental borrowing rate.

##### Short-term lease and leases of low-value assets

The Group has elected not to recognise right-of-use assets and lease liabilities for short-term leases that have a lease term of less than 12 months and leases of low-value assets, including IT Equipment. The Group recognises the lease payments associated with these leases as an expense on a straight-line basis over the lease term.

The election for short-term leases shall be made by class of underlying asset to which the right of use relates. A class of underlying asset is a grouping of underlying assets of a similar nature and use in Group's operations. The election for leases for which the underlying asset is of low value can be made on a lease-by-lease basis.

#### o. Borrowing costs

Borrowing costs are interest and other costs that the Group incurs in connection with the borrowing of funds and is measured with reference to the effective interest rate applicable to the respective borrowing.

Borrowing costs, pertaining to development of long term projects, are transferred to Construction work in progress, as part of the cost of the projects till the time all the activities necessary to prepare these projects for its intended use or sale are complete.

All other borrowing costs are recognised as an expense in the period in which they are incurred.

#### p. Cash and cash equivalents

Cash and cash equivalents in the balance sheet comprise cash at banks and on hand and short-term deposits with an original maturity of three months or less, which are subject to an insignificant risk of changes in value.

For the purpose of the consolidated statement of cash flows, cash and cash equivalents consist of cash and short-term deposits, as defined above, net of outstanding bank overdrafts as they are considered an integral part of the Group's cash management.

#### q. Earnings per share

Basic earnings per share is computed by dividing the profit / (loss) after tax by the weighted average number of equity shares outstanding during the year. Diluted earnings per share is computed by dividing the profit / (loss) after tax as adjusted for dividend, interest and other charges to expense or income (net of any attributable taxes) relating to the dilutive potential equity shares, by the weighted average number of equity shares considered for deriving basic earnings per share and the weighted average number of equity shares which could have been issued on conversion of all dilutive potential equity shares. If potential equity shares converted into equity shares increases the earnings per share, then they are treated as anti-dilutive and anti-dilutive earning per share is computed.

#### r. Provisions and contingent liabilities

A provision is recognised when the Group has a present legal or constructive obligation as a result of past events and it is probable that an outflow of resources will be required to settle the obligation in respect of which a reliable estimate can be made. Provisions (excluding retirement benefits) are discounted to their present value at a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the liability and are determined based on the best estimate required to settle the obligation at the Balance Sheet date. These are reviewed at each Balance Sheet date and adjusted to reflect the current best estimates. The unwinding of the discount is recognised as finance cost.



## NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

Contingent liabilities are disclosed in the notes.

Contingent liabilities are disclosed for:

- Possible obligations which will be confirmed only by future events not wholly within the control of the Group; or present obligations arising from past events where it is not probable that an outflow of resources will be required to settle the obligation or a reliable estimate of the amount of the obligation cannot be made.
- Contingent assets are not recognised in the consolidated financial statements. However, the same are disclosed in the consolidated financial statements where an inflow of economic benefit is probable.

### s. Events after reporting date

Where events occurring after the balance sheet date provide evidence of conditions that existed at the end of the reporting period, the impact of such events is adjusted with the consolidated financial statements. Otherwise, events after the balance sheet date of material size or nature are only disclosed.

### t. Segment reporting

Operating segments are reported in a manner consistent with the internal reporting provided to the chief operating decision maker.

## NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

for the year ended March 31, 2023

(Currency in INR Crore)

### 2 PROPERTY, PLANT AND EQUIPMENT

| Particulars                                | GROSS BLOCK          |                           |  |                            |                      | ACCUMULATED DEPRECIATION/ AMORTISATION |              |  |             |                      | NET BLOCK            |                      |
|--|----------------------|---------------------------|--|----------------------------|----------------------|--|--------------|--|-------------|----------------------|----------------------|----------------------|
|  | As at April 01, 2022 | Additions during the year | On Acquisition through business combinations | Deductions during the year | As at March 31, 2023 | As at April 01, 2022                   | For the Year | On Acquisition through business combinations | Deductions  | As at March 31, 2023 | As at March 31, 2023 | As At March 31, 2022 |
| <b>Tangible Assets</b>                     |                      |                           |  |                            |                      |  |              |  |             |                      |                      |                      |
| Freehold Land                              | 0.08                 | -                         | -  | -                          | 0.08                 | -                                      | -            | -  | -           | -                    | 0.08                 | 0.08                 |
| Buildings (Refer note (a) below)           | 65.14                | -                         | -  | -                          | 65.14                | 17.93                                  | 2.21         | -  | -           | 20.14                | 45.00                | 47.21                |
| Leasehold Improvements                     | 10.14                | -                         | -  | 1.00                       | 9.14                 | 9.54                                   | 0.17         | -  | 1.00        | 8.71                 | 0.43                 | 0.60                 |
| Office Equipments                          | 4.76                 | 0.48                      | 0.04   | 0.08                       | 5.20                 | 4.00                                   | 0.38         | 0.01   | 0.08        | 4.30                 | 0.90                 | 0.76                 |
| Site Equipments                            | 9.47                 | 2.42                      | 0.15   | -                          | 12.04                | 2.44                                   | 2.42         | 0.02   | -           | 4.88                 | 7.16                 | 7.03                 |
| Furniture and Fixtures                     | 51.43                | 40.47                     | 0.28   | 0.06                       | 92.12                | 13.12                                  | 3.81         | 0.01   | 0.06        | 16.86                | 75.26                | 38.31                |
| Computers                                  | 20.86                | 6.46                      | 0.42   | 2.72                       | 25.04                | 16.55                                  | 3.93         | 0.03   | 2.57        | 17.95                | 7.09                 | 4.31                 |
| Vehicles                                   | 3.72                 | 3.00                      | 0.01   | 1.81                       | 4.93                 | 2.83                                   | 1.39         | -  | 1.49        | 2.73                 | 2.20                 | 0.89                 |
| Electrical Installations and Equipments    | 0.85                 | 0.01                      | 0.01   | -                          | 0.87                 | 0.58                                   | 0.06         | 0.00   | -           | 0.65                 | 0.23                 | 0.27                 |
| Plant & Machinery                          | 6.83                 | 18.88                     | -  | 4.45                       | 21.26                | 1.67                                   | 6.16         | -  | 1.37        | 6.46                 | 14.80                | 5.16                 |
| <b>Total Property, Plant and Equipment</b> | <b>173.28</b>        | <b>71.72</b>              | <b>0.91</b>                                  | <b>10.12</b>               | <b>235.82</b>        | <b>68.66</b>                           | <b>20.53</b> | <b>0.07</b>                                  | <b>6.57</b> | <b>82.69</b>         | <b>153.16</b>        | <b>104.62</b>        |

| Particulars                                | GROSS BLOCK                     |                           |  |                            |                      | ACCUMULATED DEPRECIATION/ AMORTISATION |              |  |              |                      | NET BLOCK            |                                 |
|--|---------------------------------|---------------------------|--|----------------------------|----------------------|--|--------------|--|--------------|----------------------|----------------------|---------------------------------|
|  | As at April 01, 2021 (Restated) | Additions during the year | On Acquisition through business combinations | Deductions during the year | As at March 31, 2022 | As at April 01, 2021                   | For the Year | On Acquisition through business combinations | Deductions   | As at March 31, 2022 | As at March 31, 2022 | As At March 31, 2021 (Restated) |
| <b>Tangible Assets</b>                     |                                 |                           |  |                            |                      |  |              |  |              |                      |                      |                                 |
| Freehold Land                              | 0.08                            | -                         | -  | -                          | 0.08                 | -                                      | -            | -  | -            | -                    | 0.08                 | 0.08                            |
| Buildings (Refer note (a) below)           | 65.14                           | -                         | -  | -                          | 65.14                | 15.65                                  | 2.28         | -  | -            | 17.93                | 47.21                | 49.49                           |
| Leasehold Improvements                     | 8.89                            | 0.53                      | 0.72   | -                          | 10.14                | 8.71                                   | 0.16         | 0.67   | -            | 9.54                 | 0.60                 | 0.18                            |
| Office Equipments                          | 4.32                            | 0.28                      | 0.17   | 0.01                       | 4.76                 | 3.54                                   | 0.31         | 0.16   | 0.01         | 4.00                 | 0.76                 | 0.78                            |
| Site Equipments                            | 2.07                            | 7.39                      | 0.01   | 0.00                       | 9.47                 | 1.30                                   | 1.13         | 0.01   | 0.00         | 2.44                 | 7.03                 | 0.77                            |
| Furniture and Fixtures                     | 45.90                           | 4.65                      | 0.92   | 0.04                       | 51.43                | 9.43                                   | 3.10         | 0.62   | 0.03         | 13.12                | 38.31                | 36.47                           |
| Computers                                  | 18.80                           | 3.21                      | 0.08   | 1.23                       | 20.86                | 14.88                                  | 2.78         | 0.05   | 1.16         | 16.55                | 4.31                 | 3.92                            |
| Vehicles                                   | 3.96                            | 0.97                      | 0.06   | 1.27                       | 3.72                 | 3.27                                   | 0.77         | 0.04   | 1.25         | 2.83                 | 0.89                 | 0.69                            |
| Electrical Installations and Equipments    | 0.84                            | 0.01                      | -  | -                          | 0.85                 | 0.50                                   | 0.08         | -  | -            | 0.58                 | 0.27                 | 0.34                            |
| Plant & Machinery                          | 19.65                           | 2.66                      | -  | 15.48                      | 6.83                 | 10.86                                  | 1.38         | -  | 10.57        | 1.67                 | 5.16                 | 8.78                            |
| <b>Total Property, Plant and Equipment</b> | <b>169.65</b>                   | <b>19.70</b>              | <b>1.96</b>                                  | <b>18.03</b>               | <b>173.28</b>        | <b>68.14</b>                           | <b>11.99</b> | <b>1.55</b>                                  | <b>13.02</b> | <b>68.66</b>         | <b>104.62</b>        | <b>101.51</b>                   |

(a) Of the above, a Building carrying value INR 38.87 Crore (Previous Year: INR 39.70 Crore) is subject to first charge for secured bank loans (refer note 25). INR 0.00 represent amount less than INR 50,000/-



## NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

for the year ended March 31, 2023

(Currency in INR Crore)

### 3 CAPITAL WORK-IN-PROGRESS

| Particulars   | Property, Plant and Equipment |                | Investment Property |                | Total          |                |
|---|-------------------------------|----------------|---------------------|----------------|----------------|----------------|
|   | March 31, 2023                | March 31, 2022 | March 31, 2023      | March 31, 2022 | March 31, 2023 | March 31, 2022 |
| Opening Capital Work-in-Progress                            | 318.24                        | 221.07         | 21.25               | 8.18           | 339.49         | 229.25         |
| Add: Addition during the year                               | 261.35                        | 97.41          | 49.42               | 17.72          | 310.77         | 115.13         |
| Add: Transferred from Inventories (Refer note (d) below)    | -                             | -              | -                   | 7.41           | -              | 7.41           |
| Add: Acquired through business combinations (Refer note 45) | 2.18                          | -              | -                   | -              | 2.18           | -              |
| Less: Capitalised during the year                           | -                             | 0.24           | -                   | 12.06          | -              | 12.30          |
| Closing Capital Work-in-Progress (Refer note (c) below)     | 581.77                        | 318.24         | 70.67               | 21.25          | 652.44         | 339.49         |

(a) Ageing schedule as at March 31, 2023

| Property, Plant and Equipment (CWIP) | Amount in Property, Plant and Equipment (CWIP) for a period of |           |           |                   | Total  |
|--------------------------------------|--|-----------|-----------|-------------------|--------|
|                                      | Less than 1 Year   | 1-2 years | 2-3 years | More than 3 years |        |
| Projects in progress                 | 261.35   | 98.30     | 72.80     | 149.32            | 581.77 |
| Projects temporarily suspended       | -  | -         | -         | -                 | -      |
| Total                                | 261.35   | 98.30     | 72.80     | 149.32            | 581.77 |

| Investment Property (CWIP)     | Amount in Investment Property (CWIP) for a period of |           |           |                   | Total |
|--------------------------------|--|-----------|-----------|-------------------|-------|
|                                | Less than 1 Year                                     | 1-2 years | 2-3 years | More than 3 years |       |
| Projects in progress           | 49.42  | 18.02     | 3.23      | -                 | 70.67 |
| Projects temporarily suspended | -  | -         | -         | -                 | -     |
| Total                          | 49.42  | 18.02     | 3.23      | -                 | 70.67 |

(b) Ageing schedule as at March 31, 2022

| Property, Plant and Equipment (CWIP) | Amount in Property, Plant and Equipment (CWIP) for a period of |           |           |                   | Total  |
|--------------------------------------|--|-----------|-----------|-------------------|--------|
|                                      | Less than 1 Year   | 1-2 years | 2-3 years | More than 3 years |        |
| Projects in progress                 | 97.41  | 71.51     | 53.60     | 95.72             | 318.24 |
| Projects temporarily suspended       | -  | -         | -         | -                 | -      |
| Total                                | 97.41  | 71.51     | 53.60     | 95.72             | 318.24 |

| Investment Property (CWIP)     | Amount in Investment Property (CWIP) for a period of |           |           |                   | Total |
|--------------------------------|--|-----------|-----------|-------------------|-------|
|                                | Less than 1 Year                                     | 1-2 years | 2-3 years | More than 3 years |       |
| Projects in progress           | 18.02  | 3.23      | -         | -                 | 21.25 |
| Projects temporarily suspended | -  | -         | -         | -                 | -     |
| Total                          | 18.02  | 3.23      | -         | -                 | 21.25 |

(c) The Group's investment property under construction consists of some commercial and retail properties in India.

(d) Based on the intention and business plans, some commercial and retail properties owned by the Group is considered as being held for capital appreciation and rental income rather than for business purposes. Hence, the Group has reclassified the same from inventories to investment property under construction.

## NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

for the year ended March 31, 2023

(Currency in INR Crore)

### 3 CAPITAL WORK-IN-PROGRESS

(e) The Group has no restriction on the realisability of its investment property under construction.

(f) Though the Group measures investment property under construction using cost based measurement, the fair value of investment property under construction is based on valuation performed by an accredited independent valuer who has relevant valuation experience for similar office properties and is a registered valuer as defined under rule 2 of Companies (Registered Valuers and Valuation) Rules, 2017. The main inputs used are location and locality, facilities and amenities, quality of construction, residual life of building, business potential, supply and demand, local nearby enquiry, market feedback of investigation and Ready Reckoner published by the Government.

(g) Fair valuation of an investment property under construction which is based on Cost method which is INR 70.67 crore (Previous Year: INR 21.25 Crore). The fair value measurement is categorised in level 3 fair value hierarchy.

(h) Refer Note 50 for disclosure of Capital Commitments for acquisition of Property, plant and equipment and investment property.

### 4 INVESTMENT PROPERTY

Reconciliation of Carrying Amount

| Particulars                      | Amount |
|----------------------------------|--------|
| Gross Block                      |        |
| As at April 01, 2021 (Restated)  | 24.21  |
| Add: Additions during the year   | 12.06  |
| Less: Disposals/Adjustments      | -      |
| As at March 31, 2022             | 36.27  |
| As at April 01, 2022             | 36.27  |
| Add: Additions during the year   | -      |
| Less: Disposals/Adjustments      | -      |
| As at March 31, 2023             | 36.27  |
| Accumulated Depreciation         |        |
| As at April 01, 2021 (Restated)  | 1.04   |
| Add: For the Year                | 1.20   |
| Less: Deductions during the year | -      |
| As at March 31, 2022             | 2.24   |
| As at April 01, 2022             | 2.24   |
| Add: For the Year                | 1.85   |
| Less: Deductions during the year | -      |
| As at March 31, 2023             | 4.09   |
| Net Block                        |        |
| As at March 31, 2022             | 34.03  |
| As at March 31, 2023             | 32.19  |

Information regarding income and expenditure of Investment Property

| Particulars   | March 31, 2023 | March 31, 2022 |
|---|----------------|----------------|
| Rental Income derived from Investment Property              | 1.26           | 0.43           |
| Direct Operating Expenses                                   | -              | -              |
| Profit arising from Investment Property before depreciation | 1.26           | 0.43           |
| Less: Depreciation  | 1.85           | 1.20           |
| (Loss) arising from Investment Property                     | (0.59)         | (0.77)         |



## NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

for the year ended March 31, 2023

(Currency in INR Crore)

### 4 INVESTMENT PROPERTY

- (a) The Group's investment property consists of some commercial and retail properties in India.
- (b) The Group has no restriction on the realisability of its investment property and no contractual obligations to purchase, construct or develop investment properties or for repairs, maintenance and enhancements.
- (c) Though the Group measures investment property using cost based measurement, the fair value of investment property is based on valuation performed by an accredited independent valuer who has relevant valuation experience for similar office properties and is a registered valuer as defined under rule 2 of Companies (Registered Valuers and Valuation) Rules, 2017. The main inputs used are location and locality, facilities and amenities, quality of construction, residual life of building, business potential, supply and demand, local nearby enquiry, market feedback of investigation and ready reckoner published by the Government.
- (d) Fair valuation of Retail Properties is based on Sales Comparison Method which is INR 28.85 Crore (Previous Year: INR 28.55 Crore) and Commercial Properties is based on Sales Comparison Method, which is INR 29.78 Crore (Previous Year: INR 27.23 Crore). The fair value measurement is categorised in level 3 fair value hierarchy.
- (e) Refer Note 50 for disclosure of Capital Commitments for acquisition of Property, plant and equipment and investment property.

### 5 INTANGIBLE ASSETS AND INTANGIBLE ASSETS UNDER DEVELOPMENT

| Particulars  | GROSS BLOCK          |                           |  |                            |                      | ACCUMULATED AMORTISATION |              |             |                      | NET BLOCK            |                      |
|--|----------------------|---------------------------|--|----------------------------|----------------------|--------------------------|--------------|-------------|----------------------|----------------------|----------------------|
|  | As at April 01, 2022 | Additions during the year | On Acquisition through business combinations | Deductions during the year | As at March 31, 2023 | As at April 01, 2022     | For the Year | Deductions  | As at March 31, 2023 | As at March 31, 2023 | As at March 31, 2022 |
| Intangible Assets  |                      |                           |  |                            |                      |                          |              |             |                      |                      |                      |
| Licenses and Software                                      | 14.85                | 0.18                      | 0.01   | 3.84                       | 11.20                | 10.38                    | 1.18         | 3.82        | 7.74                 | 3.46                 | 4.47                 |
| Trade Mark   | 24.52                | -                         | -  | 3.90                       | 20.62                | 9.45                     | 1.30         | 1.87        | 8.88                 | 11.74                | 15.07                |
| <b>Total Intangible Assets</b>                             | <b>39.37</b>         | <b>0.18</b>               | <b>0.01</b>                                  | <b>7.74</b>                | <b>31.82</b>         | <b>19.83</b>             | <b>2.48</b>  | <b>5.68</b> | <b>16.62</b>         | <b>15.19</b>         | <b>19.54</b>         |
| Intangible Assets Under Development (Refer note (a) below) |                      |                           |  |                            |                      |                          |              |             |                      | <b>0.85</b>          | <b>0.79</b>          |

| Particulars                         | GROSS BLOCK                     |                           |  |                            |                      | ACCUMULATED AMORTISATION        |              |            |                      | NET BLOCK            |                                 |
|-------------------------------------|---------------------------------|---------------------------|--|----------------------------|----------------------|---------------------------------|--------------|------------|----------------------|----------------------|---------------------------------|
|                                     | As at April 01, 2021 (Restated) | Additions during the year | On Acquisition through business combinations | Deductions during the year | As at March 31, 2022 | As at April 01, 2021 (Restated) | For the Year | Deductions | As at March 31, 2022 | As at March 31, 2022 | As at March 31, 2021 (Restated) |
| Intangible Assets                   |                                 |                           |  |                            |                      |                                 |              |            |                      |                      |                                 |
| Licenses and Software               | 14.54                           | 0.31                      | -  | -                          | 14.85                | 9.02                            | 1.36         | -          | 10.38                | 4.47                 | 5.52                            |
| Trade Mark                          | 24.52                           | -                         | -  | -                          | 24.52                | 8.10                            | 1.35         | -          | 9.45                 | 15.07                | 16.42                           |
| <b>Total Intangible Assets</b>      | <b>39.06</b>                    | <b>0.31</b>               | <b>-</b>                                     | <b>-</b>                   | <b>39.37</b>         | <b>17.12</b>                    | <b>2.71</b>  | <b>-</b>   | <b>19.83</b>         | <b>19.54</b>         | <b>21.94</b>                    |
| Intangible Assets Under Development |                                 |                           |  |                            |                      |                                 |              |            |                      | <b>0.79</b>          | <b>0.10</b>                     |

- (a) Refer Note 50 for disclosure of Capital Commitments for acquisition of Intangible Assets under development.

## NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

for the year ended March 31, 2023

(Currency in INR Crore)

### 5 INTANGIBLE ASSETS AND INTANGIBLE ASSETS UNDER DEVELOPMENT

(b) Ageing schedule as at March 31, 2023

| Intangible assets under development | Amount in Intangible assets under development for a period of |             |           |                   | Total       |
|-------------------------------------|---|-------------|-----------|-------------------|-------------|
|                                     | Less than 1 Year  | 1-2 years   | 2-3 years | More than 3 years |             |
| Projects in progress                | 0.30  | 0.55        | -         | -                 | 0.85        |
| Projects temporarily suspended      | -   | -           | -         | -                 | -           |
| <b>Total</b>                        | <b>0.30</b>   | <b>0.55</b> | <b>-</b>  | <b>-</b>          | <b>0.85</b> |

(c) Ageing schedule as at March 31, 2022

| Intangible assets under development | Amount in Intangible assets under development for a period of |           |           |                   | Total       |
|-------------------------------------|---|-----------|-----------|-------------------|-------------|
|                                     | Less than 1 Year  | 1-2 years | 2-3 years | More than 3 years |             |
| Projects in progress                | 0.79  | -         | -         | -                 | 0.79        |
| Projects temporarily suspended      | -   | -         | -         | -                 | -           |
| <b>Total</b>                        | <b>0.79</b>   | <b>-</b>  | <b>-</b>  | <b>-</b>          | <b>0.79</b> |

### 6 EQUITY ACCOUNTED INVESTEEES

| Particulars  | March 31, 2023 | March 31, 2022 |
|--|----------------|----------------|
| a) Investment in Equity Instruments (Fully Paid-up unless stated otherwise) (Unquoted)   |                |                |
| (i) Investment in Joint Ventures   |                |                |
| <b>Wonder City Buildcon Limited</b> (Classified as Subsidiary w.e.f March 29, 2023) (Formerly known as Wonder City Buildcon Private Limited)                                 |                |                |
| Nil (Previous Year: 810,420) Equity Shares of INR 10/- each (Net of Provision for Expected Credit Loss in value of INR Nil (Previous Year: INR 1.61 Crore))                  | -              | -              |
| <b>Godrej Home Constructions Limited</b> (Classified as Subsidiary w.e.f March 29, 2023) (Formerly known as Godrej Home Constructions Private Limited)                       |                |                |
| Nil (Previous Year: 1,071,770) Equity Shares of INR 10/- each (Net of Provision for Expected Credit Loss in value of INR Nil (Previous Year: INR 2.18 Crore))                | -              | -              |
| <b>Wonder Projects Development Private Limited</b>   |                |                |
| 21,401,200 (Previous Year: 1,070,060) Equity Shares of INR 10/- each (Net of Provision for Expected Credit Loss in value of INR 23.85 Crore (Previous Year: INR 1.45 Crore)) | 3.92           | -              |
| <b>Godrej Real View Developers Private Limited</b>   |                |                |
| 26,954,000 (Previous Year: 2,140,000) Equity Shares of INR 10/- each   | 7.22           | -              |
| <b>Pearlite Real Properties Private Limited</b>  |                |                |
| 3,871,000 (Previous Year: 3,871,000) Equity Shares of INR 10/- each  | 25.66          | 15.82          |
| <b>Godrej Greenview Housing Private Limited</b>  |                |                |
| 19,915,200 (Previous Year: 1,264,560) Equity Shares of INR 10/- each (Net of Provision for Expected Credit Loss in value of INR 21.39 Crore (Previous Year: INR 1.37 Crore)) | 9.95           | -              |



## NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

for the year ended March 31, 2023

(Currency in INR Crore)

### 6 EQUITY ACCOUNTED INVESTEEES

| Particulars  | March 31, 2023 | March 31, 2022 |
|--|----------------|----------------|
| <b>Godrej Green Homes Private Limited</b>  |                |                |
| 360,813 (Previous Year: 360,813) Equity Shares of INR 10/- each  | 31.72          | 100.01         |
| <b>Godrej Skyline Developers Private Limited</b>   |                |                |
| 581,429 (Previous Year: 581,429) Equity Shares of INR 10/- each  | -              | -              |
| <b>Godrej Redevelopers (Mumbai) Private Limited</b>  |                |                |
| 28,567 (Previous Year: 28,567) Equity Shares of INR 10/- each  | 41.21          | 36.78          |
| <b>Godrej Macbricks Private Limited</b> (formerly known as Ashank Macbricks Private Limited)   |                |                |
| 21,625,000 (Previous Year: 1,675,000) Equity Shares of INR 10/- each (Net of Provision for Expected Credit Loss in value of INR 2.45 Crore (Previous Year: INR 2.30 )) | 9.62           | -              |
| <b>Munjal Hospitality Private Limited</b>  |                |                |
| 60,961,200 (Previous Year: 60,961,200) Equity Shares of INR 13.41/- each   | 82.40          | 83.11          |
| <b>Yuja Developers Private Limited</b> (merged with Madhuvan Enterprises Private Limited order dated March 16, 2023 effective from April 01, 2021)                     |                |                |
| Nil (Previous Year: 8,653,476) Equity Shares of INR 10/- each  | -              | 0.81           |
| <b>Madhuvan Enterprises Private Limited</b>  |                |                |
| 85,240,683* (Previous Year: Nil) Equity Shares of INR 1/- each   | -              | -              |
| <b>Vivrut Developers Private Limited</b>   |                |                |
| 19,737,459 (Previous Year: 19,737,459) Equity Shares of INR 10/- each  | 15.24          | 16.75          |
| <b>Vagishwari Land Developers Private Limited</b> (w.e.f June 10, 2021)  |                |                |
| 234 (Previous Year: 200) Equity Shares of INR 10/- each  | 34.66          | 29.46          |
| <b>Yerwada Developers Private Limited</b> (w.e.f January 31, 2022)   |                |                |
| 12,863,813 (Previous Year: 11,000,000) Equity Shares of INR 10/- each  | 14.87          | 10.90          |
| (ii) <b>Investment in Associate</b>  |                |                |
| <b>Godrej One Premises Management Private Limited</b>  |                |                |
| 3,000 (Previous Year: 3,000) Equity Shares of INR 10/- each  | 0.00           | 0.00           |

INR 0.00 represents amount less than INR 50,000

## NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

for the year ended March 31, 2023

(Currency in INR Crore)

### 6 EQUITY ACCOUNTED INVESTEEES

| Particulars  | March 31, 2023 | March 31, 2022 |
|--|----------------|----------------|
| <b>b) Investment In Limited Liability Partnerships</b>                             |                |                |
| Mosiac Landmarks LLP   | 0.11           | 0.11           |
| Oxford Realty LLP  | 12.28          | -              |
| Dream World Landmarks LLP  | -              | 2.02           |
| M S Ramaiah Ventures LLP   | -              | 0.23           |
| Godrej Amitis Developers LLP (formerly known as Amitis Developers LLP)             | 3.51           | -              |
| Godrej Housing Projects LLP  | 18.16          | 15.41          |
| Godrej Projects North Star LLP   | 38.56          | -              |
| Godrej Projects North LLP (Classified as Subsidiary upto December 02, 2021)        | 52.41          | 49.72          |
| Godrej Property Developers LLP   | -              | -              |
| Mahalunge Township Developers LLP  | 220.83         | 154.22         |
| Manjari Housing Projects LLP   | 163.93         | 161.18         |
| Maan-Hinje Township Developers LLP (Classified as Subsidiary w.e.f March 29, 2023) | -              | 97.78          |
| Godrej Vestamark LLP   | -              | 29.91          |
|  | 786.25         | 804.22         |
| Aggregate amount of Unquoted Investments   | 786.25         | 804.22         |

The amount of investment in joint ventures and associate is after giving effect of consolidated adjustments.

\* Shares pending for allotment .

Summarised information for those joint ventures which are material to the Group are as under:

Summarised balance sheet of material joint ventures based on its IND AS financials as on March 31, 2023:

| Particulars   | Godrej Greenview Housing Private Limited | Oxford Realty LLP | Mahalunge Township Developers LLP | Manjari Housing Project LLP | Godrej Irismark LLP |
|---|--|-------------------|-----------------------------------|-----------------------------|---------------------|
| <b>Nature of relationship</b>                             | Joint Venture                            | Joint Venture     | Joint Venture                     | Joint Venture               | Joint Venture       |
| <b>Principal place of business</b>                        | Mumbai                                   | Pune              | Pune                              | Pune                        | Bengaluru           |
| <b>% Ownership</b>  | 20.00%                                   | 35.00%            | 40.00%                            | 40.00%                      | 50.00%              |
| <b>Accounting method</b>                                  | Equity accounted                         | Equity accounted  | Equity accounted                  | Equity accounted            | Equity accounted    |
|   | March 31, 2023                           | March 31, 2023    | March 31, 2023                    | March 31, 2023              | March 31, 2023      |
| Current Assets Other than Cash and Cash Equivalents       | 315.16                                   | 185.59            | 1,075.76                          | 790.12                      | 69.85               |
| Cash and Cash Equivalents                                 | 135.24                                   | 20.89             | 199.70                            | 32.88                       | 63.69               |
| Other Non-Current Assets                                  | 7.97                                     | 5.22              | 100.72                            | 36.42                       | 1.81                |
| <b>(A)</b>  | 458.36                                   | 211.70            | 1,376.18                          | 859.42                      | 135.35              |
| Current Liabilities                                       | 308.03                                   | 70.95             | 1,046.15                          | 519.61                      | 69.71               |
| Current Financial Liabilities (other than Trade Payables) | 91.69                                    | 116.89            | 6.10                              | 74.40                       | 96.61               |
| Non-current Liabilities                                   | -  | -                 | 0.64                              | -                           | -                   |
| <b>(B)</b>  | 399.72                                   | 187.84            | 1,052.90                          | 594.01                      | 166.31              |
| <b>Net assets (100%) (A - B)</b>                          | 58.65                                    | 23.86             | 323.28                            | 265.41                      | (30.96)             |
| <b>% Holding</b>  | 20.00%                                   | 35.00%            | 40.00%                            | 40.00%                      | 50.00%              |
| <b>Share of Net Worth</b>                                 | 11.73                                    | 8.35              | 290.35                            | 218.51                      | (15.49)             |
| Less:   |  |                   |                                   |                             |                     |
| Adjustment on Consolidation                               | (11.73)                                  | 3.93              | (69.52)                           | (54.58)                     | 15.49               |
| <b>Carrying amount of Investment in Joint Ventures</b>    | -  | 12.28             | 220.83                            | 163.93                      | -                   |



NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

for the year ended March 31, 2023

(Currency in INR Crore)

6 EQUITY ACCOUNTED INVESTEEES

| Particulars   | Godrej Project North Star LLP | Godrej Green Homes Pvt Ltd |
|---|-------------------------------|----------------------------|
| Nature of relationship                                    | Joint Venture                 | Joint Venture              |
| Principal place of business                               | Bengaluru                     | Mumbai                     |
| % Ownership   | 55.00%                        | 50.00%                     |
| Accounting method   | Equity accounted              | Equity accounted           |
|   | March 31, 2023                | March 31, 2023             |
| Current Assets Other than Cash and Cash Equivalents       | 103.99                        | 73.13                      |
| Cash and Cash Equivalents                                 | 110.52                        | 6.47                       |
| Other Non-Current Assets                                  | 22.13                         | 1,268.10                   |
| (A)   | 236.64                        | 1,584.34                   |
| Current Liabilities                                       | 165.45                        | 29.43                      |
| Current Financial Liabilities (other than Trade Payables) | 0.59                          | 59.26                      |
| Non-current Liabilities                                   | -                             | 1,297.31                   |
| (B)   | 166.04                        | 1,552.04                   |
| Net assets (100%) (A - B)                                 | 70.60                         | 32.30                      |
| % Holding   | 55.00%                        | 50.00%                     |
| Share of Net Worth  | 38.83                         | (19.15)                    |
| Less:   |                               |                            |
| Adjustment on Consolidation                               | (0.27)                        | 50.87                      |
| Carrying amount of Investment in Joint Ventures           | 38.56                         | 31.72                      |

Summarised statement of profit and loss of material joint ventures based on its IND AS financials for the year ended March 31, 2023:

| Statement of Profit and Loss                | Godrej Greenview Housing Private Limited | Oxford Realty LLP | Mahalunge Township Developers LLP | Manjari Housing Project LLP | Godrej Irismark LLP |
|---|--|-------------------|-----------------------------------|-----------------------------|---------------------|
|   | March 31, 2023                           | March 31, 2023    | March 31, 2023                    | March 31, 2023              | March 31, 2023      |
| Total Income                                | 487.34                                   | 421.32            | 609.43                            | 356.89                      | 432.91              |
| Depreciation and Amortisation expense       | 0.01                                     | 0.10              | 2.44                              | 1.04                        | 0.15                |
| Interest expense                            | 19.66                                    | 1.82              | 18.41                             | 10.79                       | 10.18               |
| Expenses other than above                   | 459.85                                   | 367.97            | 593.00                            | 335.23                      | 410.39              |
| Tax expense                                 | 0.08                                     | 21.66             | (1.61)                            | (9.65)                      | 5.62                |
| Profit/(loss) after tax                     | 7.74                                     | 29.76             | (2.80)                            | 19.48                       | 6.57                |
| Other Comprehensive Income                  | -  | -                 | -                                 | -                           | -                   |
| Total Comprehensive Income                  | 7.74                                     | 29.76             | (2.80)                            | 19.48                       | 6.57                |
| Group's share of profit                     | 1.55                                     | 10.42             | (1.12)                            | 7.79                        | 3.29                |
| Group's share of OCI                        | -  | -                 | -                                 | -                           | -                   |
| Group's share of total comprehensive income | 1.55                                     | 10.42             | (1.12)                            | 7.79                        | 3.29                |

| Statement of Profit and Loss                | Godrej Project North Star LLP | Godrej Green Homes Private Limited |
|---|-------------------------------|------------------------------------|
|   | March 31, 2023                | March 31, 2023                     |
| Total Income                                | 583.33                        | 82.95                              |
| Depreciation and Amortisation expense       | 0.30                          | 63.75                              |
| Interest expense                            | 0.32                          | 124.58                             |
| Expenses other than above                   | 443.40                        | 30.74                              |
| Tax expense                                 | 47.52                         | -                                  |
| Profit/(loss) after tax                     | 91.80                         | (136.12)                           |
| Other Comprehensive Income                  | -                             | -                                  |
| Total Comprehensive Income                  | 91.80                         | (136.12)                           |
| Group's share of profit                     | 50.49                         | (68.06)                            |
| Group's share of OCI                        | -                             | -                                  |
| Group's share of total comprehensive income | 50.49                         | (68.06)                            |

Refer note 50 for the Contingent liabilities and Commitments relating to its interest in Joint Ventures.

NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

for the year ended March 31, 2023

(Currency in INR Crore)

6 EQUITY ACCOUNTED INVESTEEES

Summarised balance sheet of material joint ventures based on its IND AS financials as on March 31, 2022:

| Particulars   | Pearlite Real Properties Private Limited | Godrej Home Constructions Private Limited | Caroa Properties LLP | Mahalunge Township Developers LLP | Godrej Green Homes Private Limited |
|---|--|---|----------------------|-----------------------------------|------------------------------------|
| Nature of relationship                                    | Joint Venture                            | Joint Venture                             | Joint Venture        | Joint Venture                     | Joint Venture                      |
| Principal place of business                               | Pune                                     | South                                     | Mumbai               | Pune                              | Mumbai                             |
| % Ownership   | 49.00%                                   | 25.10%                                    | 35.00%               | 40.00%                            | 50.00%                             |
| Accounting method   | Equity accounted                         | Equity accounted                          | Equity accounted     | Equity accounted                  | Equity accounted                   |
|   | March 31, 2022                           | March 31, 2022                            | March 31, 2022       | March 31, 2022                    | March 31, 2022                     |
| Current Assets Other than Cash and Cash Equivalents       | 112.78                                   | 223.89                                    | 703.98               | 1,010.83                          | 63.73                              |
| Cash and Cash Equivalents                                 | 14.08                                    | 3.85                                      | 105.76               | 81.53                             | 21.32                              |
| Other Non-Current Assets                                  | 7.93                                     | 2.65                                      | 22.91                | 78.45                             | 1,329.38                           |
| (A)   | 134.79                                   | 230.39                                    | 832.65               | 1,170.81                          | 1,414.43                           |
| Current Liabilities                                       | 99.45                                    | 107.11                                    | 603.26               | 756.79                            | 97.19                              |
| Current Financial Liabilities (other than Trade Payables) | 0.29                                     | 201.27                                    | 265.00               | 98.86                             | 23.48                              |
| Non-current Liabilities                                   | 0.16                                     | 0.08                                      | -                    | 0.64                              | 1,224.12                           |
| (B)   | 99.90                                    | 308.46                                    | 868.26               | 856.29                            | 1,344.79                           |
| Net assets (100%) (A - B)                                 | 34.88                                    | (78.07)                                   | (35.61)              | 314.52                            | 69.64                              |
| % Holding   | 49.00%                                   | 25.10%                                    | 35.00%               | 40.00%                            | 50.00%                             |
| Share of Net Worth  | 17.10                                    | (19.60)                                   | (12.46)              | 185.06                            | (14.69)                            |
| Less:   |  |   |                      |                                   |                                    |
| Adjustment on Consolidation                               | (1.28)                                   | 19.60                                     | 12.46                | (30.84)                           | 114.69                             |
| Carrying amount of Investment in Joint Ventures           | 15.82                                    | -   | -                    | 154.22                            | 100.01                             |

Summarised statement of profit and loss of material joint ventures based on its IND AS financials for the year ended March 31, 2022:

|   | Pearlite Real Properties Private Limited | Godrej Home Constructions Private Limited | Caroa Properties LLP | Mahalunge Township Developers LLP | Godrej Green Homes Private Limited |
|---|--|---|----------------------|-----------------------------------|------------------------------------|
| Statement of Profit and Loss                | March 31, 2022                           | March 31, 2022                            | March 31, 2022       | March 31, 2022                    | March 31, 2022                     |
| Total Income                                | 314.54                                   | 285.34                                    | 351.31               | 296.14                            | 61.91                              |
| Depreciation and Amortisation expense       | 0.13                                     | 0.05                                      | 0.03                 | 2.15                              | 70.59                              |
| Interest expense                            | 0.13                                     | 13.33                                     | 5.39                 | 10.38                             | 128.39                             |
| Expenses other than above                   | 307.42                                   | 255.11                                    | 335.03               | 322.14                            | 28.66                              |
| Tax expense                                 | 1.94                                     | 0.33                                      | 3.62                 | (10.47)                           | -                                  |
| Profit/(loss) after tax                     | 4.92                                     | 16.52                                     | 7.24                 | (28.06)                           | (165.73)                           |
| Other Comprehensive Income                  | -  | 0.00                                      | -                    | (0.03)                            | -                                  |
| Total Comprehensive Income                  | 4.92                                     | 16.52                                     | 7.24                 | (28.09)                           | (165.73)                           |
| Group's share of profit                     | 2.41                                     | 4.15                                      | 2.54                 | (11.23)                           | (82.87)                            |
| Group's share of OCI                        | -  | -   | -                    | (0.01)                            | -                                  |
| Group's share of total comprehensive income | 2.41                                     | 4.15                                      | 2.54                 | (11.24)                           | (82.87)                            |

Refer note 50 for the Contingent liabilities and Commitments relating to its interest in Joint Ventures.

INR 0.00 represents amount less than INR 50,000



## NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

for the year ended March 31, 2023

(Currency in INR Crore)

### 6 EQUITY ACCOUNTED INVESTEEES

Aggregate information for those joint ventures and associate that are not material to the Group are as under:

#### (i) Investment In Joint Ventures

| Particulars                                     | March 31, 2023 | March 31, 2022 |
|---|----------------|----------------|
| Carrying amount of Investment in Joint Ventures | 389.21         | 534.17         |
| Summarised statement of profit and loss         |                |                |
| Loss for the year                               | (196.86)       | (238.78)       |
| Other Comprehensive Income for the year         | -              | -              |
| Total Comprehensive Income (100%)               | (196.86)       | (238.78)       |
| Group's share of total comprehensive income     | (45.08)        | (83.39)        |

#### (ii) Investment In Associate

| Particulars                                 | March 31, 2023 | March 31, 2022 |
|---|----------------|----------------|
| Carrying amount of Investment in Associate  | 0.00           | 0.00           |
| Summarised statement of profit and loss     |                |                |
| Profit for the year                         | 0.00           | 0.00           |
| Other Comprehensive Income for the year     | 0.00           | 0.00           |
| Total Comprehensive Income (100%)           | 0.00           | 0.00           |
| Group's share of total comprehensive income | 0.00           | 0.00           |

### 7 OTHER INVESTMENTS (NON-CURRENT)

| Particulars  | March 31, 2023 | March 31, 2022 |
|--|----------------|----------------|
| a) Trade Investments (Unquoted)  |                |                |
| (i) Investment in Debentures of Joint Ventures (Fully paid-up) (at Fair Value through Profit or Loss)  |                |                |
| Godrej Green Homes Private Limited   |                |                |
| 3,318,000 (Previous Year: 3,318,000), 12% Unsecured Optionally Convertible Debentures of INR 1,000/- each                                    | 331.80         | 331.80         |
| Godrej Skyline Developers Private Limited  |                |                |
| 5,304,000 (Previous Year: 5,304,000), 12% Unsecured Optionally Convertible Debentures of INR 100/- each                                      | 48.67          | 51.32          |
| Yujya Developers Private Limited (merged with Madhuvan Enterprises Private Limited order dated March 16, 2023 effective from April 01, 2021) |                |                |
| Nil (Previous Year: 2,650,473) 12% Unsecured Optionally Convertible Debentures of INR 1,000/- each   | -              | 26.47          |
| Madhuvan Enterprises Private Limited   |                |                |
| 266,5473 (Previous Year: Nil) 12% Unsecured Optionally Convertible Debentures of INR 1,000/- each  | 26.38          | -              |
| Vivrut Developers Private Limited  |                |                |
| 664,500 (Previous Year: 619,500), 12% Unsecured Optionally Convertible Debentures of INR 1,000/- each  | 66.45          | 61.95          |
| Munjali Hospitality Private Limited  |                |                |
| 2,010,000 (Previous Year: 2,010,000), 12% Unsecured Optionally Convertible Debentures of INR 100/- each                                      | 20.09          | 20.09          |

INR 0.00 represents amount less than INR 50,000

## NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

for the year ended March 31, 2023

(Currency in INR Crore)

### 7 OTHER INVESTMENTS (NON-CURRENT)

| Particulars  | March 31, 2023 | March 31, 2022 |
|--|----------------|----------------|
| Yerwada Developers Private Limited (w.e.f January 31, 2022)  |                |                |
| 475,500 (Previous Year: 330,000), 12% Unsecured Optionally Convertible Debentures of INR 1,000/- each<br>(Classified as Wholly Owned Subsidiary from December 09, 2021 to January 30, 2022)  | 45.75          | 33.00          |
| Vagishwari Land Developers Private Limited (w.e.f June 10, 2021)   |                |                |
| 805,224 (Previous Year: 805,224) 12% Unsecured Optionally Convertible Debentures of INR 1,000/- each   | 80.52          | 80.52          |
| (ii) Investment in Debentures of Joint Ventures (Fully paid-up) (at Amortised Cost)  |                |                |
| Wonder City Buildcon Limited (Classified as Subsidiary w.e.f March 29, 2023) (Formerly known as Wonder City Buildcon Private Limited)  |                |                |
| Nil (Previous Year: 307,833) 12% Unsecured Compulsorily Convertible Debentures of INR 1,000/- each (Net of Provision for Expected Credit Loss in value of INR Nil (Previous Year: INR 30.44 Crore))<br>(307,833 12% Unsecured Compulsorily Convertible Debentures converted into equity) | -              | -              |
| Godrej Home Constructions Limited (Classified as Subsidiary w.e.f March 29, 2023) (Formerly known as Godrej Home Constructions Private Limited)  |                |                |
| Nil (Previous Year: 413,949) 12% Unsecured Compulsorily Convertible Debentures of INR 1,000/- each (Net of Provision for Expected Credit Loss in value of INR Nil (Previous Year: INR 22.09 Crore))<br>(413,949 12% Unsecured Compulsorily Convertible Debentures converted into equity) | -              | 22.15          |
| Wonder Projects Development Private Limited  |                |                |
| Nil (Previous Year: 275,500) 12% Unsecured Compulsorily Convertible Debentures of INR 1,000/- each (Net of Provision for Expected Credit Loss in value of INR Nil (Previous Year: INR 22.40 Crore))<br>(275,500 12% Unsecured Compulsorily Convertible Debentures converted into equity) | -              | 21.13          |
| Godrej Real View Developers Private Limited  |                |                |
| 213,560 (Previous Year: 461,700), 12% Unsecured Compulsorily Convertible Class B Debentures of INR 1,000/- each  | 24.02          | 29.53          |
| Godrej Greenview Housing Private Limited   |                |                |
| Nil (Previous Year: 260,946) 12% Unsecured Compulsorily Convertible Debentures of INR 1,000/- each (Net of Provision for Expected Credit Loss in value of INR Nil (Previous Year: INR 20.02 Crore))<br>(260,946 12% Unsecured Compulsorily Convertible Debentures converted into equity) | -              | 5.57           |
| Godrej Macbricks Private Limited (formerly known as Ashank Macbricks Private Limited)  |                |                |
| 237,500 (Previous Year: 437,000) 12% Unsecured Compulsorily Convertible Debentures of INR 1,000/- each (Net of Provision for Expected Credit Loss in value of INR 1.50 Crore (Previous Year: INR 1.65 Crore))  | 24.06          | 36.13          |

INR 0.00 represents amount less than INR 50,000



## NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

for the year ended March 31, 2023

(Currency in INR Crore)

### 7 OTHER INVESTMENTS (NON-CURRENT)

| Particulars   | March 31, 2023 | March 31, 2022 |
|---|----------------|----------------|
| <b>b) Non trade Investments</b>   |                |                |
| Investment in Fully paid-up Equity Instruments (at Fair Value through Profit or Loss) |                |                |
| Quoted Investments  |                |                |
| Ansal Buildwell Limited   |                |                |
| 100 (Previous Year: 100) Equity Shares of INR 10/- each                               | 0.00           | 0.00           |
| Ansal Housing Limited   |                |                |
| 300 (Previous Year: 300) Equity Shares of INR 10/- each                               | 0.00           | 0.00           |
| Ansal Properties and Infrastructure Limited   |                |                |
| 600 (Previous Year: 600) Equity Shares of INR 5/- each                                | 0.00           | 0.00           |
| Unitech Limited   |                |                |
| 13,000 (Previous Year: 13,000) Equity Shares of INR 2/- each                          | 0.00           | 0.00           |
| The Great Eastern Shipping Company Limited  |                |                |
| 72 (Previous Year: 72) Equity Shares of INR 10/- each                                 | 0.00           | 0.00           |
| Radhe Developers (India) Limited  |                |                |
| 100 (Previous Year: 100) Equity Shares of INR 10/- each                               | 0.00           | 0.00           |
| United Textiles Limited   |                |                |
| 23,700 (Previous Year: 23,700) Equity Shares of INR 10/- each                         | 0.00           | 0.00           |
| Unquoted Investments  |                |                |
| Saraswat Co-operative Bank Limited  |                |                |
| 1,000 (Previous Year: 1,000) Equity Shares of INR 10/- each                           | 0.00           | 0.00           |
| AB Corp Limited   |                |                |
| 25,000 (Previous Year: 25,000) Equity Shares of INR 10/- each                         | 0.00           | 0.00           |
| Lok Housing and Constructions Limited   |                |                |
| 100 (Previous Year: 100) Equity Shares of INR 10/- each                               | 0.00           | 0.00           |
| Global Infrastructure & Technologies Limited  |                |                |
| 100 (Previous Year: 100) Equity Shares of INR 10/- each                               | 0.00           | 0.00           |
| Premier Energy and Infrastructure Limited   |                |                |
| 100 (Previous Year: 100) Equity Shares of INR 10/- each                               | 0.00           | 0.00           |
| D.S. Kulkarni Developers Limited  |                |                |
| 100 (Previous Year: 100) Equity Shares of INR 10/- each                               | 0.00           | 0.00           |
| GOL Offshore Limited  |                |                |
| 18 (Previous Year: 18) Equity Shares of INR 10/- each                                 | 0.00           | 0.00           |
| Modella Textiles Private Limited  |                |                |
| 2 (Previous Year: 2) Equity Shares of INR 100/-each                                   | 0.00           | 0.00           |
| Lotus Green Construction Private Limited  |                |                |
| 1 (Previous Year: 1) Equity Shares of INR 100/- each                                  | 0.00           | 0.00           |
| Alacrity Housing Limited  |                |                |
| 100 (Previous Year: 100) Equity Shares of INR 10/- each                               | 0.00           | 0.00           |
|   | 667.74         | 719.66         |
|   | 667.74         | 719.66         |

INR 0.00 represents amount less than INR 50,000

## NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

for the year ended March 31, 2023

(Currency in INR Crore)

### 7 OTHER INVESTMENTS (NON-CURRENT)

| Particulars   | March 31, 2023 | March 31, 2022 |
|---|----------------|----------------|
| Aggregate amount of Quoted Investments and Market Value thereof       | -              | 0.00           |
| Aggregate amount of Unquoted Investments                              | 667.74         | 719.66         |
| Aggregate amount of Provision for expected credit loss on investments | 1.50           | 96.60          |

### 8 TRADE RECEIVABLES (NON-CURRENT)

| Particulars                                  | March 31, 2023 | March 31, 2022 |
|--|----------------|----------------|
| <b>To related parties</b>                    |                |                |
| Unsecured, Considered Good                   | 96.44          | 85.58          |
| <b>To parties other than related parties</b> |                |                |
| Unsecured, Considered Good                   | 63.83          | 87.64          |
|  | 160.27         | 173.22         |

(a) Trade Receivables ageing schedule as at March 31, 2023

| Particulars  | Not due^ | Outstanding for following periods from due date of payment |                   |           |           |                   | Total  |
|--|----------|--|-------------------|-----------|-----------|-------------------|--------|
|  |          | Less than 6 months   | 6 months - 1 year | 1-2 years | 2-3 years | More than 3 years |        |
| (i) Undisputed Trade Receivables – considered good                                 | 96.44    | -  | 2.30              | 61.53     | -         | -                 | 160.27 |
| (ii) Undisputed Trade Receivables – which have significant increase in credit risk | -        | -  | -                 | -         | -         | -                 | -      |
| (iii) Undisputed Trade Receivables – credit impaired                               | -        | -  | -                 | -         | -         | -                 | -      |
| (iv) Disputed Trade Receivables – considered good*                                 | -        | -  | -                 | -         | -         | -                 | -      |
| (v) Disputed Trade Receivables – which have significant increase in credit risk*   | -        | -  | -                 | -         | -         | -                 | -      |
| (vi) Disputed Trade Receivables – credit impaired*                                 | -        | -  | -                 | -         | -         | -                 | -      |
| <b>Total</b>   | 96.44    | -  | 2.30              | 61.53     | -         | -                 | 160.27 |

INR 0.00 represents amount less than INR 50,000



## NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

for the year ended March 31, 2023

(Currency in INR Crore)

### 8 TRADE RECEIVABLES (NON-CURRENT)

(b) Trade Receivables ageing schedule as at March 31, 2022

| Particulars  | Not due <sup>^</sup> | Outstanding for following periods from due date of payment |                   |             |             |                   | Total         |
|--|----------------------|--|-------------------|-------------|-------------|-------------------|---------------|
|  |                      | Less than 6 months   | 6 months - 1 year | 1-2 years   | 2-3 years   | More than 3 years |               |
| (i) Undisputed Trade Receivables – considered good <sup>^</sup>                    | 85.58                | 60.12  | 5.18              | 2.34        | 3.23        | -                 | 156.45        |
| (ii) Undisputed Trade Receivables – which have significant increase in credit risk | -                    | -  | -                 | -           | -           | -                 | -             |
| (iii) Undisputed Trade Receivables – credit impaired                               | -                    | -  | -                 | -           | -           | -                 | -             |
| (iv) Disputed Trade Receivables – considered good*                                 | 8.39                 | -  | 4.19              | 4.19        | -           | -                 | 16.77         |
| (v) Disputed Trade Receivables – which have significant increase in credit risk*   | -                    | -  | -                 | -           | -           | -                 | -             |
| (vi) Disputed Trade Receivables – credit impaired*                                 | -                    | -  | -                 | -           | -           | -                 | -             |
| <b>Total</b>   | <b>93.97</b>         | <b>60.12</b>   | <b>9.37</b>       | <b>6.53</b> | <b>3.23</b> | <b>-</b>          | <b>173.22</b> |

\*Trade Receivables having legal cases / arbitration have been considered as disputed

<sup>^</sup> Undisputed Trade Receivables – considered good includes unbilled revenue of INR 3.19 crore (Previous year Nil)

### 9 LOANS (NON-CURRENT)

| Particulars                | March 31, 2023 | March 31, 2022 |
|----------------------------|----------------|----------------|
| Unsecured, Considered Good |                |                |
| Loan to Others             | -              | 43.81          |
|                            | -              | 43.81          |

### 10 OTHER NON-CURRENT FINANCIAL ASSETS

| Particulars                                | March 31, 2023 | March 31, 2022 |
|--|----------------|----------------|
| Secured, Considered Good                   |                |                |
| Deposits - Projects (Refer Note (a) below) | -              | -              |
| Unsecured, Considered Good                 |                |                |
| Deposit with Banks (Refer Note (b) below)  | 38.29          | 8.94           |
| Deposits - Others                          | 0.38           | -              |
|  | 38.67          | 8.94           |

(a) Deposits - Projects are secured due to specific rights available with the Group through the respective Development Agreements.

(b) Fixed deposits held as margin money and lien marked for issuing bank guarantees amounting to INR 34.42 Crore (Previous Year: INR 2.65 crore).

## NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

for the year ended March 31, 2023

(Currency in INR Crore)

### 11 DEFERRED TAX ASSETS AND TAX EXPENSE

a) Amounts recognised in the Consolidated Statement of Profit and Loss

| Particulars                                      | March 31, 2023 | March 31, 2022 |
|--|----------------|----------------|
| Current Tax                                      | 198.74         | 184.22         |
| Current Tax                                      | 194.29         | 189.20         |
| Tax Adjustment of Prior Years                    | 4.45           | (4.98)         |
| Deferred Tax (Credit)/ Charge                    | (24.07)        | (18.44)        |
| Deferred Tax attributable to :                   |                |                |
| Origination and reversal of temporary difference | (24.07)        | (18.44)        |
| <b>Tax Expense for the year</b>                  | <b>174.67</b>  | <b>165.78</b>  |

b) Amounts recognised in the Other Comprehensive Income

| Particulars                     | March 31, 2023 | March 31, 2022 |
|---------------------------------|----------------|----------------|
| Deferred Tax Charge             | (0.31)         | 0.40           |
| Deferred Tax attributable to :  |                |                |
| Employee Benefits               | (0.31)         | 0.40           |
| <b>Tax Expense for the year</b> | <b>(0.31)</b>  | <b>0.40</b>    |

c) Movement in Deferred Tax Balances

| Particulars  | As at April 01, 2022 |                          | Movement during the year     |                            |                   |   | As at March 31, 2023 |                          |
|--|----------------------|--------------------------|------------------------------|----------------------------|-------------------|---|----------------------|--------------------------|
|  | Deferred Tax Asset   | Deferred Tax Liabilities | Recognised in Profit or Loss | Recognised in Other Equity | Recognised in OCI | Acquired through business combination (Refer note 45) | Deferred Tax Asset   | Deferred Tax Liabilities |
| Deferred Tax Assets/ (Liabilities)                           |                      |                          |                              |                            |                   |   |                      |                          |
| Property, Plant and Equipment (including Right-of-Use Asset) | 2.90                 | -                        | (0.50)                       | -                          | -                 | -   | 2.40                 | -                        |
| Brought Forward Loss   | 98.12                | -                        | (29.59)                      | -                          | -                 | -   | 68.53                | -                        |
| Inventories  | 16.64                | -                        | (3.19)                       | -                          | -                 | (0.38)  | 13.08                | -                        |
| Unabsorbed Depreciation                                      | 1.94                 | -                        | -                            | -                          | -                 | -   | 1.93                 | -                        |
| Employee Benefits  | 50.02                | -                        | (17.26)                      | -                          | (0.31)            | -   | 32.45                | -                        |
| Equity-settled share-based payments                          | 1.18                 | -                        | 0.65                         | -                          | -                 | -   | 1.83                 | -                        |
| Investments  | (24.04)              | -                        | 19.90                        | -                          | -                 | -   | (4.14)               | -                        |
| Provision for doubtful assets                                | 25.76                | -                        | 10.43                        | -                          | -                 | -   | 36.19                | -                        |
| Other Items  | 135.23               | -                        | 44.01                        | -                          | -                 | -   | 179.24               | -                        |
| <b>Deferred Tax Assets/ (Liabilities)</b>                    | <b>307.74</b>        | <b>-</b>                 | <b>24.44</b>                 | <b>-</b>                   | <b>(0.31)</b>     | <b>(0.38)</b>   | <b>331.51</b>        | <b>-</b>                 |



## NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

for the year ended March 31, 2023

(Currency in INR Crore)

### 11 DEFERRED TAX ASSETS AND TAX EXPENSE

| Particulars  | As at April 01, 2021<br>(Restated) |                          | Movement during the year     |                            |                   |   | As at March 31, 2022 |                          |
|--|------------------------------------|--------------------------|------------------------------|----------------------------|-------------------|---|----------------------|--------------------------|
|  | Deferred Tax Asset                 | Deferred Tax Liabilities | Recognised in Profit or Loss | Recognised in Other Equity | Recognised in OCI | Acquired through business combination (Refer note 45) | Deferred Tax Asset   | Deferred Tax Liabilities |
| Deferred Tax Assets/ (Liabilities)                           |                                    |                          |                              |                            |                   |   |                      |                          |
| Property, Plant and Equipment (including Right-of-Use Asset) | 2.72                               | -                        | 0.18                         | -                          | -                 | -   | 2.90                 | -                        |
| Brought Forward Loss   | 91.33                              | -                        | 6.79                         | -                          | -                 | -   | 98.12                | -                        |
| Inventories  | 14.95                              | -                        | 1.69                         | -                          | -                 | -   | 16.64                | -                        |
| Unabsorbed Depreciation                                      | 1.06                               | -                        | 0.88                         | -                          | -                 | -   | 1.94                 | -                        |
| Employee Benefits  | 48.82                              | -                        | 0.80                         | -                          | 0.40              | -   | 50.02                | -                        |
| Equity-settled share-based payments                          | 1.27                               | -                        | (0.09)                       | -                          | -                 | -   | 1.18                 | -                        |
| Investments  | (5.36)                             | 0.02                     | (18.66)                      | -                          | -                 | -   | (24.04)              | -                        |
| Provision for doubtful assets                                | 26.63                              | -                        | (0.87)                       | -                          | -                 | -   | 25.76                | -                        |
| Other Items  | 107.51                             | -                        | 27.72                        | -                          | -                 | -   | 135.23               | -                        |
| Deferred Tax Assets/ (Liabilities)                           | 288.93                             | 0.02                     | 18.44                        | -                          | 0.40              | -   | 307.74               | -                        |

#### d) Reconciliation of Effective Tax Rate

| Particulars   | March 31, 2023 | March 31, 2022 |
|---|----------------|----------------|
| Profit Before Tax   | 795.27         | 516.33         |
| Tax using the Company's domestic tax rate of 25.168% (Previous Year: 25.168%) | 200.15         | 129.95         |
| Tax effect of:  |                |                |
| Rate Difference   | (23.89)        | 3.14           |
| Non-deductible expenses   | 4.95           | (6.62)         |
| Tax-exempt income   | (11.63)        | (0.00)         |
| Changes in recognised deductible temporary differences                        | 0.25           | 3.62           |
| (Expense) / Income offered in tax books (net)                                 | (15.35)        | (9.50)         |
| Adjustment for tax of prior years   | 4.45           | (4.98)         |
| MAT credit of previous year reversed in current year                          | -              | -              |
| Unabsorbed Losses   | 3.93           | 2.59           |
| Share of loss of joint ventures   | 10.25          | 47.50          |
| Other Adjustments   | 1.54           | 0.08           |
| Tax expense recognised  | 174.67         | 165.78         |

e) The Group has recognised deferred tax asset to the extent that the same will be recoverable using the estimated future taxable income based on the approved business plans and budgets of the Group. The Group is expected to generate taxable income in upcoming years. The business losses can be carried forward for a period of 8 years as per the tax regulations and the Group expects to recover the losses.

#### f) Unrecognised deferred tax liabilities

As at March 31, 2023, undistributed earnings of subsidiaries and joint ventures amounted to INR 227.70 Crore (Previous Year: INR 63.40 Crore). The corresponding deferred tax liability is not recognised because the Company controls the dividend policy of its subsidiaries and is able to veto the payment of dividends of its joint ventures - i.e. the Company controls the timing of reversal of the related taxable temporary differences and management is satisfied that they will not reverse in the foreseeable future.

#### g) Unrecognised deferred tax assets

(i) Deferred tax assets amounting to INR 3.92 Crore (Previous Year: INR 2.59 Crore) have not been recognised in respect of tax losses amounting to INR 15.62 Crore (Previous Year: 10.29 Crore) because it is not probable that future taxable profit will be available against which the Group can use the benefits therefrom.  
The tax losses expire in 2025-29.

## NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

for the year ended March 31, 2023

(Currency in INR Crore)

### 11 DEFERRED TAX ASSETS AND TAX EXPENSE

(ii) Deferred tax assets amounting to INR 2.53 Crore (Previous Year : INR 2.53 Crore) have not been recognised in respect of expected credit loss on investments due to uncertainty as at the current date with respect to future realisation.

h) As per the Group's assessment, there were no material income tax uncertainties over income tax treatments during the current and previous financial year.

### 12 OTHER NON-CURRENT NON FINANCIAL ASSETS

| Particulars                           | March 31, 2023 | March 31, 2022 |
|---------------------------------------|----------------|----------------|
| Unsecured, Considered Good            |                |                |
| To parties other than related parties |                |                |
| Capital advances                      | 3.01           | 50.77          |
|                                       | 3.01           | 50.77          |

### 13 INVENTORIES (VALUED AT LOWER OF COST AND NET REALISABLE VALUE)

| Particulars  | March 31, 2023 | March 31, 2022 |
|--|----------------|----------------|
| Finished Goods (Refer note 57)                                 | 387.47         | 375.29         |
| Construction Work-in-Progress (Refer note 57)                  | 11,657.00      | 5,287.32       |
| Raw Material   | 28.93          | 5.45           |
| Entitlement of Transferable Development Rights (Refer note 60) | -              | 0.25           |
|  | 12,073.40      | 5,668.31       |

### 14 INVESTMENTS

| Particulars   | March 31, 2023 | March 31, 2022 |
|---|----------------|----------------|
| Unquoted  |                |                |
| Investment in Mutual Funds carried at Fair Value through Profit or Loss | 1,080.47       | 3,359.08       |
|   | 1,080.47       | 3,359.08       |
| Market Value of Unquoted Investments                                    |                |                |
| Aggregate book value of Unquoted Investments                            | 1,080.47       | 3,359.08       |

### 15 TRADE RECEIVABLES

| Particulars   | March 31, 2023 | March 31, 2022 |
|---|----------------|----------------|
| To related parties  |                |                |
| Unsecured, Considered Good (Refer Note (a) below)                       | 91.78          | 52.62          |
| To parties other than related parties                                   |                |                |
| Unsecured, Considered Good  | 267.60         | 139.07         |
| Unsecured, significant increase in credit risk/credit impaired          | 71.56          | 56.79          |
| Less: Allowance for significant increase in credit risk/credit impaired | (71.56)        | (56.79)        |
|   | 359.38         | 191.69         |

(a) Includes entity where directors are interested, viz Godrej Redevelopers (Mumbai) Private Limited INR 0.27 Crores (Previous Year: INR Nil).

INR 0.00 represents amount less than INR 50,000



## NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

for the year ended March 31, 2023

(Currency in INR Crore)

### 15 TRADE RECEIVABLES

(b) Trade Receivables ageing schedule as at March 31, 2023

| Particulars  | Not due      | Outstanding for following periods from due date of payment |                   |              |              |                   | Total         |
|--|--------------|--|-------------------|--------------|--------------|-------------------|---------------|
|  |              | Less than 6 months   | 6 months - 1 year | 1-2 years    | 2-3 years    | More than 3 years |               |
| (i) Undisputed Trade Receivables – considered good                                 | 25.31        | 249.80   | 29.64             | 18.99        | 6.41         | 9.28              | 339.43        |
| (ii) Undisputed Trade Receivables – which have significant increase in credit risk | -            | -  | -                 | 8.53         | 9.87         | 20.89             | 39.28         |
| (iii) Undisputed Trade Receivables – credit impaired                               | -            | -  | -                 | 0.39         | 0.56         | 1.44              | 2.39          |
| (iv) Disputed Trade Receivables – considered good*                                 | -            | -  | 1.54              | 7.90         | 8.87         | 1.64              | 19.95         |
| (v) Disputed Trade Receivables – which have significant increase in credit risk*   | -            | -  | -                 | -            | -            | 10.60             | 10.60         |
| (vi) Disputed Trade Receivables – credit impaired*                                 | -            | -  | -                 | -            | -            | 19.29             | 19.29         |
| <b>Total</b>   | <b>25.31</b> | <b>249.80</b>  | <b>31.18</b>      | <b>35.81</b> | <b>25.71</b> | <b>63.14</b>      | <b>430.94</b> |

(c) Trade Receivables ageing schedule as at March 31, 2022

| Particulars  | Not due      | Outstanding for following periods from due date of payment |                   |              |              |                   | Total         |
|--|--------------|--|-------------------|--------------|--------------|-------------------|---------------|
|  |              | Less than 6 months   | 6 months - 1 year | 1-2 years    | 2-3 years    | More than 3 years |               |
| (i) Undisputed Trade Receivables – considered good                                 | 14.01        | 113.64   | 24.93             | 16.59        | 5.75         | 3.50              | 178.42        |
| (ii) Undisputed Trade Receivables – which have significant increase in credit risk | -            | 0.20   | -                 | 4.24         | 7.23         | 13.59             | 25.26         |
| (iii) Undisputed Trade Receivables – credit impaired                               | 0.01         | -  | -                 | -            | -            | 0.82              | 0.83          |
| (iv) Disputed Trade Receivables – considered good*                                 | -            | -  | -                 | -            | -            | 13.27             | 13.27         |
| (v) Disputed Trade Receivables – which have significant increase in credit risk*   | -            | -  | -                 | 0.98         | -            | 10.37             | 11.35         |
| (vi) Disputed Trade Receivables – credit impaired*                                 | -            | -  | -                 | -            | -            | 19.35             | 19.35         |
| <b>Total</b>   | <b>14.02</b> | <b>113.84</b>  | <b>24.93</b>      | <b>21.81</b> | <b>12.98</b> | <b>60.90</b>      | <b>248.48</b> |

\*Trade Receivables having legal cases / arbitration have been considered as disputed

### 16 CASH AND CASH EQUIVALENTS

| Particulars   | March 31, 2023 | March 31, 2022 |
|---|----------------|----------------|
| <b>Balances With Banks (Refer note 61)</b>                          |                |                |
| In Current Accounts   | 245.86         | 79.48          |
| In Fixed Deposit Accounts with original maturity less than 3 months | 444.63         | 90.30          |
| Cheques On Hand   | 24.30          | 9.28           |
| Cash On Hand  | 0.02           | 0.02           |
|   | <b>714.81</b>  | <b>179.08</b>  |

### 17 BANK BALANCES OTHER THAN ABOVE

| Particulars   | March 31, 2023  | March 31, 2022  |
|---|-----------------|-----------------|
| <b>Balances With Banks (Refer note 61)</b>  |                 |                 |
| In Current Accounts (Refer note (a) below)  | 0.39            | 0.89            |
| In Fixed Deposit Accounts with maturity more than 3 months but less than 12 months (Refer note (b) below) | 1,300.74        | 1,158.54        |
|   | <b>1,301.13</b> | <b>1,159.43</b> |

## NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

for the year ended March 31, 2023

(Currency in INR Crore)

### 17 BANK BALANCES OTHER THAN ABOVE

(a) Includes

- (i) Balances with Banks in current accounts INR Nil (Previous Year: INR 0.01 Crore) is on account of earmarked balance for unclaimed dividend.
- (ii) Balances with Banks in current accounts INR 3.69 Crores (Previous Year: INR 0.88 Crore) amount received from buyers towards maintenance charges.

(b) Includes

- (i) INR 77.66 Crore (Previous Year: INR 46.14 Crore) received from flat buyers and held in trust on their behalf in a corpus fund and towards maintenance charges.
- (ii) Deposits held as Deposit Repayment Reserve amounting to INR 0.06 Crore (Previous Year: INR 0.06 Crore).
- (iii) Fixed deposits held in as margin money and lien marked for issuing bank guarantees amounting to INR 26.56 Crore (Previous Year: INR 1.14 Crore).
- (iv) Fixed deposit held in Escrow account amounting to INR 370.50 Crore (Previous Year INR-Nil)

### 18 LOANS (CURRENT)

| Particulars                                   | March 31, 2023  | March 31, 2022  |
|---|-----------------|-----------------|
| <b>Unsecured, Considered Good</b>             |                 |                 |
| <i>To related parties</i>                     |                 |                 |
| Loan to Related Parties (Refer Note 40(d)(i)) | 2,237.39        | 2,276.07        |
| <i>To parties other than related parties</i>  |                 |                 |
| Loan to others                                | 157.47          | 276.60          |
|   | <b>2,394.86</b> | <b>2,552.67</b> |

### 19 OTHER CURRENT FINANCIAL ASSETS

| Particulars   | March 31, 2023  | March 31, 2022  |
|---|-----------------|-----------------|
| <b>Secured, Considered Good</b>                         |                 |                 |
| <i>To parties other than related parties</i>            |                 |                 |
| Deposits - Projects (Refer Note (a) below and 40(d)(i)) | 171.48          | 187.49          |
| <b>Unsecured, Considered Good</b>                       |                 |                 |
| <i>To related parties</i>                               |                 |                 |
| Interest Accrued  | 603.44          | 624.38          |
| Deposits - Others (Refer Note (b) below)                | 4.17            | 4.17            |
| Others (includes expenses recoverable etc.)             | 28.94           | 87.52           |
| <i>To parties other than related parties</i>            |                 |                 |
| Deposits - Others                                       | 94.76           | 69.90           |
| Interest Accrued  | 121.37          | 114.70          |
| Others (includes expenses recoverable etc.)             | 306.28          | 135.94          |
|   | <b>1,330.44</b> | <b>1,224.10</b> |

- (a) Deposits - Projects are secured due to specific rights available with the Group through the respective Development Agreements.
- (b) Represents entities where directors are interested, viz Godrej Industries Limited INR 4.13 Crore (Previous Year Annamudi Real Estates LLP : INR 3.77 Crore) and Godrej One Premises Management Private Limited INR 0.04 Crore (Previous Year: INR 0.04 Crore).



## NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

for the year ended March 31, 2023

(Currency in INR Crore)

### 20 OTHER CURRENT NON FINANCIAL ASSETS

| Particulars   | March 31, 2023 | March 31, 2022 |
|---|----------------|----------------|
| Secured, Considered Good<br>To parties other than related parties |                |                |
| Advance to Suppliers and Contractors (Refer note (a) below)       | 4.75           | 10.92          |
| <b>To parties other than related parties</b>                      |                |                |
| Unbilled Revenue (Refer note (b))                                 | 186.82         | 191.31         |
| Balances with Government Authorities                              | 145.09         | 114.66         |
| Advance to Suppliers and Contractors                              | 162.05         | 110.11         |
| Prepayments   | 2.69           | 3.86           |
| Advance for Land, Development Rights and Flats                    | 230.48         | 202.34         |
| Others (includes deferred brokerage, etc.)                        | 186.14         | 127.97         |
|   | <b>918.02</b>  | <b>761.17</b>  |

(a) Advance to Suppliers and Contractors are secured against bank guarantees.

(b) Net of provision of INR 6.01 crore (Previous Year : INR 6.01 Crore).

### 21 EQUITY SHARE CAPITAL

| Particulars  | March 31, 2023 | March 31, 2022 |
|--|----------------|----------------|
| a) <b>Authorised :</b>   |                |                |
| 1,338,000,000 Equity Shares of INR 5/- each (Previous Year: 1,338,000,000 Equity Share of INR 5/- each)            | 669.00         | 669.00         |
|  | <b>669.00</b>  | <b>669.00</b>  |
| b) <b>Issued, Subscribed and Paid-up:</b>  |                |                |
| 278,021,444 Equity Shares of INR 5/- each (Previous Year: 277,988,067 Equity Shares of INR 5/- each) fully paid-up | 139.01         | 138.99         |
|  | <b>139.01</b>  | <b>138.99</b>  |

c) During the year, the Company has issued 33,377 equity shares (Previous Year: 45,016 equity shares) under the Employee Stock Grant Scheme 2011.

d) **Reconciliation of number of shares outstanding at the beginning and end of the year :**

| Equity Shares :                          | March 31, 2023     |                | March 31, 2022     |                |
|--|--------------------|----------------|--------------------|----------------|
|  | No. of Shares      | INR (In Crore) | No. of Shares      | INR (In Crore) |
| Outstanding at the beginning of the year | 277,988,067        | 138.99         | 277,943,051        | 138.97         |
| Issued during the year                   | 33,377             | 0.02           | 45,016             | 0.02           |
| Outstanding at the end of the year       | <b>278,021,444</b> | <b>139.01</b>  | <b>277,988,067</b> | <b>138.99</b>  |

e) **Shareholding Information of Holding company / Ultimate holding compnay**

| Equity Shares are held by :                 | March 31, 2023 |                | March 31, 2022 |                |
|---|----------------|----------------|----------------|----------------|
|   | No. of Shares  | INR (In Crore) | No. of Shares  | INR (In Crore) |
| Godrej Industries Limited (Holding Company) | 131,618,294    | 65.81          | 131,452,194    | 65.73          |

f) **Rights, preferences and restrictions attached to Equity shares**

The Company has only one class of equity shares having a par value of INR 5/- per share. Each holder of equity shares is entitled to one vote per share held. The dividend proposed by the Board of Directors is subject to the approval of the Shareholders in the Annual General Meeting except in case of interim dividend. In the event of liquidation, the shareholders are eligible to receive the remaining assets of the Company after distribution of all preferential amounts, in proportion to their shareholding.

## NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

for the year ended March 31, 2023

(Currency in INR Crore)

### 21 EQUITY SHARE CAPITAL

g) Shareholders holding more than 5% shares in the Company:

| Particulars               | March 31, 2023 |        | March 31, 2022 |        |
|---------------------------|----------------|--------|----------------|--------|
|                           | No. of Shares  | %      | No. of Shares  | %      |
| Equity shares             |                |        |                |        |
| Godrej Industries Limited | 131,618,294    | 47.34% | 131,452,194    | 47.29% |

h) **Equity Shares allotted as fully paid-up without payment being received in cash**

The Company has not allotted any equity shares as fully paid-up without payment being received in cash in preceding five years.

i) **Promoters Shareholding**

| Shares held by Promoters at the end of the March 31, 2023 |  |               |                   | % change during the year |
|---|--|---------------|-------------------|--------------------------|
| Sr. No.   | Promoter Name                                | No. of Shares | % of total Shares |                          |
| 1   | Godrej Industries Limited                    | 131,618,294   | 47.34%            | 0.05%                    |
| 2   | Godrej & Boyce Manufacturing Company Limited | 10,650,688    | 3.83%             | 0.00%                    |

| Shares held by Promoters at the end of the March 31, 2022 |  |               |                   | % change during the year |
|---|--|---------------|-------------------|--------------------------|
| Sr. No.   | Promoter Name                                | No. of Shares | % of total Shares |                          |
| 1   | Godrej Industries Limited                    | 131,452,194   | 47.29%            | 2.53%                    |
| 2   | Godrej & Boyce Manufacturing Company Limited | 10,650,688    | 3.83%             | 0.00%                    |

j) The company has 49,485 (Previous year : 63,338) Equity Shares Reserved for Issue Under Options as at Mar 31,2023. (Refer note 42)

### 22 BORROWINGS (NON-CURRENT)

| Particulars   | Maturity Date | Terms of repayment                      | March 31, 2023 | March 31, 2022 |
|---|---------------|---|----------------|----------------|
| Unsecured Debentures  |               |   |                |                |
| From Others   |               |   |                |                |
| 7.50% 10,000 (Previous Year: 7.50% 10,000) redeemable non-convertible debentures ("NCD") of face Value INR 1,000,000 each | July 31, 2023 | Single Repayment at the end of the Term | -              | 1,000.00       |
|   |               |   | -              | 1,000.00       |

### 23 OTHER NON-CURRENT FINANCIAL LIABILITIES

| Particulars                                  | March 31, 2023 | March 31, 2022 |
|--|----------------|----------------|
| Employee Benefits Payable (Refer note 34(a)) | 5.00           | 78.44          |
|  | <b>5.00</b>    | <b>78.44</b>   |

### 24 PROVISIONS (NON-CURRENT)

| Particulars                     | March 31, 2023 | March 31, 2022 |
|---------------------------------|----------------|----------------|
| Provision for Employee Benefits |                |                |
| Gratuity                        | 16.09          | 17.53          |
|                                 | <b>16.09</b>   | <b>17.53</b>   |



## NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

for the year ended March 31, 2023

(Currency in INR Crore)

### 25 BORROWINGS (CURRENT)

| Particulars   | Interest Rate p.a   | March 31, 2023  | March 31, 2022  |
|---|---|-----------------|-----------------|
| <b>Unsecured Debentures</b>   | Maturity Date Terms of repayment                                |                 |                 |
| 7.50% 10,000 (Previous Year: 10,000) redeemable non-convertible debentures ("NCD") of face Value INR 1,000,000 each | July 31, 2023 Single Principal Repayment at the end of the Term | 1,000.00        | -               |
| <b>Secured Loans</b>  |   |                 |                 |
| <b>From Banks</b>   |   |                 |                 |
| Working Capital Loan (Refer note (a) below)   | 6.60%-8.45% (Previous Year: 6.60% -7.35%)                       | 1,130.46        | 1,079.59        |
| Cash Credit Loan (Refer note (b) below)   |   | 12.05           | 29.82           |
| <b>Unsecured Loans</b>  |   |                 |                 |
| <b>From Banks</b>   |   |                 |                 |
| Overdraft Facilities (Refer note (c) below)   | 4.13%-7.90% (Previous Year: 4.17% - 7.65%)                      | -               | -               |
| Other Loans (Refer note (d) below)  |   | 3,073.91        | 1,997.82        |
| <b>From Others</b>  |   |                 |                 |
| Commercial Papers (Refer note (d) below)  | 5.40%-7.95% (Previous Year: 4.26% - 4.75%)                      | 1,133.54        | 1,012.45        |
| Other Loans   |   | 11.65           | -               |
| Interest accrued but not due on Long Term Borrowing   |   | 50.14           | 50.14           |
|   |   | <b>6,411.75</b> | <b>4,169.82</b> |

(a) The Working Capital Loan (WCL) of INR 750.00 Crore (Previous Year : INR 690.00 Crore) from SBI is secured by a primary charge of hypothecation of Current Assets of the Company and work-in-progress of Godrej Projects Development Limited (wholly owned subsidiary) and by a collateral of Mortgage of Immovable property (including all fit-outs therein) of the holding Company at Unit No 5C, on the 5th Floor in Godrej One (along with car parking spaces) at Pirojshanagar, Vikhroli East, Mumbai and the hypothecation of Current Assets excluding work-in-progress of Godrej Projects Development Limited (wholly owned subsidiary).

The Working Capital Loan (WCL) of INR 375.00 Crore (Previous Year: INR 385.00 Crore) from SBI is secured by a collateral of Mortgage of Immovable property (including all fit-outs therein) of the holding Company at Unit No 5C, on the 5th Floor in Godrej One (along with car parking spaces) at Pirojshanagar, Vikhroli East, Mumbai and the hypothecation of Current Assets excluding work-in-progress of Godrej Projects Development Limited (wholly owned subsidiary).

(b) The Cash Credit (CC) of INR 12.05 Crore (Previous Year : INR 29.81 Crore) from SBI is secured by a primary charge of hypothecation of Current Assets of the Company and work-in-progress of Godrej Projects Development Limited (wholly owned subsidiary) and by a collateral of Mortgage of Immovable property (including all fit-outs therein) of the Company at Unit No 5C, on the 5th Floor in Godrej One (along with car parking spaces) at Pirojshanagar, Vikhroli East, Mumbai and the hypothecation of Current Assets excluding work-in-progress of Godrej Projects Development Limited (wholly owned subsidiary).

The Cash Credit (CC) of INR 0.00 Crore (Previous Year: INR 0.01 Crore) from SBI is secured by a collateral of Mortgage of Immovable property (including all fit-outs therein) of the Company at Unit No 5C, on the 5th Floor in Godrej One (along with car parking spaces) at Pirojshanagar, Vikhroli East, Mumbai and the hypothecation of Current Assets excluding work-in-progress of Godrej Projects Development Limited (wholly owned subsidiary).

(c) Overdraft facilities INR Nil Crore (Previous Year 0.00 Crore) is an unsecured facility and is repayable on demand

(d) Other Loans includes Unsecured Term Loans, Working Capital Loans and Commercial papers. Term Loans and Working capital loans are repayable within one year and Commercial Papers are repayable within 28 days to 166 days.

(e) Quarterly returns or statements of current assets filed by the Group with banks are in agreement with the books of accounts.

INR 0.00 represents amount less than INR 50,000

## NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

for the year ended March 31, 2023

(Currency in INR Crore)

### 26 TRADE PAYABLES

| Particulars  | March 31, 2023  | March 31, 2022  |
|--|-----------------|-----------------|
| Total Outstanding Dues of Micro Enterprises and Small Enterprises                      | 62.57           | 41.86           |
| Total Outstanding Dues of Creditors other than Micro Enterprises and Small Enterprises | 3,294.05        | 2,212.24        |
|  | <b>3,356.62</b> | <b>2,254.10</b> |

(a) Trade Payables ageing schedule as at March 31, 2023

| Particulars                  | Not due         | Outstanding for following periods from due date of payment |              |             |                   | Total           |
|------------------------------|-----------------|--|--------------|-------------|-------------------|-----------------|
|                              |                 | Less than 1 year   | 1-2 years    | 2-3 years   | More than 3 years |                 |
| (i) MSME                     | 31.15           | 22.41  | 5.49         | 0.34        | 0.57              | 59.96           |
| (ii) Others                  | 2,160.28        | 1,073.39   | 32.25        | 7.19        | 13.06             | 3,286.17        |
| (iii) Disputed dues - MSME*  | -               | -  | -            | -           | 2.61              | 2.61            |
| (iv) Disputed dues - Others* | -               | -  | -            | -           | 7.88              | 7.88            |
| <b>Total</b>                 | <b>2,191.43</b> | <b>1,095.80</b>  | <b>37.73</b> | <b>7.53</b> | <b>24.13</b>      | <b>3,356.62</b> |

(b) Trade Payables ageing schedule as at March 31, 2022

| Particulars                  | Not due         | Outstanding for following periods from due date of payment |              |             |                   | Total           |
|------------------------------|-----------------|--|--------------|-------------|-------------------|-----------------|
|                              |                 | Less than 1 year   | 1-2 years    | 2-3 years   | More than 3 years |                 |
| (i) MSME                     | 32.38           | 4.74   | 0.56         | 0.29        | 1.32              | 39.29           |
| (ii) Others                  | 1,974.82        | 208.34   | 9.44         | 3.12        | 8.64              | 2,204.36        |
| (iii) Disputed dues - MSME*  | -               | -  | -            | -           | 2.57              | 2.57            |
| (iv) Disputed dues - Others* | -               | -  | -            | -           | 7.88              | 7.88            |
| <b>Total</b>                 | <b>2,007.20</b> | <b>213.08</b>  | <b>10.00</b> | <b>3.41</b> | <b>20.41</b>      | <b>2,254.10</b> |

\*Trade Payables having legal cases / arbitration have been considered as disputed

### 27 OTHER CURRENT FINANCIAL LIABILITIES

| Particulars   | March 31, 2023 | March 31, 2022 |
|---|----------------|----------------|
| Unclaimed Fixed Deposits and Interest                             | 0.03           | 0.25           |
| Unclaimed Dividend  | -              | 0.01           |
| Deposits - Others   | 4.90           | 4.76           |
| Advance Share of Profit from LLPs                                 | 2.94           | 2.94           |
| Employee Benefits Payable   | 270.29         | 171.40         |
| Other Liabilities (includes payable for development rights, etc.) | 551.99         | 274.91         |
|   | <b>830.15</b>  | <b>454.27</b>  |

### 28 OTHER CURRENT NON FINANCIAL LIABILITIES

| Particulars  | March 31, 2023  | March 31, 2022  |
|--|-----------------|-----------------|
| Statutory Dues   | 89.60           | 43.44           |
| Advances Received Against Sale of Flats/ Units (Refer Note 46)           | 2,261.87        | 846.46          |
| Other Liabilities (includes advance from customer for maintenance, etc.) | 744.94          | 190.97          |
|  | <b>3,096.41</b> | <b>1,080.87</b> |

INR 0.00 represents amount less than INR 50,000



## NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

for the year ended March 31, 2023

(Currency in INR Crore)

### 29 PROVISIONS (CURRENT)

| Particulars                                   | March 31, 2023 | March 31, 2022 |
|---|----------------|----------------|
| Provision for Employee Benefits               |                |                |
| Gratuity                                      | 4.82           | 3.15           |
| Compensated Absences                          | 1.76           | 3.18           |
| Provision for Tax Dues (refer Note (a) below) | 36.87          | 29.67          |
| Others (refer Note (b) below)                 | 2.77           | 2.77           |
|   | 46.22          | 38.77          |

(a) Provision for tax dues : Utilised: INR Nil (Previous Year: INR Nil) and Accrued - 7.20 Crores (Previous Year: INR 4.67 Crore).

(b) Others include provision made for civil / other cases (Utilised: INR Nil (Previous Year: INR Nil), Accrued: INR Nil (Previous Year: INR Nil)).

### 30 REVENUE FROM OPERATIONS

| Particulars  | March 31, 2023 | March 31, 2022 |
|--|----------------|----------------|
| Sale of Real Estate Developments / Land / TDR (Refer note 46 and 60) | 1,897.06       | 1,514.76       |
| Sale of Services   | 269.36         | 209.84         |
| Other Operating Revenue  |                |                |
| Other Income from Customers  | 82.86          | 80.84          |
| Others (including Lease Rent and Settlement Proceeds)                | 2.98           | 19.44          |
|  | 2,252.26       | 1,824.88       |

### 31 OTHER INCOME

| Particulars   | March 31, 2023 | March 31, 2022 |
|---|----------------|----------------|
| Interest Income                                       | 617.08         | 612.41         |
| Dividend income                                       | 0.00           | 0.00           |
| Profit on Sale of Property, Plant and Equipment (Net) | 0.33           | 1.16           |
| Income from investment measured at FVTPL              | 13.91          | 93.35          |
| Profit on Sale of Investments (net)                   | 127.45         | 35.58          |
| Miscellaneous Income                                  | 27.97          | 18.31          |
|   | 786.74         | 760.81         |

### 32 COST OF MATERIALS CONSUMED

| Particulars                                  | March 31, 2023 | March 31, 2022 |
|--|----------------|----------------|
| Land/ Development Rights                     | 4,686.99       | 1,057.54       |
| Construction, Material and Labour            | 936.45         | 412.29         |
| Architect Fees                               | 26.84          | 11.43          |
| Finance Costs                                | 366.97         | 278.33         |
| Other Costs (including depreciation expense) | 436.51         | 322.51         |
|  | 6,453.76       | 2,082.10       |

INR 0.00 represents amount less than INR 50,000

## NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

for the year ended March 31, 2023

(Currency in INR Crore)

### 33 CHANGES IN INVENTORIES OF FINISHED GOODS AND CONSTRUCTION WORK-IN-PROGRESS

| Particulars   | March 31, 2023 | March 31, 2022 |
|---|----------------|----------------|
| Inventories at the beginning of the year  |                |                |
| Finished Goods  | 375.29         | 424.17         |
| Construction Work-in-Progress   | 5,287.32       | 4,175.91       |
| Entitlement of Transferrable Development Rights (Refer note 60)                             | 0.25           | 195.20         |
|   | 5,662.86       | 4,795.28       |
| Inventories at the end of the year  |                |                |
| Finished Goods  | 387.47         | 375.29         |
| Construction Work-in-Progress   | 11,657.00      | 5,287.32       |
| Entitlement of Transferrable Development Rights (Refer note 60)                             | -              | 0.25           |
|   | 12,044.47      | 5,662.86       |
| Add : Acquired through business combination and asset acquisition (Refer note 45)           | 1,169.72       | 84.67          |
| Less : Transferred to Other Current Financial Assets (Refer note (a) below)                 | -              | 97.91          |
| Less : Transferred to Investment Property, Capital Work-in-Progress and Expense Recoverable | -              | 7.41           |
|   | (5,211.88)     | (888.23)       |

(a) Cost incurred by the Holding Company considered as recoverable on account of exit by the Holding Company from the Project based on arbitration order.

### 34 EMPLOYEE BENEFITS EXPENSE\*

| Particulars                               | March 31, 2023 | March 31, 2022 |
|---|----------------|----------------|
| Salaries, Bonus and Allowances            | 205.47         | 97.64          |
| Contribution to Provident and Other Funds | 3.08           | 5.28           |
| Share Based Payments to Employees         | 4.15           | 3.47           |
| Staff Welfare Expenses                    | 5.71           | 3.86           |
|   | 218.41         | 110.25         |

\* Net of allocations

### 35 FINANCE COSTS

| Particulars  | March 31, 2023 | March 31, 2022 |
|--|----------------|----------------|
| Interest Expense   | 478.17         | 385.65         |
| Interest on Income Tax   | 4.21           | 3.90           |
| Total Interest Expense   | 482.38         | 389.55         |
| Other Borrowing costs  | 100.03         | 77.70          |
| Total Finance Costs  | 582.41         | 467.25         |
| Less : Transferred to Construction Work-in-Progress, Capital work-in-progress and Others | (408.18)       | (299.77)       |
| Net Finance Costs  | 174.23         | 167.48         |

INR 0.00 represents amount less than INR 50,000



## NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

for the year ended March 31, 2023

(Currency in INR Crore)

### 36 DEPRECIATION AND AMORTISATION EXPENSE

| Particulars  | March 31, 2023 | March 31, 2022 |
|--|----------------|----------------|
| Depreciation and amortisation on Property, Plant and Equipment | 20.60          | 11.99          |
| Depreciation and amortisation on Right-of-Use Asset            | 8.45           | 8.60           |
| Depreciation on Investment Property                            | 1.85           | 1.20           |
| Amortisation of Intangible Assets                              | 2.48           | 2.71           |
|  | 33.38          | 24.50          |
| Less : Transferred to Construction work-in-progress            | (9.24)         | (3.07)         |
|  | 24.14          | 21.43          |

### 37 OTHER EXPENSES

| Particulars  | March 31, 2023 | March 31, 2022 |
|--|----------------|----------------|
| Project Maintenance Expenses                             | 80.11          | 73.68          |
| Advertisement and Marketing Expense                      | 221.92         | 93.92          |
| Consultancy Charges                                      | 32.00          | 31.82          |
| Office Expenses  | 26.61          | 20.48          |
| Corporate Social Responsibility Expenses (Refer note 53) | 8.93           | 6.05           |
| Rent   | 1.26           | 1.07           |
| Insurance  | 2.00           | 1.56           |
| Rates and Taxes  | 3.22           | 3.03           |
| Other Expenses (Refer note 40(d)(i) and 51)              | 168.29         | 155.99         |
|  | 544.34         | 387.60         |

### 38 EARNINGS PER EQUITY SHARE

#### a) Basic Earnings Per Share

The calculation of basic earnings per share is based on the Profit / (Loss) attributable to ordinary shareholders and weighted average number of ordinary shares outstanding.

| Particulars   | March 31, 2023 | March 31, 2022 |
|---|----------------|----------------|
| (i) Profit / (Loss) attributable to ordinary shareholders (basic)                     |                |                |
| Profit / (Loss) for the year, attributable to ordinary shareholders of the Company    | 571.39         | 352.37         |
|   | 571.39         | 352.37         |
| (ii) Weighted average number of ordinary shares (basic)                               |                |                |
| Weighted average number of equity shares at the beginning of the year                 | 277,988,067    | 277,943,051    |
| Add: Weighted average number of equity shares issued during the year                  | -              | -              |
| Add: Weighted average effect of share options exercised                               | 24,546         | 36,035         |
| Weighted average number of equity shares outstanding at the end of the year           | 278,012,613    | 277,979,086    |
| Basic Earnings Per Share (INR) (Face value INR 5 each)<br>(Previous Year: INR 5 each) | 20.55          | 12.68          |

INR 0.00 represents amount less than INR 50,000

## NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

for the year ended March 31, 2023

(Currency in INR Crore)

### 38 EARNINGS PER EQUITY SHARE

#### b) Diluted Earnings Per Share

The calculation of diluted earnings per share is based on the profit / (loss) attributable to ordinary shareholders and weighted average number of ordinary shares outstanding after adjustment for the effects of all dilutive potential ordinary shares.

| Particulars   | March 31, 2023 | March 31, 2022 |
|---|----------------|----------------|
| (i) Profit / (Loss) attributable to ordinary shareholders (diluted)                     |                |                |
| Profit / (Loss) for the year, attributable to ordinary shareholders of the Company      | 571.39         | 352.37         |
|   | 571.39         | 352.37         |
| (ii) Weighted average number of ordinary shares (diluted)                               |                |                |
| Weighted average number of Equity shares outstanding (basic)                            | 278,012,613    | 277,979,086    |
| Add: Weighted average effect of potential equity shares under ESGS plan                 | 20,522         | 24,102         |
| Weighted average number of equity shares outstanding (diluted)                          | 278,033,135    | 278,003,188    |
| Diluted Earnings Per Share (INR) (Face value INR 5 each)<br>(Previous Year: INR 5 each) | 20.55          | 12.67          |

For previous year, potential equity shares under ESGS plan are anti-dilutive and therefore, the effects of anti-dilutive potential equity shares are ignored in calculating diluted earnings per share.

### 39 EMPLOYEE BENEFITS

#### a) Defined Contribution Plans:

Contribution to Defined Contribution Plans recognised as expense for the year are as under:

| Particulars   | March 31, 2023 | March 31, 2022 |
|---|----------------|----------------|
| Employer's Contribution to Provident Fund (Gross before Allocation) | 9.53           | 8.35           |
| Employer's Contribution to ESIC                                     | 0.00           | 0.00           |

#### b) Defined Benefit Plans:

##### Contribution to Gratuity Fund (Non-Funded)

Gratuity is payable to all eligible employees on death or on separation/ termination in terms of the provisions of the Payment of Gratuity Act or as per the Group's policy whichever is beneficial to the employees.

The estimates of future salary increases, considered in actuarial valuation, take into account inflation, seniority, promotion and other relevant factors, such as supply and demand in the employment market.

At 31 March 2023, the weighted-average duration of Defined benefit obligation is 2 - 6 years (31 March 2022: 6-9 years).

INR 0.00 represents amount less than INR 50,000



## NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

for the year ended March 31, 2023

(Currency in INR Crore)

### 39 EMPLOYEE BENEFITS

#### (i) Changes in present value of defined benefit obligation

| Particulars   | March 31, 2023 | March 31, 2022 |
|---|----------------|----------------|
| <b>Changes in present value of obligation</b>                                       |                |                |
| Present value of obligation as at beginning of the year                             | 20.68          | 17.27          |
| Interest Cost   | 1.26           | 1.07           |
| Current Service Cost  | 2.82           | 2.63           |
| Benefits Paid   | (3.53)         | (1.74)         |
| Effect of Liability Transfer in   | 1.21           | 0.52           |
| Effect of Liability Transfer out  | (0.78)         | (0.64)         |
| Actuarial (gains)/ losses on obligations - due to change in demographic assumptions | (2.57)         | (0.68)         |
| Actuarial (gains)/ losses on obligations - due to change in financial assumptions   | 0.41           | 1.71           |
| Actuarial (gains) / losses on obligations - due to change in experience             | 1.06           | 0.54           |
| Transfer in on Business Combination   | 0.35           | -              |
| <b>Present value of obligation as at end of the year</b>                            | <b>20.91</b>   | <b>20.68</b>   |

#### (ii) Amount recognised in the Consolidated Balance Sheet

| Particulars                                       | March 31, 2023 | March 31, 2022 |
|---|----------------|----------------|
| Present value of obligation as at end of the year | 20.91          | 20.68          |
| Fair value of plan assets as at end of the year   | -              | -              |
| <b>Net obligation as at end of the year</b>       | <b>20.91</b>   | <b>20.68</b>   |

#### (iii) Net gratuity cost for the year

| Particulars  | March 31, 2023 | March 31, 2022 |
|--|----------------|----------------|
| <b>Recognised in the Consolidated Statement of Profit and Loss</b>                 |                |                |
| Current Service Cost   | 2.82           | 2.63           |
| Interest Cost  | 1.26           | 1.07           |
| <b>Total</b>   | <b>4.08</b>    | <b>3.70</b>    |
| <b>Recognised in Other Comprehensive Income (OCI)</b>                              |                |                |
| Remeasurements due to:   |                |                |
| Actuarial (gains)/losses on obligations - due to change in demographic assumptions | (2.57)         | (0.68)         |
| Actuarial (gains)/losses on obligations - due to change in financial assumptions   | 0.41           | 1.71           |
| Actuarial (gains)/losses on obligations - due to change in experience              | 1.06           | 0.54           |
| <b>Total</b>   | <b>(1.10)</b>  | <b>1.57</b>    |
| <b>Net Gratuity cost in Total Comprehensive Income (TCI)</b>                       | <b>2.98</b>    | <b>5.27</b>    |

The cumulative amount of actuarial (gains) / losses on obligations recognised in other comprehensive income as at March 31, 2023 is INR 6.01 Crore (Previous Year: INR 6.89 Crore).

## NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

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(Currency in INR Crore)

### 39 EMPLOYEE BENEFITS

#### (iv) The Principal assumptions used in determining the present value of defined benefit obligation for the Group's plan are given below:

| Particulars            | March 31, 2023                                 | March 31, 2022                                 |
|------------------------|--|--|
| Discount Rate          | 7.20%  | 6.09%  |
| Salary escalation rate | 14.00%   | 12%  |
| Attrition Rate         | 30.00%   | 20%  |
| Mortality              | Indian Assured Lives Mortality (2012-14) Urban | Indian Assured Lives Mortality (2012-14) Urban |

#### (v) Sensitivity analysis

A quantitative sensitivity analysis on Defined Benefit Obligation for significant assumptions as at March 31, 2023 is shown below:

| Particulars                          | March 31, 2023 |          | March 31, 2022 |          |
|--------------------------------------|----------------|----------|----------------|----------|
|                                      | Increase       | Decrease | Increase       | Decrease |
| Discount Rate (1% movement)          | (0.56)         | 0.60     | (0.89)         | 0.98     |
| Salary escalation rate (1% movement) | 0.56           | (0.53)   | 0.92           | (0.85)   |
| Attrition Rate (1% movement)         | (0.21)         | 0.22     | (0.32)         | 0.35     |

The sensitivity analysis presented above may not be representative of the actual change in the defined benefit obligation as it is unlikely that the change in assumptions would occur in isolation of one another as some of the assumptions may be correlated. Furthermore, in presenting the above sensitivity analysis, the present value of the defined benefit obligation has been calculated using the projected unit credit method at the end of the reporting period, which is the same as that applied in calculating the defined benefit obligation liability recognised in the balance sheet. There was no change in the methods and assumptions used in preparing the sensitivity analysis from prior year.

#### (vi) The expected future cash flows in respect of gratuity as at March 31, 2023 were as follows:

Maturity Analysis of Projected Benefit Obligation: From the Employer

| Projected Benefits Payable in Future Years from the Reporting Date | March 31, 2023 | March 31, 2022 |
|--|----------------|----------------|
| 1st Following Year   | 4.90           | 3.15           |
| 2nd Following Year   | 4.10           | 2.81           |
| 3rd Following Year   | 3.53           | 2.70           |
| 4th Following Year   | 2.96           | 2.73           |
| 5th Following Year   | 2.32           | 2.41           |
| Sum of Years 6 to 10   | 6.25           | 7.80           |
| Sum of Years 11 and above  | 0.11           | -              |

#### Compensated absences

Compensated absences for employee benefits of INR 0.13 Crore (Previous Year: INR 1.76 Crore) expected to be paid in exchange for the services recognised as an expense during the year.

INR 0.00 represents amount less than INR 50,000



## NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

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(Currency in INR Crore)

### 40 FINANCIAL INSTRUMENTS – FAIR VALUES AND RISK MANAGEMENT

#### a) Accounting classification and fair values

The following table shows the carrying amounts and fair values of financial assets and financial liabilities, including their levels in the fair value hierarchy. It does not include fair value information for financial assets and financial liabilities not measured at fair value if the carrying amount is a reasonable approximation of fair value.

| March 31, 2023                            | Carrying amount                   |                |           | Fair value |         |         |          |
|---|-----------------------------------|----------------|-----------|------------|---------|---------|----------|
|   | Fair value through profit or loss | Amortised Cost | Total     | Level 1    | Level 2 | Level 3 | Total    |
| <b>Financial Assets</b>                   |                                   |                |           |            |         |         |          |
| <b>Non-Current</b>                        |                                   |                |           |            |         |         |          |
| Investment in Preference Shares           | -                                 | -              | -         | -          | -       | -       | -        |
| <b>Other Investments</b>                  |                                   |                |           |            |         |         |          |
| Investments in Debentures                 | 619.66                            | 48.08          | 667.74    | -          | 619.66  | -       | 619.66   |
| Investments in Equity Instruments         | 0.00                              | -              | 0.00      | 0.00       | -       | -       | 0.00     |
| Trade receivables                         | -                                 | 160.27         | 160.27    | -          | -       | -       | -        |
| Loans                                     | -                                 | -              | -         | -          | -       | -       | -        |
| Other Non-Current Financial Assets        | -                                 | 38.67          | 38.67     | -          | -       | -       | -        |
| <b>Current</b>                            |                                   |                |           |            |         |         |          |
| Investments                               | 1,080.47                          | -              | 1,080.47  | 1,080.47   | -       | -       | 1,080.47 |
| Trade receivables                         | -                                 | 359.38         | 359.38    | -          | -       | -       | -        |
| Cash and cash equivalents                 | -                                 | 714.81         | 714.81    | -          | -       | -       | -        |
| Bank balances other than above            | -                                 | 1,301.13       | 1,301.13  | -          | -       | -       | -        |
| Loans                                     | -                                 | 2,394.86       | 2,394.86  | -          | -       | -       | -        |
| Other Current Financial Assets            | -                                 | 1,330.44       | 1,330.44  | -          | -       | -       | -        |
|   | 1,700.13                          | 6,347.63       | 8,047.77  | 1,080.47   | 619.66  | -       | 1,700.12 |
| <b>Financial Liabilities</b>              |                                   |                |           |            |         |         |          |
| <b>Non-Current</b>                        |                                   |                |           |            |         |         |          |
| Borrowings                                | -                                 | -              | -         | -          | -       | -       | -        |
| Other Non - Current Financial Liabilities | -                                 | 5.00           | 5.00      | -          | -       | -       | -        |
| <b>Current</b>                            |                                   |                |           |            |         |         |          |
| Borrowings                                | -                                 | 6,411.75       | 6,411.75  | -          | -       | -       | -        |
| Trade Payables                            | -                                 | 3,356.62       | 3,356.62  | -          | -       | -       | -        |
| Other Current Financial Liabilities       | -                                 | 830.15         | 830.15    | -          | -       | -       | -        |
|   | -                                 | 10,603.52      | 10,603.52 | -          | -       | -       | -        |

INR 0.00 represents amount less than INR 50,000

## NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

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### 40 FINANCIAL INSTRUMENTS – FAIR VALUES AND RISK MANAGEMENT

| March 31, 2022                            | Carrying amount                   |                |          | Fair value |          |         |          |
|---|-----------------------------------|----------------|----------|------------|----------|---------|----------|
|   | Fair value through profit or loss | Amortised Cost | Total    | Level 1    | Level 2  | Level 3 | Total    |
| <b>Financial Assets</b>                   |                                   |                |          |            |          |         |          |
| <b>Non-Current</b>                        |                                   |                |          |            |          |         |          |
| Investment in Preference Shares           | -                                 | -              | -        | -          | -        | -       | -        |
| <b>Other Investments</b>                  |                                   |                |          |            |          |         |          |
| Investments in Debentures                 | 605.15                            | 114.51         | 719.66   | -          | 605.15   | -       | 605.15   |
| Investments in Equity Instruments         | 0.00                              | -              | 0.00     | 0.00       | -        | -       | 0.00     |
| Trade receivables                         | -                                 | 173.22         | 173.22   | -          | -        | -       | -        |
| Loans                                     | -                                 | 43.81          | 43.81    | -          | -        | -       | -        |
| Other Non-Current Financial Assets        | -                                 | 8.94           | 8.94     | -          | -        | -       | -        |
| <b>Current</b>                            |                                   |                |          |            |          |         |          |
| Investments                               | 3,359.08                          | -              | 3,359.08 | 3,359.08   | -        | -       | 3,359.08 |
| Trade receivables                         | -                                 | 191.69         | 191.69   | -          | -        | -       | -        |
| Cash and cash equivalents                 | -                                 | 179.08         | 179.08   | -          | -        | -       | -        |
| Bank Balances other than above            | -                                 | 1,159.43       | 1,159.43 | -          | -        | -       | -        |
| Loans                                     | -                                 | 2,552.67       | 2,552.67 | -          | -        | -       | -        |
| Other Current Financial Assets            | -                                 | 1,224.10       | 1,224.10 | -          | -        | -       | -        |
|   | 3,964.23                          | 5,647.45       | 9,611.68 | 3,359.08   | 605.15   | -       | 3,964.23 |
| <b>Financial Liabilities</b>              |                                   |                |          |            |          |         |          |
| <b>Non-Current</b>                        |                                   |                |          |            |          |         |          |
| Borrowings                                | -                                 | 1,000.00       | 1,000.00 | -          | 1,022.05 | -       | 1,022.05 |
| Other Non - Current Financial Liabilities | -                                 | 78.44          | 78.44    | -          | -        | -       | -        |
| <b>Current</b>                            |                                   |                |          |            |          |         |          |
| Borrowings                                | -                                 | 4,169.82       | 4,169.82 | -          | -        | -       | -        |
| Trade Payables                            | -                                 | 2,254.10       | 2,254.10 | -          | -        | -       | -        |
| Other Current Financial Liabilities       | -                                 | 454.27         | 454.27   | -          | -        | -       | -        |
|   | -                                 | 7,983.04       | 7,983.04 | -          | 1,022.05 | -       | 1,022.05 |

#### b) Measurement of Fair Value

- The fair values of investments in mutual fund units is based on the net asset value ("NAV") as stated by the issuers of these mutual fund units in the published statements as at Balance Sheet date. NAV represents the price at which the issuer will issue further units of mutual fund and the price at which issuers will redeem such units from the investors.
- The Group uses the Discounted Cash Flow valuation technique (in relation to financial assets measured at amortised cost and fair value through profit or loss) which involves determination of present value of expected receipt/ payment discounted using appropriate discounting rates. The fair value so determined for financial asset measured at fair value through profit and loss are classified as Level 2 or Level 3.

INR 0.00 represents amount less than INR 50,000



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40 FINANCIAL INSTRUMENTS – FAIR VALUES AND RISK MANAGEMENT

- (iii) The Group uses the discounted cash flow valuation technique (in relation to financial liabilities measured at amortised cost) which involves determination of the present value of expected payments, discounted using bank rate. The fair value of non-convertible debentures is valued using FIMMDA guidelines.
- (iv) For financial assets that are measured at fair value under Level 3, the carrying amounts are a reasonable approximation of fair value.

c) Risk Management Framework

The Company’s Board of Directors have overall responsibility for the establishment and oversight of the Group’s risk management framework. The Board of Directors have established the Risk Management Committee, which is responsible for developing and monitoring the Group’s risk management policies. The committee reports regularly to the Board of Directors on its activities.

The Group’s risk management policies are established to identify and analyse the risks faced by the Group, to set appropriate risk limits and controls and to monitor risks and adherence to limits. Risk management policies and systems are reviewed regularly to reflect changes in market conditions and the Group’s activities. The Group, through its training and management standards and procedures, aims to maintain a disciplined and constructive control environment in which all employees understand their roles and obligations.

The Audit Committee oversees how management monitors compliance with the Group’s risk management policies and procedures, and reviews the adequacy of the risk management framework in relation to the risks faced by the Group. The Audit Committee is assisted in its oversight role by internal audit. Internal audit undertakes both regular and adhoc reviews of risk management controls and procedures, the results of which are reported to the Audit Committee.

d) Financial risk management

The Group has exposure to the following risks arising from financial instruments:

- (i) Credit Risk
- (ii) Liquidity Risk
- (iii) Market Risk.

(i) Credit risk

Credit risk is the risk of financial loss to the Group if a customer or counterparty to a financial instrument fails to meet its contractual obligations, and arises principally from the Group’s receivables from customers, investments in debt securities, loans given to related parties and project deposits.

The carrying amount of financial assets represents the maximum credit exposure.

Trade Receivables

Customer credit risk is managed by requiring customers to pay advances through progress billings before transfer of ownership and also establishes specific payment period for its customers, therefore substantially eliminating the Group’s credit risk in this respect.

The Group’s credit risk with regard to trade receivable has a high degree of risk diversification, due to the large number of projects of varying sizes and types with numerous different customer categories in a large number of geographical markets.

As per simplified approach, the Group makes provision of expected credit losses on trade receivables to mitigate the risk of default payments and makes appropriate provision at each reporting date wherever outstanding is for longer period and involves higher risk.

INR 0.00 represents amount less than INR 50,000

NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

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40 FINANCIAL INSTRUMENTS – FAIR VALUES AND RISK MANAGEMENT

The ageing of trade receivables are as follows :

| Particulars         | March 31, 2023 | March 31, 2022 |
|---------------------|----------------|----------------|
| More than 12 months | 186.18         | 105.44         |
| Others              | 405.02         | 316.26         |

The movement in the provision for expected credit loss for credit impairment of Trade Receivables due to lifetime expected credit loss during the year are as follows:

| Particulars                     | March 31, 2023 | March 31, 2022 |
|---------------------------------|----------------|----------------|
| Opening balance                 | 56.79          | 79.11          |
| Add: Impairment loss recognised | 15.22          | 9.56           |
| Less: Impairment loss reversed  | (0.45)         | (31.88)        |
| Closing balance                 | 71.56          | 56.79          |

Investment in Securities, Loans to Related Parties, Project Deposits and Other Financial Assets.

The Group has investments in equity instruments, compulsorily convertible debentures / optionally convertible debentures, preference shares, loans to related parties and project deposits. The settlement of such instruments is linked to the completion of the respective underlying projects. The movement in the provision for expected credit loss due to lifetime expected credit loss during the year are as follows:

The Group has recorded provision / expected credit loss on other current financial assets of INR Nil (Previous Year : INR 3.19 Crore).

As at March 31, 2023, the Group had secured project deposits of INR 6.11 Crore (Previous Year: INR 5.48 Crore) and unsecured loans given to related parties of INR 10.00 Crore (Previous Year: INR 10 Crore), which have been considered as doubtful by the Group. The Group has fully provided such doubtful project deposits and unsecured loans as at March 31, 2022. The Group has provided such doubtful project deposits and unsecured loans in the previous year. The Group does not have any Loans for which credit risk has increased significantly in the current and previous year.

| Particulars                     | March 31, 2023 | March 31, 2022 |
|---------------------------------|----------------|----------------|
| Opening balance                 | 41.82          | 41.26          |
| Add: Impairment loss recognised | 5.63           | 3.19           |
| Less: Impairment loss reversed  | 5.00           | (2.63)         |
| Closing balance                 | 52.45          | 41.82          |

Cash and Bank balances

Credit risk from cash and bank balances is managed by the Group’s treasury department in accordance with the Group’s policy.

(ii) Liquidity risk

Liquidity risk is the risk that the Group will encounter difficulty in meeting the obligations associated with its financial liabilities that are settled by delivering cash or another financial asset. The Group’s approach to managing liquidity is to ensure, as far as possible, that it will have sufficient liquidity to meet its liabilities when they are due, under both normal and stressed conditions, without incurring unacceptable losses or risking damage to the Group’s reputation.

Management monitors rolling forecasts of the Group’s liquidity position on the basis of expected cash flows. This monitoring includes financial ratios and takes into account the accessibility of cash and cash equivalents.

The Group has access to funds from capital and debt markets through loan from banks, commercial papers and other debt & equity instruments. The Group invests its surplus funds in bank fixed deposits and debt based mutual funds.

INR 0.00 represents amount less than INR 50,000



## NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

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### 40 FINANCIAL INSTRUMENTS – FAIR VALUES AND RISK MANAGEMENT

#### Exposure to liquidity risk

The following are the remaining contractual maturities of financial liabilities at the reporting date:

| March 31, 2023                          | Carrying Amount | Contractual cash flows |                  |           |           |                   |
|---|-----------------|------------------------|------------------|-----------|-----------|-------------------|
|   |                 | Total                  | Within 12 months | 1-2 years | 2-5 years | More than 5 years |
| <b>Financial Liabilities</b>            |                 |                        |                  |           |           |                   |
| <b>Non-Current</b>                      |                 |                        |                  |           |           |                   |
| Borrowings                              | -               | -                      | -                | -         | -         | -                 |
| Other Non-Current Financial Liabilities | 5.00            | 5.00                   | -                | -         | 5.00      | -                 |
| <b>Current</b>                          |                 |                        |                  |           |           |                   |
| Borrowings                              | 6,411.75        | 6,411.75               | 6,411.75         | -         | -         | -                 |
| Trade Payables                          | 3,356.62        | 3,356.63               | 2,434.17         | 156.10    | 766.36    | -                 |
| Other Current Financial Liabilities     | 830.15          | 830.30                 | 830.30           | -         | -         | -                 |

| March 31, 2022                          | Carrying Amount | Contractual cash flows |                  |           |           |                   |
|---|-----------------|------------------------|------------------|-----------|-----------|-------------------|
|   |                 | Total                  | Within 12 months | 1-2 years | 2-5 years | More than 5 years |
| <b>Financial Liabilities</b>            |                 |                        |                  |           |           |                   |
| <b>Non-Current</b>                      |                 |                        |                  |           |           |                   |
| Borrowings                              | 1,000.00        | 1,099.86               | 24.86            | 1,075.00  | -         | -                 |
| Other Non-Current Financial Liabilities | 78.44           | 78.44                  | -                | 78.44     | -         | -                 |
| <b>Current</b>                          |                 |                        |                  |           |           |                   |
| Borrowings                              | 4,169.82        | 4,235.47               | 4,235.47         | -         | -         | -                 |
| Trade Payables                          | 2,254.10        | 2,255.05               | 1,211.63         | 146.75    | 624.87    | 271.80            |
| Other Current Financial Liabilities     | 454.27          | 454.42                 | 454.42           | -         | -         | -                 |

The Group has sufficient current assets comprising of Trade Receivables, Cash & Cash Equivalents, Investment in Mutual Funds, Other Bank Balances (other than restricted balances), Loans, Inventories and Other Current Financial Assets to manage the liquidity risk, if any in relation to current financial liabilities.

#### (iii) Market Risk

Market risk is the risk that changes in market prices such as foreign exchange rate and interest rates will affect the Group's income or the value of its holdings of financial instruments. The objective of market risk management is to manage and control market risk exposures within acceptable parameters, while optimising the return.

##### a) Currency Risk

Currency risk is not material, as the Group's primary business activities are within India and does not have significant exposure in foreign currency.

##### b) Interest Rate Risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The management is responsible for the monitoring of the Group's interest rate position. Various variables are considered by the Group's management in structuring the Group's borrowings to achieve a reasonable, competitive, cost of funding.

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### 40 FINANCIAL INSTRUMENTS – FAIR VALUES AND RISK MANAGEMENT

#### Exposure to interest rate risk

The interest rate profile of the Group's interest-bearing financial instruments as reported to the management is as follows:

| Particulars                  | March 31, 2023  | March 31, 2022  |
|------------------------------|-----------------|-----------------|
| <b>Financial liabilities</b> |                 |                 |
| Variable rate instruments    | 1,862.05        | 1,129.82        |
| Fixed rate instruments       | 4,491.17        | 3,983.89        |
|                              | <b>6,353.22</b> | <b>5,113.71</b> |
| <b>Financial assets</b>      |                 |                 |
| Variable rate instruments    | -               | -               |
| Fixed rate instruments       | 4,991.36        | 4,761.42        |
|                              | <b>4,991.36</b> | <b>4,761.42</b> |

#### Fair value sensitivity analysis for fixed rate instruments

The Group does not account for any fixed rate financial assets and liabilities at fair value through profit or loss. Therefore, a change in interest rates at the reporting date would not affect profit or loss.

#### Cash flow sensitivity analysis for variable-rate instruments

A reasonably possible change of 100 basis points in interest rate would have resulted in variation in the interest expense for the Group by the amounts indicated in the table below. Given that the Group capitalises interest to the cost of inventory to the extent permissible, the amounts indicated below may have an impact on reported profits over the life cycle of projects to which such interest is capitalised. This calculation also assumes that the change occurs at the balance sheet date and has been calculated based on risk exposures outstanding as at that date. The year end balances are not necessarily representative of the average debt outstanding during the year.

| Particulars                        | Profit or Loss INR (In Crore) |                 |
|------------------------------------|-------------------------------|-----------------|
|                                    | 100 BP increase               | 100 BP decrease |
| <b>March 31, 2023</b>              |                               |                 |
| <b>Financial Liabilities</b>       |                               |                 |
| Variable rate instruments          |                               |                 |
| Borrowings                         | (18.62)                       | 18.62           |
| <b>Cash flow sensitivity (net)</b> | <b>(18.62)</b>                | <b>18.62</b>    |
| <b>March 31, 2022</b>              |                               |                 |
| <b>Financial Liabilities</b>       |                               |                 |
| Variable rate instruments          |                               |                 |
| Borrowings                         | (11.30)                       | 11.30           |
| <b>Cash flow sensitivity (net)</b> | <b>(11.30)</b>                | <b>11.30</b>    |

The Group does not have any additional impact on equity other than the impact on retained earnings.



## NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

for the year ended March 31, 2023

(Currency in INR Crore)

### 41 CAPITAL MANAGEMENT

The Group's policy is to maintain a strong capital base so as to maintain investor, creditor and market confidence and to sustain future development of the business.

The Board of Directors seek to maintain a balance between the higher returns that might be possible with higher levels of borrowings and the advantages by a sound capital position.

The Group monitors capital using a ratio of 'Net Debt to Equity'. For this purpose, net debt is defined as total borrowings (including interest accrued) less cash and bank balances and other current investments.

The Group's net debt to equity ratio is as follows:

| Particulars  | March 31, 2023 | March 31, 2022 |
|--|----------------|----------------|
| Net debt   | 3,647.55       | 463.28         |
| Total equity attributable to the shareholders of the Company | 9,264.20       | 8,675.39       |
| <b>Net debt to Equity ratio</b>                              | <b>0.39</b>    | <b>0.05</b>    |

### 42 EMPLOYEE STOCK GRANT SCHEME

The Company instituted an Employee Stock Grant Scheme (GPL ESGS) approved by the Board of Directors, the Shareholders and the Remuneration Committee.

#### a) Details of Stock Grants are as under:

| Particulars                                      | No. of Options       |                      | Weighted average Exercise Price (INR) | Weighted average Share Price (INR) |
|--|----------------------|----------------------|---------------------------------------|------------------------------------|
|  | As at March 31, 2023 | As at March 31, 2022 |                                       |                                    |
| Options Outstanding at the beginning of the year | 63,338               | 89,986               |                                       |                                    |
| Options granted                                  | 34,934               | 30,640               |                                       |                                    |
| Less: Options exercised                          | 33,377               | 45,016               | 5.00                                  | 1,380.80                           |
| Less : Option lapsed                             | 15,410               | 12,272               |                                       |                                    |
| Options Outstanding at end of the year           | 49,485               | 63,338               |                                       |                                    |

b) The weighted average exercise price of the options outstanding as at March 31, 2023 is INR 5 per share (Previous Year: INR 5 per share) and the weighted average remaining contractual life of the options outstanding as at March 31, 2022 is 0.72 years (Previous Year: 0.92 years)

c) The fair value of the employee share options has been measured using the Black-Scholes Option Pricing Model. The weighted average fair value of the options granted is INR 1,333.47 (Previous Year: INR 1,189.95).

The following table lists the average inputs to the model used for the plan for the year ended March 31, 2023:

| Particulars   | March 31, 2023 | March 31, 2022 | Description of the Inputs used  |
|---|----------------|----------------|---|
| Dividend yield %  | -              | -              | Dividend yield of the options is based on recent dividend activity.   |
| Expected volatility %   | 39%-71%        | 37%-71%        | Expected volatility of the option is based on historical volatility, during a period equivalent to the option life, of the observed market prices of the Company's publicly traded equity shares. |
| Risk free Interest rate %                                     | 3.62%-7.07%    | 3.62%-7.07%    | Risk-free interest rates are based on the government securities yield in effect at the time of the grant.   |
| Expected life of share options                                | 1 to 3 years   | 1 to 3 years   |   |
| Weighted Average Market price on date of granting the options | INR 1,338.21   | INR 1,194.71   |   |

d) The expense arising from ESGS scheme during the year is INR 4.15 Crore (Previous Year: INR 3.47 Crore).

## NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

for the year ended March 31, 2023

(Currency in INR Crore)

### 43 LEASES

a) The Group has recognised 5.99 Crore (Previous Year : INR 6.70 Crore) towards minimum lease payments for short-term leases and INR 0.13 crore (Previous Year : 0.18 Crore) for low-value assets accounted as per paragraph 6 of IND AS 116 and INR 2.89 Crore (Previous Year: INR 1.60 Crore) minimum lease receipt in the Consolidated Statement of Profit and Loss.

#### b) As a lessor

The Group's significant leasing arrangements are in respect of operating leases for Commercial premises. Lease income from operating leases is recognised on a straight-line basis over the period of lease. The future minimum lease receivables of non-cancellable operating leases are as under:

| Particulars   | March 31, 2023 | March 31, 2022 |
|---|----------------|----------------|
| <b>Future minimum lease receipts under operating leases</b> |                |                |
| Not later than 1 year                                       | 0.38           | 0.03           |
| Later than 1 year and not later than 5 years                | 0.81           | 0.09           |
| Later than 5 years  | -              | -              |

#### c) As a Lessee

The Group's significant leasing arrangements are in respect of operating leases for Commercial / Residential premises. Lease expenditure for operating leases is recognised on a straight-line basis over the period of lease. These leasing arrangements are non-cancellable / cancellable and are renewable on a periodic basis by mutual consent on mutually accepted terms

| Particulars   | March 31, 2023 |
|---|----------------|
| <b>Right-of-Use Assets</b>                                  |                |
| <b>Cost</b>   |                |
| Balance as at April 01, 2021                                | 43.43          |
| Add: Additions  | 5.50           |
| Less: Disposals   | -              |
| <b>Balance as at March 31, 2022</b>                         | <b>48.93</b>   |
| Add: Additions  | 0.06           |
| Add: Acquired through business combinations (Refer note 45) | 0.75           |
| Less: Disposals   | -              |
| <b>Balance as at March 31, 2023</b>                         | <b>49.74</b>   |
| <b>Accumulated Depreciation</b>                             |                |
| Balance as at April 01, 2021                                | 15.60          |
| Add: Depreciation charge for the year                       | 8.60           |
| Less: Disposals   | -              |
| <b>Balance as at March 31, 2022</b>                         | <b>24.20</b>   |
| Add: Depreciation charge for the year                       | 8.45           |
| Less: Disposals   | -              |
| <b>Balance as at March 31, 2023</b>                         | <b>32.65</b>   |
| <b>Carrying amount</b>                                      |                |
| Balance as at March 31, 2022                                | 24.73          |
| <b>Balance as at March 31, 2023</b>                         | <b>17.07</b>   |
| <b>Lease Liabilities</b>                                    |                |
| Balance as at April 01, 2021                                | 29.28          |
| Add: Additions  | 5.50           |
| Less :Disposals   | -              |
| Add: Interest Expense on lease Liabilities                  | 2.21           |
| Less: Total cashoutflow for leases                          | (10.58)        |
| <b>Balance as at March 31, 2022</b>                         | <b>26.41</b>   |
| Add: Additions  | -              |
| Add: Acquired through business combinations (Refer note 45) | 0.85           |
| Less :Disposals   | -              |
| Add: Interest Expense on lease Liabilities                  | 1.78           |
| Less: Total cashoutflow for leases                          | (10.04)        |
| <b>Balance as at March 31, 2023</b>                         | <b>19.01</b>   |



NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

for the year ended March 31, 2023 (Currency in INR Crore)

43 LEASES

The future minimum lease payments of non-cancellable operating leases are as under:

| Particulars  | March 31, 2023 | March 31, 2022 |
|--|----------------|----------------|
| Future minimum lease payments under operating leases |                |                |
| Not later than 1 year                                | 7.98           | 10.04          |
| Later than 1 year and not later than 5 years         | 12.71          | 19.74          |
| Weighted average effective interest rate (%)         | 8.00%          | 8.00%          |

44 RELATED PARTY TRANSACTIONS

Related party disclosures as required by IND AS - 24, “Related Party Disclosures” for the year ended March 31, 2023 are given below:

1. Relationships:
- i) Holding Company :

Godrej Industries Limited (GIL)
- ii) Associate:

1 Godrej One Premises Management Private Limited
- iii) Joint Venture :

1 Godrej Redevelopers (Mumbai) Private Limited

2 Godrej Greenview Housing Private Limited

3 Wonder City Buildcon Limited (Classified as Subsidiary w.e.f March 29, 2023) (Formerly known as Wonder City Buildcon Private Limited)

4 Godrej Home Constructions Limited (Classified as Subsidiary w.e.f March 29, 2023) (Formerly known as Godrej Home Constructions Private Limited)

5 Wonder Projects Development Private Limited

6 Godrej Real View Developers Private Limited

7 Pearlite Real Properties Private Limited

8 Godrej Skyline Developers Private Limited

9 Godrej Green Homes Private Limited

10 Godrej Macbricks Private Limited (formerly known as Ashank Macbricks Private Limited)

11 Munjal Hospitality Private Limited

12 Yujya Developers Private Limited (merged with Madhuvan Enterprises Private Limited order dated March 16, 2023 effective from April 01, 2021)

13 Vivrut Developers Private Limited

14 Madhuvan Enterprises Private Limited

15 Vagishwari Land Developers Private Limited (w.e.f. June 10, 2021)

16 Yerwada Developers Private Limited (w.e.f. January 31, 2022)

17 Mosiac Landmarks LLP

18 Dream World Landmarks LLP

19 Oxford Realty LLP

20 Godrej SSPDL Green Acres LLP

21 Caroa Properties LLP

22 M S Ramaiah Ventures LLP

23 Oasis Landmarks LLP (upto February 28, 2022)

24 Godrej Amitis Developers LLP (formerly known as Amitis Developers LLP)

25 Godrej Housing Projects LLP

26 Godrej Property Developers LLP

27 AR Landcraft LLP

28 Bavdhan Realty @ Pune 21 LLP (upto November 24, 2021)

29 Prakhhyat Dwellings LLP

30 Godrej Highview LLP

NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

for the year ended March 31, 2023 (Currency in INR Crore)

44 RELATED PARTY TRANSACTIONS

- 31 Godrej Projects North Star LLP
- 32 Godrej Developers & Properties LLP
- 33 Godrej Reserve LLP (Classified as Subsidiary w.e.f October 1, 2022)
- 34 Godrej Irismark LLP
- 35 Roseberry Estate LLP
- 36 Suncity Infrastructures (Mumbai) LLP
- 37 Manjari Housing Projects LLP
- 38 Maan-Hinje Township Developers LLP (Classified as Subsidiary w.e.f March 29, 2023)
- 39 Mahalunge Township Developers LLP
- 40 Godrej Vestamark LLP
- 41 Manyata Industrial Parks LLP
- 42 Godrej Odyssey LLP
- 43 Universal Metro Properties LLP
- 44 Embellish Houses LLP
- 45 Godrej Projects North LLP (w.e.f. December 03, 2021)

- iv) Other Related Parties in Godrej Group:
- 1 Godrej & Boyce Manufacturing Company Limited
- 2 Godrej Fund Management and Investment Advisors Private Limited (formerly Godrej Investment Advisors Private Limited)
- 3 Godrej Agrovet Limited
- 4 Cream Line Dairy Products Limited
- 5 Godrej Consumer Products Limited
- 6 Annamudi Real Estates LLP
- 7 Godrej Housing Finance Limited
- 8 Godrej Finance Limited
- 9 Godrej Capital Limited
- v) Key Management Personnel and their Relatives:
- 1 Mr. Adi B Godrej
- 2 Mr. Nadir B Godrej
- 3 Mr. Pirojsha Godrej
- 4 Mr. Mohit Malhotra (upto December 31, 2022)
- 5 Mr. Gaurav Pandey (w.e.f. January 01, 2023)
- 6 Mr. Jamshyd N. Godrej
- 7 Mr. K. B. Dadiseth (upto August 03, 2021)
- 8 Mrs. Lalita D. Gupte
- 9 Mr. Pranay Vakil
- 10 Mr. Amitava Mukherjee
- 11 Mr. Indu Bhushan
- 12 Ms. Sutapa Banerjee



## NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

for the year ended March 31, 2023

(Currency in INR Crore)

### 44 RELATED PARTY TRANSACTIONS

2 The following transactions were carried out with the related parties in the ordinary course of business for the period ended March 31, 2023

(i) Details relating to parties referred to in items 1(i), (ii), (iii) and (iv) above

| Nature of Transaction   | Godrej Industries Limited (i) | Associate (ii) | Joint Ventures (iii) | Other related party in Godrej Group (iv) | Total    |
|---|-------------------------------|----------------|----------------------|--|----------|
| <b>Transactions during the period ended March 31, 2023</b>              |                               |                |                      |  |          |
| Purchase of Property, plant and equipment (including Intangible Assets) |                               |                |                      |  |          |
| <b>Current Year</b>   | -                             | -              | 15.85                | -  | 15.85    |
| <i>Previous Year</i>  | -                             | -              | -                    | 0.02                                     | 0.02     |
| Expenses charged by other Companies / Entities                          |                               |                |                      |  |          |
| <b>Current Year</b>   | 22.88                         | 4.01           | 1.01                 | 17.91                                    | 45.81    |
| <i>Previous Year</i>  | 18.93                         | 3.66           | 0.20                 | 16.11                                    | 38.90    |
| Interest Income on Debenture  |                               |                |                      |  |          |
| <b>Current Year</b>   | -                             | -              | 89.65                | -  | 89.65    |
| <i>Previous Year</i>  | -                             | -              | 96.69                | -  | 96.69    |
| Amount paid on transfer of Employee (Net)                               |                               |                |                      |  |          |
| <b>Current Year</b>   | 1.52                          | -              | 0.42                 | -  | 1.94     |
| <i>Previous Year</i>  | 1.36                          | -              | 2.04                 | 0.03                                     | 3.43     |
| Sale of Property, plant and equipment (Including intangible Assets)     |                               |                |                      |  |          |
| <b>Current Year</b>   | -                             | -              | -                    | 2.03                                     | 2.03     |
| <i>Previous Year</i>  | -                             | -              | -                    | -  | -        |
| Income Received from other Companies / Entities                         |                               |                |                      |  |          |
| <b>Current Year</b>   | -                             | -              | 0.67                 | -  | 0.67     |
| <i>Previous Year</i>  | -                             | -              | 3.29                 | -  | 3.29     |
| Expenses charged to other Companies / Entities                          |                               |                |                      |  |          |
| <b>Current Year</b>   | -                             | -              | 150.32               | 2.82                                     | 153.14   |
| <i>Previous Year</i>  | 0.08                          | -              | 125.25               | 1.58                                     | 126.91   |
| Development Management Fees Received                                    |                               |                |                      |  |          |
| <b>Current Year</b>   | -                             | -              | 156.10               | 8.64                                     | 164.74   |
| <i>Previous Year</i>  | -                             | -              | 128.31               | 27.32                                    | 155.63   |
| Interest Income   |                               |                |                      |  |          |
| <b>Current Year</b>   | -                             | -              | 408.67               | -  | 408.67   |
| <i>Previous Year</i>  | -                             | -              | 387.97               | -  | 387.97   |
| Share of Profit/(Loss) in Joint Ventures and Associate                  |                               |                |                      |  |          |
| <b>Current Year</b>   | -                             | -              | (40.73)              | -  | (40.73)  |
| <i>Previous Year</i>  | -                             | -              | (188.73)             | -  | (188.73) |
| Amount received on transfer of Employee (Net)*                          |                               |                |                      |  |          |
| <b>Current Year</b>   | -                             | -              | 0.18                 | -  | 0.18     |
| <i>Previous Year</i>  | -                             | -              | 1.36                 | -  | 1.36     |

## NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

for the year ended March 31, 2023

(Currency in INR Crore)

### 44 RELATED PARTY TRANSACTIONS

2 The following transactions were carried out with the related parties in the ordinary course of business for the period ended March 31, 2023

(i) Details relating to parties referred to in items 1(i), (ii), (iii) and (iv) above

| Nature of Transaction   | Godrej Industries Limited (i) | Associate (ii) | Joint Ventures (iii) | Other related party in Godrej Group (iv) | Total    |
|---|-------------------------------|----------------|----------------------|--|----------|
| Commitment / Bank Guarantee / Letter of Credit issued / Corporate/ Performance Guarantee  |                               |                |                      |  |          |
| <b>Current Year</b>   | -                             | -              | (1.59)               | -  | (1.59)   |
| <i>Previous Year</i>  | -                             | -              | (5.36)               | -  | (5.36)   |
| Investment made in Equity / Preference Share #  |                               |                |                      |  |          |
| <b>Current Year</b>   | -                             | -              | 11.65                | -  | 11.65    |
| <i>Previous Year</i>  | -                             | -              | 44.42                | -  | 44.42    |
| Investment made in Capital Account of LLP   |                               |                |                      |  |          |
| <b>Current Year</b>   | -                             | -              | 325.20               | -  | 325.20   |
| <i>Previous Year</i>  | -                             | -              | 25.00                | -  | 25.00    |
| Investment made in Debenture  |                               |                |                      |  |          |
| <b>Current Year</b>   | -                             | -              | 17.40                | -  | 17.40    |
| <i>Previous Year</i>  | -                             | -              | 122.80               | -  | 122.80   |
| Investments Sold /Redeemed / Repayment of Partners Capital/ Withdrawal of Share of Profit |                               |                |                      |  |          |
| <b>Current Year</b>   | -                             | -              | 0.00                 | -  | 0.00     |
| <i>Previous Year</i>  | -                             | -              | 9.00                 | -  | 9.00     |
| Redemption / Sale of Debenture  |                               |                |                      |  |          |
| <b>Current Year</b>   | -                             | -              | -                    | -  | -        |
| <i>Previous Year</i>  | -                             | -              | 97.50                | -  | 97.50    |
| Loans and Advances given / (taken) #  |                               |                |                      |  |          |
| <b>Current Year</b>   | -                             | -              | 1,378.52             | -  | 1,378.52 |
| <i>Previous Year</i>  | -                             | -              | 1,138.06             | -  | 1,138.06 |
| Loans and Advances repaid   |                               |                |                      |  |          |
| <b>Current Year</b>   | -                             | -              | 1,282.20             | -  | 1,282.20 |
| <i>Previous Year</i>  | -                             | -              | 736.82               | -  | 736.82   |
| Deposit given   |                               |                |                      |  |          |
| <b>Current Year</b>   | 1.80                          | -              | -                    | -  | 1.80     |
| <i>Previous Year</i>  | -                             | -              | -                    | -  | -        |
| Deposit repaid  |                               |                |                      |  |          |
| <b>Current Year</b>   | -                             | -              | -                    | 1.80                                     | 1.80     |
| <i>Previous Year</i>  | -                             | 0.00           | -                    | -  | 0.00     |
| Amount received against Sale of Unit/ Sale of Development Rights                          |                               |                |                      |  |          |
| <b>Current Year</b>   | -                             | -              | -                    | -  | -        |
| <i>Previous Year</i>  | -                             | -              | 3.97                 | -  | 3.97     |
| Conversion of Debentures to Equity  |                               |                |                      |  |          |
| <b>Current Year</b>   | -                             | -              | 167.97               | -  | 167.97   |
| <i>Previous Year</i>  | -                             | -              | -                    | -  | -        |

INR 0.00 represents amount less than INR 50,000



## NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

for the year ended March 31, 2023

(Currency in INR Crore)

### 44 RELATED PARTY TRANSACTIONS

2 The following transactions were carried out with the related parties in the ordinary course of business for the period ended March 31, 2023

(i) Details relating to parties referred to in items 1(i), (ii), (iii) and (iv) above

| Nature of Transaction   | Godrej Industries Limited (i) | Associate (ii) | Joint Ventures (iii) | Other related party in Godrej Group (iv) | Total    |
|---|-------------------------------|----------------|----------------------|--|----------|
| <b>Balance Outstanding as on March 31, 2023</b>   |                               |                |                      |  |          |
| Amount Receivable (including unbilled revenue)  |                               |                |                      |  |          |
| <b>As at March 31, 2023</b>   | -                             | -              | 2,709.12             | 4.50                                     | 2,713.62 |
| <i>As at March 31, 2022</i>   | -                             | -              | 3,304.47             | 3.34                                     | 3,307.81 |
| Amount Payable  |                               |                |                      |  |          |
| <b>As at March 31, 2023</b>   | 0.36                          | 0.20           | -                    | 0.04                                     | 0.60     |
| <i>As at March 31, 2022</i>   | 1.58                          | 0.14           | -                    | 0.93                                     | 2.65     |
| Deposit Receivable  |                               |                |                      |  |          |
| <b>As at March 31, 2023</b>   | 4.14                          | 0.04           | -                    | -  | 4.17     |
| <i>As at March 31, 2022</i>   | 2.34                          | 0.04           | -                    | 1.80                                     | 4.17     |
| Advance received against Share of Profit  |                               |                |                      |  |          |
| <b>As at March 31, 2023</b>   | -                             | -              | 2.94                 | -  | 2.94     |
| <i>As at March 31, 2022</i>   | -                             | -              | 2.94                 | -  | 2.94     |
| Debenture Outstanding   |                               |                |                      |  |          |
| <b>As at March 31, 2023</b>   | -                             | -              | 667.98               | -  | 667.98   |
| <i>As at March 31, 2022</i>   | -                             | -              | 719.65               | -  | 719.65   |
| Debenture Interest Outstanding  |                               |                |                      |  |          |
| <b>As at March 31, 2023</b>   | -                             | -              | 211.88               | -  | 211.88   |
| <i>As at March 31, 2022</i>   | -                             | -              | 170.04               | -  | 170.04   |
| Commitment / Bank Guarantee / Letter of Credit / Corporate/ Performance Guarantee Outstanding |                               |                |                      |  |          |
| <b>As at March 31, 2023</b>   | -                             | -              | 0.59                 | -  | 0.59     |
| <i>As at March 31, 2022</i>   | -                             | -              | 2.18                 | -  | 2.18     |
| Investment in Capital account   |                               |                |                      |  |          |
| <b>As at March 31, 2023</b>   | -                             | -              | 509.08               | -  | 509.08   |
| <i>As at March 31, 2022</i>   | -                             | -              | 510.58               | -  | 510.58   |
| Investment in Equity/Preference shares  |                               |                |                      |  |          |
| <b>As at March 31, 2023</b>   | -                             | 0.00           | 276.46               | -  | 276.46   |
| <i>As at March 31, 2022</i>   | -                             | 0.00           | 293.64               | -  | 293.64   |

INR 0.00 represents amount less than INR 50,000

## NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

for the year ended March 31, 2023

(Currency in INR Crore)

### 44 RELATED PARTY TRANSACTIONS

2 The following transactions were carried out with the related parties in the ordinary course of business.  
(Continued)

(ii) Details relating to parties referred to in items 1(v) above

| Particulars   | March 31, 2023 | March 31, 2022 |
|---|----------------|----------------|
| Short-term employee benefits **                             | 40.90          | 15.73          |
| Provision for Long Term Incentive (Refer Note 33)           | -              | 10.00          |
| Post retirement benefits                                    | 1.08           | 0.28           |
| Share based payment transactions                            | 0.06           | 0.68           |
| <b>Total Compensation paid to Key Management Personnel</b>  | <b>42.04</b>   | <b>26.69</b>   |
| Amount received on issue of equity shares under ESGS to KMP | 0.01           | 0.01           |

### 3 Significant Related Party Disclosure

The disclosure is based on significant related party transaction during the year ended March 31, 2023. There are no significant related party transactions during the year ended March 31, 2023 and accordingly the comparative figures has not been disclosed.

\*\* including commission and sitting fees paid to KMP

Refer Note 50 (d) (iv) for Commitments

Refer Note 40 (d) (i) for provision / expected credit loss and investment written off

# Includes Interest receivable as on April 01, 2022 converted into Loan

The above does not include Post retirement benefit of Gratuity as Actuarial Valuation is done at Company level and not at individual employee level

### 4 Loans or advances to specified persons

(i) Repayable on Demand

| Type of Borrower | March 31, 2023       |              | March 31, 2022       |              |
|------------------|----------------------|--------------|----------------------|--------------|
|                  | Amount Outstanding * | % of total ^ | Amount Outstanding * | % of total ^ |
| Related Parties  | 2,237.39             | 92.88%       | 2,286.07             | 87.71%       |
| Total            | 2,237.39             | 92.88%       | 2,286.07             | 87.71%       |

\* represents gross loan or advance in the nature of loan

^ represents percentage to the total Loans and Advances in the nature of loans

INR 0.00 represents amount less than INR 50,000



## NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

for the year ended March 31, 2023

(Currency in INR Crore)

### 45 BUSINESS COMBINATION

#### I Acquisition of Maan Hinje Township Developers LLP (MHTD LLP)

On March 29, 2023, the Holding Company has acquired additional 49 percent share in capital and profit & loss share of MHTD LLP, a limited liability firm engaged primarily in the business of real estate construction, development and other related activities. As a result, the Holding Company's profit and Loss share in MHTD LLP increased from 50 percent to 99 percent, alongwith acquisition of control from Joint control.

##### (a) Consideration transferred

The following table summarises the acquisition date fair value of major class of consideration transferred:

| Description                         | Amount      |
|-------------------------------------|-------------|
| Consideration paid/invested in cash | 0.00        |
| <b>Total consideration</b>          | <b>0.00</b> |

##### (b) Identifiable assets acquired and liabilities assumed

The following table summarises the acquisition date fair value of assets acquired, fair value of the consideration transferred:

| Description                             | Amount      |
|---|-------------|
| Property, Plant and Equipment           | 1.04        |
| Intangible assets                       | 0.01        |
| Capital Work-in-Progress                | 2.18        |
| Non-current financial assets            | -           |
| Deferred Tax Assets (Net)               | 0.00        |
| Income tax assets (Net)                 | 1.68        |
| Inventories                             | 1,044.28    |
| Current Financial Assets                | 45.25       |
| Other Current Non Financial Assets      | 23.12       |
| Deferred tax liabilities                | (0.73)      |
| Current Financial Liabilities           | (1,008.24)  |
| Other Current Non Financial Liabilities | (106.28)    |
| Provisions                              | (0.13)      |
| <b>Net Assets</b>                       | <b>2.17</b> |
| <b>Net Assets acquired</b>              | <b>1.06</b> |

##### (c) Capital Reserve

Capital Reserve arising from the acquisition has been determined as follows:

| Description  | Amount      |
|--|-------------|
| Consideration transferred (Refer note (a) above)             | 0.00        |
| Fair value of net identifiable assets (Refer note (b) above) | 1.06        |
| <b>Capital reserve</b>                                       | <b>1.06</b> |

- (d) From the date of acquisition, Maan Hinje LLP contributed INR 74.40 crore revenue from operations and INR 27.35 crore profit to the Group during the year ended March 31, 2023.

INR 0.00 represents amount less than INR 50,000

## NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

for the year ended March 31, 2023

(Currency in INR Crore)

### 45 BUSINESS COMBINATION

#### II Acquisition of Wonder City Buildcon Private Limited (WCBPL)

On March 29, 2023, the Holding Company has acquired additional 48.90 percent equity interest of WCBPL, a company engaged primarily in the business of real estate construction, development and other related activities. As a result, the Holding Company's equity interest in WCBPL increased from 25.10 percent to 74 percent, alongwith acquisition of control from Joint control.

##### (a) Consideration transferred

The following table summarises the acquisition date fair value of major class of consideration transferred:

| Particulars                         | Amount      |
|-------------------------------------|-------------|
| Consideration paid/invested in cash | 0.85        |
| <b>Total consideration</b>          | <b>0.85</b> |

##### (b) Identifiable assets acquired and liabilities assumed

The following table summarises the acquisition date fair value of assets acquired, fair value of the consideration transferred:

| Description                             | Amount      |
|---|-------------|
| Property, plant and equipment           | 0.32        |
| Intangible assets                       | 0.00        |
| Non-current financial assets            | 9.06        |
| Income tax assets (Net)                 | 0.77        |
| Inventories                             | 49.28       |
| Current financial assets                | 56.55       |
| Other Current Non Financial Assets      | 13.46       |
| Non-Current Liabilities                 | (0.10)      |
| Current tax liabilities                 | (0.27)      |
| Current financial liabilities           | (109.57)    |
| Deferred tax liabilities                | 0.32        |
| Other Current Non Financial Liabilities | (17.61)     |
| Provisions                              | (0.05)      |
| <b>Net Assets</b>                       | <b>2.15</b> |
| <b>Net Assets acquired</b>              | <b>1.05</b> |

##### (c) Capital Reserve

Capital Reserve arising from the acquisition has been determined as follows:

| Description  | Amount      |
|--|-------------|
| Consideration transferred (Refer note (a) above)             | 0.85        |
| Fair value of net identifiable assets (Refer note (b) above) | 1.05        |
| <b>Capital reserve</b>                                       | <b>0.20</b> |

- (d) From the date of acquisition, WCBPL contributed Nil revenue from operations and Nil profit to the Group during the year ended March 31, 2023.

INR 0.00 represents amount less than INR 50,000



## NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

for the year ended March 31, 2023

(Currency in INR Crore)

### 45 BUSINESS COMBINATION

#### III Acquisition of Godrej Home Constructions Private Limited

On March 29, 2023, the Holding Company has acquired additional 48.90 percent equity interest of Godrej Home Constructions Private Limited, a company incorporated under the provision of the Companies Act 1956, engaged primarily in the business of real estate construction, development and other related activities. As a result, the Holding Company's equity interest in Godrej Home Constructions Private Limited increased from 25.10 percent to 74 percent, alongwith acquisition of control from Joint control.

##### (a) Consideration transferred

The following table summarises the acquisition date fair value of major class of consideration transferred:

| Description                         | Amount       |
|-------------------------------------|--------------|
| Consideration paid/invested in cash | 28.19        |
| <b>Total consideration</b>          | <b>28.19</b> |

##### (b) Identifiable assets acquired and liabilities assumed

The following table summarises the acquisition date fair value of assets acquired, fair value of the consideration transferred:

| Description                             | Amount       |
|---|--------------|
| Property, plant and equipment           | 0.08         |
| Intangible assets                       | -            |
| Non-current financial assets            | -            |
| Income tax assets (Net)                 | 2.07         |
| Inventories                             | 117.74       |
| Current financial assets                | 110.09       |
| Other Current Non Financial Assets      | 10.44        |
| Deferred tax liabilities                | -            |
| Current financial liabilities           | (52.78 )     |
| Other Current Non Financial Liabilities | (107.30)     |
| Provisions                              | (0.15)       |
| Current Tax                             | (0.33)       |
| <b>Net Assets</b>                       | <b>79.85</b> |
| <b>Net Assets Acquired</b>              | <b>39.04</b> |

##### (c) Capital Reserve

Capital Reserve arising from the acquisition has been determined as follows

| Description  | Amount       |
|--|--------------|
| Consideration transferred (Refer note (a) above)             | 28.19        |
| Fair value of net identifiable assets (Refer note (b) above) | 39.04        |
| <b>Capital reserve</b>                                       | <b>10.85</b> |

- (d) From the date of acquisition, GHCPPL contributed Nil revenue from operations and Nil profit to the Group during the year ended March 31, 2023.

INR 0.00 represents amount less than INR 50,000

## NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

for the year ended March 31, 2023

(Currency in INR Crore)

### 45 BUSINESS COMBINATION

#### IV Acquisition of Godrej Reserve LLP

On October 1, 2022, the Holding Company has acquired additional 78.10 percent share in capital and profit & loss share of Reserve LLP, a limited liability firm engaged primarily in the business of real estate construction, development and other related activities. As a result, the Holding Company's profit and Loss share in Reserve LLP increased from 21.70 percent to 99.80 percent, alongwith acquisition of control from Joint control.

##### (a) Consideration transferred

The following table summarises the acquisition date fair value of major class of consideration transferred:

| Description                         | Amount      |
|-------------------------------------|-------------|
| Consideration paid/invested in cash | 0.01        |
| <b>Total consideration</b>          | <b>0.01</b> |

##### (b) Identifiable assets acquired and liabilities assumed

The following table summarises the acquisition date fair value of assets acquired, fair value of the consideration transferred:

| Description                             | Amount        |
|---|---------------|
| Property, plant and equipment           | 0.22          |
| Intangible assets                       | 0.00          |
| Non-current financial assets            | -             |
| Income tax assets (Net)                 | 2.17          |
| Inventories                             | 21.28         |
| Current financial assets                | 36.30         |
| Other Current Non Financial Assets      | 1.65          |
| Deferred tax liabilities                | (0.23)        |
| Current financial liabilities           | (38.01)       |
| Other Current Non Financial Liabilities | (23.38)       |
| Provisions                              | (0.06)        |
| <b>Net Assets</b>                       | <b>(0.04)</b> |
| <b>Net Assets Acquired</b>              | <b>(0.03)</b> |

##### (c) Capital Reserve

Capital Reserve/ (Goodwill) arising from the acquisition has been determined as follows:

| Description  | Amount        |
|--|---------------|
| Consideration transferred (Refer note (a) above)             | 0.01          |
| Fair value of net identifiable assets (Refer note (b) above) | (0.03)        |
| <b>Capital reserve / (Goodwill)</b>                          | <b>(0.04)</b> |

- (d) From the date of acquisition, Godrej Reserve LLP contributed INR 4.22 crore of revenue from operations and INR 2.80 crore of profit to the Group during the year ended March 31, 2023.

INR 0.00 represents amount less than INR 50,000



## NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

for the year ended March 31, 2023

(Currency in INR Crore)

### 46 IND AS 115 - REVENUE FROM CONTRACTS WITH CUSTOMERS

(a) The amount of INR 547.60 Crore (Previous Year: INR 399.85 Crore) recognised in contract liabilities at the beginning of the year has been recognised as revenue during the year ended March 31, 2023.

(b) Significant changes in contract asset and contract liabilities balances are as follows:

| Particulars  | March 31, 2023  | March 31, 2022 |
|--|-----------------|----------------|
| <b>Contract asset</b>  |                 |                |
| At the beginning of the reporting period   | 191.31          | 31.22          |
| Change due to revenue recorded based on measure of progress during the year                | (4.49)          | 160.09         |
| Significant change due to business combination   | -               | -              |
| <b>At the end of the reporting period</b>  | <b>186.82</b>   | <b>191.31</b>  |
| <b>Contract liability</b>  |                 |                |
| At the beginning of the reporting period   | 846.46          | 745.13         |
| Change due to collection and revenue recorded based on measure of progress during the year | 1,358.20        | 73.47          |
| Significant financing component (Net of transfer to Statement of Profit and Loss)          | 57.21           | 27.86          |
| <b>At the end of the reporting period</b>  | <b>2,261.87</b> | <b>846.46</b>  |

### (c) Performance obligation

The Group engaged primarily in the business of real estate construction, development and other related activities.

All the Contracts entered with the customers consists of a single performance obligation thereby the consideration allocated to the performance obligation is based on standalone selling prices.

Revenue is recognised upon transfer of control of residential and commercial units to customers for an amount that reflects the consideration which the Group expects to receive in exchange for those units. The trigger for revenue recognition is normally completion of the project or receipt of approvals on completion from relevant authorities or intimation to the customer of completion, post which the contract becomes non-cancellable by the parties.

The revenue is measured at the transaction price agreed under the contract. In certain cases, the Group has contracts where the period between the transfer of the promised goods or services to the customer and payment by the customer exceeds one year. As a consequence, the Group adjusts the transaction price for the effects of a significant financing component.

Any costs incurred that do not contribute to satisfying performance obligations are excluded from the Group's input methods of revenue recognition as the amounts are not reflective of our transferring control of the system to the customer. Significant judgment is required to evaluate assumptions related to the amount of net contract revenues, including the impact of any performance incentives, liquidated damages, and other forms of variable consideration.

If estimated incremental costs on any contract, are greater than the net contract revenues, the Group recognises the entire estimated loss in the period the loss becomes known.

The aggregate amount of the transaction price allocated to the performance obligations that are unsatisfied (or partially unsatisfied) as at March 31, 2023 is INR 7,647.89 Crore (Previous Year: INR 2,391.72 Crore) out of which INR 3,332.55 Crore (Previous Year: INR 1,674.17 Crore), which will be recognised as revenue over a period of 1-2 years and INR 4,408.64 Crore (Previous Year: INR 717.55 Crore) which will be recognised over a period of 2-4 years.

INR 0.00 represents amount less than INR 50,000

## NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

for the year ended March 31, 2023

(Currency in INR Crore)

### 46 IND AS 115 - REVENUE FROM CONTRACTS WITH CUSTOMERS

#### (d) Reconciliation of revenue recognised in the Consolidated Statement of Profit and Loss

The following table discloses the reconciliation of amount of revenue recognised as at March 31, 2023:

| Particulars  | March 31, 2023  | March 31, 2022  |
|--|-----------------|-----------------|
| Contract price of the revenue recognised   | 2,134.22        | 1,458.08        |
| Add: Significant financing component   | 35.60           | 41.33           |
| Add: Revenue recognised on entitlement of Transferable Development Rights (Refer note 60)  | 0.33            | 232.87          |
| Less: Customer incentive/benefits/discounts  | (3.73)          | (7.68)          |
| <b>Revenue from sale of real estate developments / Land and sale of services recognised in the Consolidated Statement of Profit and Loss</b> | <b>2,166.42</b> | <b>1,724.60</b> |

### 47 INFORMATION ON SUBSIDIARIES, JOINT VENTURES AND ASSOCIATES

#### a) Information on Subsidiaries

| Sr. No. | Name of the entity   | Country of Incorporation | Percentage of Holding |                      |
|---------|--|--------------------------|-----------------------|----------------------|
|         |  |                          | As on March 31, 2023  | As on March 31, 2022 |
|         |  |                          | %                     | %                    |
| (i)     | <b>Companies:</b>  |                          |                       |                      |
| 1       | Godrej Projects Development Limited  | India                    | 100%                  | 100%                 |
| 2       | Godrej Garden City Properties Private Limited  | India                    | 100%                  | 100%                 |
| 3       | Godrej Hillside Properties Private Limited   | India                    | 100%                  | 100%                 |
| 4       | Godrej Home Developers Private Limited   | India                    | 100%                  | 100%                 |
| 5       | Godrej Prakriti Facilities Private Limited   | India                    | 100%                  | 100%                 |
| 6       | Prakritiplaza Facilities Management Private Limited  | India                    | 100%                  | 100%                 |
| 7       | Godrej Highrises Properties Private Limited  | India                    | 100%                  | 100%                 |
| 8       | Godrej Genesis Facilities Management Private Limited   | India                    | 100%                  | 100%                 |
| 9       | Citystar InfraProjects Limited   | India                    | 100%                  | 100%                 |
| 10      | Godrej Residency Private Limited   | India                    | 50.01%                | 100%                 |
| 11      | Godrej Properties Worldwide Inc., USA  | USA                      | 100%                  | 100%                 |
| 12      | Godrej Precast Construction Private Limited  | India                    | 100%                  | 100%                 |
| 13      | Godrej Green Woods Private Limited   | India                    | 100%                  | 100%                 |
| 14      | Godrej Realty Private Limited  | India                    | 100%                  | 100%                 |
| 15      | Yerwada Developers Private Limited (w.e.f. December 09, 2021 till January 30, 2022)  | India                    | N.A.                  | N.A.                 |
| 16      | Godrej Living Private Limited (w.e.f. February 1, 2022)  | India                    | 100%                  | 100%                 |
| 17      | Ashank Land & Building Private Limited (w.e.f. May 19, 2022)   | India                    | 100%                  | N.A.                 |
| 18      | Godrej Home Constructions Limited (Classified as Joint Venture up to Mar 28, 2023) (Formerly known as Godrej Home Constructions Private Limited) | India                    | 74%                   | N.A.                 |
| 19      | Wonder City Buildcon Limited (Classified as Joint Venture up to Mar 28, 2023) (Formerly known as Wonder City Buildcon Private Limited)           | India                    | 74%                   | N.A.                 |

INR 0.00 represents amount less than INR 50,000



## NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

for the year ended March 31, 2023

(Currency in INR Crore)

### 47 INFORMATION ON SUBSIDIARIES, JOINT VENTURES AND ASSOCIATES

| Sr. No. | Name of the entity  | Country of Incorporation | Percentage of Holding |                      |
|---------|---|--------------------------|-----------------------|----------------------|
|         |   |                          | As on March 31, 2023  | As on March 31, 2022 |
|         |   |                          | %                     | %                    |
| (ii)    | LLPs  |                          |                       |                      |
| 1       | Godrej Highrises Realty LLP   | India                    | 100%                  | 100%                 |
| 2       | Godrej Project Developers & Properties LLP  | India                    | 100%                  | 100%                 |
| 3       | Godrej Skyview LLP  | India                    | 100%                  | 100%                 |
| 4       | Godrej Green Properties LLP   | India                    | 100%                  | 100%                 |
| 5       | Godrej Projects (Soma) LLP  | India                    | 100%                  | 100%                 |
| 6       | Godrej Projects North LLP (Classified as Joint Venture w.e.f. December 03, 2021)      | India                    | N.A.                  | N.A.                 |
| 7       | Godrej Athenmark LLP  | India                    | 100%                  | 100%                 |
| 8       | Godrej City Facilities Management LLP   | India                    | 100%                  | 100%                 |
| 9       | Godrej Florentine LLP   | India                    | 100%                  | 100%                 |
| 10      | Godrej Olympia LLP  | India                    | 100%                  | 100%                 |
| 11      | Godrej Construction Projects LLP  | India                    | 100%                  | 100%                 |
| 12      | Oasis Landmarks LLP (Classified as Joint Venture upto February 28, 2022)              | India                    | 51%                   | 51%                  |
| 13      | Ashank Facility Management LLP  | India                    | 100%                  | 100%                 |
| 14      | Maan-Hinje Township Developers LLP (Classified as Joint Venture up to March 28, 2023) | India                    | 99%                   | N.A.                 |
| 15      | Godrej Reserve LLP (Classified as Joint Venture up to September 30, 2022)             | India                    | 99.8%                 | N.A.                 |
| 16      | Ashank Realty Management LLP  | India                    | 100%                  | 100%                 |

b) Information on Joint Ventures:

| Sr. No. | Name of the entity  | Country of Incorporation | Percentage of Holding |                      |
|---------|---|--------------------------|-----------------------|----------------------|
|         |   |                          | As on March 31, 2023  | As on March 31, 2022 |
|         |   |                          | %                     | %                    |
| (i)     | Companies:  |                          |                       |                      |
| 1       | Godrej Redevelopers (Mumbai) Private Limited  | India                    | 51%                   | 51%                  |
| 2       | Wonder City Buildcon Limited (Classified as Subsidiary w.e.f March 29, 2023) (Formerly known as Wonder City Buildcon Private Limited)           | India                    | NA                    | 25.10%               |
| 3       | Godrej Home Constructions Limited (Classified as Subsidiary w.e.f March 29, 2023) (Formerly known as Godrej Home Constructions Private Limited) | India                    | NA                    | 25.10%               |
| 4       | Godrej Greenview Housing Private Limited  | India                    | 20%                   | 20%                  |
| 5       | Wonder Projects Development Private Limited   | India                    | 20%                   | 20%                  |
| 6       | Godrej Real View Developers Private Limited   | India                    | 20%                   | 20%                  |
| 7       | Pearlite Real Properties Private Limited  | India                    | 49%                   | 49%                  |
| 8       | Godrej Skyline Developers Private Limited   | India                    | 44%                   | 44%                  |

## NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

for the year ended March 31, 2023

(Currency in INR Crore)

### 47 INFORMATION ON SUBSIDIARIES, JOINT VENTURES AND ASSOCIATES

| Sr. No. | Name of the entity   | Country of Incorporation | Percentage of Holding |                      |
|---------|--|--------------------------|-----------------------|----------------------|
|         |  |                          | As on March 31, 2023  | As on March 31, 2022 |
|         |  |                          | %                     | %                    |
| 9       | Godrej Green Homes Private Limited   | India                    | 50%                   | 50%                  |
| 10      | Madhuvan Enterprises Private Limited   | India                    | 20%                   | 20%                  |
| 11      | Godrej Macbricks Private Limited (formerly known as Ashank Macbricks Private Limited)  | India                    | 20%                   | 20%                  |
| 12      | Munjal Hospitality Private Limited*  | India                    | 12%                   | 12%                  |
| 13      | Yujya Developers Private Limited (merged with Madhuvan Enterprises Private Limited order dated March 16, 2023 effective from April 01, 2021) | India                    | NA                    | 20%                  |
| 14      | Vivrut Developers Private Limited  | India                    | 20%                   | 20%                  |
| 15      | Yerwada Developers Private Limited (w.e.f. January 31, 2022)   | India                    | 20%                   | 20%                  |
| 16      | Vagishwari Land Developers Private Limited   | India                    | 20%                   | 20%                  |

\*Shares allotment pending as on 31st March, 2023

| Sr. No. | Name of the entity   | Country of Incorporation | Percentage of Holding |                      | Percentage of Voting Rights |                      |
|---------|--|--------------------------|-----------------------|----------------------|-----------------------------|----------------------|
|         |  |                          | As on March 31, 2023  | As on March 31, 2022 | As on March 31, 2023        | As on March 31, 2022 |
|         |  |                          | %                     | %                    | %                           | %                    |
| (ii)    | LLPs   |                          |                       |                      |                             |                      |
| 1       | Godrej Property Developers LLP   | India                    | 32%                   | 32%                  | 50%                         | 50%                  |
| 2       | Mosiac Landmarks LLP   | India                    | 1%                    | 1%                   | 66.67%                      | 66.67%               |
| 3       | Dream World Landmarks LLP  | India                    | 40%                   | 40%                  | 66.67%                      | 66.67%               |
| 4       | Oxford Realty LLP  | India                    | 35%                   | 35%                  | 51%                         | 51%                  |
| 5       | Godrej SSPDL Green Acres LLP   | India                    | 37%                   | 37%                  | 66.67%                      | 66.67%               |
| 6       | M S Ramaiah Ventures LLP   | India                    | 49.50%                | 49.50%               | 51%                         | 51%                  |
| 7       | Caroa Properties LLP   | India                    | 35%                   | 35%                  | 66.67%                      | 66.67%               |
| 8       | Godrej Housing Projects LLP  | India                    | 50%                   | 50%                  | 51%                         | 51%                  |
| 9       | Godrej Amitis Developers LLP (formerly known as Amitis Developers LLP) | India                    | 46%                   | 46%                  | 50%                         | 50%                  |
| 10      | A R Landcraft LLP  | India                    | 40%                   | 40%                  | 50%                         | 50%                  |
| 11      | Prakhhyat Dwellings LLP  | India                    | 50%                   | 50%                  | 50%                         | 50%                  |
| 12      | Godrej Highview LLP  | India                    | 40%                   | 40%                  | 50%                         | 50%                  |
| 13      | Godrej Irismark LLP  | India                    | 50%                   | 50%                  | 50%                         | 50%                  |
| 14      | Godrej Projects North Star LLP   | India                    | 55%                   | 55%                  | 50%                         | 50%                  |
| 15      | Godrej Developers & Properties LLP                                     | India                    | 37.50%                | 37.50%               | 50%                         | 50%                  |
| 16      | Roseberry Estate LLP   | India                    | 49%                   | 49%                  | 50%                         | 50%                  |
| 17      | Suncity Infrastructures (Mumbai) LLP                                   | India                    | 60%                   | 60%                  | 50%                         | 50%                  |



NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

for the year ended March 31, 2023 (Currency in INR Crore)

47 INFORMATION ON SUBSIDIARIES, JOINT VENTURES AND ASSOCIATES

| Sr. No. | Name of the entity   | Country of Incorporation | Percentage of Holding |                      | Percentage of Voting Rights |                      |
|---------|--|--------------------------|-----------------------|----------------------|-----------------------------|----------------------|
|         |  |                          | As on March 31, 2023  | As on March 31, 2022 | As on March 31, 2023        | As on March 31, 2022 |
|         |  |                          | %                     | %                    | %                           | %                    |
| 18      | Godrej Reserve LLP (Classified as Subsidiary w.e.f October 1, 2022)                | India                    | NA                    | 21.70%               | NA                          | 50%                  |
| 19      | Maan-Hinje Township Developers LLP (Classified as Subsidiary w.e.f March 29, 2023) | India                    | NA                    | 40%                  | NA                          | 50%                  |
| 20      | Mahalunge Township Developers LLP  | India                    | 40%                   | 40%                  | 40%                         | 50%                  |
| 21      | Godrej Vestamark LLP   | India                    | 58.28%                | 58.28%               | 50%                         | 50%                  |
| 22      | Manyata Industrial Parks LLP   | India                    | 1%                    | 1%                   | 50%                         | 50%                  |
| 23      | Godrej Odyssey LLP   | India                    | 55%                   | 55%                  | 33.33%                      | 33.33%               |
| 24      | Universal Metro Properties LLP   | India                    | 49%                   | 49%                  | 50%                         | 50%                  |
| 25      | Embellish Houses LLP   | India                    | 50%                   | 50%                  | 50%                         | 50%                  |
| 26      | Manjari Housing Projects LLP   | India                    | 40%                   | 40%                  | 40%                         | 40%                  |
| 27      | Godrej Projects North LLP (Classified as Subsidiary upto December 02, 2021)        | India                    | 50.10%                | 50.10%               | 100%                        | 66.67%               |

In case of LLPs percentage of holding in the above table denotes the Share of Profits in the LLP.

c) Information on Associate:

| Sr. No. | Name of the entity                             | Country of Incorporation | Percentage of Holding |                      |
|---------|--|--------------------------|-----------------------|----------------------|
|         |  |                          | As on March 31, 2023  | As on March 31, 2022 |
|         |  |                          | %                     | %                    |
| (i)     | Companies:                                     |                          |                       |                      |
| 1       | Godrej One Premises Management Private Limited | India                    | 30%                   | 30%                  |

48 ADDITIONAL INFORMATION, AS REQUIRED UNDER SCHEDULE III TO THE COMPANIES ACT, 2013, OF ENTERPRISES CONSOLIDATED AS SUBSIDIARIES /JOINT VENTURES/ASSOCIATE.

| Sr No                  | Name of the Entity                            | Net Assets i.e. total assets minus total liabilities |                       | Share in profit or loss             |                       | Share in other comprehensive income (OCI)/Exchange differences on translating the financial statements of a foreign operation |                       | Share in total comprehensive income (TCI) |                       |
|------------------------|---|--|-----------------------|-------------------------------------|-----------------------|---|-----------------------|---|-----------------------|
|                        |   | As % of consolidated net assets                      | Amount INR (in Crore) | As % of consolidated profit or loss | Amount INR (in Crore) | As % of consolidated OCI  | Amount INR (in Crore) | As % of TCI                               | Amount INR (in Crore) |
| Parent:                |   |  |                       |                                     |                       |   |                       |   |                       |
|                        | Godrej Properties Limited                     | 107.08%  | 9,945.11              | 105.65%                             | 655.68                | 82.05%  | 0.93                  | 105.61%                                   | 656.61                |
| Subsidiaries (Indian): |   |  |                       |                                     |                       |   |                       |   |                       |
| 1                      | Godrej Projects Development Limited           | 1.28%  | 118.60                | 20.22%                              | 125.46                | (2.67%)   | (0.03)                | 20.17%                                    | 125.43                |
| 2                      | Godrej Garden City Properties Private Limited | 0.08%  | 7.14                  | (0.04%)                             | (0.24)                | 0.00%   | -                     | (0.04%)                                   | (0.25)                |

NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

for the year ended March 31, 2023 (Currency in INR Crore)

48 ADDITIONAL INFORMATION, AS REQUIRED UNDER SCHEDULE III TO THE COMPANIES ACT, 2013, OF ENTERPRISES CONSOLIDATED AS SUBSIDIARIES /JOINT VENTURES/ASSOCIATE.

| Sr No | Name of the Entity   | Net Assets i.e. total assets minus total liabilities |                       | Share in profit or loss             |                       | Share in other comprehensive income (OCI)/Exchange differences on translating the financial statements of a foreign operation |                       | Share in total comprehensive income (TCI) |                       |
|-------|--|--|-----------------------|-------------------------------------|-----------------------|---|-----------------------|---|-----------------------|
|       |  | As % of consolidated net assets                      | Amount INR (in Crore) | As % of consolidated profit or loss | Amount INR (in Crore) | As % of consolidated OCI  | Amount INR (in Crore) | As % of TCI                               | Amount INR (in Crore) |
| 3     | Godrej Hillside Properties Private Limited   | (0.01%)  | (0.79)                | (0.01%)                             | (0.08)                | 0.00%   | -                     | (0.02%)                                   | (0.09)                |
| 4     | Godrej Home Developers Private Limited   | 0.00%  | 0.07                  | 0.00%                               | (0.01)                | 0.00%   | -                     | 0.00%                                     | (0.02)                |
| 5     | Godrej Living Private Limited  | (0.05%)  | (5.04)                | (0.81%)                             | (5.02)                | 0.00%   | -                     | (0.81%)                                   | (5.03)                |
| 6     | Godrej Prakriti Facilities Private Limited   | 0.01%  | 1.09                  | 0.02%                               | 0.09                  | 0.00%   | -                     | 0.01%                                     | 0.08                  |
| 7     | Prakritiplaza Facilities Management Private Limited  | 0.00%  | 0.05                  | 0.00%                               | 0.01                  | 0.00%   | -                     | 0.00%                                     | (0.00)                |
| 8     | Godrej Highrises Properties Private Limited  | (0.03%)  | (2.72)                | (0.23%)                             | (1.42)                | 0.00%   | -                     | (0.23%)                                   | (1.43)                |
| 9     | Godrej Genesis Facilities Management Private Limited   | 0.01%  | 0.53                  | (0.01%)                             | (0.03)                | 0.00%   | -                     | (0.01%)                                   | (0.04)                |
| 10    | Citystar InfraProjects Limited   | 0.00%  | (0.20)                | (0.01%)                             | (0.05)                | 0.00%   | -                     | (0.01%)                                   | (0.06)                |
| 11    | Godrej Residency Private Limited   | (0.01%)  | (0.58)                | (0.08%)                             | (0.51)                | 0.00%   | -                     | (0.08%)                                   | (0.52)                |
| 12    | Godrej Home Constructions Limited (Classified as Joint Venture up to Mar 28, 2023) (Formerly known as Godrej Home Constructions Private Limited) | 0.93%  | 86.26                 | 0.00%                               | -                     | 0.00%   | -                     | 0.00%                                     | (0.01)                |
| 13    | Wonder City Buildcon Limited (Classified as Joint Venture up to Mar 28, 2023) (Formerly known as Wonder City Buildcon Private Limited)           | 0.05%  | 4.41                  | 0.00%                               | -                     | 0.00%   | -                     | 0.00%                                     | (0.01)                |
| 14    | Godrej Reserve LLP (Classified as Joint Venture up to September 30, 2022)  | 0.04%  | 4.08                  | 0.45%                               | 2.80                  | 0.00%   | -                     | 0.45%                                     | 2.79                  |
| 15    | Maan-Hinje Township Developers LLP (Classified as Joint Venture up to March 28, 2023)  | 4.53%  | 419.60                | 4.41%                               | 27.35                 | 0.00%   | -                     | 4.40%                                     | 27.34                 |
| 16    | Godrej Highrises Realty LLP  | (0.05%)  | (4.19)                | (0.06%)                             | (0.35)                | 0.00%   | -                     | (0.06%)                                   | (0.36)                |
| 17    | Godrej Project Developers & Properties LLP   | (0.01%)  | (0.70)                | (0.04%)                             | (0.23)                | 0.00%   | -                     | (0.04%)                                   | (0.24)                |
| 18    | Godrej Skyview LLP   | 0.00%  | (0.05)                | 0.00%                               | (0.01)                | 0.00%   | -                     | 0.00%                                     | (0.02)                |
| 19    | Godrej Green Properties LLP  | 0.00%  | (0.05)                | 0.00%                               | (0.01)                | 0.00%   | -                     | 0.00%                                     | (0.02)                |
| 20    | Godrej Projects (Soma) LLP   | 0.00%  | (0.05)                | 0.00%                               | (0.01)                | 0.00%   | -                     | 0.00%                                     | (0.02)                |
| 21    | Godrej Projects North LLP (Classified as Joint Venture w.e.f. December 03, 2021)   | 0.00%  | -                     | 0.00%                               | -                     | 0.00%   | -                     | 0.00%                                     | (0.01)                |
| 22    | Godrej Athenmark LLP   | 0.00%  | (0.16)                | (0.01%)                             | (0.03)                | 0.00%   | -                     | (0.01%)                                   | (0.04)                |
| 23    | Godrej City Facilities Management LLP  | 0.00%  | (0.04)                | 0.00%                               | (0.01)                | 0.00%   | -                     | 0.00%                                     | (0.02)                |
| 24    | Godrej Olympia LLP   | 0.00%  | (0.03)                | 0.00%                               | (0.01)                | 0.00%   | -                     | 0.00%                                     | (0.01)                |
| 25    | Godrej Florentine LLP  | 0.00%  | 0.01                  | 0.00%                               | (0.01)                | 0.00%   | -                     | 0.00%                                     | (0.01)                |

INR 0.00 represents amount less than INR 50,000



NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

for the year ended March 31, 2023

(Currency in INR Crore)

48 ADDITIONAL INFORMATION, AS REQUIRED UNDER SCHEDULE III TO THE COMPANIES ACT, 2013, OF ENTERPRISES CONSOLIDATED AS SUBSIDIARIES /JOINT VENTURES/ASSOCIATE.

| Sr No   | Name of the Entity  | Net Assets i.e. total assets minus total liabilities |                       | Share in profit or loss             |                       | Share in other comprehensive income (OCI)/Exchange differences on translating the financial statements of a foreign operation |                       | Share in total comprehensive income (TCI) |                       |
|---|---|--|-----------------------|-------------------------------------|-----------------------|---|-----------------------|---|-----------------------|
|   |   | As % of consolidated net assets                      | Amount INR (in Crore) | As % of consolidated profit or loss | Amount INR (in Crore) | As % of consolidated OCI  | Amount INR (in Crore) | As % of TCI                               | Amount INR (in Crore) |
| 26  | Ashank Facility Management LLP  | 0.00%  | 0.14                  | 0.01%                               | 0.04                  | 0.00%   | -                     | 0.01%                                     | 0.04                  |
| 27  | Ashank Realty Management LLP  | 0.00%  | 0.29                  | (0.01%)                             | (0.07)                | 0.00%   | -                     | (0.01%)                                   | (0.07)                |
| 28  | Godrej Precast Construction Private Limited   | 0.00%  | (0.03)                | 0.00%                               | (0.01)                | 0.00%   | -                     | 0.00%                                     | (0.01)                |
| 29  | Godrej Green woods Private Limited (w.e.f. May 26, 2020)  | 0.54%  | 49.87                 | (0.90%)                             | (5.61)                | 0.00%   | -                     | (0.90%)                                   | (5.61)                |
| 30  | Oasis Landmarks LLP (Classified as Joint Venture upto February 28, 2022)  | 0.13%  | 12.44                 | 16.26%                              | 100.88                | 0.00%   | -                     | 16.23%                                    | 100.88                |
| 31  | Godrej Realty Private Limited (Classified as Joint Venture upto March 30, 2021)   | (0.08%)  | (7.31)                | (0.11%)                             | (0.71)                | 0.00%   | -                     | (0.11%)                                   | (0.71)                |
| 32  | Godrej Construction Projects LLP (Classified as Joint Venture upto March 30, 2021)  | 0.12%  | 10.86                 | 1.16%                               | 7.21                  | 0.00%   | -                     | 1.16%                                     | 7.21                  |
| 33  | Ashank Land & Building Private Limited (w.e.f. May 19, 2022)  | (0.02%)  | (1.69)                | (0.27%)                             | (1.69)                | 0.00%   | -                     | (0.27%)                                   | (1.69)                |
| Subsidiaries (Foreign):                                       |   |  |                       |                                     |                       |   |                       |   |                       |
| 1   | Godrej Properties Worldwide Inc., USA   | 0.03%  | 3.19                  | 0.05%                               | 0.32                  | 20.18%  | 0.23                  | 0.09%                                     | 0.55                  |
| Associate (Indian) (Investment as per Equity Method)          |   |  |                       |                                     |                       |   |                       |   |                       |
| 1   | Godrej One Premises Management Private Limited  | 0.00%  | 0.00                  | 0.00%                               | -                     | 0.00%   | -                     | -   | -                     |
| Joint Ventures (Indian) (Investment as per the Equity Method) |   |  |                       |                                     |                       |   |                       |   |                       |
| 1   | Godrej Redevelopers (Mumbai) Private Limited  | 0.00%  | -                     | 0.67%                               | 4.17                  | 0.00%   | -                     | 0.67%                                     | 4.17                  |
| 2   | Wonder City Buildcon Limited (Classified as Subsidiary w.e.f March 29, 2023) (Formerly known as Wonder City Buildcon Private Limited)           | 0.00%  | -                     | 1.27%                               | 7.87                  | 0.00%   | -                     | 1.27%                                     | 7.87                  |
| 3   | Godrej Home Constructions Limited (Classified as Subsidiary w.e.f March 29, 2023) (Formerly known as Godrej Home Constructions Private Limited) | 0.00%  | -                     | 0.01%                               | 0.05                  | 0.00%   | -                     | 0.01%                                     | 0.05                  |

INR 0.00 represents amount less than INR 50,000

NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

for the year ended March 31, 2023

(Currency in INR Crore)

48 ADDITIONAL INFORMATION, AS REQUIRED UNDER SCHEDULE III TO THE COMPANIES ACT, 2013, OF ENTERPRISES CONSOLIDATED AS SUBSIDIARIES /JOINT VENTURES/ASSOCIATE.

| Sr No | Name of the Entity   | Net Assets i.e. total assets minus total liabilities |                       | Share in profit or loss             |                       | Share in other comprehensive income (OCI)/Exchange differences on translating the financial statements of a foreign operation |                       | Share in total comprehensive income (TCI) |                       |
|-------|--|--|-----------------------|-------------------------------------|-----------------------|---|-----------------------|---|-----------------------|
|       |  | As % of consolidated net assets                      | Amount INR (in Crore) | As % of consolidated profit or loss | Amount INR (in Crore) | As % of consolidated OCI  | Amount INR (in Crore) | As % of TCI                               | Amount INR (in Crore) |
| 4     | Godrej Greenview Housing Private Limited   | 0.00%  | -                     | 0.25%                               | 1.55                  | 0.00%   | -                     | 0.25%                                     | 1.55                  |
| 5     | Wonder Projects Development Private Limited  | 0.00%  | -                     | (0.92%)                             | (5.69)                | 0.00%   | -                     | (0.91%)                                   | (5.69)                |
| 6     | Godrej Real View Developers Private Limited  | 0.00%  | -                     | 0.19%                               | 1.19                  | 0.00%   | -                     | 0.19%                                     | 1.19                  |
| 7     | Pearlite Real Properties Private Limited   | 0.00%  | -                     | 1.58%                               | 9.82                  | 0.00%   | -                     | 1.58%                                     | 9.82                  |
| 8     | Godrej Skyline Developers Private Limited  | 0.00%  | -                     | (1.58%)                             | (9.78)                | 0.00%   | -                     | (1.57%)                                   | (9.78)                |
| 9     | Godrej Green Homes Private Limited   | 0.00%  | -                     | -10.97%                             | (68.06)               | 0.00%   | -                     | -10.88%                                   | (68.06)               |
| 10    | Munjjal Hospitality Private Limited  | 0.00%  | -                     | 0.00%                               | (0.02)                | 0.00%   | -                     | 0.00%                                     | (0.02)                |
| 11    | Yujya Developers Private Limited (merged with Madhuvan Enterprises Private Limited order dated March 16, 2023 effective from April 01, 2021) | 0.00%  | -                     | 0.00%                               | (0.03)                | 0.00%   | -                     | 0.00%                                     | (0.03)                |
| 12    | Vivrut Developers Private Limited  | 0.00%  | -                     | 0.00%                               | 0.01                  | 0.00%   | -                     | 0.00%                                     | 0.01                  |
| 13    | Madhuvan Enterprises Private Limited   | 0.00%  | -                     | 0.00%                               | -                     | 0.00%   | -                     | 0.00%                                     | -                     |
| 14    | Godrej Macbricks Private Limited (formerly known as Ashank Macbricks Private Limited)  | 0.00%  | -                     | (0.30%)                             | (1.89)                | 0.00%   | -                     | (0.30%)                                   | (1.89)                |
| 15    | Yerwada Developers Private Limited (w.e.f. January 31, 2022)   | 0.00%  | -                     | 0.01%                               | 0.05                  | 0.00%   | -                     | 0.01%                                     | 0.05                  |
| 16    | Vagishwari Land Developers Private Limited   | 0.00%  | -                     | 0.00%                               | (0.01)                | 0.00%   | -                     | 0.00%                                     | (0.01)                |
| 17    | Universal Metro Properties LLP   | 0.00%  | -                     | (0.49%)                             | (3.05)                | 0.00%   | -                     | (0.49%)                                   | (3.05)                |
| 18    | Godrej Property Developers LLP   | 0.00%  | -                     | 0.00%                               | (0.00)                | 0.00%   | -                     | 0.00%                                     | (0.00)                |
| 19    | Mosiac Landmarks LLP   | 0.00%  | -                     | 0.00%                               | (0.00)                | 0.00%   | -                     | 0.00%                                     | (0.00)                |
| 20    | Dream World Landmarks LLP  | 0.00%  | -                     | (0.10%)                             | (0.65)                | 0.00%   | -                     | (0.10%)                                   | (0.65)                |
| 21    | Oxford Realty LLP  | 0.00%  | -                     | 1.68%                               | 10.42                 | 0.00%   | -                     | 1.68%                                     | 10.42                 |
| 22    | Godrej SSPDL Green Acres LLP   | 0.00%  | -                     | (0.22%)                             | (1.34)                | 0.00%   | -                     | (0.21%)                                   | (1.34)                |
| 23    | Oasis Landmarks LLP (Classified as Subsidiary w.e.f. March 01, 2022)   | 0.00%  | -                     | 0.00%                               | -                     | 0.00%   | -                     | 0.00%                                     | -                     |
| 24    | M S Ramaiah Ventures LLP   | 0.00%  | -                     | (0.05%)                             | (0.31)                | 0.00%   | -                     | (0.05%)                                   | (0.31)                |
| 25    | Caroa Properties LLP   | 0.00%  | -                     | 0.02%                               | 0.15                  | 0.00%   | -                     | 0.02%                                     | 0.15                  |
| 26    | Godrej Housing Projects LLP  | 0.00%  | -                     | 1.52%                               | 9.46                  | 0.00%   | -                     | 1.52%                                     | 9.46                  |

INR 0.00 represents amount less than INR 50,000



## NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

for the year ended March 31, 2023

(Currency in INR Crore)

### 48 ADDITIONAL INFORMATION, AS REQUIRED UNDER SCHEDULE III TO THE COMPANIES ACT, 2013, OF ENTERPRISES CONSOLIDATED AS SUBSIDIARIES /JOINT VENTURES/ASSOCIATE.

| Sr No | Name of the Entity   | Net Assets i.e. total assets minus total liabilities |                       | Share in profit or loss             |                       | Share in other comprehensive income (OCI)/Exchange differences on translating the financial statements of a foreign operation |                       | Share in total comprehensive income (TCI) |                       |
|-------|--|--|-----------------------|-------------------------------------|-----------------------|---|-----------------------|---|-----------------------|
|       |  | As % of consolidated net assets                      | Amount INR (in Crore) | As % of consolidated profit or loss | Amount INR (in Crore) | As % of consolidated OCI  | Amount INR (in Crore) | As % of TCI                               | Amount INR (in Crore) |
| 27    | Godrej Amitis Developers LLP (formerly known as Amitis Developers LLP)             | 0.00%  | -                     | 2.54%                               | 15.77                 | 0.00%   | -                     | 2.54%                                     | 15.77                 |
| 28    | A R Landcraft LLP  | 0.00%  | -                     | (1.09%)                             | (6.76)                | 0.00%   | -                     | (1.09%)                                   | (6.76)                |
| 29    | Prakhhyat Dwellings LLP  | 0.00%  | -                     | (1.56%)                             | (9.70)                | 0.00%   | -                     | (1.56%)                                   | (9.70)                |
| 30    | Bavdhan Realty @ Pune 21 LLP (upto November 24, 2021)                              | 0.00%  | -                     | 0.00%                               | -                     | 0.00%   | -                     | 0.00%                                     | -                     |
| 31    | Godrej Highview LLP  | 0.00%  | -                     | (1.01%)                             | (6.28)                | 0.00%   | -                     | (1.01%)                                   | (6.28)                |
| 32    | Godrej Irismark LLP  | 0.00%  | -                     | 0.53%                               | 3.29                  | 0.00%   | -                     | 0.53%                                     | 3.29                  |
| 33    | Godrej Projects North Star LLP   | 0.00%  | -                     | 8.14%                               | 50.49                 | 0.00%   | -                     | 8.12%                                     | 50.49                 |
| 34    | Godrej Developers & Properties LLP   | 0.00%  | -                     | (0.57%)                             | (3.54)                | 0.00%   | -                     | (0.57%)                                   | (3.54)                |
| 35    | Godrej Reserve LLP (Classified as Subsidiary w.e.f October 1, 2022)                | 0.00%  | -                     | (0.09%)                             | (0.53)                | 0.00%   | -                     | (0.09%)                                   | (0.53)                |
| 36    | Roseberry Estate LLP   | 0.00%  | -                     | (1.59%)                             | (9.86)                | 0.00%   | -                     | (1.59%)                                   | (9.86)                |
| 37    | Maan-Hinje Township Developers LLP (Classified as Subsidiary w.e.f March 29, 2023) | 0.00%  | -                     | (1.41%)                             | (8.77)                | 0.00%   | -                     | (1.41%)                                   | (8.77)                |
| 38    | Godrej Projects North LLP (Classified as Subsidiary upto December 02, 2021)        | 0.00%  | -                     | (0.70%)                             | (4.37)                | 0.00%   | -                     | (0.70%)                                   | (4.37)                |
| 39    | Suncity Infrastructures (Mumbai) LLP   | 0.00%  | -                     | (0.56%)                             | (3.50)                | 0.00%   | -                     | (0.56%)                                   | (3.50)                |
| 40    | Mahalunge Township Developers LLP  | 0.00%  | -                     | (0.18%)                             | (1.12)                | 0.00%   | -                     | (0.18%)                                   | (1.12)                |
| 41    | Manjari Housing Projects LLP   | 0.00%  | -                     | 1.26%                               | 7.79                  | 0.00%   | -                     | 1.25%                                     | 7.79                  |
| 42    | Godrej Vestamark LLP   | 0.00%  | -                     | (2.45%)                             | (15.20)               | 0.00%   | -                     | (2.44%)                                   | (15.20)               |
| 43    | Manyata Industrial Parks LLP   | 0.00%  | -                     | 0.02%                               | 0.15                  | 0.00%   | -                     | 0.02%                                     | 0.15                  |
| 44    | Godrej Odyssey LLP   | 0.00%  | -                     | 0.00%                               | (0.00)                | 0.00%   | -                     | 0.00%                                     | (0.00)                |
| 45    | Embellish Houses LLP   | 0.00%  | -                     | (0.40%)                             | (2.47)                | 0.00%   | -                     | (0.40%)                                   | (2.47)                |
|       | Inter-company Elimination and Consolidation Adjustments                            | (14.57%)   | (1,352.95)            | (39.05%)                            | (242.37)              | 0.00%   | -                     | (38.98%)                                  | (242.37)              |
|       | <b>Total</b>   | <b>100.02%</b>                                       | <b>9,287.15</b>       | <b>100.00%</b>                      | <b>620.60</b>         | <b>100.00%</b>  | <b>1.13</b>           | <b>100.00%</b>                            | <b>621.73</b>         |
|       | <b>Attributable to :</b>   |  |                       |                                     |                       |   |                       |   |                       |
|       | Owners of the Company  | 99.75%   | 9,264.20              | 92.07%                              | 571.39                | 100.00%   | 1.13                  | 92.08%                                    | 572.52                |
|       | Non-controlling Interests  | 0.25%  | 22.95                 | 7.93%                               | 49.21                 | -   | -                     | 7.92%                                     | 49.21                 |

INR 0.00 represents amount less than INR 50,000

## NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

for the year ended March 31, 2023

(Currency in INR Crore)

### 49 TRANSACTION WITH STRUCK OFF COMPANY

| Name of the Struck Off Company                 | Nature of transactions with struck off company | Balance outstanding as at March 31, 2023 | Relationship with the struck off company | Balance outstanding as at March 31, 2022 | Relationship with the struck off company |
|--|--|--|--|--|--|
| Biobe Living Technologies Private Limited      | Project Related expenses                       | 0.00                                     | None                                     | 0.00                                     | None                                     |
| Brand Managers Media Private Limited           | Advertising and Marketing Expenses             | 0.00                                     | None                                     | 0.00                                     | None                                     |
| Classic Integrated Solutions Private Limited   | Project Related expenses                       | 0.00                                     | None                                     | 0.00                                     | None                                     |
| My Sunny Balcony Private Limited               | Consultancy Charges                            | 0.00                                     | None                                     | 0.00                                     | None                                     |
| Reliance Communications Infrastructure Limited | Broadband charges                              | -  | None                                     | 0.00                                     | None                                     |
| SC Power Solutions Private Limited             | Project Related expenses                       | 0.00                                     | None                                     | 0.00                                     | None                                     |
| Ginza Hotels Private Limited                   | Other Expenses                                 | 0.00                                     | None                                     | 0.00                                     | None                                     |
| Swarnasathi Advisory Services Pvt. Ltd         | Customer Dues                                  | 0.00                                     | None                                     | -  | None                                     |
| Amitash Gas Engineers Pvt. Ltd                 | Project Related expenses                       | 0.01                                     | None                                     | -  | None                                     |
| TGS Vertical Transportation Private Limited    | Project Related expenses                       | 0.01                                     | None                                     | 0.00                                     | None                                     |
| Atelier Realtech Private Limited               | Advertising and Marketing Expenses             | 0.00                                     | None                                     | 0.00                                     | None                                     |
| AIMS Education Private Limited                 | Customer Dues                                  | 0.00                                     | None                                     | 0.00                                     | None                                     |
| Kevin Construction Private Limited             | Other Expenses                                 | 0.00                                     | None                                     | -  | None                                     |
| Feligrat Global Solutions Private Limited      | Other Expenses                                 | 0.00                                     | None                                     | -  | None                                     |

### 50 CONTINGENT LIABILITIES AND COMMITMENTS

#### a) Contingent Liabilities

| Matters  | March 31, 2023 | March 31, 2022 |
|--|----------------|----------------|
| <b>I) Claims against Group not Acknowledged as debts:</b>  |                |                |
| i) Claims not acknowledged as debts represent cases filed by parties in the Consumer forum, Civil Court and High Court and disputed by the Company as advised by advocates. In the opinion of the management the claims are not sustainable. | 441.55         | 376.85         |
| ii) Claims under Income Tax Act, Appeal preferred to The Deputy Commissioner/ Commissioner of Income Tax (Appeals) and Income Tax Appellate Tribunal   | 41.47          | 36.73          |
| iii) Claims under VAT, Appeal preferred to The Deputy Commissioner/Joint Commissioner of Sales Taxes (Appeals)   | 15.86          | 15.94          |
| iv) Claims under KVAT, Application for waiver to be preferred before tax authorities   | -              | -              |

INR 0.00 represents amount less than INR 50,000



## NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

for the year ended March 31, 2023

(Currency in INR Crore)

### 50 CONTINGENT LIABILITIES AND COMMITMENTS

| Matters   | March 31, 2023 | March 31, 2022 |
|---|----------------|----------------|
| v) Appeal preferred to Customs, Excise and Service Tax Appellate tribunal and order passed by National Anti Profiterring Authority and disputed by the Group. | 165.56         | 169.88         |
| vi) Appeal under GST, preferred before Mumbai High Court  | -              | 13.21          |
| vii) Claimes under GST, Appeal preferred / to be preferred before commisioner appeal  | 9.42           | 5.14           |
| viii) Appeal preferred to The Joint Commissioner of Sales Tax (Appeal -4) at Maharashtra under Entry of Goods Into Local Areas Act, 2002                      | 5.12           | 5.12           |
| <b>II) Guarantees:</b>  |                |                |
| i) Guarantees given by Bank, counter guaranteed by the Group  | 177.64         | 147.55         |
| ii) Guarantees given by the Group relating to Joint Ventures  | 34.46          | 15.17          |

- b) The Hon'ble Supreme Court of India ("SC") by its judgement dated February 28, 2019, in the case of RPFC, West Bengal v/s Vivekananda Vidyamandir and others, clarified the principles based on which allowances paid to the employees should be identified for inclusion in basic wages for the purposes of computation of Provident Fund contribution. Subsequently, a review petition against this decision was filed and the SC reiterated its decision given in the above referred judgment.

In view of the management, the liability for the period from date of the SC judgement to 31 March 2019 is not significant and has been provided in the consolidated financial statements. Further, the impact for the past period, if any, is not ascertainable and consequently no effect has been given in the accounts.

- c) The National Green Tribunal, Principal Bench, New Delhi ("the NGT") has on July 30, 2021 pronounced an order ("Order-) against, inter alia, the Holding Company and its joint venture company viz Wonder Projects Development Private Limited (-WPDPL ") in respect of matter challenging the environmental clearance granted in relation to project being developed by WPDPL in Bengaluru WPDPL has challenged the said order before the Hon'ble Supreme Court. The Supreme Court has on August 26, 2021 directed the parties to maintain status quo. The Holding Company is confident of the merits and compliances in the said case.

#### d) Commitments

| (i) Particulars   | March 31, 2023 | March 31, 2022 |
|---|----------------|----------------|
| Capital Commitment (includes Capital work in progress, investment property under Construction) (Net of advance) | 311.25         | 292.65         |

- (ii) The Group enters into construction contracts for Civil, Elevator, External Development, MEP work etc. with its vendors. The total amount payable under such contracts will be based on actual measurements and negotiated rates, which are determinable as and when the work under the said contracts are completed.
- (iii) The Group has entered into development agreements with owners of land for development of projects. Under the agreements the Group is required to pay certain payments/ deposits to the owners of the land and share in built up area/ revenue from such developments in exchange of undivided share in land as stipulated under the agreements.
- (iv) The Holding Company will arrange funds / subscribe to further capital to support continuing operations in certain subsidiaries and joint ventures (jointly with the shareholders / Partners of the respective joint ventures), if required, based upon operation of such entities. The Holding Company expects the said subsidiaries and joint ventures to meet its obligations and no liability on this account is anticipated.

INR 0.00 represents amount less than INR 50,000

## NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

for the year ended March 31, 2023

(Currency in INR Crore)

### 51 PAYMENT TO AUDITORS (NET OF TAXES)

| Particulars                      | March 31, 2023 | March 31, 2022 |
|----------------------------------|----------------|----------------|
| Audit Fees*                      | 1.52           | 1.32           |
| Fees for QIP related work        | -              | -              |
| Certification and Other services | 0.16           | 0.15           |
| Reimbursement of Expenses        | 0.06           | 0.05           |
| <b>Total</b>                     | <b>1.74</b>    | <b>1.52</b>    |

\*Includes Audit fees in relation to entities acquired during the year.

### 52 FOREIGN EXCHANGE DIFFERENCE

The amount of exchange difference included in the Consolidated Statement of Profit and Loss, is INR 0.23 Crore (Net Gain) (Previous Year: INR 0.08 Crore (Net Gain)).

### 53 CORPORATE SOCIAL RESPONSIBILITY

The Group has spent INR 11.06\* Crore (Previous Year : INR 4.49\* Crore) and created provision for unspent amount of INR Nil Crore (Previous Year : 1.56 Crore) during the year as per the provisions of Section 135 of the Companies Act, 2013 towards Corporate Social Responsibility (CSR) activities grouped under 'Other Expenses'.

(a) Gross amount required to be spent by the Group during the year INR 8.89 Crore (Previous Year: INR 5.81 Crore).

(b) Amount spent during the year on :

| Particulars                                 | Amount Spent in Cash* | Amount yet to be paid in Cash | Total Amount |
|---|-----------------------|-------------------------------|--------------|
| <b>Year ended March 31, 2023</b>            |                       |                               |              |
| (i) Construction / Acquisition of any Asset | -                     | -                             | -            |
| (ii) On purposes other than (i) above       | 11.06                 | -                             | 11.06        |
| <b>Year ended March 31, 2022</b>            |                       |                               |              |
| (i) Construction / Acquisition of any Asset | -                     | -                             | -            |
| (ii) On purposes other than (i) above       | 4.49                  | 1.56                          | 6.05         |

\*includes INR 0.60 Crore related to Financial year ended 31 March 2021 and INR 1.56 Crore related to Financial year ended 31 March 2022 (Previous year : 0.23 Crore related to financial year ended 31 March 2021)

Details of ongoing CSR projects under Section 135(6) of the Act

| Balance as at April 01, 2022 |                                 | Amount required to be spent during the year (including unspents for previous years) | Amount spent during the year    |                                   | Balance as at March 31, 2023 |                                 |
|------------------------------|---------------------------------|---|---------------------------------|-----------------------------------|------------------------------|---------------------------------|
| With the Group               | In Separate CSR Unspent Account |   | From the Group's Bank Account ^ | From Separate CSR Unspent Account | With the Group #             | In Separate CSR Unspent Account |
| 1.56                         | 0.61                            | 11.06   | 8.89                            | 2.17                              | -                            | -                               |

# will be transferred to separate unspent CSR account as per the requirement of CSR rules.

| Balance as at April 01, 2021 |                                 | Amount required to be spent during the year (including unspents for previous years) | Amount spent during the year    |                                   | Balance as at March 31, 2022 |                                 |
|------------------------------|---------------------------------|---|---------------------------------|-----------------------------------|------------------------------|---------------------------------|
| With the Group               | In Separate CSR Unspent Account |   | From the Group's Bank Account ^ | From Separate CSR Unspent Account | With the Group #             | In Separate CSR Unspent Account |
| 1.68                         | -                               | 8.09  | 4.39                            | 1.53                              | 1.56                         | 0.61                            |

# will be transferred to separate unspent CSR account as per the requirement of CSR rules.

^Transferred to PM Cares Fund amount of INR 0.14 Crore during the year.



NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

for the year ended March 31, 2023

(Currency in INR Crore)

54 UTILISATION OF PROCEEDS FROM ISSUE OF SHARES

Qualified Institutional Placement

During the FY 2020-21, the Company raised a sum of INR 3,750.00 Crore by allotting 25,862,068 equity shares on a Qualified Institutional Placement basis.

| Particulars   | March 31, 2023 |
|---|----------------|
| Proceeds from the issue of shares during the previous year  | 3,750.00       |
| Issue related expenses*   | 52.61          |
|   | 3,697.39       |
| Utilisation during the FY 2021-22   | 474.34         |
| Utilisation during the FY 2022-23   | 3,122.91       |
| Balance unutilised amount invested in mutual funds and fixed deposits with Banks as at March 31, 2023 | 100.14         |

\*Total issue related expenses are INR 60.22 Crore.

| Particulars   | March 31, 2023 |
|---|----------------|
| Proceeds from the issue of shares during the year ended March 31, 2020                                | 2,100.00       |
| Issue related expenses  | 37.80          |
|   | 2,062.20       |
| Utilisation during the FY 2020-21   | 1,489.97       |
| Utilisation during the FY 2021-22   | 414.09         |
| Utilisation during the FY 2022-23   | 158.14         |
| Balance unutilised amount invested in mutual funds and fixed deposits with Banks as at March 31, 2023 | -              |

55 UTILISATION OF BORROWED FUNDS

a) The Group has not advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) in any other persons or entities, including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever ("Ultimate Beneficiaries") by or on behalf of the Group or provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries; The transaction between the Holding Company and Godrej Projects Development Limited, one of its subsidiary has been eliminated in these Consolidated financial Statements.

b) The Group has not received any funds from any persons or entities, including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company shall directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever ("Ultimate Beneficiaries") by or on behalf of the Funding Party or provide any guarantee, security or the like from or on behalf of the Ultimate Beneficiaries.

NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

for the year ended March 31, 2023

(Currency in INR Crore)

56 SEGMENT REPORTING

A. Basis of Segmentation

Factors used to identify the entity's reportable segments, including the basis of organisation

For management purposes, the Group has only one reportable segment namely, Development of real estate property. The Managing Director of the Company acts as the Chief Operating Decision Maker ("CODM"). The CODM evaluates the Group's performance and allocates resources based on an analysis of various performance indicators viz Profit after tax. (Refer note 30)

B. Geographical Information

The geographic information analyses the Group's revenue and Non-Current Assets other than financial instruments, deferred tax assets, post-employment benefit assets by the Group's country of domicile and other countries. As the Group is engaged in Development of Real Estate property in India, it has only one reportable geographical segment.

C. Information about major customers

Revenue from one customer is INR Nil Crore for the year ended March 31, 2023 (Previous Year: INR Nil Crore) constituted more than 10% of the total revenue of the Group.

57 The write-down of inventories to net realisable value during the year amounted to INR 10.31 Crore (Previous Year: INR 85.46 Crore).

58 ADDITIONAL DISCLOSURE RELATING TO MICRO, SMALL AND MEDIUM ENTERPRISES

| Particulars  | March 31, 2023 | March 31, 2022 |
|--|----------------|----------------|
| (a) The principal amount remaining unpaid to any supplier as at the end of the accounting year;  | 62.57          | 41.86          |
| (b) The interest due thereon remaining unpaid to any supplier as at the end of the accounting year;  | 0.91           | Nil            |
| (c) The amount of interest paid by the buyer under MSMED Act, 2006 along with the amounts of the payment made to the supplier beyond the appointed day during each accounting year;  | Nil            | Nil            |
| (d) The amount of interest due and payable for the period of delay in making payment (which has been paid but beyond the appointed day during the year) but without adding the interest specified under the MSMED Act, 2006;                             | Nil            | Nil            |
| (e) The amount of interest accrued and remaining unpaid at the end of accounting year;   | 0.91           | Nil            |
| (f) The amount of further interest due and payable even in the succeeding year, until such date when the interest dues as above are actually paid to the small enterprise, for the purpose of disallowance as a deductible expenditure under section 23. | Nil            | Nil            |

Disclosure of outstanding dues of Micro and Small Enterprise under Trade Payables is based on the information available with the Group regarding the status of the suppliers as defined under the Micro, Small and Medium Enterprises Development Act, 2006.

59 The Indian Parliament has approved the Code on Social Security, 2020 which would impact the contributions by the Group towards Provident Fund and Gratuity. The Ministry of Labour and Employment has released draft rules for the Code on Social Security, 2020 on November 13, 2020, and has invited suggestions from stakeholders which are under active consideration by the Ministry. The Group will assess the impact and its evaluation once the subject rules are notified and will give appropriate impact in its consolidated financial statements in the period in which, the Code becomes effective and the related rules to determine the financial impact are published.

INR 0.00 represents amount less than INR 50,000



NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

for the year ended March 31, 2023 (Currency in INR Crore)

60 As per the approvals secured by the Company under relevant provisions of DCR Regulations, 1991 / DCPR 2034, the Company had obligation to handover 35,618.85 sqmt of land to The Municipal Corporation of Greater Mumbai (MCGM). The Company is entitled to receive the Transferable Development Rights (TDR) of 71,237.70 sqm, in lieu of land earmarked and handover to MCGM.

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The handover of the physical possession of the earmarked land has been completed during the month of February 2021. Based upon receipt of Possession Receipts of Land handed over obtained from MCGM, the Company has recognised the entitlement of TDR as revenue and reflected under Revenue from operations in the March 31,2021 based upon valuation report obtained from registered valuer at INR 195.20 Crore. During the previous year, the Company has sold majority of TDR and accordingly recognised revenue for the same.

61 Cash and Cash Equivalents and Bank Balances includes balances in Escrow Account which shall be used only for specified purposes as defined under Real Estate (Regulation and Development) Act, 2016.

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

|   |   |
|---|---|
| Pirojsha Godrej<br>Executive Chairperson<br>DIN: 00432983<br>Mumbai, May 03, 2023 | Gaurav Pandey<br>Managing Director & CEO<br>DIN: 07229661<br>Mumbai, May 03, 2023 |
|---|---|

Mansi Pardiwalla  
Partner  
Membership No: 108511  
Mumbai, May 03, 2023

|  |  |
|--|--|
| Ashish Karyekar<br>Company Secretary<br>ICSI Membership No. A11331<br>Mumbai, May 03, 2023 | Rajendra Khetawat<br>Chief Financial Officer<br>Mumbai, May 03, 2023 |
|--|--|



NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

for the year ended March 31, 2023

(Currency in INR Crore)

Annexure A: Statement pursuant to first proviso to sub-section (3) of section 129 of the Companies Act 2013, read with rule 5 of Companies (Accounts) Rules, 2014 in the prescribed Form AOC-1 relating to Subsidiaries, Joint Ventures and Associate

Part 'A' : Subsidiaries

| Sr. No. | Name of Subsidiary Company /Limited Liability Partnership   | Reporting Currency | Accounting Period | Capital | Reserves and Surplus | Total Assets | Total Liabilities (Refer Note (b) below) | Investments | Turnover (Refer Note (c) below) | Profit before taxation | Provision for taxation | Profit/(Loss) after taxation | % of Holding* | Country |
|---------|---|--------------------|-------------------|---------|----------------------|--------------|--|-------------|---------------------------------|------------------------|------------------------|------------------------------|---------------|---------|
| 1       | Godrej Projects Development Limited   | INR                | 2022-23           | 0.23    | 118.37               | 4,542.45     | 4,423.85                                 | 324.23      | 992.35                          | 157.95                 | 32.50                  | 125.46                       | 100%          | India   |
| 2       | Godrej Garden City Properties Private Limited   | INR                | 2022-23           | 0.05    | 7.09                 | 13.51        | 6.37                                     | -           | 2.22                            | (0.23)                 | 0.01                   | (0.24)                       | 100%          | India   |
| 3       | Godrej Hillside Properties Private Limited  | INR                | 2022-23           | 0.41    | (1.20)               | 0.06         | 0.85                                     | 0.01        | 0.00                            | (0.08)                 | -                      | (0.08)                       | 100%          | India   |
| 4       | Godrej Home Developers Private Limited  | INR                | 2022-23           | 0.41    | (0.34)               | 0.08         | 0.01                                     | 0.00        | 0.00                            | (0.01)                 | -                      | (0.01)                       | 100%          | India   |
| 5       | Godrej Prakriti Facilities Private Limited  | INR                | 2022-23           | 0.01    | 1.08                 | 4.19         | 3.10                                     | -           | 6.845                           | 0.1248                 | 0.0314                 | 0.0934                       | 100%          | India   |
| 6       | Prakritiplaza Facilities Management Private Limited   | INR                | 2022-23           | 0.01    | 0.04                 | 0.12         | 0.07                                     | -           | 0.220                           | 0.0109                 | 0.0021                 | 0.0088                       | 100%          | India   |
| 7       | Godrej Highrises Properties Private Limited   | INR                | 2022-23           | 0.01    | (2.73)               | 583.23       | 585.95                                   | -           | 0.1225                          | (1.42)                 | -                      | (1.42)                       | 100%          | India   |
| 8       | Godrej Genesis Facilities Management Private Limited  | INR                | 2022-23           | 0.01    | 0.52                 | 1.73         | 1.20                                     | -           | 5.502                           | (0.0489)               | (0.0166)               | (0.0323)                     | 100%          | India   |
| 9       | Citystar InfraProjects Limited  | INR                | 2022-23           | 0.05    | (0.25)               | 0.35         | 0.56                                     | -           | -                               | (0.0491)               | -                      | (0.0491)                     | 100%          | India   |
| 10      | Godrej Residency Private Limited  | INR                | 2022-23           | 0.00    | (0.58)               | 713.59       | 714.17                                   | -           | -                               | (0.69)                 | (0.18)                 | (0.51)                       | 100%          | India   |
| 11      | Godrej Realty Private Limited   | INR                | 2022-23           | 1.74    | (9.04)               | 0.13         | 7.44                                     | -           | -                               | (0.71)                 | -                      | (0.71)                       | 100%          | India   |
| 12      | Godrej Precast Construction Private Limited   | INR                | 2022-23           | 0.01    | (0.04)               | 0.00         | 0.04                                     | -           | -                               | (0.01)                 | -                      | (0.01)                       | 100%          | India   |
| 13      | Godrej Green Woods Private Limited  | INR                | 2022-23           | 64.00   | (14.13)              | 1,930.92     | 1,881.05                                 | -           | 0.00                            | (5.61)                 | -                      | (5.61)                       | 100%          | India   |
| 14      | Yerwada Developers Private Limited (w.e.f. December 09, 2021 till January 30, 2022)                         | INR                | 2022-23           | -       | -                    | -            | -  | -           | -                               | -                      | -                      | -                            | 100%          | India   |
| 15      | Godrej Living Private Limited (w.e.f. February 1, 2022)   | INR                | 2022-23           | 0.00    | (5.04)               | 9.39         | 14.42                                    | -           | 9.06                            | (5.02)                 | -                      | (5.02)                       | 100%          | India   |
| 16      | Ashank Land & Building Private Limited (w.e.f. May 19, 2022)  | INR                | 2022-23           | 0.00    | (1.69)               | 33.71        | 35.40                                    | -           | -                               | (1.69)                 | -                      | (1.69)                       | 100%          | India   |
| 17      | Godrej Home Constructions Limited (w.e.f. Mar 29, 2023)   | INR                | 2022-23           | 85.21   | 1.05                 | 246.82       | 160.56                                   | 97.29       | -                               | -                      | -                      | -                            | 74%           | India   |
|         | (Formerly known as Godrej Home Constructions Private Limited)   |                    |                   |         |                      |              |  |             |                                 |                        |                        |                              |               |         |
| 18      | Wonder City Buildcon Limited (w.e.f. Mar 29, 2023) (Formerly known as Wonder City Buildcon Private Limited) | INR                | 2022-23           | 111.62  | (107.20)             | 132.07       | 127.65                                   | 37.02       | -                               | -                      | -                      | -                            | 74%           | India   |
| 19      | Godrej Construction Projects LLP  | INR                | 2022-23           | 0.01    | 10.41                | 49.87        | 39.45                                    | -           | 21.73                           | 11.11                  | 3.91                   | 7.21                         | 100%          | India   |
| 20      | Godrej Highrises Realty LLP   | INR                | 2022-23           | 0.00    | (4.20)               | 1.00         | 5.19                                     | -           | -                               | (0.35)                 | -                      | (0.35)                       | 100%          | India   |

NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

for the year ended March 31, 2023

(Currency in INR Crore)

Annexure A: Statement pursuant to first proviso to sub-section (3) of section 129 of the Companies Act 2013, read with rule 5 of Companies (Accounts) Rules, 2014 in the prescribed Form AOC-1 relating to Subsidiaries, Joint Ventures and Associate

| Sr. No. | Name of Subsidiary Company /Limited Liability Partnership                   | Reporting Currency | Accounting Period | Capital | Reserves and Surplus | Total Assets | Total Liabilities (Refer Note (b) below) | Investments | Turnover (Refer Note (c) below) | Profit before taxation | Provision for taxation | Profit/(Loss) after taxation | % of Holding* | Country |
|---------|---|--------------------|-------------------|---------|----------------------|--------------|--|-------------|---------------------------------|------------------------|------------------------|------------------------------|---------------|---------|
| 21      | Godrej Project Developers & Properties LLP                                  | INR                | 2022-23           | 0.00    | (0.70)               | 2.67         | 3.37                                     | -           | -                               | (0.23)                 | -                      | (0.23)                       | 100%          | India   |
| 22      | Godrej Skyview LLP (Refer Note (a) below)                                   | INR                | 2022-23           | 0.00    | (0.06)               | 0.00         | 0.06                                     | -           | -                               | (0.01)                 | -                      | (0.01)                       | 100%          | India   |
| 23      | Godrej Green Properties LLP (Refer Note (a) below)                          | INR                | 2022-23           | 0.00    | (0.05)               | 0.00         | 0.06                                     | -           | -                               | (0.01)                 | -                      | (0.01)                       | 100%          | India   |
| 24      | Godrej Projects (Soma) LLP (Refer Note (a) below)                           | INR                | 2022-23           | 0.00    | (0.06)               | 0.00         | 0.06                                     | -           | -                               | (0.01)                 | -                      | (0.01)                       | 100%          | India   |
| 25      | Godrej Projects North LLP (Classified as Subsidiary upto December 02, 2021) | INR                | 2022-23           | -       | -                    | -            | -  | -           | -                               | -                      | -                      | -                            | 100%          | India   |
| 26      | Godrej Athenmark LLP (Refer Note (a) below)                                 | INR                | 2022-23           | 0.00    | (0.16)               | 0.25         | 0.41                                     | -           | -                               | (0.03)                 | 6.39                   | (6.43)                       | 100%          | India   |
| 27      | Oasis Landmarks LLP (Classified as Joint Venture upto February 28, 2022)    | INR                | 2022-23           | 0.01    | 12.43                | 627.50       | 615.06                                   | -           | 327.09                          | 107.32                 | -                      | 107.32                       | 51%           | India   |
| 28      | Godrej City Facilities Management LLP                                       | INR                | 2022-23           | 0.00    | (0.04)               | 0.00         | 0.04                                     | -           | -                               | (0.01)                 | -                      | (0.01)                       | 100%          | India   |
| 29      | Godrej Olympia LLP  | INR                | 2022-23           | 0.00    | (0.03)               | 0.00         | 0.04                                     | -           | -                               | (0.01)                 | -                      | (0.01)                       | 100%          | India   |
| 30      | Godrej Florentine LLP   | INR                | 2022-23           | 1.05    | (1.04)               | 0.02         | 0.01                                     | -           | -                               | (0.01)                 | -                      | (0.01)                       | 100%          | India   |
| 31      | Ashank Facility Management LLP  | INR                | 2022-23           | 0.00    | 0.14                 | 2.45         | 2.31                                     | -           | 4.0673                          | 0.04                   | -                      | 0.04                         | 100%          | India   |
| 32      | Ashank Realty Management LLP  | INR                | 2022-23           | 0.00    | 0.29                 | 0.46         | 0.17                                     | -           | 0.0838                          | (0.08)                 | -                      | (0.08)                       | 100%          | India   |
| 33      | Maan-Hinje Township Developers LLP (w.e.f March 29, 2023)                   | INR                | 2022-23           | 411.79  | 7.81                 | 1,077.51     | 657.90                                   | -           | 74.60                           | 31.78                  | 4.43                   | 27.35                        | 99%           | India   |
| 34      | Godrej Reserve LLP (w.e.f October 1, 2022)                                  | INR                | 2022-23           | 2.01    | 2.07                 | 50.21        | 46.13                                    | -           | 4.76                            | 2.79                   | (0.01)                 | 2.80                         | 99.8%         | India   |
| 35      | Godrej Properties Worldwide Inc., USA                                       | INR                | 2022-23           | 3.36    | (0.17)               | 3.73         | 0.54                                     | -           | 4.83                            | 0.32                   | -                      | 0.32                         | 100%          | USA     |

\*Percentage holding in LLPs denotes the Share of Profit in the LLPs  
(a) Subsidiaries of Godrej Projects Development Limited  
(b) Total Liabilities excludes Capital and Reserves and Surplus  
(c) Turnover Includes Revenue from Operations and Other Income  
(d) All the above information is given as per Ind AS

INR 0.00 represents amount less than INR 50,000



NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

for the year ended March 31, 2023 (Currency in INR Crore)

Annexure A: Statement pursuant to first proviso to sub-section (3) of section 129 of the Companies Act 2013, read with rule 5 of Companies (Accounts) Rules, 2014 in the prescribed Form AOC-1 relating to Subsidiaries, Joint Ventures and Associate

Part “B” : Joint Ventures

| Sr. No. | Name of Joint Venture Company/ Limited Liability Partnership  | Latest audited Balance Sheet Date | Shares of Joint Ventures held by the Company on the year end |                                       |                     | Description of how there is significant influence | Reason why joint venture is not consolidated | Net worth attributable to Shareholding as per latest audited Balance Sheet | Share of Profit/(Loss) for the year INR (in Crore) |                                 |
|---------|---|-----------------------------------|--|---------------------------------------|---------------------|---|--|--|--|---------------------------------|
|         |   |                                   | No. of Shares  | Amount of Investment in Joint Venture | Extend of Holding % |   |  |  | Considered in Consolidation                        | Not Considered in Consolidation |
| 1       | Godrej Redevelopers (Mumbai) Private Limited  | 31.03.2023                        | 28,567   | 4.44                                  | 51%                 | through % of holding                              | NA   | 41.21  | 4.17   | -                               |
| 2       | Wonder City Buildcon Limited (Classified as Subsidiary w.e.f March 29, 2023) (Formerly known as Wonder City Buildcon Private Limited)           | 31.03.2023                        | -  | -                                     | NA                  | through % of holding                              | NA   | -  | 7.87   | -                               |
| 3       | Godrej Home Constructions Limited (Classified as Subsidiary w.e.f March 29, 2023) (Formerly known as Godrej Home Constructions Private Limited) | 31.03.2023                        | -  | -                                     | NA                  | through % of holding                              | NA   | -  | 0.05   | -                               |
| 4       | Godrej Greenview Housing Private Limited  | 31.03.2023                        | 19,915,200   | 6.07                                  | 20%                 | through % of holding                              | NA   | 9.95   | 1.55   | -                               |
| 5       | Wonder Projects Development Private Limited   | 31.03.2023                        | 21,401,200   | 5.15                                  | 20%                 | through % of holding                              | NA   | 3.92   | (5.69)   | -                               |
| 6       | Godrej Real View Developers Private Limited   | 31.03.2023                        | 26,954,000   | 27.25                                 | 20%                 | through % of holding                              | NA   | 7.22   | 1.19   | -                               |
| 7       | Pearlite Real Properties Private Limited  | 31.03.2023                        | 3,871,000  | 4.18                                  | 49%                 | through % of holding                              | NA   | 25.66  | 9.82   | -                               |
| 8       | Godrej Skyline Developers Private Limited   | 31.03.2023                        | 581,249  | 0.58                                  | 44%                 | through % of holding                              | NA   | (6.14)   | (9.78)   | -                               |
| 9       | Godrej Green Homes Private Limited  | 31.03.2023                        | 360,813  | 83.18                                 | 50%                 | through % of holding                              | NA   | 31.72  | (68.06)  | -                               |
| 10      | Godrej Macbricks Private Limited (formerly known as Ashank Macbricks Private Limited)   | 31.03.2023                        | 21,625,000   | 19.80                                 | 20%                 | through % of holding                              | NA   | 9.62   | (1.89)   | -                               |
| 11      | Yujya Developers Private Limited (merged with Madhuvan Enterprises Private Limited order dated March 16, 2023 effective from April 01, 2021)    | 31.03.2023                        | -  | -                                     | NA                  | through % of holding                              | NA   | -  | (0.03)   | -                               |
| 12      | Vagishwari Land Developers Private Limited  | 31.03.2023                        | 302  | 35.90                                 | 20%                 | through % of holding                              | NA   | 34.66  | (0.01)   | -                               |
| 13      | Vivrut Developers Private Limited   | 31.03.2023                        | 20,577,324   | 22.15                                 | 20%                 | through % of holding                              | NA   | 15.24  | 0.01   | -                               |
| 14      | Yerwada Developers Private Limited  | 31.03.2023                        | 12,863,813   | 15.25                                 | 20%                 | through % of holding                              | NA   | 14.87  | 0.05   | -                               |
| 15      | Munjal Hospitality Private Limited  | 31.03.2023                        | 60,961,200   | 83.23                                 | 12%                 | through % of holding                              | NA   | 82.40  | (0.02)   | -                               |
| 16      | Madhuvan Enterprises Private Limited  | 31.03.2023                        | 85,240,683   | 8.89                                  | 20%                 | through participative rights                      | NA   | -  | -  | -                               |
| 17      | Universal Metro Properties LLP  | 31.03.2023                        | NA   | 0.00                                  | 49%                 | through % of holding and Voting rights            | NA   | (19.62)  | (3.05)   | -                               |
| 18      | Godrej Property Developers LLP  | 31.03.2023                        | NA   | -                                     | 32%                 | through % of holding and Voting rights            | NA   | (0.14)   | (0.00)   | -                               |
| 19      | Mosiac Landmarks LLP  | 31.03.2023                        | NA   | 0.11                                  | 1%                  | through % of holding and Voting rights            | NA   | 0.11   | (0.00)   | -                               |

INR 0.00 represents amount less than INR 50,000

NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

for the year ended March 31, 2023 (Currency in INR Crore)

Annexure A: Statement pursuant to first proviso to sub-section (3) of section 129 of the Companies Act 2013, read with rule 5 of Companies (Accounts) Rules, 2014 in the prescribed Form AOC-1 relating to Subsidiaries, Joint Ventures and Associate

Part “B” : Joint Ventures

| Sr. No. | Name of Joint Venture Company/ Limited Liability Partnership                       | Latest audited Balance Sheet Date | Shares of Joint Ventures held by the Company on the year end |                                       |                     | Description of how there is significant influence | Reason why joint venture is not consolidated | Net worth attributable to Shareholding as per latest audited Balance Sheet | Share of Profit/(Loss) for the year INR (in Crore) |                                 |
|---------|--|-----------------------------------|--|---------------------------------------|---------------------|---|--|--|--|---------------------------------|
|         |  |                                   | No. of Shares  | Amount of Investment in Joint Venture | Extend of Holding % |   |  |  | Considered in Consolidation                        | Not Considered in Consolidation |
| 20      | Dream World Landmarks LLP  | 31.03.2023                        | NA   | 0.04                                  | 40%                 | through % of holding and Voting rights            | NA   | (0.38)   | (0.65)   | -                               |
| 21      | Oxford Realty LLP  | 31.03.2023                        | NA   | 0.00                                  | 35%                 | through % of holding and Voting rights            | NA   | 12.28  | 10.42  | -                               |
| 22      | Godrej SSPDL Green Acres LLP   | 31.03.2023                        | NA   | 0.05                                  | 37%                 | through % of holding and Voting rights            | NA   | (20.30)  | (1.34)   | -                               |
| 23      | M S Ramaiah Ventures LLP   | 31.03.2023                        | NA   | 1.01                                  | 49.50%              | through % of holding and Voting rights            | NA   | (0.08)   | (0.31)   | -                               |
| 24      | Caroa Properties LLP   | 31.03.2023                        | NA   | 0.04                                  | 35%                 | through % of holding and Voting rights            | NA   | (28.72)  | 0.15   | -                               |
| 25      | Godrej Housing Projects LLP  | 31.03.2023                        | NA   | 0.01                                  | 50%                 | through % of holding and Voting rights            | NA   | 18.16  | 9.46   | -                               |
| 26      | Godrej Amitis Developers LLP (formerly known as Amitis Developers LLP)             | 31.03.2023                        | NA   | 0.05                                  | 46%                 | through % of holding and Voting rights            | NA   | 3.51   | 15.77  | -                               |
| 27      | A R Landcraft LLP  | 31.03.2023                        | NA   | 0.10                                  | 40%                 | through % of holding and Voting rights            | NA   | (87.09)  | (6.76)   | -                               |
| 28      | Prakhyyat Dwellings LLP  | 31.03.2023                        | NA   | 0.01                                  | 50%                 | through % of holding and Voting rights            | NA   | (63.60)  | (9.70)   | -                               |
| 29      | Godrej Highview LLP  | 31.03.2021                        | NA   | 4.80                                  | 40%                 | through % of holding and Voting rights            | NA   | (44.13)  | (6.28)   | -                               |
| 30      | Godrej Irismark LLP  | 31.03.2020                        | NA   | 0.01                                  | 50%                 | through % of holding and Voting rights            | NA   | (21.55)  | 3.29   | -                               |
| 31      | Godrej Projects North Star LLP   | 31.03.2023                        | NA   | 30.01                                 | 55%                 | through % of holding and Voting rights            | NA   | 38.56  | 50.49  | -                               |
| 32      | Godrej Developers & Properties LLP   | 31.03.2022                        | NA   | 0.00                                  | 37.50%              | through % of holding and Voting rights            | NA   | (28.49)  | (3.54)   | -                               |
| 33      | Godrej Reserve LLP (Classified as Joint Venture upto Oct 1, 2022)                  | 31.03.2023                        | NA   | -                                     | NA                  | through % of holding and Voting rights            | NA   | -  | (0.53)   | -                               |
| 34      | Roseberry Estate LLP   | 31.03.2023                        | NA   | 0.00                                  | 49%                 | through % of holding and Voting rights            | NA   | (80.62)  | (9.86)   | -                               |
| 35      | Maan-Hinje Township Developers LLP (Classified as Joint Venture upto Mar 29, 2023) | 31.03.2023                        | NA   | -                                     | NA                  | through % of holding and Voting rights            | NA   | -  | (8.77)   | -                               |
| 36      | Suncity Infrastructures (Mumbai) LLP   | 31.03.2023                        | NA   | 0.01                                  | 60%                 | through % of holding and Voting rights            | NA   | (13.55)  | (3.50)   | -                               |
| 37      | Mahalunge Township Developers LLP  | 31.03.2023                        | NA   | 288.81                                | 40%                 | through % of holding and Voting rights            | NA   | 220.83   | (1.12)   | -                               |

INR 0.00 represents amount less than INR 50,000



NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

for the year ended March 31, 2023 (Currency in INR Crore)

Annexure A: Statement pursuant to first proviso to sub-section (3) of section 129 of the Companies Act 2013, read with rule 5 of Companies (Accounts) Rules, 2014 in the prescribed Form AOC-1 relating to Subsidiaries, Joint Ventures and Associate

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| Sr. No. | Name of Joint Venture Company/ Limited Liability Partnership                | Latest audited Balance Sheet Date | Shares of Joint Ventures held by the Company on the year end |                                       |                     | Description of how there is significant influence | Reason why joint venture is not consolidated | Net worth attributable to Shareholding as per latest audited Balance Sheet | Share of Profit/(Loss) for the year INR (in Crore) |                                 |
|---------|---|-----------------------------------|--|---------------------------------------|---------------------|---|--|--|--|---------------------------------|
|         |   |                                   | No. of Shares  | Amount of Investment in Joint Venture | Extend of Holding % |   |  |  | Considered in Consolidation                        | Not Considered in Consolidation |
| 38      | Manjari Housing Projects LLP  | 31.03.2023                        | NA   | 210.00                                | 40%                 | through % of holding and Voting rights            | NA   | 163.93   | 7.79   | -                               |
| 39      | Godrej Projects North LLP (Classified as Subsidiary upto December 02, 2021) | 31.03.2023                        | NA   | 30.00                                 | 50.10%              | through % of holding and Voting rights            | NA   | 52.41  | (4.37)   | -                               |
| 40      | Manyata Industrial Parks LLP  | 31.03.2023                        | NA   | 0.01                                  | 1%                  | through % of holding and Voting rights            | NA   | (0.03)   | 0.15   | -                               |
| 41      | Godrej Odyssey LLP  | 31.03.2023                        | NA   | 0.00                                  | 55%                 | through % of holding and Voting rights            | NA   | (0.28)   | (0.00)   | -                               |
| 42      | Embellish Houses LLP  | 31.03.2023                        | NA   | 0.04                                  | 50%                 | through % of holding and Voting rights            | NA   | (5.37)   | (2.47)   | -                               |
| 43      | Godrej Vestamark LLP  | 31.03.2023                        | NA   | 196.50                                | 58.28%              | through % of holding and Voting rights            | NA   | (27.70)  | (15.20)  | -                               |

Part “C” : Associate

| Sr. No. | Name of Associate                              | Latest audited Balance Sheet Date | Shares of Associate held by the Company on the year end |                                   |                     | Description of how there is significant influence | Reason why Associate is not consolidated | Net worth attributable to Shareholding as per latest audited Balance Sheet | Share of Profit/(Loss) for the year INR (in Crore) |                                 |
|---------|--|-----------------------------------|---|-----------------------------------|---------------------|---|--|--|--|---------------------------------|
|         |  |                                   | No. of Shares   | Amount of Investment in Associate | Extend of Holding % |   |  |  | Considered in Consolidation                        | Not Considered in Consolidation |
| 1       | Godrej One Premises Management Private Limited | 31.03.2023                        | 3,000   | 0.00                              | 30%                 | through % of holding                              | NA                                       | 0.00   | -  | -                               |

Percentage holding in LLPs denotes the Share of Profit in the LLPs  
All the above information is given as per IND AS  
INR 0.00 represents amount less than INR 50,000

For and on behalf of the Board  
Pirojsha Godrej  
Executive Chairperson  
DIN: 00432983  
Mumbai, May 03, 2023

Gaurav Pandey  
Managing Director & CEO  
DIN: 07229661  
Mumbai, May 03, 2023

Ashish Karyekar  
Company Secretary  
ICSI Membership No. A11331  
Mumbai, May 03, 2023

Rajendra Khetawat  
Chief Financial Officer  
Mumbai, May 03, 2023



## NOTICE

Notice is hereby given that the Thirty-Eighth Annual General Meeting ("AGM") of the members ("Members") of Godrej Properties Limited ("Company") will be held through Video Conferencing ("VC") or Other Audio Visual Means ("OAVM"), on Wednesday, August 2, 2023, at 2:30 p.m.(IST), to transact the following business:

### Ordinary Business:

1. To consider and adopt the audited standalone financial statements and the audited consolidated financial statements of the Company for the financial year ended March 31, 2023, together with the reports of the Board of Directors and the Auditors thereon and other reports.
2. To appoint a Director in place of Mr. Pirojsha Godrej (DIN: 00432983), who retires by rotation and being eligible, offers himself for re-appointment.

### Special Business:

3. To consider and, if thought fit, to pass the following resolution as an Ordinary Resolution:

**"RESOLVED THAT** pursuant to the provisions of Section 148 and all other applicable provisions of the Companies Act, 2013 and the Companies (Audit and Auditors) Rules, 2014 and the Companies (Cost Records and Audit) Rules, 2014 (including any statutory modifications or re-enactments thereof, for the time being in force), the remuneration payable to M/s. R. Nanabhoy & Co., Cost Accountants, appointed as Cost Auditors by the Board of Directors of the Company, to conduct the audit of the cost records of the Company for the financial year 2023-24, amounting to Rs. 1,27,600 (Rupees One Lakh Twenty Seven Thousand Six Hundred only) exclusive of applicable taxes and out of pocket expenses, be and is hereby ratified and confirmed.

**RESOLVED FURTHER THAT** the Board of Directors of the Company (including its committee thereof) be and is hereby authorised to do all acts and take all such steps as may be necessary, proper or expedient to give effect to this resolution."

**Place:** Mumbai  
**Date:** May 03, 2023

**Registered Office:**  
5<sup>th</sup> Floor, Pirojshanagar,  
Eastern Express Highway,  
Vikhroli (East), Mumbai – 400 079  
CIN: L74120MH1985PLC035308  
Tel: +91 22 6169 8500  
Fax: +91 22 6169 8888  
Website: [www.godrejproperties.com](http://www.godrejproperties.com)  
Email: [secretarial@godrejproperties.com](mailto:secretarial@godrejproperties.com)

**By Order of the Board of Directors  
For Godrej Properties Limited**

**Ashish Karyekar  
Company Secretary & Compliance Officer  
ICSI Membership No. A11331**

## NOTES:

1. In view of the COVID-19 pandemic, Ministry of Corporate Affairs has vide General Circular no. 20/2020 dated May 5, 2020 read with General Circular No. 14/2020 dated April 8, 2020, General Circular No.17/2020 dated April 13, 2020, General Circular No. 39/2020 dated December 31, 2020, General Circular No. 02/2021 dated January 13, 2021, General Circular No. 19/2021 dated December 08, 2021, General Circular No. 21/2021 dated December 14, 2021, General Circular No. 2/2022 dated May 05, 2022 and General Circular No. 10/2022 dated December 28, 2022 (collectively referred to as "MCA Circulars") and the Securities and Exchange Board of India ("SEBI") vide its circular no. SEBI/HO/CFD/CMD1/CIR/P/2020/79 dated May 12, 2020, Circular No. SEBI/HO/CFD/CMD2/CIR/P/2022/62 dated May 13, 2022 and Circular No. SEBI/HO/CFD/PoD-2/P/CIR/2023/4 dated January 05, 2023 (collectively referred to as "SEBI Circulars") permitted the holding of the Annual General Meeting ("AGM") through Video Conferencing ("VC") or Other Audio Visual Means ("OAVM"), without the physical presence of the Members at a common venue. In compliance with the provisions of the Companies Act, 2013 (the "Companies Act" or the "Act"), SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI Listing Regulations"), MCA Circulars and SEBI Circulars, the AGM of the Company is being held through VC/ OAVM. National Securities Depositories Limited ('NSDL') will be providing facility for voting through remote e-voting, for participation in the AGM through VC/ OAVM facility and e-voting during the AGM. The registered office of the Company shall be deemed to be the venue of the AGM. The procedure for participating in the meeting through VC/ OAVM is explained at Note No. 8 below and is also available on the website of the Company at [www.godrejproperties.com](http://www.godrejproperties.com)
  2. As the AGM shall be conducted through VC/ OAVM, the facility for appointment of Proxy by the Members is not available for this AGM and hence the Proxy Form and Attendance Slip including Route Map are not annexed to this Notice.
  3. An explanatory statement pursuant to Regulation 36(3) of the SEBI Listing Regulations with respect to Item No. 3 is annexed hereto.
  4. Institutional/ Corporate Members (i.e. other than individuals / HUF, NRI, etc.) are required to send a scanned copy (PDF/JPG Format) of its Board or governing body resolution/ authorization etc., authorizing its representative to attend the AGM through VC/ OAVM on its behalf and to vote through remote e-voting. The said resolution/ authorization shall be sent by email through its registered email address to [secretarial@godrejproperties.com](mailto:secretarial@godrejproperties.com) with a copy marked to [evoting@nsdl.co.in](mailto:evoting@nsdl.co.in)
  5. In accordance with the aforesaid MCA Circulars and SEBI Circulars, the financial statements including report of Board of Directors, Auditor's report or other documents required to be attached therewith and the Notice of AGM are being sent in electronic mode to Members whose e-mail address is registered with the Company or the Depositories/ Depository Participants. In case any member is desirous of obtaining hard copy of the Integrated Annual Report for the financial year 2022-23, he/she may send request to the Company's email id at [secretarial@godrejproperties.com](mailto:secretarial@godrejproperties.com) mentioning their Folio No./DP ID and Client ID.
  6. Process for registration of email id for obtaining Integrated Annual Report and user id/ password for e-voting:
    - i. Members holding shares in physical mode and who have not updated their email addresses with the Company are requested to update their email addresses by writing to the Registrar and Transfer Agent of the Company KFin Technologies Limited ("KFintech") at [inward.ris@kfintech.com](mailto:inward.ris@kfintech.com) along with the copy of the signed request letter mentioning the name and address of the Member, scanned copy of the share certificate (front and back), self-attested copy of the PAN card, and self-attested copy of any document (e.g.: Driving License, Election Identity Card, Passport) in support of the address of the Member.
    - ii. Members holding shares in dematerialised mode are requested to register/ update their email addresses with the relevant Depository Participant.
    - iii. In case of any queries / difficulties in registering the e-mail address, Members may write to [inward.ris@kfintech.com](mailto:inward.ris@kfintech.com).
    - iv. In terms of SEBI circular no. SEBI/HO/CFD/CMD/CIR/P/2020/242 dated December 09, 2020, Individual Members holding securities in demat mode are allowed to vote through their demat account maintained with Depositories and Depository Participants. Members are required to update their mobile number and email ID correctly in their demat account in order to access e-Voting facility.
  7. The Notice of AGM along with Integrated Annual Report for the financial year 2022-23, is available on the website of the Company at [www.godrejproperties.com](http://www.godrejproperties.com), on the website of Stock Exchanges i.e. BSE Limited and National Stock Exchange of India Limited and on the website of NSDL at [www.evoting.nsdl.com](http://www.evoting.nsdl.com).
- Procedure for joining the AGM through VC/OAVM:**
8. Member will be provided with a facility to attend the AGM through VC/ OAVM through the NSDL e-Voting system. Members may access the e-voting facility by following the steps mentioned below for **Access to NSDL e-Voting system**. After successful login, you can see link of "VC/OAVM link" placed under **"Join General meeting"** menu against company name. You are requested to click on VC/ OAVM link placed under Join General Meeting menu. The link for VC/ OAVM will



be available in Shareholder/ Member login where the EVEN of the Company will be displayed. Please note that the members who do not have the User ID and Password for e-Voting or have forgotten the User ID and Password, may retrieve the same by following the remote e-Voting instructions mentioned in the notice to avoid last minute rush.

9. Members are encouraged to join the Meeting through Laptops for better experience. Members will be required to switch on the video and use internet connection with a good speed to avoid any disturbance during the Meeting.
10. Please note that participants connecting from mobile devices or tablets or laptop connecting via Mobile Hotspot, may experience audio/ video loss due to fluctuations in their respective network. It is therefore recommended to use stable Wi-Fi or LAN Connection to mitigate any kind of aforesaid glitches.
11. Members who need assistance before or during the AGM, can contact Mr. Amit Vishal, Assistant Vice President or Ms. Pallavi Mhatre - Senior Manager from NSDL at [evoting@nsdl.co.in](mailto:evoting@nsdl.co.in) or use Toll free no.: 022 - 4886 7000 and 022 - 2499 7000.
12. The Members attending the AGM through VC/OAVM will be counted for the purpose of reckoning the quorum under Section 103 of the Act.

Procedure to raise questions during the AGM:

13. Members who would like to express their views or ask questions during the AGM may register themselves as a speaker by sending their request from their registered email address mentioning their name, DP ID and Client ID/ folio number, PAN, mobile number at [secretarial@godrejproperties.com](mailto:secretarial@godrejproperties.com) from July 26, 2023 to July 28, 2023. Those Members who have registered themselves as a speaker will only be allowed to express their views/ ask questions during the AGM. The Company reserves the right to restrict the number of speakers depending on the availability of time during the AGM.

Procedure for remote e-voting and e-voting during the AGM:

14. Pursuant to the provisions of Section 108 of the Act read with Rule 20 of the Companies (Management and Administration) Rules, 2014 (as amended) and Regulation 44 of Listing Regulations and in terms of SEBI circular no. SEBI/HO/CFD/CMD/ CIR/P/2020/242 dated December 9, 2020 and in terms of the Circulars issued by the Ministry of Corporate Affairs dated April 08, 2020, April 13, 2020 and May 05, 2020 in relation to e-voting facility provided by listed entities, the Members are provided with the facility to cast their vote electronically, through the e-voting services provided by NSDL, on all the resolutions set forth in this Notice. For this purpose, the Company has entered into an agreement with NSDL for facilitating voting through electronic means, as the authorized agency. The facility of casting votes by a Member using remote e-Voting system as well as venue voting on the date of the AGM will be provided by NSDL.

15. Members may cast their votes on electronic voting system from any place (remote e-voting). The remote e-voting period commences on Friday, July 28, 2023 (9:00 a.m. IST) and ends on Tuesday, August 01, 2023 (5:00 p.m. IST). During this period, Members holding shares either in physical form or in dematerialized form, as on July 26, 2023 i.e. **cut-off date**, may cast their vote electronically. The e-voting module shall be disabled by NSDL for voting thereafter. The voting rights of Members shall be in proportion to their share in the paid-up equity share capital of the Company as on the cut-off date.
16. The Board of Directors has appointed Mr. Ashish Kumar Jain (Membership No. 6058 and CP No. 6124) of M/s. AK Jain & Co. as the Scrutinizer to scrutinize the voting during the AGM and remote e-voting process in a fair and transparent manner.
17. Members attending the AGM who have not cast their vote by remote e-voting shall be eligible to cast their vote through e-voting during the AGM. The Members who have cast their vote by remote e-voting prior to the AGM may also attend/ participate in the AGM through VC/ OAVM but shall not be entitled to cast their vote again.
18. The remote e-voting module on the day of the AGM shall be disabled by NSDL for voting after 15 minutes of the conclusion of the AGM. A person who is not a Member as on the cut-off date should treat this Notice of AGM for information purpose only.
19. Any person, holding shares in physical form and non-individual members, who acquires shares of the Company and becomes a Member of the Company after sending of the Notice and holding shares as of the cut-off date, may obtain the login ID and password by sending a request at [evoting@nsdl.co.in](mailto:evoting@nsdl.co.in). However, if he/she is already registered with NSDL for e-voting then he/she can use his/her existing User ID and password for casting the vote.

In case of individual Members holding securities in demat mode and who acquires shares of the Company and becomes a Member of the Company after sending the Notice and holding shares as of the cut-off date, may follow steps mentioned below under “Login method for remote e-Voting and joining virtual meeting for individual Members holding securities in demat mode.”

### Step 1: Access to NSDL e-voting system

A. Login method for e-Voting and joining virtual meeting for individual Members holding securities in demat mode

In terms of SEBI circular dated December 9, 2020 on e-Voting facility provided by listed companies, individual Members holding securities in demat mode are allowed to vote through their demat account maintained with Depositories and Depository Participants. Members are advised to update their mobile number and email Id in their demat accounts in order to access e-Voting facility.

Login method for individual Members holding securities in demat mode is given below:

| Type of Members   | Login Method   |
|---|--|
| Individual Members holding securities in demat mode with NSDL.                                    | <p>i. Existing IDEAS user can visit the e-Services website of NSDL viz. <a href="https://eservices.nsdl.com">https://eservices.nsdl.com</a> either on a Personal Computer or on a mobile. On the e-Services home page, click on the "Beneficial Owner" icon under "Login" which is available under 'IDEAS' section, this will prompt you to enter your existing User ID and Password. After successful authentication, you will be able to see e-Voting services under value added services. Click on "Access to e-Voting" under e-Voting services and you will be able to see e-Voting page. Click on company name or e-Voting service provider i.e. NSDL and you will be re-directed to e-Voting website of NSDL for casting your vote during the remote e-Voting period or joining virtual meeting &amp; voting during the meeting.</p> <p>ii. If you are not registered for IDEAS e-Services, option to register is available at <a href="https://eservices.nsdl.com">https://eservices.nsdl.com</a>. Select "Register Online for IDEAS Portal" or click at <a href="https://eservices.nsdl.com/SecureWeb/IdeasDirectReg.jsp">https://eservices.nsdl.com/SecureWeb/IdeasDirectReg.jsp</a></p> <p>iii. Visit the e-Voting website of NSDL. Open web browser by typing the following URL: <a href="https://www.evoting.nsdl.com/">https://www.evoting.nsdl.com/</a> either on a Personal Computer or on a mobile. Once the home page of e-Voting system is launched, click on the icon "Login" which is available under 'Shareholder/Member' section. A new screen will open. You will have to enter your User ID (i.e. your sixteen digit demat account number held with NSDL), Password/ OTP and a Verification Code as shown on the screen. After successful authentication, you will be redirected to NSDL Depository site wherein you can see e-Voting page. Click on company name or e-Voting service provider i.e. NSDL and you will be redirected to e-Voting website of NSDL for casting your vote during the remote e-Voting period or joining virtual meeting &amp; voting during the meeting.</p> <p>iv. Members can also download NSDL Mobile App "NSDL Speede" facility by scanning the QR code mentioned below for seamless voting experience.</p> <div style="text-align: center;"> <p><b>NSDL Mobile App is available on</b></p>  </div> |
| Individual Members holding securities in demat mode with CDSL                                     | <p>i. Users who have opted for CDSL Easi / Easiest facility, can login through their existing user id and password. Option will be made available to reach e-Voting page without any further authentication. The users to login Easi / Easiest are requested to visit CDSL website <a href="http://www.cdslindia.com">www.cdslindia.com</a> and click on login icon &amp; New System Myeasi Tab. Use your existing "my Easi" username &amp; password.</p> <p>ii. After successful login, the user will be able to see the e-Voting Menu. The Menu will have links of e-voting service provider i.e. NSDL. Click on NSDL to cast your vote.</p> <p>iii. If the user is not registered for Easi/ Easiest, option to register is available at CDSL website <a href="http://www.cdslindia.com">www.cdslindia.com</a>. Click on login &amp; New System Myeasi Tab, and click on registration option.</p> <p>iv. Alternatively, the user can directly access e-Voting page by providing Demat Account Number and PAN Number from an e-Voting link in <a href="http://www.cdslindia.com">www.cdslindia.com</a> home page. The system will authenticate the user by sending OTP on registered Mobile &amp; Email as recorded in the demat Account. After successful authentication, user will be able to see the e-Voting option where the evoting is in progress and also able to directly access the system of all e-Voting Service Providers.</p>   |
| Individual Members (holding securities in demat mode) login through their depository participants | <p>You can also login using the login credentials of your demat account through your Depository Participant registered with NSDL/CDSL for e-Voting facility. Upon logging in, you will be able to see e-Voting option. Click on e-Voting option, you will be redirected to NSDL/CDSL Depository site after successful authentication, wherein you can see e-Voting feature. Click on company name or e-Voting service provider i.e. NSDL and you will be redirected to e-Voting website of NSDL for casting your vote during the remote e-Voting period or joining virtual meeting &amp; voting during the meeting.</p>  |

**Important note:** Members who are unable to retrieve User ID/ Password are advised to use Forget User ID and Forget Password option available at above mentioned website.

**Helpdesk for individual Members holding securities in demat mode for any technical issues related to login through Depository i.e. NSDL and CDSL:**

| Login type  | Helpdesk details   |
|---|--|
| Individual Members holding securities in demat mode with NSDL | Members facing any technical issue in login can contact NSDL helpdesk by sending a request at <a href="mailto:evoting@nsdl.co.in">evoting@nsdl.co.in</a> or call at 022 - 4886 7000 and 022 - 2499 7000                    |
| Individual Members holding securities in demat mode with CDSL | Members facing any technical issue in login can contact CDSL helpdesk by sending a request at <a href="mailto:helpdesk.evoting@cdslindia.com">helpdesk.evoting@cdslindia.com</a> or contact at toll free no. 1800 22 55 33 |



B. Login Method for e-Voting and joining virtual meeting for Members other than Individual Members holding securities in demat mode and Members holding securities in physical mode.

How to Log-in to NSDL e-voting website?

1. Visit the e-Voting website of NSDL. Open web browser by typing the following URL: <https://www.evoting.nsdl.com/> either on a Personal Computer or on a mobile.
2. Once the home page of e-Voting system is launched, click on the icon "Login" which is available under 'Shareholder/Member' section.
3. A new screen will open. You will have to enter your User ID, your Password/OTP and a Verification Code as shown on the screen.

Alternatively, if you are registered for NSDL e-services i.e. IDeAS, you can log-in at <https://eservices.nsdl.com/> with your existing IDeAS login. Once you log-in to NSDL e-services after using your log-in credentials, click on e-Voting and you can proceed to Step 2 i.e. Cast your vote electronically.

4. Your User ID details are given below :

| Manner of holding shares i.e. Demat (NSDL or CDSL) or Physical | Your User ID is:   |
|--|--|
| a) For Members who hold shares in demat account with NSDL.     | 8 Character DP ID followed by 8 Digit Client ID<br><br>For example if your DP ID is IN300*** and Client ID is 12***** then your user ID is IN300***12*****.    |
| b) For Members who hold shares in demat account with CDSL.     | 16 Digit Beneficiary ID<br><br>For example if your Beneficiary ID is 12***** then your user ID is 12*****.   |
| c) For Members holding shares in Physical Form.                | EVEN Number followed by Folio Number registered with the company<br><br>For example if folio number is 001*** and EVEN is 101456 then user ID is 101456001***. |

5. Password details for Members other than Individual Members are given below:
  - a. If you are already registered for e-Voting, then you can use your existing password to login and cast your vote.
  - b. If you are using NSDL e-Voting system for the first time, you will need to retrieve the 'initial password' which was communicated to you. Once you retrieve your 'initial password', you need to enter the 'initial password' and the system will force you to change your password.
  - c. How to retrieve your 'initial password'?
    - i. If your email ID is registered in your demat account or with the company, your 'initial password' is communicated to you on your email ID. Trace the email sent to you from NSDL from your mailbox. Open the email and open the attachment i.e. a .pdf

file. Open the .pdf file. The password to open the .pdf file is your 8 digit client ID for NSDL account, last 8 digits of client ID for CDSL account or folio number for shares held in physical form. The .pdf file contains your 'User ID' and your 'initial password'.

- ii. If your email ID is not registered, please follow steps mentioned below in **process for those Members whose email ids are not registered**.
6. If you are unable to retrieve or have not received the "Initial password" or have forgotten your password:
    - a. Click on **"Forgot User Details/Password?"**(If you are holding shares in your demat account with NSDL or CDSL) option is available on [www.evoting.nsdl.com](https://www.evoting.nsdl.com) .
    - a. **Physical User Reset Password?"** (If you are holding shares in physical mode) option is available on [www.evoting.nsdl.com](https://www.evoting.nsdl.com).
    - b. If you are still unable to get the password by aforesaid two options, you can send a request at [evoting@nsdl.co.in](mailto:evoting@nsdl.co.in) mentioning your demat account number/ folio number, your PAN, your name and your registered address etc.
    - c. Members can also use the OTP (One Time Password) based login for casting the votes on the e-Voting system of NSDL.
  7. After entering your password, tick on Agree to "Terms and Conditions" by selecting on the check box.
  8. Now, you will have to click on "Login" button.
  9. After you click on the "Login" button, Home page of e-Voting will open.

Step 2: Cast your vote electronically and join General Meeting on NSDL e-Voting system.

1. After successful login at Step 1, you will be able to see all the companies "EVEN" in which you are holding shares and whose voting cycle and General Meeting is in active status.
2. Select "EVEN" of company for which you wish to cast your vote during the remote e-Voting period and casting your vote during the General Meeting. For joining virtual meeting, you need to click on "VC/OAVM" link placed under "Join Meeting".
3. Now you are ready for e-Voting as the Voting page opens.
4. Cast your vote by selecting appropriate options i.e. assent or dissent, verify/modify the number of shares for which you wish to cast your vote and click on "Submit" and also "Confirm" when prompted.
5. Upon confirmation, the message "Vote cast successfully" will be displayed.
6. You can also take the printout of the votes cast by you by clicking on the print option on the confirmation page.
7. Once you confirm your vote on the resolution, you will not be allowed to modify your vote.

It is strongly recommended not to share your password with any other person and take utmost care to keep your password confidential. Login to the e-voting website will be disabled upon five unsuccessful attempts to key in the correct password. In such an event, you will need to go through the **"Forgot User Details/Password?"** or **"Physical User Reset Password?"** option available on [www.evoting.nsdl.com](https://www.evoting.nsdl.com) to reset the password.

The instructions for members for e-voting on the day of the AGM are as under:-

1. The procedure for e-Voting on the day of the AGM is same as the instructions mentioned above for remote e-voting.
2. Only those Members, who will be present in the AGM through VC/ OAVM facility and have not casted their vote on the Resolutions through remote e-Voting and are otherwise not barred from doing so, shall be eligible to vote through e-Voting system in the AGM.
3. Members who have voted through Remote e-Voting will be eligible to attend the AGM. However, they will not be eligible to vote at the AGM.
4. The details of the person who may be contacted for any grievances connected with the facility for e-Voting on the day of the AGM shall be the same person mentioned at Note no 11.

Other information:

20. The Scrutinizer - Mr. Ashish Kumar Jain shall, immediately after the conclusion of voting at the AGM, first count the votes cast during the AGM, thereafter unblock the votes cast through remote e-voting and make, not later than 48 hours of conclusion of the AGM, a consolidated Scrutinizer's Report of the total votes cast in favour or against, if any, to the Executive Chairperson or a person authorised by him in writing, who shall countersign the same.
21. The results of the electronic voting shall be declared to the Stock Exchanges by August 04, 2023. The results along with the Scrutinizer's Report, shall also be placed on the website of the Company at [www.evoting.nsdl.com](https://www.evoting.nsdl.com) and on the website of NSDL <https://www.evoting.nsdl.com> immediately. The Company shall simultaneously forward the results to the National Stock Exchange of India Limited and BSE Limited, where the shares of the Company are listed.
22. During the AGM, the Register of Directors and Key Managerial Personnel and their shareholding maintained under Section 170 of the Act, the Register of contracts or arrangements in which directors are interested under Section 189 of the Act and the Certificate from the Practicing Company Secretary certifying that the ESGS Scheme of the Company is being implemented in accordance with the SEBI (Share Based Employee Benefits) Regulations, 2021 shall be available for inspection upon login at NSDL e-voting system at <https://www.evoting.nsdl.com>.

23. Members seeking any information with regard to the accounts or any matter to be placed at the AGM, are requested to write to the Company on or before August 02, 2023 through email at [secretarial@godrejproperties.com](mailto:secretarial@godrejproperties.com). The same will be replied by the Company suitably.
24. The details as stipulated under Regulation 36(3) of Listing Regulations and Secretarial Standards issued by the Institute of Company Secretaries of India, in respect of the director seeking re-appointment under Item No. 2 of this Notice, are annexed.
25. As per the provisions of Section 72 of the Act, and Rule 19(1) of the Companies (Share Capital and Debentures) Rules, 2014, Members holding shares in physical form may file nomination in the prescribed Form SH-13 with KFinTech. In respect of shares held in dematerialized form, the nomination may be filed with the respective Depository Participants.
26. If a Member desires to opt-out or cancel the earlier nomination and record a fresh nomination, the Member may submit the same in Form ISR-3 or Form SH-14, as the case may be. The said forms can be downloaded from the Company's website at [www.godrejproperties.com/investor/investor-service-request/](https://www.godrejproperties.com/investor/investor-service-request/). Members are requested to submit the said forms to the RTA at [einward.ris@kfintech.com](mailto:einward.ris@kfintech.com) in case the shares are held in physical form, quoting their folio no(s), number of securities held, certificate no., distinctive nos. of the securities held.

The Company has sent individual letters to all the members holding shares in physical form for furnishing their PAN, KYC details and Nomination pursuant to SEBI Circular No. SEBI/HO/MIRSD/MIRSD-PoD-1/P/CIR/2023/37 dated March 16, 2023. The said information and relevant forms are also available on the website of the Company at [www.godrejproperties.com/investor/investor-service-request/](https://www.godrejproperties.com/investor/investor-service-request/).

27. Members may please note that SEBI vide its Circular No. SEBI/HO/MIRSD/MIRSD\_RTAMB/P/CIR/2022/8 dated January 25, 2022 has mandated the listed companies to issue securities in demat form only while processing service requests viz. issue of duplicate securities certificate, claim from unclaimed suspense account; renewal/ exchange of securities certificate, endorsement, sub-division/ splitting of securities certificate, consolidation of securities certificates/ folios, transmission and transposition. Accordingly, Members are requested to make service requests by submitting a duly filled and signed Form ISR-4, the format of which is available on the Company's website at <https://www.godrejproperties.com/investor/investor-service-request/> and on the website of the Company's RTA at <https://www.kfintech.com/>. It may be noted that any service request can be processed only after the folio is KYC compliant. SEBI has mandated that all requests for transfer of securities including transmission and transposition requests shall be processed only in dematerialized form. In view of the



same and to eliminate all risks associated with physical shares and avail various benefits of dematerialization, Members are advised to dematerialize the shares held by them in physical form. Members can contact the Company or KFintech, for assistance in this regard.

28. The Members of the Company had approved the appointment of M/s. BSR & Co. LLP, Chartered Accountants, as the Statutory Auditors at the Thirty Seventh AGM of the Company which is valid till Forty Second AGM of the Company to be held in 2027. In accordance with the Act, the appointment of Statutory Auditors is not required to be ratified at every AGM.

29. The SEBI has mandated the submission of Permanent Account Number (PAN) by every participant in securities market. Members holding shares in electronic form are, therefore, requested to submit their PAN to their Depository Participants with whom they are maintaining their demat accounts. Members holding shares in physical form can submit their PAN to the Company / KFintech.

**Explanatory Statement pursuant to Section 102 of the Companies Act, 2013 and Regulation 36(3) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015**

**Item No. 3: Ratification of remuneration payable to Cost Auditors for FY2023-24**

The Board, on the recommendation of the Audit Committee, has approved the appointment and remuneration of M/s. R. Nanabhoy & Co., Cost Accountants, as Cost Auditors to conduct the audit of the cost records of the Company for the financial year 2023-24. In accordance with the provisions of Section 148 of the Companies Act, 2013 read with the Companies (Audit and Auditors) Rules, 2014, the remuneration payable to the Cost Auditors has to be ratified by the Members of the Company.

Considering the scope of audit, time and resources deployed by the cost auditors, in the opinion of the Board of Directors, the proposed remuneration payable would be fair and reasonable and do not in any way impair the independence and judgment of the Cost Auditors.

Accordingly, the Board of Directors recommends the ratification of remuneration amounting Rs. 1.28 lakh, exclusive of applicable taxes and out of pocket expenses, for the financial year 2023-24 as set out at item No. 3 of this Notice to the Cost Auditors, for approval of the Members.

**Nature of concern or interest of Directors:**

None of the directors and/or key managerial personnel of your Company and their relatives are concerned or interested, financially or otherwise, in the above Resolution.

**ANNEXURE TO THE NOTICE**

**Pursuant to Regulation 36(3) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 and Secretarial Standards issued by The Institute of Company Secretaries of India, the following information is furnished about the Directors proposed to be re-appointed/appointed.**

|   |   |
|---|---|
| Name of the Director  | Mr. Pirojsha Godrej (DIN: 00432983)   |
| Age   | 42 years  |
| Nationality   | Indian  |
| Date of first Appointment                                       | October 25, 2008  |
| Qualification   | Mr. Pirojsha Godrej holds a Bachelor's Degree in Economics from the Wharton School at the University of Pennsylvania, a Master's degree in International Affairs from Colombia University's School of International and Public Affairs and a Master's degree in Business Administration from Columbia Business School, U.S.A. |
| Expertise in specific functional Area                           | Strategy & Business, Industry Expertise, Market Expertise, Governance, Finance & Risk   |
| Shares held in the Company (including beneficial ownership)     | 1,55,075 (includes 10 shares held in individual capacity and 1,55,065 shares held as a trustee of trusts as disclosed in Report on Corporate Governance)  |
| No. of Board meetings attended during the year                  | 5   |
| Terms & Conditions of re-appointment/ variation of remuneration | N.A.  |
| Remuneration last drawn   | Kindly refer the Report on Corporate Governance   |

|   |  |
|---|--|
| Directorships held in other Companies   | Godrej Agrovet Limited<br>Godrej Industries limited<br>Godrej Consumer Products Limited<br>Godrej Housing Finance Limited<br>Godrej Fund Management and Investment Advisors Private Limited<br>Godrej Capital Limited<br>Godrej Finance Limited<br>Praviz Developers Private Limited<br>Karukachal Developers Private Limited<br>Eranthus Developers Private Limited<br>Swaddle Projects Private Limited<br>Swaddle Studios Private Limited<br>Ceres Developers Private Limited  |
| Details of Listed entities from which he resigned during the last three years | None   |
| Chairman/Membership in other committees of the Board                          | <b>Godrej Properties limited</b><br>Stakeholder Relationship Committee – Member<br>Corporate Social Responsibility Committee – Chairperson<br>Risk Management Committee – Chairperson<br>Environment, Social and Governance (ESG) Committee – Chairperson<br>Allotment Committee – Chairperson<br><br><b>Godrej Consumer Products Limited</b><br>Stakeholder Relationship Committee – Chairperson<br>Audit Committee - Member<br><br><b>Godrej Housing Finance Limited</b><br>Asset Liability Management Committee – Chairperson<br>Credit Committee – Chairperson<br>Corporate Social Responsibility Committee – Chairperson<br>Audit Committee – Member<br>Nomination & Remuneration Committee – Member<br><br><b>Godrej Finance Limited</b><br>Credit Committee – Chairperson<br>Asset Liability Management Committee – Chairperson |
| Inter-se relationship with other directors/ Key Managerial Personnel          | Mr. Pirojsha Godrej is a nephew of Mr. Nadir B. Godrej and son of Mr. Jamshyd N. Godrej's cousin Mr. Adi Godrej  |
| Brief Profile   | Please refer the section “Governance & Strategy” of the Integrated Annual Report.  |

Place: Mumbai  
Date: May 03 ,2023  
  
Registered Office:  
5<sup>th</sup> Floor, Pirojshanagar,  
Eastern Express Highway,  
Vikhroli (East), Mumbai – 400 079  
CIN: L74120MH1985PLC035308  
Tel: +91 22 6169 8500  
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Website: [www.godrejproperties.com](http://www.godrejproperties.com)  
Email: [secretarial@godrejproperties.com](mailto:secretarial@godrejproperties.com)

By Order of the Board of Directors  
For Godrej Properties Limited  
  
Sd/-  
Ashish Karyekar  
Company Secretary & Compliance Officer  
ICSI Membership No. A11331



# APPENDIX

|  |            |
|--|------------|
| <b>&lt;IR&gt; CONTENT INDEX</b>                | <b>501</b> |
| <b>CDP AND TCFD FRAMEWORK MAPPING</b>          | <b>502</b> |
| <b>GRI INDICATORS WITH BRSR, UNGC AND SDGS</b> | <b>503</b> |
| <b>GRI CONTENT INDEX</b>                       | <b>505</b> |
| <b>EXTERNAL ASSURANCE STATEMENT</b>            | <b>511</b> |

## <IR> CONTENT INDEX

| Guiding principles                               | Page number/location   |
|--|--|
| Strategic focus and future orientation           | 46-49  |
| Connectivity of information                      | Throughout the Integrated Annual Report, specifically on pages 30-31; 42-45; 54-55; 72-73  |
| Stakeholder relationships                        | 50-53  |
| Materiality                                      | 54-55  |
| Conciseness                                      | Has been maintained throughout the report. The objective of our IAR is to communicate how we create value by integrating all the six capitals of the <IR> framework.   |
| Reliability and completeness                     | We have covered everything that is material to the organization , in this report, striving for completeness in the disclosure. The data disclosed has been internally and externally assured.  |
| Consistency and comparability                    | We have reported the content ensuring consistency and comparability with previous reports - aligning the 6P framework in our last year's sustainability report to the capitals in this year. The report has provisions for clear navigation, including links to relevant pages, documents or online information. |
| Content elements                                 |  |
| Organisational overview and external environment | 8-9; 16-17; 28-29; 32-33; 130-131; 201   |
| Governance                                       | 34-35  |
| Business model                                   | 48-49  |
| Risks and opportunities                          | 70-71; 201; 214  |
| Strategy and resource allocation                 | 32-33; 132-134   |
| Performance                                      | 22; 28; 66   |
| Outlook  | 202-216  |
| Basis of presentation                            | 92;56  |



# CDP AND TCFD CONTENT MAPPING

| TCFD pillar         | Description  | Recommended disclosure  | CDP questionnaire references  | Reference page no                      |
|---------------------|--|---|---|--|
| Governance          | Disclose the organisation's governance around climate-related risks and opportunities.   | a. Describe the board's oversight of climate related risks and opportunities.   | Climate change: C1.1a, C1.1b, C1.1d, C1.2, C1.3, C1.3a  | 68, 69                                 |
|                     |  | b. Management's role in assessing and managing climate related risks and opportunities  |   | 68, 69                                 |
| Strategy            | Disclose the actual and potential impacts of climate-related risks and opportunities on the organisation's businesses, strategy, and financial planning where such information is material | a. Describe the climate-related risks and opportunities the organisation has identified over the short, medium, and long term                               | Climate change: C2.1a, C2.2a, C2.3, C2.3a, C2.4, C2.4a, C3.1, C3.2, C3.2a, C3.2b, C3.3, C3.4, C3.5, C3.5a | 70, 71, 74, 75                         |
|                     |  | b. Describe the impact of climate-related risks and opportunities on the organisation's businesses, strategy and financial planning.                        |   | 74, 75                                 |
|                     |  | c. Describe the resilience of the organisation's strategy, taking into consideration different climate-related scenarios, including a 2°C or lower scenario |   | 76, 77, 78, 79                         |
| Risk management     | Disclose how the organisation identifies, assesses, and manages climate-related risks.   | a. Describe the organisation's processes for identifying and assessing climate-related risks.   | Climate change: C2.1, C2.1a, C2.2, C2.2a  | 70, 71                                 |
|                     |  | b. Describe the organisation's processes for managing climate-related risks   |   | 78, 79                                 |
|                     |  | c. Describe how processes for identifying, assessing, and managing climate-related risks are integrated into the organisation's overall risk management.    |   | 72, 73, 78                             |
| Metrics and targets | Disclose the metrics and targets used to assess and manage relevant climate-related risks and opportunities where such information is material   | a. Disclose the metrics used by the organisation to assess climate-related risks and opportunities in line with its strategy and risk management process    | Climate change: C2.1a, C2.1b, C2.3a, C2.4a, C4.1, C4.1a, C4.2, C4.2a, C6.1, C6.3, C6.5, C6.5a, C9.1       | 79, 84, 85, 93, 94                     |
|                     |  | b. Disclose scope 1, scope 2 and, if appropriate, scope 3 greenhouse gas (GHG) emissions and the related risks.   |   | 84, 85                                 |
|                     |  | c. Describe the targets used by the organisation to manage climate-related risks and opportunities and performance against targets.                         |   | 78, 79, 84, 85, 88, 172, 173, 175, 176 |

# GRI INDICATOR MAPPING WITH BRSR, UNGC AND SDGS

| Material topic   | Relevant to GRI topic   | BRSR principle mapping | UNGC principle(s) mapping | SDG mapping  | Reference page no. |
|--|---|------------------------|---------------------------|--------------|--------------------|
| Water consumption  | GRI 303: Water and effluents  | Principle 6            | Principle 8               | 6, 8, 12, 17 | 94                 |
| Waste management   | GRI 306: Waste GRI 306-4; GRI 306-5   | Principle 6            | Principle 8               | 12           | 100                |
| Environment management and compliance                        | GRI 307: Environmental compliance   | Principle 6            | Principles 7, 8, 9        | 13, 14, 15   | 132                |
| Biodiversity conservation and restoration                    | GRI 304: Biodiversity   | Principle 6            | Principle 8               | 14, 15       | 110                |
| Disaster risk mitigation                                     | GRI 201 – 2: Financial implications and other risks and opportunities due to climate change   | Principle 6            | Principle 7,8,9           | 13           | 68                 |
| GHG management   | GRI 305: Emissions  | Principle 6            | Principle 8               | 13           |                    |
| Anti-corruption and transparency                             | GRI 205: Anti-corruption  | Principle 1            | Principle 10              | 16           | 130                |
| Board oversight  | GRI 2-23, GRI 3-3: Precautionary Principle or approach<br>GRI 2-23: Values, principles, standards, and norms of behaviour<br>GRI 2-26: Mechanisms for advice and concerns about ethics<br>GRI 2-9: Governance structure | Principle 1            | Principle 10              | 16           | 34; 130            |
| ESG Incident & Risk Management                               | GRI 201 – 2: Financial implications and other risks and opportunities due to climate change   | Principle 6            | Principles 7,8,9          | 13           | 68                 |
| Grievance Redressal (employees/ labours/ vendors/ suppliers) | GRI 406: Non-discrimination   | Principle 4            | Principle 2, 6            | 10           | 164                |
| Customer experience  | GRI 416: Customer health and safety   | Principle 9            | NA                        | 2,3,9,17     | 156                |
| Human Rights Assessment                                      | GRI 402: Labour/ management relations<br>GRI 408: Child labour<br>GRI 409: Forced or compulsory labour<br>GRI 412: Human rights assessment<br>GRI 414: Supplier social assessment                                       | Principle 5            | Principle 1, 2, 3, 4, 5   | 2, 5, 8, 17  | 170                |
| Climate change risk mitigation plan                          | GRI 201 – 2: Financial implications and other risks and opportunities due to climate change   | Principle 6            | Principle 7,8,9           | 13           | 78                 |



| Material topic                           | Relevant to GRI topic  | BRSR principle mapping | UNGC principle(s) mapping | SDG mapping | Reference page no. |
|--|--|------------------------|---------------------------|-------------|--------------------|
| Supplier environmental assessment        | GRI 308: Supplier environmental assessment   | Principle 2            | Principles 7, 8, 9        | 12,13       | 170                |
| Health, safety and wellbeing             | GRI 403: Occupational health and safety  | Principle 3            | NA                        | 3,8         | 160                |
| Worker/labour practices                  | GRI 2-7: Information on employees and other workers<br>GRI 401: Employment<br>GRI 404: Training and education<br>GRI 405: Diversity and equal opportunity<br>GRI 406: Non-discrimination | Principle 3            | Principle 6               | 5,8,17      | 132; 134           |
| Responsible remuneration policy          | GRI 401: Employment  | Principle 3            | Principle 6               | 5,8,10      | 132                |
| Employee diversity and equal opportunity | GRI 405: Diversity and equal opportunity   | Principle 3            | Principle 6               | 5,8,10      | 132; 142           |
| Customer satisfaction                    | GRI 416: Customer health and safety  | Principle 9            | NA                        | 2,8,9,17    | 154, 156           |
| Employee engagement and empowerment      | GRI 2-7: Information on employees and other workers<br>GRI 401: Employment   | Principle 3            | Principle 6               | 5,8,10      | 132                |
| Corporate Social Responsibility          | GRI 413: Local communities   | Principle 4            | Principle 1               | 2,8,9,17    | 178                |

# GRI Content Index

Godrej Properties Limited has reported the information cited in this GRI content index for the period 1st April 2022 to 31st March 2023 with reference to the GRI Standards.

| GRI STANDARD                    | DISCLOSURE TITLE   | REPORT REFERENCE  | PAGE NO.       | OMISSIONS |
|---------------------------------|--|---|----------------|-----------|
| GENERAL DISCLOSURES             |  |   |                |           |
| GRI 1: Foundation 2021          |  | Towards A Sustainable Tomorrow  | 30             |           |
|                                 |  | GRI Content Index   | 505            |           |
| GRI 2: General Disclosures 2021 | GRI 2-1 Organizational Details   | One of the most trusted developers in India   | 16-17          |           |
|                                 | GRI 2-6 Activities, value chain and other business relationships                     | Delivering Sustainably  | 20             |           |
|                                 | GRI 2-1 Organizational Details   | Our Shareholding Pattern  | 32-33          |           |
|                                 | GRI 2-6 Activities, value chain and other business relationships                     | One of the most trusted developers in India   | 16-17          |           |
|                                 | GRI 2-7 Employees  | Strengthening our workforce   | 132-134        |           |
|                                 | GRI 2-6 Activities, value chain and other business relationships                     | Ensuring a responsible Supply Chain   | 172-172        |           |
|                                 | GRI 2-6 Activities, value chain and other business relationships                     | Our Integrated Report   | 6              |           |
|                                 | GRI 2-6 Activities, values and other business relationships                          | Prioritizing Customer Satisfaction  | 158            |           |
|                                 | GRI 2-6 Activities, values and other business relationships                          | Ensuring customer health and well-being   | 156            |           |
|                                 | GRI 2-23 Policy Commitments  | Linking Financial Disclosures with Climate Impact   | 68-69          |           |
|                                 |  | Identifying climate-related risks and opportunities   | 68-69          |           |
|                                 | GRI 2-28 Membership associations   | Engaging with industry  | 196            |           |
|                                 | GRI 2-22 Statement on sustainable development strategy                               | Towards a sustainable tomorrow (Message from the Chairperson)   | 30             |           |
|                                 | GRI 2-23 Policy Commitments  | Ensuring an Ethical Culture   | 130-131        |           |
|                                 | GRI 2-26 Mechanisms for seeking advice and raising concerns                          | Ensuring an Ethical Culture   | 130-131        |           |
|                                 | GRI 2-9 Governance structure and composition   | Fairness, Transparency, And Accountability  | 34-39          |           |
|                                 | GRI 2-12 Role of the highest governance body in overseeing the management of impacts | Engaging with our stakeholders  | 50-53          |           |
|                                 | GRI 2-1 Organizational Details   | One of the most trusted developers in India   | 16-17          |           |
|                                 | GRI 2-6 Activities, value chain and other business relationships                     | Delivering Sustainably  | 20             |           |
|                                 | GRI 2-12 Role of the highest governance body in overseeing the management of impacts | Linking financial disclosures with climate impact; Incorporating climate related risk drivers; Management Discussion and Analysis | 68; 72-73; 201 |           |



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| GRI STANDARD                       | DISCLOSURE TITLE   | REPORT REFERENCE  | PAGE NO.  | OMISSIONS                                |
|------------------------------------|--|---|-----------|--|
| GRI 2: General Disclosures 2021    | GRI 2-16 Communication of critical concerns  | Ensuring an Ethical Culture   | 130       |  |
|                                    | GRI 2-29 Approach to stakeholder engagement  | Engaging with our stakeholders  | 50-53     |  |
|                                    | GRI 2-30 Collective bargaining agreements  |   |           | There are no employee unions within GPL. |
|                                    | GRI 2-2 Entities included in the organization's sustainability reporting           | Determining the ESG and Financial Reporting Boundary  | 8         |  |
|                                    | GRI 2-4 Restatements of information  | Our Integrated Report; Prioritizing for impact; Driving energy efficiency in our operations; Economic value generated | 6; 92; 22 |  |
|                                    | GRI 2-3 Reporting period, frequency and contact point                              | Our Integrated Report   | 6         |  |
|                                    | GRI 2-3 Reporting period, frequency and contact point                              | Determining the ESG and Financial Reporting Boundary  | 8         |  |
| GRI 3: Material Topics 2021        | GRI 2-5 External assurance   | External Assurance Statement  | 511       |  |
|                                    | GRI 3-1 Process to determine material topics                                       | Determining the ESG and Financial Reporting Boundary  | 8         |  |
|                                    | GRI 3-2 List of material topics  | Prioritizing for Impact   | 54        |  |
| BUSINESS ETHICS AND INTEGRITY      |  |   |           |  |
| GRI 3: Material Topics 2021        | GRI 3-3 Management of material topics  |   |           |  |
| GRI 205: Anti-Corruption 2016      | GRI 205-1 Operations assessed for risks related to corruption                      |   |           |  |
|                                    | GRI 205-2 Communication and training about anti-corruption policies and procedures | Ensuring an Ethical Culture   | 130       |  |
|                                    | GRI 205-3 Confirmed incidents of corruption and actions taken                      |   |           |  |
| GRI 2: General Disclosures 2021    | GRI 2-27 Compliance with laws and regulations                                      |   |           |  |
| ECONOMIC VALUE GENERATED           |  |   |           |  |
| GRI 3: Material Topics 2021        | GRI 3-3 Management of material topics  | Economic Value Generated  | 22        |  |
| GRI 201: Economic Performance 2016 | GRI 201-1 Direct economic value generated and distributed                          |   |           |  |

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| GRI STANDARD                               | DISCLOSURE TITLE  | REPORT REFERENCE  | PAGE NO.               | OMISSIONS |
|--|---|---|------------------------|-----------|
| OCCUPATIONAL HEALTH, SAFETY AND WELL-BEING |   |   |                        |           |
| GRI 3: Material Topics 2021                | GRI 3-3 Management of material topics   | Focusing on workplace health and safety; Partnering with contractors to unlock safety excellence  | 164; 162               |           |
| GRI 403: Occupational Health & Safety 2018 | GRI 403-1 Occupational health and safety management system  | Focusing on workplace health and safety; Continuously improving workplace health & safety   | 164; 168               |           |
|  | GRI 403-2 Hazard identification, risk assessment, and incident investigation                            | Focusing on workplace health and safety; Partnering with contractors to unlock safety excellence  | 164; 162               |           |
|  | GRI 403-3 Occupational health services  | Focusing on workplace health and safety; Ensuring workplace safety for all our employees (including workers); Partnering with contractors to unlock safety excellence; Enabling employee well-being | 164; 166; 162; 146-147 |           |
|  | GRI 403-4 Worker participation, consultation, and communication on occupational health and safety       | Ensuring workplace safety for all our employees and workers   | 166-167                |           |
|  | GRI 403-5 Worker training on occupational health and safety   | Focusing on workplace health and safety; Ensuring workplace safety for all our employees and workers  | 164; 166               |           |
|  | GRI 403-8 Workers covered by an occupational health and safety management system                        | Partnering With Contractors to unlock safety excellence   | 162                    |           |
|  | GRI 403-9 Work-related injuries   |   |                        |           |
|  | GRI 403-10 Work-related ill-health  |   |                        |           |
| CUSTOMER HEALTH AND SAFETY                 |   |   |                        |           |
| GRI 3: Material Topics 2021                | GRI 3-3 Management of material topics   |   |                        |           |
| GRI 416: Customer Health & Safety 2016     | GRI 416-1 Assessment of the health and safety impacts of product and service categories                 | Ensuring Customer Health And Well Being   | 156-157                |           |
|  | GRI 416-2 Incidents of non-compliance concerning the health and safety impacts of products and services |   |                        |           |
| CUSTOMER SATISFACTION                      |   |   |                        |           |
| GRI 3: Material Topics 2021                | GRI 3-3 Management of material topics   |   |                        |           |
| GRI 417: Marketing and Labeling            | GRI 417-1 Requirements for product and service information and labeling                                 | Caring for our customers; Prioritizing customer satisfaction  | 154-155; 158           |           |
| GRI 418: Customer Privacy 2016             | GRI 418-1 Substantiated complaints concerning breaches of customer privacy and losses of customer data  |   |                        |           |



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| GRI STANDARD                                  | DISCLOSURE TITLE   | REPORT REFERENCE   | PAGE NO.         | OMISSIONS |
|---|--|--|------------------|-----------|
| EMPLOYEE WELFARE                              |  |  |                  |           |
| GRI 3: Material Topics 2021                   | GRI 3-1 Process to determine material topics   | Safeguarding the wellbeing of our employees; Enabling employee wellbeing   | 144; 146         |           |
|   | GRI 3-2 List of material topics  |  |                  |           |
|   | GRI 3-3 Management of material topics  |  |                  |           |
| GRI 404: Training and Education 2016          | GRI 404-1 Average hours of training per year per employee  | Building talent for the sector   | 134-137          |           |
|   | GRI 404-2 Programs for upgrading employee skills and transition assistance programs  |  |                  |           |
|   | GRI 404-3 Percentage of employees receiving regular performance and career development reviews                                       |  |                  |           |
| GRI 405: Diversity and equal opportunity 2016 | GRI 405-1 Diversity of governance bodies and employees   | Fairness, Transparency, And Accountability; Being diverse and inclusive; Supporting our women workforce; Strengthening our Workforce | 34-39; 132-133   |           |
| LABOUR MANAGEMENT PRACTICES                   |  |  |                  |           |
| GRI 3: Material Topics 2021                   | GRI 3-3 Management of material topics  | Strengthening our workforce  | 132-133          |           |
| GRI 401: Employment 2016                      | GRI 401-1 New employee hires and employee turnover   | Strengthening our workforce  | 132-134          |           |
| GRI 401: Employment 2016                      | GRI 401-2 Benefits provided to full-time employees that are not provided to temporary or part-time employees                         | Safeguarding the wellbeing of our employees; Strengthening our workforce   | 144-145; 132-133 |           |
|   | GRI 401-3 Parental leave   | Safeguarding the wellbeing of our employees  | 144-145          |           |
| GRI 402: Labour management relations 2016     | GRI 402-1 Minimum notice periods regarding operational changes   | Strengthening our workforce  | 132-133          |           |
| GRI 406: Non Discrimination 2016              | GRI 406-1 Incidents of discrimination and corrective actions taken   | Embedding human rights across our value chain  | 170-171          |           |
| GRI 410: Security Practices 2016              | GRI 410-1 Security personnel trained in human rights policies or procedures  |  |                  |           |
| GRI 412: Human Rights Assessment 2016         | GRI 412-2 Employee training on human rights policies or procedures   |  |                  |           |
|   | GRI 412-3 Significant investment agreements and contracts that include human rights clauses or that underwent human rights screening |  |                  |           |
| GRI 412: Human Rights Assessment 2016         | GRI 414-1 New suppliers that were screened using social criteria   | Ensuring a responsible supply chain  | 172-173          |           |
| GRI 414: Supplier Social Assessment 2016      | GRI 414-2 Negative social impacts in the supply chain and actions taken  |  |                  |           |

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| GRI STANDARD                       | DISCLOSURE TITLE  | REPORT REFERENCE  | PAGE NO.               | OMISSIONS |
|------------------------------------|---|---|------------------------|-----------|
| WATER CONSUMPTION AND AVAILABILITY |   |   |                        |           |
| GRI 3: Material Topics 2021        | GRI 3-3 Management of material topics   | Replenishing more than we consume; Combining water conservation, carbon sequestration and social impact; Creating social value and conserving water | 96-97; 184-186; 98-100 |           |
| GRI 303: Water and Effluents 2018  | GRI 303-1 Interactions with water as a shared resource  | Reducing dependency on fresh water sources  | 96-100; 184-186        |           |
|                                    | GRI 303-2 Management of water discharge-related impacts   | Conserving Water  | 94-95                  |           |
|                                    | GRI 303-3 Water withdrawal  |   |                        |           |
|                                    | GRI 303-5 Water consumption   |   |                        |           |
| BIODIVERSITY                       |   |   |                        |           |
| GRI 3: Material Topics 2021        | GRI 3-3 Management of material topics   | Minimizing impact on the natural habitat; Assessing impact on biodiversity  | 110-111; 112-113       |           |
| GRI 304: Biodiversity 2016         | GRI 304-1 Operational sites owned, leased, managed in, or adjacent to, protected areas and areas of high biodiversity value outside protected areas |   |                        |           |
| ENERGY EFFICIENCY                  |   |   |                        |           |
| GRI 3: Material Topics 2021        | GRI 3-3 Management of material topics   | Driving energy efficiency in our operations; Addressing our emissions   | 92-93; 84-85           |           |
| GRI 302: Energy 2016               | GRI 302-1 Energy consumption within the organization  | Driving energy efficiency in our operations   | 92-93                  |           |
|                                    | GRI 302-2 Energy consumption outside of the organization  |   |                        |           |
|                                    | GRI 302-3 Energy intensity  |   |                        |           |
|                                    | GRI 302-4 Reduction of energy consumption   |   |                        |           |
| GRI 305: Emissions 2016            | GRI 302-5 Reductions in energy requirements of products and services  | Addressing our emissions  | 84-85                  |           |
|                                    | GRI 305-1 Direct (Scope 1) GHG emissions  |   |                        |           |
|                                    | GRI 305-2 Energy indirect (Scope 2) GHG emissions   |   |                        |           |
|                                    | GRI 305-3 Other indirect (Scope 3) GHG emissions  |   |                        |           |



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| GRI STANDARD            | DISCLOSURE TITLE   | REPORT REFERENCE  | PAGE NO.                                    | OMISSIONS |
|-------------------------|--|---|---|-----------|
| OTHER DISCLOSURES       |  |   |   |           |
| OTHERS                  |  |   |   |           |
|                         | GRI 413-1 Operations with local community engagement, impact assessments, and development programs | Linking ESG performance with CSR impact; Reducing landfills through recycling and placemaking; Integrating Green Spends within business processes | 179-195; 174-177; 126-128; 104-113, 124-125 |           |
| GRI 301: Materials 2016 | GRI 3-3 Management of material topics  | Mapping resource consumption for judicious usage  | 100-101                                     |           |
|                         | GRI 301-1 Materials used by weight or volume   |   |   |           |
| GRI 306:Waste 2016      | GRI 3-3 Management of material topics  | Committing to construction waste management   | 102-103                                     |           |
|                         | GRI 306-4 Waste diverted from disposal   |   |   |           |
|                         | GRI 306-5 Waste directed to disposal   |   |   |           |

EXTERNAL ASSURANCE STATEMENT



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Independent Limited Assurance Report to Godrej Properties Limited on select non-financial sustainability disclosures in the Integrated Report 2022-23

We (‘KPMG Assurance and Consulting Services LLP’, or ‘KPMG’) have been engaged by Godrej Properties Limited (‘the Company’ or ‘GPL’) for the purpose of providing an independent limited assurance on the select non-financial sustainability disclosures in the Integrated Report 2022-23 (‘the Integrated Report’) as described in the ‘scope, boundary, characteristics and limitations’ below.

Our responsibility was to provide a limited assurance conclusion on the select non-financial sustainability disclosures based on our work performed and evidence obtained, nothing has come to our attention that causes us to believe that the select non-financial sustainability disclosures in the Company’s Integrated Report are not properly prepared, in material aspects, based on the GRI Standards 2021.

GPL’s Responsibilities

The management at the Company is responsible for preparing the Integrated Report 2022-23 that is free from material statement with reference to GRI Standards 2021 and for the information contained therein. The management at the Company is also responsible for preparing the designed report accompanying statement at page 509.

This responsibility includes designing, implementing and maintaining internal control relevant to the preparation and presentation of Integrated Report that is free from material misstatement, whether due to fraud or error. It also includes selecting material topics: ensuring that the Company complies with GRI Standards 2021 and Local Regulations; designing, implementing and effectively operating controls to achieve the stated control objectives; selecting and applying policies; making judgments and estimates that are reasonable in the circumstances; and maintaining adequate records in relation to the Integrated Report.

The company is also responsible for preventing and detecting fraud and for identifying and ensuring that the company complies with laws and regulations applicable to its activities. The company is responsible for ensuring the company’s staff involved with the preparation of the Integrated Report are properly trained, systems are properly updated and that any changes in reporting encompass all significant operational sites.

Our Responsibilities

Our responsibility is to examine the Integrated Report prepared by the company and to report thereon on select non-financial sustainability disclosures in the form of an independent limited assurance conclusion based on the evidence obtained. We conducted our engagement in accordance with International Standard on Assurance Engagements (ISAE) 3000 (Revised), *Assurance Engagements Other Than Audits or Reviews of Historical Financial Information* issued by the International Auditing and Assurance Standards Board. That standard requires that we plan and perform our procedures to obtain a meaningful level of assurance about whether the Integrated Report complies with GRI Standards 2021 in all material respects, as the basis for our limited assurance conclusion.

The firm applies International Standard on Quality Management 1, which requires the firm to design, implement and operate a system of quality management including policies or procedures regarding compliance with ethical requirements, professional standards and applicable legal and regulatory requirements. We have complied with the independence and other ethical requirements of the





International Ethics Standards Board for Accountants' *International Code of Ethics for Professional Accountants (including International Independence Standards)* (IESBA Code), which is founded on fundamental principles of integrity, objectivity, professional competence and due care, confidentiality and professional behavior.

The procedures selected depend on our understanding of the Integrated Report and other engagement circumstances, and our consideration of areas where material misstatements are likely to arise.

In obtaining an understanding of the Integrated Report and other engagement circumstances, we have considered the process used to prepare the Integrated Report in order to design assurance procedures that are appropriate in the circumstances, but not for the purposes of expressing a conclusion as to the effectiveness of the company's process or internal control over the preparation and presentation of the Integrated Report.

Our engagement also included: assessing the appropriateness of the Integrated Report, the suitability of the criteria used by the company in preparing the Integrated Report in the circumstances of the engagement, evaluating the appropriateness of the methods, policies and procedures, and models used in the preparation of the Integrated Report and the reasonableness of estimates made by company.

The procedures performed in a limited assurance engagement vary in nature and timing from, and are less in extent than for, a reasonable assurance engagement. Consequently, the level of assurance obtained in a limited assurance engagement is substantially lower than the assurance that would have been obtained had a reasonable assurance engagement been performed.

As part of this engagement, we have not performed any procedures by way of audit, review or verification of the financial disclosures nor of the underlying records or other sources from which the financial statements and information was extracted.

We also read other information included in the Integrated Report that contains the select non-financial sustainability disclosures and our report thereon in order to identify material inconsistencies, if any, with the select non-financial sustainability disclosures.

#### Assurance Procedures

Our assurance process involves performing procedures to obtain evidence about the reliability of specified disclosures. The nature, timing and extent of procedures selected depend on our judgment, including the assessment of the risks of material misstatement of the selected sustainability disclosures whether due to fraud or error. In making those risk assessments, we have considered internal controls relevant to the preparation of the Report to design assurance procedures that are appropriate in the circumstances.

These procedures are as follows:

##### Phase 1

- Interactions with process heads to understand their sustainability vision
- Interaction with the company's sustainability team to understand the translation of the Board of Directors vision into action
- An assessment of the company's existing systems used for data collection and reporting by the company relevant for fair presentation of the company's sustainability disclosures.
- Review of such systems, including related non-financial internal controls
- Review of the company's approach for stakeholder engagement and materiality assessment process including existing materiality scoring criteria.



##### Phase 2

- Testing, on a sample basis, of evidence supporting the data through site visits and corporate reviews.
- Evaluating the appropriateness of the quantification methods used to arrive at the select non-financial sustainability disclosures presented in the Integrated Report
- Understanding the appropriateness of various assumptions and estimations used by the company for data analysis
- Assessment of the consistency between the data for the select non-financial sustainability disclosures and the related written comments in the narrative of the report.
- Interviews with staff responsible for data collection, collation and reporting.

##### Phase 3

- Preparation of observation letter based on review and classification of findings for potential risk to sustainability framework
- Discussion of the observations and findings with the sustainability team
- Issue of Assurance Report and sharing with the management of the company

Review of sustainability performance data was carried out through site visits to the Company's sites at Pune, Mumbai, Greater Mumbai, Bangalore, Kolkata and NCR in India. Appropriate documentary evidence was obtained from the relevant authority at respective sites and at corporate office to support our conclusions on the information and data reviewed

#### Scope, Boundary, Characteristics and Limitations

- The scope of assurance covers the select non-financial sustainability disclosures based on reference criteria, as mentioned in the following table:

| Reference criteria – GRI Standards 2021  |  |
|--|--|
| Universal Standards  |  |
| General Disclosures  |  |
| <ul style="list-style-type: none"> <li>• The organization and its reporting practices: GRI 2-1</li> <li>• Activities and workers: GRI 2-7 b(i)*</li> <li>• Stakeholder engagement: 2-29</li> </ul> |  |
| Material Topics: GRI 3-2   |  |
| Topic Specific Standards   |  |
| Environmental  | Social   |
| <ul style="list-style-type: none"> <li>• GRI 302: Energy (2016): 302-1</li> <li>• GRI 303: Water &amp; Effluent (2018): 303-3</li> <li>• GRI 305: Emissions (2016): 305-1, 305-2, 305-4</li> </ul> | <ul style="list-style-type: none"> <li>• GRI 401: Employment (2016): 401-1, 401-3</li> <li>• GRI 403: Occupational Health and Safety (2018): 403-9</li> <li>• GRI 404: Training and Education (2016): 404-1, 404-2, 404-3</li> <li>• GRI 405: Diversity and Equal Opportunity (2016): 405-1</li> <li>• GRI 413: Local Communities (2016): 413-1</li> </ul> |

\* Only pertaining to Permanent Employees

- The boundary of the assurance covers the following operations of the company:
  - 43 national sites and 42 offices; the review of sustainability performance data was limited to these locations only





The assurance scope excludes following:

- Data related to Company's financial performance.
- We will not, pursuant to this letter, perform any management function for you nor make any decision relating to the services provided by us in the terms of this letter. You are responsible for making management decisions, including accepting responsibility for the results of our services.
- Additionally, management of the company is responsible for designating a management-level individual or individuals responsible for overseeing the services provided, evaluating the adequacy of the services provided, evaluating any findings or recommendations and monitoring ongoing activities.
- Data and information outside the defined Reporting Period
- Data outside the operations mentioned in the Assurance Boundary above unless and otherwise specifically mentioned in this report.
- The company's statements that describe expression of opinion, belief, aspiration, expectation, aim to future intention provided by the company and assertions related to Intellectual Property Rights and other competitive issues.
- Strategy and other related linkages expressed in the Report.
- Mapping of the Report with reporting frameworks other than those mentioned in reporting criteria above.
- Aspects of the Report other than those mentioned under the scope and boundary above.
- Review of legal compliances.
- Our scope and associated responsibility exclude for the avoidance of doubt, any form of review of the commercial merits, technical feasibility, accuracy, compliance with applicable legislation for the project, and accordingly we express no opinion thereon. We have also not verified any likelihood, timing or effect of possible future oriented information and commercial risks associated with the Report, nor comment upon the possibility of any financial projections being achieved. We have relied on the data furnished by the Company and have not independently verified the information or efficacy and reliability of the Company's information technology systems, technology tools / platforms or data management systems

#### Conclusion

Our conclusion has been formed on the basis of, and is subject to, the matters outlined in this report.

We believe that the evidence we have obtained is sufficient and appropriate to provide a basis for our conclusion.

Based on our limited review and procedures performed, nothing has come to our attention that causes us to believe that the select non-financial sustainability disclosures in the company's Integrated Report are not properly prepared, in material aspects, with reference to the GRI Standards 2021.

We have read the other environment and social information included in the Integrated Report that contains the select non-financial sustainability disclosures and our independent limited Assurance Report thereon. We did not identify any material inconsistencies in this information with the select non-financial sustainability disclosures.

The select non-financial sustainability disclosure in the report has been evaluated against GRI Standards 2021. These criteria have been developed only for sustainability related disclosures. As a result, the Integrated Report may not be suitable for another purpose.



The data transcription and calculation error were detected but the same were resolved during the assurance process. We have provided our observation to the company in a separate management letter. These, do not, however affect our conclusions.

#### Independence

The assurance was conducted by a multidisciplinary team including professionals with suitable skills and experience in auditing environmental, social, and economic information as per requirements of ISAE 3000 (Revised).

Our work was performed in compliance with the requirements of the IFAC Code of Ethics for Professional Accountants, which requires, among other requirements, that the members of the assurance team (practitioners) be independent of the assurance client, in relation to the scope of this assurance engagement, including not being involved in writing the Report. The Code also includes detailed requirements for practitioners regarding integrity, objectivity, professional competence and due care, confidentiality, and professional behaviour. KPMG has systems and processes in place to monitor compliance with the Code and to prevent conflicts regarding independence. The firm applies ISQC-1, and the practitioner complies with the applicable independence and other ethical requirements of the IESBA code.

#### Restriction of Use of Our Report

Our report should not be regarded as suitable to be used or relied on by any party wishing to acquire rights against us other than the company for any purpose or in any context. Any party other than company who obtains access to our report or a copy thereof and chooses to rely on our report (or any part thereof) will do so at its own risk. We accept or assume no responsibility and deny any liability to any party other than the company for our work, for this independent limited Assurance Report, or for the conclusions we have reached.

Our report is released to the company on the basis that it shall not be copied, referred to or disclosed, in whole (save for the company's own internal purposes) or in part, without our prior written consent.

**Dr. Gargi Dhongde**  
Director  
KPMG Assurance and Consulting Services LLP  
6-July-2023



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## REGISTERED OFFICE

### GODREJ PROPERTIES LIMITED

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## REGIONAL OFFICE

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603103

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Shivaji Nagar, Pune - 411005





*Godrej* | PROPERTIES

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