RESULTS PRESENTATION

Third Quarter Financial Year 2013



DISCLAIMER

Some of the statements in this communication may be forward looking statements' within the meaning of applicable laws and regulations. Actual results might differ substantially or materially from those expressed or implied. Important developments that could affect the Company's operations include changes in industry structure, significant changes in the political and economic environment in India and overseas, tax laws, import duties litigation and labor relations.

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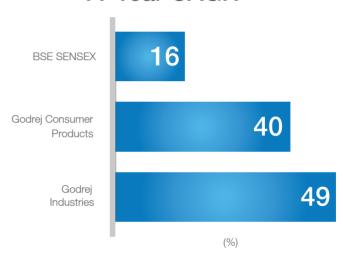
Annexure 04

GODREJ GROUP

- Established in 1897
- \$3.9 billion in annual revenue
- 500 million¹ people use a Godrej product every day
- \$2.8 billion brand valuation by Interbrand
- Amongst India's most diversified and trusted conglomerates
- Real estate identified as one of the key growth businesses for the Group

Value Creation for Investors

11 Year CAGR



Note: CAGR calculated for closing prices as of 18th June, 2001 and 31st December, 2012







Godrej Properties





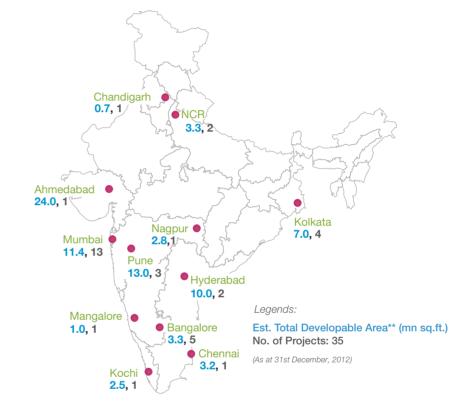


Godrej Agrovet

1 Godrej Group internal study

GODREJ PROPERTIES

- Established in 1991
- Presence in 12 cities across India
- 82.2* mn sq.ft. of potential developable area
- Residential I Commercial I Townships
- Differentiated asset-light business model



^{**} Total area under the project, irrespective of the revenue/profit/area sharing arrangement



GODREJ GARDEN CITY



GODREJ **PLATINUM** BENGALURU









GODREJ PRAKRITI



GODREJ PLATINUM

^{*} As on 31st December, 2012

STRENGTHS

Godrej Brand

- Ranked 4th best brand in India by The Week Magazine
- 500 million people use a Godrej product every day
- GPL aspires to bring the Godrej brand's reputation for trust and quality to the real estate sector

Joint Venture Business Model

- Competitive advantage in executing joint development projects
- Asset light, capital efficient and high ROE development model

Strong Project Pipeline

- Added 5 projects with ~4.3 mn sq.ft. saleable area in FY13 YTD*
- Access to Group's land bank across India (e.g. Vikhroli)

Corporate Governance Practices

- Strong independent Board committed to best practices of corporate governance with focus on investor interests and shareholder value
- GPL benefits from trust amongst stakeholders in realty market that is characterized by opaque practices

Access to Capital

- Confidence of capital markets: Demonstrated by successful IPO, IPP and recently created Residential Co-investment Platform
- Project level equity dilution to mitigate risk and remain capital efficient
- Low bank funding rates for GPL

^{*} Total saleable area under projects, irrespective of the revenue / profit / area sharing arrangement

VALUE CREATION: GODREJ PROPERTIES

GPL stock has outperformed both BSE Sensex and Realty Index since its IPO in 2010



Returns since IPO listing: GPL: 30% BSE: 11% Realty: -45%

Based on closing prices from 4th Jan 2010 to 31st December 2012.; source: BSE

CORPORATE GOVERNANCE

The Board is strongly committed to best practices of corporate governance with a focus on investors interests and shareholder value

The Independent Directors on the GPL Board are:

Keki B. Dadiseth

- Served as Chairman of Hindustan Unilever Limited and as Director and Member of the Executive Committee at Unilever PLC and Unilever NV
- Fellow of the Institute of Chartered Accountants of England & Wales
- Holds Board and Advisory positions at Goldman Sachs, Prudential plc, Sony Corp, Marsh & McLennan Companies Inc, Piramal Healthcare India Limited, The Indian Hotels Limited, Siemens, Britannia Industries Ltd, Sony Corp Pvt Ltd & Indian School of Business

S. Narayan

- Served as Economic Advisor to the Prime Minister of India
- Serves on the Board of Directors at Apollo Tyres Limited and Dabur India Limited

Lalita D. Gupte

- Chairperson of ICICI Venture Funds Management Company Limited
- Global Board positions at Alstom
- Board position: Bharat Forge, HPCL-Mittal Energy Ltd., Kirloskar Brothers Ltd

Pranay Vakil

- Director of Praron Consultancy India Pvt. Ltd
- Co-Chairman of FICCI Real Estate Committee
- Chairman of Knight Frank India till Sep 2012

Amit B. Choudhury

 Serves on the Board of Godrej Industries Limited, Swadeshi Detergents Limited, Vora Soaps Limited, Wadala Commodities Limited and Godrej Agrovet Limited

Pritam Singh

- Served as the Director at IIM Lucknow. Serves as Director of Hero MotoCorp Ltd., Parsvnath Developers Ltd and also member on the local board of Reserve Bank of India
- Conferred 'Padma-Shri', one of India's highest civilian honors in 2003

Amitava Mukherjee

- Over 20 years of Investment Banking experience
- Served as Managing Director and Board member both at Lazard India and Ambit Corporate Finance

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KEY OPERATIONAL HIGHLIGHTS

Business Development Highlights

- Q3 FY13 was the 4th consecutive quarter in which GPL has added a new redevelopment project in Mumbai
- Scale of Panvel Township project, added in Q2, likely to increase substantially

Sales Highlights

- Delivered robust sales growth in tough real estate environment
- Four new projects / phases with ~ 0.9 mn sq.ft. saleable area launched in Q3 FY13

Construction Highlights

• Completion certificate received for Godrej Prakriti Phase 1

Other Highlights

• 6 Awards won in Q3 FY13

BUSINESS DEVELOPMENT HIGHLIGHTS

Five new projects with 4.3 mn sq.ft. of saleable area added to our portfolio in FY 13 YTD

A redevelopment project with 0.12 mn sq.ft. saleable area added in Q3 FY 13

- Q3 FY 13 is the 4th consecutive quarter in which GPL has added a new redevelopment project
- Executed a Development Management Agreement for a project with 0.12 mn sq.ft. saleable area at Curry Road, Mumbai
- GPL to receive 10% of revenue as development management fees

Panvel Township likely to witness an increase in saleable area

- Maharashtra Township policy likely to lead to substantial increase in area
- Saleable area likely to increase from 3.5 mn sq.ft. to approximately 10 mn sq.ft.

OPERATIONAL HIGHLIGHTS

Strong progress in ongoing sales

Particular	Q3 FY13	Q3 FY12	Growth	9M FY13	9M FY12	Growth
Area Sold* (sq.ft.)	1,041,304	568,707	83%	3,441,539	1,762,675	95%
Booking Value** (INR Cr)	672	364	85%	2,160	831	160%

*Includes

- 54,007 sq.ft. of JVP area in Q3 FY13 & 49,276 sq.ft. area in Q3 FY12
- 556,214 sq.ft. of JVP area in 9M FY13 & 110,040 sq.ft. area in 9M FY12

**Includes

- INR 19 Cr of JVP booking value in Q3 FY13 & INR 15 Cr of JVP booking value in Q3 FY12
- INR 286 Cr of JVP booking value in 9M FY13 & INR 35 Cr of JVP booking value in 9M FY12

Tremendous response to new launches across the country

• Godrej E City, Bangalore

- Launched Phase 1 with 0.34 mn sq.ft. in October and Phase 2 with 0.09 mn sq.ft. in December
- Based on tremendous response to Phase 1, an additional phase of the project was launched ahead of schedule in December
- Total sales of 0.37 mn sq.ft. achieved in Q3 FY 13

• Godrej Summit - Phase 2, Gurgaon

- Launched 0.15 mn sq.ft. in Q3 FY2013
- Sold 0.11 mn sq.ft. of the launched inventory at prices ~ 25% higher than Phase 1 prices

• Godrej Platinum - Tower 3, Vikhroli

- Launched additional tower with 0.16 mn sq.ft. in October 2012
- Sold 0.10 mn sq.ft. of the launched inventory at prices ~ 40% higher than Tower 1 prices (Tower 1 was launched exactly one year before Tower 3)

• Godrej Gold County, Bangalore

- Launched 0.17 mn sq.ft. in October 2012
- Total sales of 53,541 sq.ft. achieved to date inclusive of pre-sales in Q2

PROJECT BOOKING DETAILS

Residential Projects	Booking A	Booking Area (sq.ft.)		lue (INR Cr)
	Q3 FY 13	9M FY 13	Q3 FY 13	9M FY 13
Godrej E-City, Bangalore ³	374,995	374,995	146	146
Godrej Garden City, Ahmedabad ²	124,722	338,702	42	112
Godrej Summit, Gurgaon¹	110,651	1,122,942	81	682
Godrej Platinum, Mumbai ^s	100,449	169,006	166	266
Godrej Prakriti, Kolkata	84,535	362,831	33	131
Godrej Palm Grove, Chennai	57,459	217,020	24	89
Godrej Anandam, Nagpur³	35,819	188,784	19	95
Godrej Gold County, Bangalore	22,986	53,541	15	37
Godrej Alpine, Mangalore	11,478	58,272	5	24
Godrej Platinum, Bangalore	7,216	47,627	6	37
Godrej Serenity, Mumbai	5,630	49,570	10	82
Godrej Horizon, Pune	3,485	95,363	2	45
Other Projects ⁴	1,070	6,695	2	4
Total (Residencial Projects)	940,495	3,085,348	550	1,751
Commercial Projects				
Godrej One, Mumbai	70,132	215,239	109	328
Godrej Genesis, Kolkata	33,264	49,752	17	25
Godrej Waterside, Kolkata	_	70,599	_	33
Godrej Eternia, Chandigarh ⁴	-2,587	20,601	-4	23
Total (Commercial Projects)	100,809	356,191	122	410
Grand Total	1,041,304	3,441,539	672	2,160

^{1.} Includes JVP booking area of 388,000 sq.ft. in 9M FY13 and JVP booking value of INR 230 Cr in 9M FY13

^{2.} Includes JVP booking area of 54,007 sq.ft. in Q3 FY13, 168,214 in 9M FY13 and JVP booking value of INR 18.5 Cr in Q3 FY13, INR 56 Cr in 9M FY13

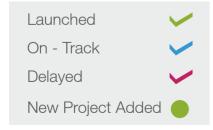
^{3.} Includes total booking area and total booking value where GPL role is of a Development Manager

^{4.} Includes cancellation in certain projects

LAUNCH UPDATE

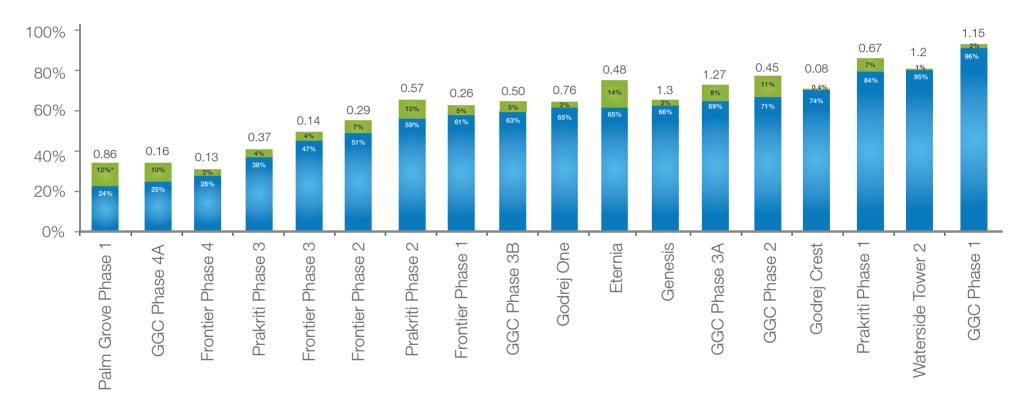
Residential Launches Planned in H1 FY 13							
Project	City	Status					
Godrej Serenity	Mumbai	/					
Godrej Horizon Phase 1	Pune						
Godrej Summit Phase 1	Gurgaon						
Godrej Gold County Phase 11	Bangalore						
Godrej Garden City Phase 5A ²	Ahmedabad	/					
Godrej E - City Phase 11	Bangalore	<u> </u>					

- 1. Project was soft launched in H1 FY13, but the official launch happened in October
- 2. Launch expected in Q4 FY13
- 3. Delay in regulatory approvals likely to move launch to H1 FY14



Residential Launches Planned in H2 FY 13							
Project	City	Status					
Godrej Platinum Tower 3	Mumbai	/					
Godrej Summit Phase 2	Gurgaon	/					
Godrej E - City Phase 2	Bangalore						
Godrej Horizon Phase 2	Pune	/					
Godrej Palm Springs	Mumbai	/					
Godrej Anandam Phase 2°	Nagpur	/					
Godrej Garden City Phase 5B	Ahmedabad	/					
Godrej Oasis Phase 1 ³	Hyderabad	/					
G & B Moosapet Phase 13	Hyderabad	/					
Godrej Central Phase 1 (Sahakar Nagar)	Mumbai	/					
Redevelopment, Byculla	Mumbai	~					
Godrej Platinum	Kolkata	<u> </u>					

CONSTRUCTION HIGHLIGHTS



Construction Progress in Q3 FY13

Construction status as at end of Q2 FY13

Phase total saleable area are in mn sq.ft. on top of the bar.

GGC GPL Area (mn sq.ft.) Phase 1:1.00, Phase 2: 0.31, Phase 3A:0.93, Phase 3B: 0.39, Phase 4A: 0.13, Genesis: 0.81: Waterside Tower 2: 0.77

^{*} Project crossed revenue recognition threshold in Q3 FY13

AWARDS AND RECOGNITIONS

GPL received six awards in Q3 FY 13

- Platinum Award for Excellence GPL received this award from Construction World for being selected as one of only 5 developers in India who have featured in each of the six years of their annual list of the country's top 10 builders
- Brand Excellence Award GPL won the award in the real estate category at the Zee Business Awards
- 3 awards at CNBC Awaaz Real Estate Awards, 2012
 - Godrej Garden City: 'Best Residential Project' in Ahmedabad, in the mid-segment category of projects that are 70% complete
 - Godrej Prakriti: 'Best Residential Project' in Kolkata, in the mid-segment category of projects that are 70% complete
 - Godrej Waterside: 'Best Commercial Property' in Kolkata
- Best Upcoming Township Godrej Anandam, Nagpur received this award from My FM, Dainik Bhaskar and CREDAI Nagpur

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KEY FINANCIAL HIGHLIGHTS

Robust Growth

- Strong revenue and earnings growth delivered
- Revenue grew by 58% and EBITDA grew by 63% in Q3 FY13 compared to Q3 FY12

Improving Margins

• Q3 FY13 witnessed improvement in EBITDA margins

Positive Operating Cashflows

• Q3 FY13 witnessed strong positive operating cashflows for the second consecutive quarter

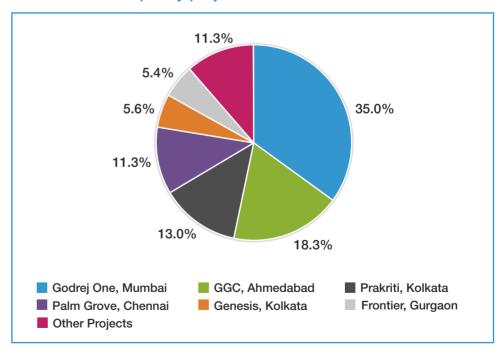
PERFORMANCE METRICS – Q3 FY 2013

Key Performance Metrics	Q3 FY 2013	Q3 FY 2012	% Change
Total Income (INR Cr.)	267.8	169.9	58% ↑
Profit Before Tax (INR Cr.)	74.6	45.3	65%
PAT (After minority interest INR Cr.)	35.5	28.6	24%

Total Income split by project

Projects	Total Income (INR Cr)
Godrej One, Mumbai	93.7
GGC, Ahmedabad	49.1
Prakriti, Kolkata	34.9
Palm Grove, Chennai	30.2
Genesis, Kolkata	15.0
Frontier, Gurgaon	14.6
Others*	30.3
	267.8

Total Income % split by project



^{*}Includes other projects and other income

PERFORMANCE METRICS – 9M FY 2013

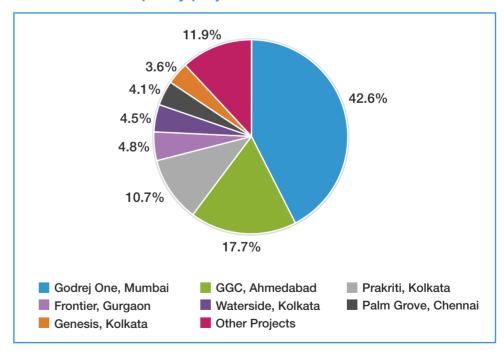
Key Performance Metrics	9M FY 2013	9M FY 2012	% Change
Total Income (INR Cr.)	733.7	446.6	64% 🕇
Profit Before Tax (INR Cr.)	190.5	98.6	93% 📍
PAT (After minority interest INR Cr.)	85.2	58.1	47% 🕇

Total Income split by project

Projects	Total Income (INR Cr)
Godrej One, Mumbai	312.4
GGC, Ahmedabad	129.7
Prakriti, Kolkata	78.7
Frontier, Gurgaon	35.3
Waterside, Kolkata	33.2
Palm Grove, Chennai	30.2
Genesis, Kolkata	26.6
Others*	87.5
	733.7

^{*}Includes other projects and other income

Total Income % split by project



CONSOLIDATED FINANCIAL STATEMENTS - P & L

Particulars	Q3 FY 2013 (INR Cr)	Q3 FY 2012 (INR Cr)	% Change	Q2 FY 2013 (INR Cr)	% Change	9M FY 2013 (INR Cr)	9M FY 2012 (INR Cr)	% Change
Total Income	267.8	169.9	58%	233.1	15%	733.7	446.6	64%
EBITDA	76.5	46.8	63%	72.3	6%	195.8	105.7	85%
Profit before tax	74.6	45.3	65%	70.5	6%	190.5	98.6	93%
Profit after tax	51.3	30.3	70%	48.9	5%	126.0	66.3	90%
Minority Interest	-15.8	-1.6	-	-16.4	_	-40.8	-8.1	_
Net Profit	35.5	28.6	24%	32.6	9%	85.2	58.1	47%

CONSOLIDATED FINANCIAL STATEMENTS - BS

EQUITY AND LIABILITIES	31-Dec-12 (INR Cr) Unaudited	31-Mar-12 (INR Cr) Audited	ASSETS	31-Dec-12 (INR Cr) Unaudited	31-Mar-12 (INR Cr) Audited
1) SHAREHOLDERS FUND			1) NON CURRENT ASSETS		
a) Share Capital	78.0	78.0	a) Fixed Assets	46.6	33.5
b) Reserves and Surplus	1,451.2	1,364.6	b) Goodwill on consolidation	31.5	31.5
	1,529.2	1,442.6	c) Non-current investments	0.0	0.0
2) MINORITY INTEREST	87.5	46.7	d) Deferred tax assets (net)	4.9	3.1
3) NON - CURRENT LIABILITES			e) Long-term loans and advances	11.7	9.5
a) Long-term borrowing	364.6	186.9	f) Other non-current assets	10.8	0.9
b) Other long-term liabilities	0.0	1.0		105.5	78.5
c) Long term provisions	5.2	2.3	2) CURRENT ASSETS		
	369.8	190.2	a) Inventories	3,162.2	2,738.4
4) CURRENT LIABILITIES			b) Trade receivables	149.8	248.6
a) Short term borrowing *	1,265.3	1,832.0	c) Cash and cash equivalents	128.0	532.3
b) Trade Payables	762.0	944.1	d) Short-term loans and advances	781.1	788.1
c) Other Current Liabilities	537.3	207.8	e) Other current assets	242.0	323.4
d) Short term provisions	17.6	45.8		4,463.2	4,630.7
	2,582.1	3,029.7			
Total	4,568.7	4,709.2	Total	4,568.7	4,709.2

^{*} As per requirement of revised schedule VI, It includes long term borrowing repayable after 12 months

FINANCIAL ANALYSIS

Profitability Indicators

PARTICULAR	Q3 FY 2013	Q3 FY 2012	Q2 FY 2013	9M FY 2013	9M FY 2012
EBITDA / Total Income	28.6%	27.6%	31.0%	26.7%	23.7%
PBT Margin %	27.9%	26.7%	30.2%	26.0%	22.1%
Net Profit Margin %	13.2%	16.8%	14.0%	11.6%	13.0%

Leverage Indicators

PARTICULAR	As on Dec – 12	As on Sep – 12	As on Mar – 12	As on Dec – 11
Net Debt (INR Cr)	1,506	1,611	1,555	1,929
Net Debt / Equity Ratio	0.99	1.08	1.08	1.99
Average Borrowing Cost (YTD)	11.77%	11.83%	11.54%	11.18%

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A. RESIDENTIAL PROJECTS

S.No	Project Name	Location	Asset Class	Est. Saleable Area (mn sq.ft.)	Business Model	Status
1	Godrej Garden City ¹	Ahmedabad	Residential	20.6	Phase 1 to IV: Area Based – 73.6% Phase V onwards: Revenue Based – 67.6%	Ongoing
2	Godrej E–City	Bangalore	Residential	1.0	DM Fee – 11.0% of Revenue	Ongoing
3	Tumkur Road – Sanjay Khan	Bangalore	Residential	0.79	Revenue Based – 78.0%	Forthcoming
4	Godrej Platinum	Bangalore	Residential	0.60	GPL Owns 51.0% Equity in project specific company	Ongoing
5	Godrej Gold County ²	Bangalore	Residential	0.29	Revenue Based – 63.0%	Ongoing
6	Godrej Crest	Bangalore	Residential	0.09	Revenue Based – 59.0%	Ongoing
7	Godrej Palm Grove	Chennai	Residential	2.51	Area Based -70.0% (for 12.57 acres),68.0% (for 4.82 acres), GPL holds 51.0% Equity in the project specific company	Ongoing
8	Godrej Summit	Gurgaon	Residential	2.04	Area Based – 65.0%, GPL holds 51.0% Equity in project specific company	Ongoing
9	Godrej Frontier	Gurgaon	Residential	0.82	Revenue Based – 70.0%	Ongoing
10	Godrej Oasis	Hyderabad	Commercial	4.87	100.0% of Profits	Forthcoming
11	G&B Moosapet ³	Hyderabad	Residential	2.22	DM Fee – 10.0% of Revenue	Forthcoming
12	Kochi Project	Kochi	Residential	2.24	Revenue Based – 70.0%	Forthcoming
13	Godrej Prakriti	Kolkata	Residential	2.71	GPL - 51.0%	Ongoing
14	Godrej Platinum	Kolkata	Residential	0.17	Revenue Based – 45%	Forthcoming
15	Godrej Alpine	Mangalore	Mixed Use	0.64	Area Based for residential area - 71.5%	Ongoing

^{1.} Revenue sharing negotiated for subsequent phases of the project

^{2.} Product composition changed entirely to villas leading to lower saleable area, but no impact on expected revenues. Also a slightly improved sharing ratio for GPL has been negotiated

^{3.} Structure changed from profit share to DM fees to improve cash flows and margins. Total profit expected from the project maintained through 10% DM fees and INR 15 Cr upfront payment

A. RESIDENTIAL PROJECTS

S.No	Project Name	Location	Asset Class	Est. Saleable Area (mn sq.ft.)	Business Model	Status
16	Godrej Central	Mumbai	Residential	0.61	Revenue Based 87.5% GPL owns 51% of equity in the project specific company	Forthcoming
17	Godrej Platinum	Mumbai	Residential	0.62	DM Fee – 10.0% of Revenue	Ongoing
18	Kalyan Township	Mumbai	Residential	0.48	Revenue Based – 95%	Forthcoming
19	Panvel Township	Mumbai	Residential	3.5	Profit Based – 35% with upside promote to JV partner above certain GPL PBT per sq.ft.	Forthcoming
20	The Trees	Mumbai	Mixed Use	0.88	Profit Based – 60.0%	Ongoing
21	Byculla	Mumbai	Residential	0.30	DM Fee Rs 50 cr, with upside promote to GPL above certain price threshold	Forthcoming
22	G&B Lawkim, Thane	Mumbai	Residential	0.27	Profit Based – 32%	Forthcoming
23	Godrej Serenity ⁴	Mumbai	Residential	0.18	Revenue Based – 50.0%	Ongoing
24	Godrej Palm Springs ⁴	Mumbai	Residential	0.13	Area Based – 47.5%	Forthcoming
25	Godrej Edenwoods	Mumbai	Residential	0.03	Profit Based – 50.0% (from 85.0% of revenue for this project)	Ongoing
26	Ghatkopar Redevelopment	Mumbai	Residential	0.19	GPL to construct space for society in lieu of saleable area	Forthcoming
27	Curry Road	Mumbai	Residential	0.12	DM Fee 10 % of Revenue	Forthcoming
28	Godrej Anandam	Nagpur	Residential	2.76	PMC Fee Rs 400/sq.ft. for 7.7 lac sq.ft. Revenue Based agreement for remaining area : First 1 mn sq.ft. 62% (GPL) & next 1 mn sq.ft. 57% (GPL)	Ongoing
29	Bhugaon Township	Pune	Residential	9.44	Share in project specific company 11.09%, Development manager fee Rs 162.00/sq.ft., Profit sharing if profits exceed certain threshold	Forthcoming
30	Godrej Horizon	Pune	Residential	0.54	Profit Based – 51.0%	Ongoing

^{4.} Increase in area due to change in DCR regulations

B. COMMERCIAL PROJECTS

S.No	Project Name	Location	Asset Class	Est. Saleable Area (mn sq.ft.)	Business Model	Status
1	Godrej Garden City	Ahmedabad	Residential	2.4	First 1 mn sq. ft. – 63.6% Revenue Based ⁵ Subsequent area – 67.6% Revenue Based ⁵	Ongoing
2	Godrej Eternia	Chandigarh	Commercial	0.48	GPL owns 51.0% Equity in project specific company, Revenue Based – 44.5% to 47.0%	Ongoing
3	Godrej Oasis	Hyderabad	Commercial	0.44	Land is owned by GPL	Forthcoming
4	Godrej Prakriti	Kolkata	Residential	0.42	GPL owns 51.0% Equity in project specific company	Ongoing
5	Godrej Waterside	Kolkata	Commercial	1.81	GPL owns 51.0% Equity in project specific company, Area Based – 61.0%	Ongoing
6	Godrej Genesis	Kolkata	Commercial	1.34	GPL owns 51.0% Equity in project specific company, Area Based – 62.0%	Ongoing
7	Godrej Alpine	Mangalore	Mixed Use	0.25	Revenue Based – 71.5% for commercial area	Ongoing
8	The Trees	Mumbai	Mixed Use	2.62	Profit Based – 60.0%	Ongoing
9	Godrej BKC	Mumbai	Commercial	1.2	Profit Based – 50.0%	Forthcoming
10	Kalyan Township	Mumbai	Residential	0.06	Revenue Based – 95.0%	Forthcoming
11	Bhugaon Township	Pune	Residential	2.36	Share in project specific company 11.09%, Development manager fee INR.162.00/sq.ft., Profit sharing if profits exceed certain threshold	Forthcoming
12	Godrej Genesis	Pune	Commercial	0.48	GPL owns 51% of equity in project specific company, Revenue Based 58%	Forthcoming

^{5.} Sharing arrangement applicable only for commercial area

THANK YOU

For further information, please contact:

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