

August 21, 2023

Godrej Properties Limited: Ratings reaffirmed; rated amount enhanced

Summary of rating action

Instrument*	Previous Rated Amount (Rs. crore)	Current Rated Amount (Rs. crore)	Rating Action
Long-term – Fund-based/CC	1,900.0	1,900.0	[ICRA]AA+ (Stable); reaffirmed
Long-term – Non-fund based limits	350.0	350.0	[ICRA]AA+ (Stable); reaffirmed
Long-term/ Short-term – Unallocated	2,250.0	2,250.0	[ICRA]AA+ (Stable)/ [ICRA]A1+; reaffirmed
Commercial paper (CP) programme	2,000.0	2,000.0	[ICRA]A1+; reaffirmed
Non-convertible debenture (NCD) programme	3,000.0	3,000.0	[ICRA]AA+ (Stable); reaffirmed
Proposed Non-convertible debenture (NCD) programme	0.00	2,000.0	[ICRA]AA+ (Stable); assigned
Total	9,500.0	11,500.0	

*Instrument details are provided in Annexure I

Rationale

The reaffirmation of ratings for Godrej Properties Limited (GPL) factors in the strong operating performance in FY2023, reflected by healthy growth in sales, collections and cash flow from operations (CFO), which is expected to sustain in FY2024, driven by the strong pipeline of projects to be delivered, healthy sales in the upcoming launches and continued end-user demand. In FY2023, GPL's sales increased by 56% to Rs. 12,232 crore (PY: Rs. 7,861 crore) and collections by 27% to Rs. 8,446 crore¹, supported by new launches and healthy progress in the ongoing projects. The company's sales in Q1 FY2024 were lower by 11% YoY due to spill over of some of the planned launches to Q2 FY2024 owing to delay in receipt of the requisite approvals. However, the collections were higher by 26% YoY. Its sales and collections are likely to improve in the subsequent quarters, aided by robust project launch pipeline and healthy expected sales performance. ICRA estimates the collection to grow by around 35%-37% in FY2024 while the CFO is estimated to increase to around Rs. 3,500-3,700 crore (PY: Rs. 2,047 crore). GPL has been steadily building pipeline, aided by capital raised during FY2019-FY2021 and has strong business development plans for supporting its growth momentum.

The ratings factor in the company's comfortable capital structure and strong liquidity position. With the total expected land/approval related investments of around Rs. 6,700 crore in FY2024, the consolidated gross debt is estimated to increase to ~Rs. 11,000 crore by March 2024 from Rs. 6,412 crore as of March 2023. It proposes to raise fresh Rs. 2,000 crore of NCDs, which would be utilised towards land acquisition for new business development, construction of the ongoing/future projects and general corporate purposes. With rise in debt levels, GPL's leverage measured by net debt/fund flow from operations (FFO) as of March 2024 is projected to increase to around 2-2.2 times from the earlier estimate of 1.2-1.4 times, though still remaining healthy. The company reported cash and liquid investments of around Rs. 3,100 crore as of March 2023, a major portion of the same is earmarked for growth/investments. Nonetheless, its liquidity position would continue to be strong even after the deployment of these earmarked funds. The ratings continue to draw strength from GPL's robust market position, strong parentage by virtue of being a part of the Godrej Group with exceptional financial flexibility and access to the land holdings of the Group entities.

The ratings are, however, constrained by the cyclical nature of the real estate industry and exposure to execution and market risks arising from its growth plans. It plans to launch around 20 million square feet (msf) of new projects and new phases in the existing projects in FY2024. The company's ability to ramp-up the execution and deliveries in line with the proposed

¹ as estimated by ICRA; includes adjustments for JV projects

expansion of the portfolio will remain a key monitorable. Nevertheless, ICRA expects GPL to benefit from its strong brand and the favourable demand environment in the residential real estate market.

ICRA notes the high proportion of short-term debt in the company's total debt. While this helped to achieve low cost of borrowing at 7.75% as of June 2023, GPL remains exposed to refinancing risk. The risk is mitigated to a large extent by the healthy liquidity as well as the financial flexibility enjoyed by the company as a Godrej Group entity.

The Stable outlook on the [ICRA]AA+ rating reflects ICRA's opinion that GPL will continue to benefit from its reputed brand, established track record of operations and maintain healthy sales and collections.

Key rating drivers and their description

Credit strengths

Strong parentage with access to land holdings of Group entities; healthy financial flexibility – Being a part of the Godrej Group, the company enjoys exceptional financial flexibility as demonstrated by equity infusion of Rs. 1,000 crore in FY2019, Rs. 2,100 crore in FY2020 and Rs. 3,750 crore in FY2021 through private placement/QIP. The funds, thus raised, have supported portfolio growth while keeping the leverage levels moderate. It also has access to the large land banks of the Group entities, which provides additional visibility to the project launch pipeline. In the past, GPL has entered into agreements with various Group companies for developing land parcels in Mumbai and Thane.

Leading real estate developer with long track record, strong market position and diversified portfolio – GPL has a long track record of more than 30 years, with strong project execution capabilities and is a leading player in India's residential real estate market. The company has completed developing around 32 msf of real estate space during the last five years that ended on March 31, 2023. It generates revenue primarily from the sale of residential and commercial projects.

Robust collections and sales; strong project pipeline – GPL reported strong operating performance in FY2023, as reflected by healthy growth in sales, collections and cash flow from operations (CFO), which is likely to sustain in FY2024, driven by the strong pipeline of projects to be delivered, expected healthy sales in the upcoming launches and continued end-user demand. In FY2023, GPL's sales increased by 56% to Rs. 12,232 crore (PY: Rs. 7,861 crore) and collections by 27% to Rs. 8,446 crore², supported by new launches and healthy progress in the ongoing projects. While the company's sales in Q1 FY2024 were lower by 11% YoY due to spill over of some of the planned launches to Q2 FY2024 owing to delay in receipt of requisite approvals, the collections were higher by 26% YoY. Its sales and collections are estimated to improve in the subsequent quarters, aided by robust project launch pipeline and healthy expected sales performance. ICRA estimates the collection to grow by around 35-37% in FY2024, while the CFO is projected to increase to around Rs. 3,500-3,700 crore (PY: Rs. 2,047 crore).

Healthy cash flow visibility over medium term – Healthy sales from the new launches as well as existing projects in FY2022 and FY2023 translated into adequate operating cash inflows, while rendering visibility to future collections from the pending receivables of around Rs. 16,300 crore as on March 31, 2023.

Credit challenges

Exposure to execution and market risks – GPL would expand its ongoing portfolio at a faster pace over the medium term, supported by the available growth capital. It plans to launch around 20 msf of new projects and new phases in the current fiscal. These upcoming project launches would increase the execution and market risks. However, ICRA takes comfort from GPL's track record of project execution and sales. ICRA expects the company to benefit from the ongoing trend of market consolidation, whereby the share of large players (such as GPL) is expected to increase, driven by its strong brand, track record of delivery and quality execution.

² as estimated by ICRA; includes adjustments for JV projects

Exposure to cyclical risk inherent in real estate business – The real estate sector is cyclical and has a highly fragmented market structure because of the presence of a large number of regional players. In addition, being a cyclical industry, the real estate sector is highly dependent on macro-economic factors, which in turn exposes the company's sales to any downturn in demand.

Exposure to refinancing risk – ICRA notes the high proportion of short-term debt in its total debt. While it has helped the company to achieve low cost of borrowing at 7.75% as on June 2023, GPL remains exposed to refinancing risk. The risk is mitigated, to a large extent, by the healthy liquidity as well as the financial flexibility enjoyed by the company as a Godrej Group entity.

Environmental and social risks

The real estate segment is exposed to risks of increasing environmental norms impacting operating costs, including higher cost of compliance with pollution control regulations. Environmental clearances are required for commencement of projects and lack of timely approvals can affect its business operations. Impact of changing environmental regulations on licences taken for property development could create credit risks. In terms of social risks, the trend post pandemic has been favourable to residential real estate developers as demand for quality home with good social infrastructure has increased. Further, rapid urbanisation and a high proportion of workforce population (aged 25-44 years) will support long-term demand for the real estate sector in India.

Liquidity position: Strong

GPL's liquidity is strong with around Rs. 3,100 crore cash and liquid investments (including Rs. 94 crore of unutilised QIP balance) as on March 2023. ICRA expects the liquidity position to remain strong in FY2024, given the healthy cash flow from operations. The company has refinanced Rs. 1,000 crore NCD, which was due for redemption in July 2023 through issuance of fresh NCDs. There are no other scheduled debt repayments for FY2024.

Rating sensitivities

Positive factors – The ratings may be upgraded in case of significant and sustained growth in sales and collections in GPL's project portfolio, along with greater business diversification, resulting in robust and sustainable improvement in cash flows and liquidity, and lower reliance on debt funding.

Negative factors – The ratings may be downgraded if project execution, sales velocity and collections are slower-than-expected in the ongoing and new projects and/or significant debt-funded investments in new projects resulting in net debt/FFO³ sustaining above 2.5 times.

Analytical approach

Analytical Approach	Comments
Applicable rating methodologies	Corporate Credit Rating Methodology Rating Methodology for Real Estate Entities
Parent/Group support	Not Applicable
Consolidation/Standalone	Consolidation: ICRA has consolidated GPL along with its operational subsidiaries, JVs and associate entities (mentioned in Annexure II) on account of the strong business and financial linkages between these entities.

³ As per ICRA calculations, fund flow from operations (FFO) is net operating cash flows (after adjustments for JV and DM projects) minus corporate taxes

About the company

Godrej Properties Limited (GPL) is the real estate venture of the Godrej Group, which is involved in diverse business segments spanning home appliances, FMCG, consumer products, industrial products (process plant and equipment), chemicals, animal feed, real estate development and oil palm plantation through various Group companies. It was incorporated as Sea Breeze Constructions and Investments Private Limited on February 8, 1985 by Mr. Mohan Khubchand Thakur and Mrs. Desiree Mohan Thakur. In 1987, it became a part of the Godrej Group and in 1989, it became a subsidiary of Godrej Industries Limited (erstwhile Godrej Soaps Limited), which holds 47.3% of the company's equity share capital as on March 31, 2023. At present, GPL is present in 10 cities in India and focuses mostly on residential real estate development. It has delivered ~32 msf of real estate over the last five years ended March 31, 2023 and has around 194 msf of total developable area across 85 projects as on March 31, 2023.

Key financial indicators

GPL Consolidated	FY2021 (Audited)	FY2022 (Audited)	FY2023 (Audited)
Operating income (Rs. crore) ⁴	1211.2	2,325.4	2,744.5
PAT (Rs. crore) ⁵	-73.4	539.3	661.3
OPBDIT/OI (%)	9.3%*	27.2%	27.0%
PAT/OI (%)	-6.0%	23.2%	24.1%
Total outside liabilities/Tangible net worth (times)	0.9	1.0	1.5
Total debt/OPBDIT (times)	40.2*	8.1	8.6
Interest coverage (times) ⁶	0.6*	3.8	4.2

PAT: Profit after Tax; OPBDIT: Operating Profit before Depreciation, Interest, Taxes and Amortisation

Note: Amount in Rs. crore; All calculations are as per ICRA's calculations, *after adjusting for one-time provisions (provision for employee incentives and provision on account of write-down of legacy projects) totalling to Rs. 197 crore in FY2021, adjusted OPBDIT/OI, adjusted Total Debt/OPBDIT and adjusted Interest coverage of 25.6%, 14.6 times and 1.7 times respectively; ^ adjusted OPBDIT/OI of -17.8% after adjusting for one-time provisions in FY2021;

Source: Company, ICRA Research

Status of non-cooperation with previous CRA: Not applicable

Any other information:

For the previous rated NCD of Rs. 1,500 crores (out of total rated NCD of Rs. 2,000 crore), the company also faces the risk of debt acceleration due to rating linked covenants (in case the rating of the debenture falls to 'A+' or lower by any rating agency). Upon failure to meet the covenant, if the company is unable to get waivers from the lenders/investors or the lenders/investors do not provide it with adequate time to arrange for alternative funding to pay off the accelerated loans, the rating would face pressure.

⁴ Includes interest income earned on investments and loans and advances made to JVs and associates for FY2021, FY2022 and FY2023; Not including share of profit from JVs/Associates.

⁵ Not including share of profit from JVs/Associates.

⁶ Not including interest income earned by the company except interest income earned on investments and loans and advances made to JVs and associates for FY2021, FY2022 and FY2023.

Rating history for past three years

	Instrument*	Current rating (FY2024)				Chronology of rating history for the past 3 years								
		Type	Amount rated (Rs. crore)	Amount outstanding (Rs. crore; as on Jun 30, 2023)	Date & rating		Date & rating in FY2023					Date & rating in FY2022	Date & rating in FY2021	
					Aug 21, 2023	Jun 22, 2023	Jan 03, 2023	Sep 14, 2022	Sep 01, 2022	Jul 29, 2022	Apr 5, 2022	Apr 6, 2021	Jun 11, 2020	Apr 27, 2020
1	Long-term – Fund-based/CC	Long Term	1,900.0	1,820.7	[ICRA]AA + (Stable)	[ICRA]AA + (Stable)	[ICRA]AA + (Stable)	[ICRA]AA + (Stable)	[ICRA]AA + (Stable)	[ICRA]AA + (Stable)	[ICRA]AA (Positive)	[ICRA]AA (Positive)	[ICRA]AA (Stable)	[ICRA]AA (Stable)
2	Long-term – Non-fund based limits	Long Term	350.0	229.7	[ICRA]AA + (Stable)	[ICRA]AA + (Stable)	[ICRA]AA + (Stable)	[ICRA]AA + (Stable)	[ICRA]AA + (Stable)	[ICRA]AA + (Stable)	[ICRA]AA (Positive)	[ICRA]AA (Positive)	[ICRA]AA (Stable)	[ICRA]AA (Stable)
3	Long-term/ Short-term – Unallocated	Long Term/Short Term	2,250.0	2,250.0	[ICRA]AA + (Stable)/ [ICRA]A1 +	[ICRA]AA + (Stable)/ [ICRA]A1 +	[ICRA]AA + (Stable)/ [ICRA]A1 +	[ICRA]AA + (Stable)/ [ICRA]A1 +	[ICRA]AA + (Stable)/ [ICRA]A1 +	[ICRA]AA + (Stable)/ [ICRA]A1 +	[ICRA]AA (Positive) / [ICRA]A1 +	[ICRA]AA (Positive) / [ICRA]A1 +	[ICRA]AA (Stable) / [ICRA]A1 +	[ICRA]AA (Stable)/ [ICRA]A1 +
4	CP programme	Short Term	2,000.0	1,850.0	[ICRA]A1 +	[ICRA]A1 +	[ICRA]A1 +	[ICRA]A1 +	[ICRA]A1 +	[ICRA]A1 +	[ICRA]A1 +	[ICRA]A1 +	[ICRA]A1 +	[ICRA]A1 +
5	NCD programme	Long Term	1,000.0	1,000.0	[ICRA]AA + (Stable)	[ICRA]AA + (Stable)	[ICRA]AA + (Stable)	[ICRA]AA + (Stable)	[ICRA]AA + (Stable)	[ICRA]AA + (Stable)	[ICRA]AA (Positive)	[ICRA]AA (Positive)	[ICRA]AA (Stable)	[ICRA]AA (Stable)
6	NCD programme	Long Term	2,000.0	Nil	[ICRA]AA + (Stable)	[ICRA]AA + (Stable)								
7	NCD programme	Long Term	2000.0	Nil	[ICRA]AA + (Stable)	-								

* denotes maturity value of commercial paper, Ratings mentioned are for the instrument rated, the amounts could vary

Complexity level of the rated instruments

Instrument	Complexity Indicator
Long-term – Fund-based/CC	Simple
Long-term – Non-fund based limits	Very Simple
Long-term/ Short-term – Unallocated	Not applicable
Commercial paper	Very Simple
Non-convertible debenture programme	Simple

The Complexity Indicator refers to the ease with which the returns associated with the rated instrument could be estimated. It does not indicate the risk related to the timely payments on the instrument, which is rather indicated by the instrument's credit rating. It also does not indicate the complexity associated with analysing an entity's financial, business, industry risks or complexity related to the structural, transactional, or legal aspects. Details on the complexity levels of the instruments is available on ICRA's website: [Click Here](#)

Annexure I: Instrument details*

ISIN	Instrument Name	Date of Issuance	Coup on Rate	Maturity	Amount Rated (Rs. crore)	Current Rating and Outlook
INE484J08022	NCD	July, 2020	7.50%	31-July, 2023	1000	[ICRA]AA+ (Stable)
INE484J08030	NCD	July, 2023	8.15%	03-Jul-2026	750	[ICRA]AA+ (Stable)
INE484J08048	NCD	July, 2023	8.25%	03-Jul-2028	750	[ICRA]AA+ (Stable)
NA	NCD (Yet to be placed)				500	[ICRA]AA+ (Stable)
NA	NCD (Yet to be placed)	-	-	-	2000	[ICRA]AA+ (Stable)
-	Long Term – Fund Based – Cash Credit	-	-	-	1900	[ICRA]AA+ (Stable)
-	Long Term - Non-Fund Based – Bank Guarantee	-	-	-	350	[ICRA]AA+ (Stable)
-	Long Term/Short term – Unallocated	-	-	-	2250	[ICRA]AA+ (Stable)/ [ICRA]A1+
INE484J14QO9	Commercial Paper	15-Mar-2023	NA	29-Aug-2023	4	[ICRA]A1+
INE484J14QW2	Commercial Paper	13-Apr-2023	NA	13-Jul-2023	75	[ICRA]A1+
INE484J14QX0	Commercial Paper	17-Apr-2023	NA	17-Jul-2023	25	[ICRA]A1+
INE484J14QY8	Commercial Paper	19-Apr-2023	NA	19-Jul-2023	50	[ICRA]A1+
INE484J14QZ5	Commercial Paper	25-Apr-2023	NA	25-Jul-2023	25	[ICRA]A1+
INE484J14RD0	Commercial Paper	19-May-2023	NA	18-Aug-2023	75	[ICRA]A1+
INE484J14RA6	Commercial Paper	17-May-2023	NA	14-Aug-2023	50	[ICRA]A1+
INE484J14RA6	Commercial Paper	17-May-2023	NA	14-Aug-2023	25	[ICRA]A1+
INE484J14RC2	Commercial Paper	23-May-2023	NA	22-Aug-2023	75	[ICRA]A1+
INE484J14RB4	Commercial Paper	25-May-2023	NA	24-Aug-2023	75	[ICRA]A1+
INE484J14RE8	Commercial Paper	26-May-2023	NA	24-Nov-2023	90	[ICRA]A1+
INE484J14RG3	Commercial Paper	30-May-2023	NA	23-Nov-2023	15	[ICRA]A1+
INE484J14RG3	Commercial Paper	30-May-2023	NA	23-Nov-2023	10	[ICRA]A1+
INE484J14RH1	Commercial Paper	30-May-2023	NA	10-Nov-2023	15	[ICRA]A1+
INE484J14RF5	Commercial Paper	31-May-2023	NA	28-Nov-2023	100	[ICRA]A1+
INE484J14RI9	Commercial Paper	02-Jun-2023	NA	30-Nov-2023	100	[ICRA]A1+
INE484J14RL3	Commercial Paper	06-Jun-2023	NA	05-Sep-2023	21	[ICRA]A1+
INE484J14RH1	Commercial Paper	05-Jun-2023	NA	10-Nov-2023	75	[ICRA]A1+
INE484J14RL3	Commercial Paper	06-Jun-2023	NA	05-Sep-2023	25	[ICRA]A1+
INE484J14RK5	Commercial Paper	08-Jun-2023	NA	07-Sep-2023	100	[ICRA]A1+
INE484J14RJ7	Commercial Paper	12-Jun-2023	NA	11-Sep-2023	100	[ICRA]A1+
INE484J14RM1	Commercial Paper	14-Jun-2023	NA	13-Sep-2023	70	[ICRA]A1+
INE484J14RO7	Commercial Paper	19-Jun-2023	NA	18-Sep-2023	75	[ICRA]A1+
INE484J14RN9	Commercial Paper	16-Jun-2023	NA	15-Sep-2023	75	[ICRA]A1+
INE484J14RP4	Commercial Paper	22-Jun-2023	NA	21-Sep-2023	75	[ICRA]A1+
INE484J14RU4	Commercial Paper	26-Jun-2023	NA	25-Sep-2023	100	[ICRA]A1+
INE484J14RS8	Commercial Paper	26-Jun-2023	NA	22-Dec-2023	50	[ICRA]A1+
INE484J14RV2	Commercial Paper	28-Jun-2023	NA	28-Dec-2023	50	[ICRA]A1+
INE484J14RT6	Commercial Paper	26-Jun-2023	NA	15-Dec-2023	50	[ICRA]A1+
INE484J14RR0	Commercial Paper	27-Jun-2023	NA	26-Sep-2023	50	[ICRA]A1+
INE484J14RQ2	Commercial Paper	27-Jun-2023	NA	26-Dec-2023	100	[ICRA]A1+
INE484J14RW0	Commercial Paper	30-Jun-2023	NA	27-Dec-2023	15	[ICRA]A1+
INE484J14RW0	Commercial Paper	30-Jun-2023	NA	27-Dec-2023	10	[ICRA]A1+
-	Commercial Paper [#]	-	-	-	150	[ICRA]A1+

Source: Company; * as on June 30, 2023; # proposed Commercial Paper which is not placed as on date

[Please click here to view details of lender-wise facilities rated by ICRA](#)

Annexure II: List of entities considered for consolidated analysis (as on June 30, 2023)

Entity Name	Ownership ⁷	Consolidation Approach
Subsidiaries		
Godrej Projects Development Limited	100%	Full Consolidation
Godrej Garden City Properties Private Limited	100%	Full Consolidation
Godrej Hillside Properties Private Limited	100%	Full Consolidation
Godrej Home Developers Private Limited	100%	Full Consolidation
Godrej Prakriti Facilities Private Limited	100%	Full Consolidation
Prakriti plaza Facilities Management Pvt. Ltd	100%	Full Consolidation
Godrej Highrises Properties Pvt. Ltd	100%	Full Consolidation
Godrej Genesis Facilities Management Private Limited	100%	Full Consolidation
Citystar InfraProjects Ltd	100%	Full Consolidation
Godrej Residency Pvt. Ltd	50.01%	Full Consolidation
Godrej Properties Worldwide Inc., USA	100%	Full Consolidation
Godrej Precast Construction Private Limited	100%	Full Consolidation
Godrej Green Woods Private Limited	100%	Full Consolidation
Godrej Realty Private Limited	100%	Full Consolidation
Godrej Living Private Limited (w.e.f. 1 February 2022)	100%	Full Consolidation
Ashank Land & building Private Limited (w.e.f. 19 May 2022)	100%	Full Consolidation
Godrej Home Constructions Limited (previously Godrej Home Constructions Private Limited)	100%	Full Consolidation
Wonder City Buildcon Limited (previously Wonder City Buildcon Private Limited)	100%	Full Consolidation
Godrej Highrises Realty LLP	100%	Full Consolidation
Godrej Project Developers & Properties LLP	100%	Full Consolidation
Godrej Skyview LLP	100%	Full Consolidation
Godrej Green Properties LLP	100%	Full Consolidation
Godrej Projects (Soma) LLP	100%	Full Consolidation
Oasis Landmarks LLP	51%	Full Consolidation
Godrej Athenmark LLP	100%	Full Consolidation
Godrej City Facilities Management LLP	100%	Full Consolidation
Godrej Florentine LLP	100%	Full Consolidation
Godrej Olympia LLP	100%	Full Consolidation
Ashank Realty Management LLP	100%	Full Consolidation
Ashank Facility Management LLP	100%	Full Consolidation
Godrej Construction Projects LLP	100%	Full Consolidation
Maan-Hinge Township Developers LLP (classified as Joint Venture upto March 28, 2023)	99%	Full Consolidation
Godrej Reserve LLP (classified as Joint Venture upto September 30, 2022)	99.8%	Full Consolidation
Godrej Vestamark LLP	100%	Full Consolidation
Joint Ventures (JV)		
Godrej Redevelopers (Mumbai) Private Limited	51%	Equity Method
Godrej Greenview Housing Pvt. Ltd	20%	Equity Method
Wonder Projects Development Pvt. Ltd	20%	Equity Method
Godrej Real View Developers Pvt. Ltd	20%	Equity Method
Pearlite Real Properties Pvt. Ltd	49%	Equity Method
Godrej Skyline Developers Private Limited	44%	Equity Method
Godrej Green Homes Private Limited	50%	Equity Method
Godrej Macbricks Private Limited	20%	Equity Method
Munjal Hospitality Private Limited	12%	Equity Method
Vivrut Developers Private Limited	20%	Equity Method
Madhuvan Enterprises Private Limited	20%	Equity Method
Vagishwari Land Developers Private Limited (w.e.f. 10 June 2021)	20%	Equity Method
Yerwada Developers Private Limited (w.e.f. 31 January 2022)	20%	Equity Method
Godrej Property Developers LLP	32%	Equity Method

⁷ Share of profits in case of LLPs

Entity Name	Ownership ⁷	Consolidation Approach
Mosaic Landmarks LLP	1%	Equity Method
Dream World Landmarks LLP	40%	Equity Method
Oxford Realty LLP	35%	Equity Method
Godrej SSPDL Green Acres LLP	37%	Equity Method
M S Ramaiah Ventures LLP	49.5%	Equity Method
Caroa Properties LLP	35%	Equity Method
Godrej Housing Projects LLP	50%	Equity Method
Godrej Amitis Developers LLP	46%	Equity Method
A R Landcraft LLP	40%	Equity Method
Prakhhyat Dwellings LLP	50%	Equity Method
Godrej Highview LLP	40%	Equity Method
Godrej Irismark LLP	50%	Equity Method
Godrej Projects North Star LLP	55%	Equity Method
Godrej Developers & Properties LLP	37.5%	Equity Method
Roseberry Estate LLP	49%	Equity Method
Suncity Infrastructures (Mumbai) LLP	60%	Equity Method
Mahalunge Township Developers LLP	40%	Equity Method
Manyata Industrial Parks LLP	1%	Equity Method
Manjari Housing Projects LLP	40%	Equity Method
Universal Metro Properties LLP	49%	Equity Method
Godrej Odyssey LLP	55%	Equity Method
Embellish Houses LLP	50%	Equity Method
Godrej Projects North LLP (w.e.f 3 December 2021)	50.10%	Equity Method
Associate Company		
Godrej One Premises Management Pvt. Ltd	30%	Equity Method

Source: Company

ANALYST CONTACTS

Rajeshwar Burla
+91 40 4547 4829
rajeshwar.burla@icraindia.com

Anupama Reddy
+91 40 4547 4829
anupama.reddy@icraindia.com

Tushar Bharambe
+91 22 6169 3347
tushar.bharambe@icraindia.com

Chintan Chheda
+91 22 6169 3363
chintan.chheda@icraindia.com

RELATIONSHIP CONTACT

Mr. L. Shivakumar
+91 22 6114 3406
shivakumar@icraindia.com

MEDIA AND PUBLIC RELATIONS CONTACT

Ms. Naznin Prodhani
Tel: +91 124 4545 860
communications@icraindia.com

Helpline for business queries

+91-9354738909 (open Monday to Friday, from 9:30 am to 6 pm)

info@icraindia.com

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ICRA Limited



Registered Office

B-710, Statesman House, 148, Barakhamba Road, New Delhi-110001
Tel: +91 11 23357940-45



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