

An Organization Study Report of Godrej properties Ltd.
(18MBAOS307)

BY
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USN 1CR19MBA20

Submitted to
VISVESVARAYA TECHNOLOGICAL UNIVERSITY, BELAGAVI



Inpartialfulfillmentof the requirement for the award of the degree of
MASTER OF BUSINESS ADMINISTRATION

Under Guidance of

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CERTIFICATE BY THE INSTITUTION

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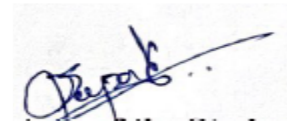
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DECLARATION

I, **Mr. Deepak S.** bearing **USN 1CR19MBA20** hereby declare that the organization study conducted at **Godrej Properties Ltd** is record of independent work carried out by me under the guidance of **Dr.Prakash B. Yaragol.** faculty of M.B.A Department of CMR Institute of Technology, Bengaluru. I also declare that this report is prepared in partial fulfillment of the university Regulations for the award of degree of Master of Business Administration by Visvesvaraya Technological University, Belagavi. I have undergone an organization study for a period of four weeks. I further declare that this report is based on the original study undertaken by me and has not been submitted for the award of any degree/diploma from any other University /Institution.

Disclaimer

The enclosed document is the outcome of a student academic assignment, and does not represent the opinions/views of the University or the institution or the department or any other individuals referenced or acknowledged within the document. The data and Information studied and presented in this report have been accessed in good faith from secondary sources/web sources/public domain, including the organisation's website, solely and exclusively for academic purposes, without any consent/permission, express or implied from the organization concerned. The author makes no representation of any kind regarding the accuracy, adequacy, validity, reliability, availability or completeness of any data/information herein contained.



Place:

Date: 28/9/2020

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Mr. Deepak S.

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EXECUTIVE SUMMARY

The four weeks implant training of VTU is all about learning an organization and the corporate processes in it. This program is designed with the intention of colligating the organizational context with reference to the operational definition and to apply the concepts already learnt to solve management decisions situations.

The executive summary of this study was assorted into five sections, wherein sec A pertained to the study of industry profile and company profile, pertained to the study of Mckensy's 7' S framework with special references to organization study structure, skill, style, strategy, system, staff, shared value, pertained to SWOT analysis of the company's , pertained to the study of the latest annual report of the company and finally Pertained to the overall learning experience.

The study was dedicated by conceiving the research design of observing, interviewing and undergoing through both primary as well as secondary data. The study mainly concentrates on the study of Mckensy's 7s model. The collected data were analyzed and the findings, suggestions, and recommendations were summed up.

Based on the findings the suitable suggestions were provided so as to make some success in the organization, which would aid in directing the company towards Organizational Effectiveness and Organizational Excellence

CHAPTER-1

INTRODUCTION TO ORGANIZATION AND INDUSTRY

ORGANIZATION:

Godrej Properties Limited is a real estate company. The Company is engaged in construction and real estate development. The Company focuses on developing residential, commercial and township projects spread across approximately 11.89 million square meters in over 10 cities. Godrej Properties brings the Godrej Group philosophy of innovation, sustainability, and excellence to the real estate industry. Each Godrej Properties development combines a 122-year legacy of excellence and trust with a commitment to cutting-edge design and technology.



INDUSTRY:

Real estate sector is one of the most globally recognized sectors. It comprises of four sub sectors - housing, retail, hospitality, and commercial. The growth of this sector is well complemented by the growth in the corporate environment and the demand for office space as well as urban and semi-urban accommodations. The construction industry ranks third among the 14 major sectors in terms of direct, indirect and induced effects in all sectors of the economy.

It is also expected that this sector will incur more non-resident Indian (NRI) investment, both in the short term and the long term. Bengaluru is expected to be the most favoured property investment destination for NRIs, followed by Ahmedabad, Pune, Chennai, Goa, Delhi and Dehradun.

Market Size

By 2040, real estate market will grow to Rs 65,000 crore (US\$ 9.30 billion) from Rs 12,000 crore (US\$ 1.72 billion) in 2019. Real estate sector in India is expected to reach a market size of US\$ 1 trillion by 2030 from US\$ 120 billion in 2017 and contribute 13 per cent to the country's GDP by 2025. Retail, hospitality, and commercial real estate are also growing significantly, providing the much-needed infrastructure for India's growing needs. Indian real estate increased by 19.5 per cent CAGR from 2017 to 2028.

Indian real estate sector has witnessed high growth in the recent times with rise in demand for office as well as residential spaces. Real estate attracted around Rs 43,780 crore (US\$ 6.26 billion) in investment in 2019. The retail segment attracted PE (Private Equity) investment of around US\$ 1 billion in 2019. Institutional investment in the sector stood at US\$ 712 million during the quarter ended March 2020. Real estate attracted around US\$ 14 billion from foreign PE between 2015 and Q3 2019.

Export from SEZs reached Rs 7.01 lakh crore (US\$ 100.30 billion) in FY19 and grew by almost 14.5 per cent to Rs 3.82 lakh crore (US\$ 54.66 billion) in H1FY20.

According to the data released by Department for Promotion of Industry and Internal Trade Policy (DPIIT), construction is the fourth largest sector in terms of FDI inflow. FDI in the sector (includes construction development and construction activities) stood at US\$ 42.50 billion from April 2000 to March 2020.

Some of the major investments and developments in this sector are as follows:

- In March 2020, the Government approved proposals from TCS and DLF to set up SEZs for IT sector in Haryana and Uttar Pradesh.
- Blackstone crossed US\$ 12 billion investment milestone in India.

- Puravankara Ltd, a realty firm, plans to invest around Rs 850 crore (US\$ 121.6 million) over the next four years to develop three ultra-luxury residential projects in Bengaluru, Chennai and Mumbai.
- First REIT, which raised Rs 4,750 crore (US\$ 679.64 million), was launched in the early 2019 by global investment firm Blackstone and realty firm Embassy group.
- In January 2020, RMZ Corp entered into a strategic and equal partnership with Mitsui Fudosan (Asia) Pte Ltd to expand its business footprint.
- Housing sales reached 2.61 lakh units in 2019 across seven major cities.
- In September 2018, Embassy Office Parks announced that it would raise around Rs 52 billion (US\$ 775.66 million) through India's first Real Estate Investment Trust (REIT) listing.

GOVERNMENT INITIATIVES:

Government of India along with the governments of respective States has taken several initiatives to encourage development in the sector. The Smart City Project, with a plan to build 100 smart cities, is a prime opportunity for real estate companies. Below are some of the other major Government initiatives:

- In order to revive around 1,600 stalled housing projects across top cities in the country, the Union Cabinet has approved the setting up of Rs 25,000 crore (US\$ 3.58 billion) alternative investment fund (AIF).
- Under Pradhan Mantri Awas Yojana (Urban) (PMAY (U)), 1.12 crore houses have been sanctioned in urban areas, creating 1.20 crore jobs.
- Government has created an Affordable Housing Fund (AHF) in the National Housing Bank (NHB) with an initial corpus of Rs 10,000 crore (US\$ 1.43 billion) using priority sector lending short fall of banks/financial institutions for micro financing of the HFCs.
- On February 29, 2020, India formally approved 417 special economic zones (SEZs), of which 238 were already in operation. Majority of the SEZs are in the IT/ ITeS sector.

ROAD AHEAD:

The Securities and Exchange Board of India (SEBI) has given its approval for the Real Estate Investment Trust (REIT) platform, which will allow all kind of investors to invest in the Indian real estate market. It would create an opportunity worth Rs 1.25 trillion (US\$ 19.65 billion) in the Indian market in the coming years. Responding to an increasingly well-informed consumer base and bearing in mind the aspect of globalisation, Indian real estate developers have shifted gears and accepted fresh challenges. The most marked change has been the shift from family owned businesses to that of professionally managed ones. Real estate developers, in meeting the growing need for managing multiple projects across cities, are also investing in centralised processes to source material and organise manpower and hiring qualified professionals in areas like project management, architecture and engineering.

The growing flow of FDI in Indian real estate is encouraging increased transparency. Developers, in order to attract funding, have revamped their accounting and management systems to meet due diligence standards.

CHAPTER-2

ORGANIZATION PROFILE

The Godrej Group comprises of a varied business portfolio that includes real estate development, fast moving consumer goods, advanced engineering, home appliances, 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. Ranked as the 2nd most trusted Indian brand, an annual revenue of USD 5 billion, and an estimated 1.1 billion customers across the world that use one or another Godrej product every day, the Godrej Group is amongst India's most diversified and trusted conglomerates.

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 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. We have always focused on people and the planet along with the profits.

In 2010, Godrej Properties became a publicly listed company through a successful IPO in which it raised USD 100 million. Godrej Properties also created a fund management subsidiary in 2016; Godrej Fund Management raised USD 275 million in the year's largest residential real estate focused fund raise in the country. We are one of India's only national developers with a strong presence across the country's leading real estate markets. In the financial year 2016, for the first time, Godrej Properties was India's largest publicly listed real estate developer by sales value having sold over INR 5,000 crore of real estate that year. In the same year, we also delivered 0.56 million square meters (6 million square feet) of real estate in seven cities across India.

NATURE OF BUSINESS:

Godrej Properties brings the Godrej Group's philosophy of innovation and excellence to the real estate industry in India. We aspire to be among the top three real estate companies in the country, while continuing to be the most trusted name in the industry. Our aim is to deliver superior value to all our stakeholders through extraordinary and imaginative spaces created out of deep customer focus and insight. We are currently developing residential, commercial and township projects spread over 100 million square feet across 12 cities.

VISION: “We aspire to be among the nation’s top 3 real estate companies, while continuing to be the most trusted name in the industry. We shall deliver superior value to all stakeholders through extraordinary and imaginative spaces created out of deep customer focus and insight.”

“Godrej in every home and every workplace”

MISSION: “Enriching the quality of life everyday everywhere.”

QUALITY POLICY: Godrej delivers high quality products and services to delight our customers and continuously explore new ways of improving our offering. Godrej is committed to delighting customers, both in India and abroad through continuous improvement in quality, cost and customer service.

BUSINESS STRATEGY:



PRODUCT/SERVICES PROVIDED:

Pioneers in the industry, we offer Godrej Summit, Godrej Summit Project Highlights, Godrej Prakriti, Godrej Prakriti Project Highlights, Godrej Alpine and Godrej Alpine Project Highlights from India.

OWNERSHIP PATTERN:

Mr. Adi godrej
chairman emeritus

Mr. Pirojshagodrej
executive chairman

Mr. Mohit malhotra
managing director & chief executive officer

Mr. Jamshydgodrej
Director (non-executive)

Mr. Nadir godrej
Director (non-executive)

Mr. Kekidadiseth
Independent director

Mrs. Lalita gupte
Independent director

Mr. Pranay vakil
Independent director

Mr. Amitavamukherjee
Independent director

Ms. Sutapabanerjee
Independent director

AWARDS & RECOGNITIONS

Godrej Properties has received over 200 awards and recognitions in the recent years.

- **India's top builders**
Construction World Architect and Builder (CWAB) AWARDS 2018
- **Intelligent Enterprise Awards 2018**
Express Computers under the category Enterprise Mobility
- **Developer of the year**
Golden Bricks Awards 2016 – 17
- **India's Top Builders Award**
CWAB Awards 2017
- **Real Estate Company of the Year 2017**
APAC Insider
- **Golden Peacock National Quality Award – 2017**
Institute Of Directors India's 27th World Congress on Business Excellence and Innovation
- **Best Developer of the year 2017**
Construction Times Builders Award 2017
- **Best for Responsibilities of Management & the Board of Directors in India**
Asiamoney's Corporate Governance Poll
- **Developer of the Year – Residential**
ABP News Real Estate Awards 2017
- **IFC Mint Award in Construction, Real Estate & Steel**
5th Porter Prize Awards
- **Premium Real Estate Company of the Year**
Corporate LiveWire - Innovation & Excellence Awards 2017
- **GRESB (Global Real Estate Sustainability Benchmark)**
Ranked 2nd in Asia & 5th globally by GRESB (Global Real Estate Sustainability Benchmark)

Future growth and prospects

Godrej Properties had a strong run in 2019, making investors richer by about 45 per cent. The most expensive realty stock has been outperforming its peer index (BSE Realty) since listing. It has gained more than the market during bull phases such as CY17 and CY19, while cutting its losses in CY18 when it lost 6 per cent.

The outperformance, at least on the operational front, is expected to continue. The addition of three new projects in Mumbai and one in Bengaluru, with total saleable area of 12.7 million square feet, has boosted growth prospects.

CHAPTER-3

MCKENSY'S 7S FRAMEWORK AND PORTER'S FIVE FORCE MODEL

McKensy's 7S framework:

Most of us grew up learning about 'the 4Ps' of the marketing mix: product, price, place, promotion. And this model still works when the focus is on product marketing. However most developed economies have moved on, with an ever-increasing focus on service businesses, and therefore service marketing. To better represent the challenges of service marketing, McKinsey developed a new framework for analyzing and improving organizational effectiveness, the 7S model: The 3Ss across the top of the model are described as 'Hard Ss':

- **Strategy:** The direction and scope of the company over the long term.
- **Structure:** The basic organization of the company, its departments, reporting lines, areas of expertise, and responsibility (and how they inter-relate).
- **Systems:** Formal and informal procedures that govern everyday activity, covering everything from management information systems, through to the systems at the point of contact with the customer (retail systems, call centre systems, online systems, etc).

The 4Ss across the bottom of the model are less tangible, more cultural in nature, and were termed 'Soft Ss' by McKinsey:

- **Skills:** The capabilities and competencies that exist within the company. What it does best.
- **Shared values:** The values and beliefs of the company. Ultimately they guide employees towards 'valued' behavior.

- **Staff:** The company's people resources and how they are developed, trained, and motivated.
- **Style:** The leadership approach of top management and the company's overall operating approach.

McKensy's 7S framework for GODREJ PROPERTIES:

Strategy: They believe that brand strength, management focus on maintaining brand with customer-centric policies, on-time execution, presence across segments, access to low cost capital (8% cost of debt), business upscaling with asset-light model and a focus on market **strategy** are factors that have augured well for GPL.

STRATEGY



Structure: The Godrej Group comprises of a varied business portfolio that includes real estate development, fast moving consumer goods, advanced engineering, home appliances, 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. Ranked as the 2nd most trusted Indian brand, an annual revenue of USD 5 billion, and an estimated 1.1 billion customers across the world that use one or another Godrej product every day, the Godrej Group is amongst India's most diversified and trusted conglomerates.

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System: The Indian real estate sector has been trying to get back on its feet and come to terms with multiple reforms and changes brought in by demonetization, RERA, GST, IBC, NBFC crisis and the subvention scheme ban. While it was a tough task for the sector to align itself with these new regulations, the measures have been instrumental to bring transparency, accountability and fiscal discipline over the last few years.

Prior to COVID19, the real estate sector was expected to grow to USD 650 billion and contribute around 13% of India's GDP by 2025 (from around 6-7% in 2017), according to ANAROCK Research.

Over-reliance on NBFC funding led to severe funding issues after the IL&FS default, wherein RBI had asked NFBCs to bring down their exposure to real estate sector. The share of NBFC loans to real estate which plunged to 46% of total credit to real estate sector in 2018-19, is expected to further come down. Current

coronavirus outbreak is expected to derail the sectors growth momentum in the short term due to its impact on the overall slowing economy. According to industry estimates, 90% of the workforce employed in real estate and construction sector is engaged in the core construction activities, while the rest 10% is involved in other ancillary activities. Since majority of the workers are immigrants, labor shortage could possibly pose a major challenge for the sector post COVID19 lockdown.

While the pandemic outbreak could temporarily disrupt the sector, there are certain greenshoots in this adverse situation.

The recent liquidity crisis has worsened the situation for smaller players which were anyway finding it difficult to adhere to new norms laid by RERA leading to a new wave of consolidation. Industry consolidation is likely to get accelerated further with the COVID19 outbreak and many weak players may cease to exist. Larger established players with strong access to funding are expected to gain market share. Also, the current situation is expected to open up a lot of business development opportunities for well capitalized developers.

RESIDENTIAL REAL ESTATE MARKET

The Indian residential sector has been grappling with subdued demand for the past few years and the recent developments (ongoing impact of NBFC crisis and COVID19) have made things even more difficult for the sector. According to the property research firm Knight Frank, the total sales volume in the top eight cities increased by a modest 1% in CY2019 to 245,861 units as the sector continued to be impacted by the prolonged crisis in the NBFC sector. While certain measures such as the consecutive rate cuts by the RBI, the

The consolidation phase is likely to get accelerated further with the COVID19 outbreak and many weak players may cease to exist reduction of GST rates to 1% for affordable housing and 5% for others and the setting up of an Alternative Investment Fund (AIF) have helped home-buyer sentiments, theyve had little impact on the sales for the sector. New launches increased by 23% to 223,325 units across eight cities including Mumbai, Bengaluru and the National Capital Region (NCR). This came after a sharp jump in launches in CY2018 (+76% YoY) when

the sector started coming to terms with the RERA regime. Ahmedabad witnessed the sharpest growth in new launches at 176%, followed by Hyderabad which recorded launch growth at 150%.

The growth in residential prices in most of the top eight cities of India has been below retail inflation growth since CY2016, with the gap only widening since H1 2016. Hyderabad has been the only market to beat the trend and register residential price growth over the retail inflation level. According to an affordability benchmark study by Knight Frank India, ideal affordability is identified at 4.5 times the average annual household income in a city and except for Mumbai, NCR and Hyderabad, all other markets are below the ideal affordability benchmark. While Mumbai continues to be the most expensive housing market with affordability index of 7.1, it has seen affordability of homes significantly improve from 11 times the annual household income in 2010. NCR and Hyderabad are marginally above the benchmark affordability with scores of 5 each, while Bengaluru has an affordability index of 3.9. The affordability levels have risen the most for Pune at just 2.5 times of their average household incomes.

Skills:

Established Brand Name and Group Association

As an established brand, we are trusted by customers, business partners and financial communities. The company effectively leverages combined Godrej Group resources and has structured systems for HR, T&D, Finance, Planning and Marketing.

Corporate Governance

Godrej Properties ensures transparency in all internal and external processes along with strong conformity to norms.

Professional Management

We are led by experienced leadership and highly qualified cross-functional teams. Strong processes e.g. Concerto (execution), SAP, Performance Review etc. are followed. There is a strong focus and high emphasis on employee training and development at all levels.

Quality

Highest quality standards are followed for project execution, materials and services. We collaborate only with the best-in-class associates.

Design

While focusing on customer requirements and incorporating them in design, Godrej Properties ensures unique and innovative designs for all projects.

Project Management

Our constant focus is on core competencies in project management. The company creates scalability and an ideal combination of expertise by associating with the best in their respective fields.

Shared values: Godrej Properties Limited has successfully created a Great Place to Work FOR ALL their employees as they have excelled on the 5 dimensions that are a hallmark of a High-Trust, High-Performance Culture™ – Credibility, Respect, Fairness, Pride and Camaraderie. In a rigorous assessment process conducted by the Great Place to Work® Institute, Godrej Properties Limited met the minimum criteria on the Trust Index© Employee Survey, on the consistency of experience across all demographics and on the Culture Audit© People Practices Framework, to clear the first level i.e. getting Great Place to Work-Certified™. Great Place to Work® is considered the ‘Gold Standard’ in workplace culture assessment and recognition.

As a certified organization, became eligible to be considered among 'India's Best Workplaces for Women 2019'. The process of identifying India's Best Workplaces for Women is based purely on the assessment findings and does not involve any jury or opinion based criteria.

Culture Snapshot

GPL offers exceptional people practices in supporting employees to balance work and life, professional development while creating an inclusive women-friendly workplace especially considering the real estate industry.

This page highlights more about the work culture of the organization, selected best people practices, the vision of the leadership and glimpses of employee life. Read through to find out what makes Godrej Properties Limited a Great Workplace.

Staff: Godrej Properties Limited is recognized among India's Best Workplaces for Women 2019. This year, a total of 747 organizations, representing the voice of almost 39 lac women, were evaluated by Great Place to Work® to identify 'India's 75 Best Workplaces for Women 2019'. Godrej Properties Limited is among the Top 75 of India's Best Workplaces for Women 2019.

Godrej Properties brings the Godrej Group philosophy of innovation and excellence in the real estate industry. The company aspires to be among India's top 3 real estate companies while continuing to be the most trusted name in the industry. GPL has completed several landmark projects and is currently developing significant projects across India containing residential, commercial and township projects. Through its operations, GPL aims to deliver superior value to all stakeholders through extraordinary and imaginative spaces created out of deep customer focus and insights.

Style: Adi Godrej is the Chairman of the Godrej Group and is Chairman Emeritus of Godrej Properties. Under his leadership, the Godrej Group has been one of the most successful and respected conglomerates in India for many decades. Pirojsha Godrej is the Executive Chairman of Godrej Properties, Godrej Housing Finance, and Godrej Fund Management and a Non-Executive Director at Godrej Consumer Products and Godrej Agrovet. Mr. Mohit Malhotra is the Managing Director & Chief Executive

Officer at Godrej Properties. Mohit holds a Post Graduate Diploma from the Indian Institute of Management, Calcutta.

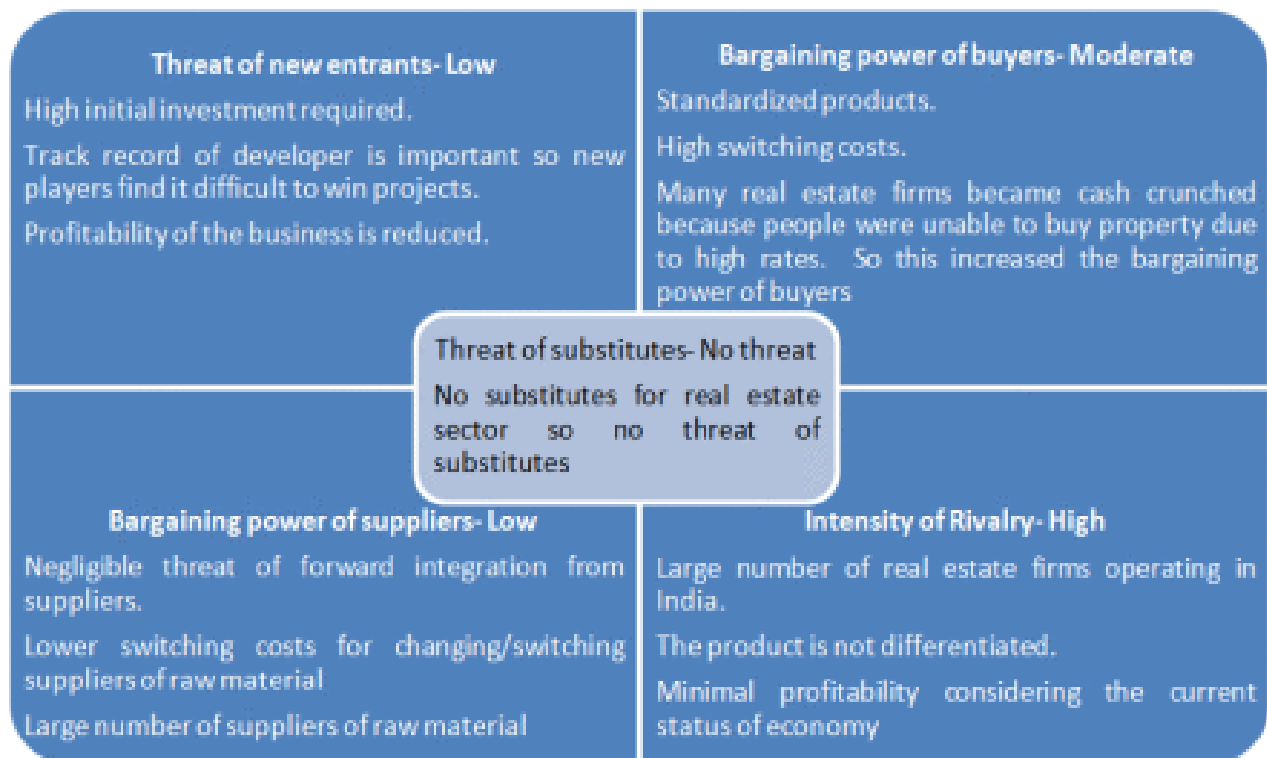
PORTER'S FIVE FORCE MODEL

The Porter's five forces analysis studies the industry of operation and helps the company find new sources of competitive advantage. The analysis surveys an industry through five major questions:

- What composes a threat of substitute products and services?
- Is there a threat of new competitors entering the market?
- What is the intensity of competitive rivalry?
- How big is the bargaining power of buyers?
- How significant is the bargaining power of suppliers?

PORTER's five forces model

- Bargaining Power of Suppliers - large number of substitute inputs, suppliers have less bargaining leverage over producers. Low concentration of suppliers and low cost of switching suppliers.
- Bargaining Power of Customers – Product is important to customer and buyers require special customization
- Intensity of Existing Rivalry – Large industry size and Fast industry growth rate
- Threat of Substitutes – Substitute has lower performance and limited number of substitutes
- Threat of New Competitors – Industry requires economies of scale and Entry barriers are high



CHAPTER-4

SWOT ANALYSIS

SWOT analysis of Godrej Properties analyses the brand/company with its strengths, weaknesses, opportunities & threats. In Godrej Properties SWOT Analysis, the strengths and weaknesses are the internal factors whereas opportunities and threats are the external factors.

SWOT Analysis is a proven management framework which enables a brand like Godrej Properties to benchmark its business & performance as compared to the competitors and industry. As of 2020, Godrej Properties is one of the leading brands in the real estate and construction sector.

The table below lists the SWOT (Strengths, Weaknesses, Opportunities, Threats), top Godrej Properties competitors and includes Godrej Properties target market, segmentation, positioning & Unique Selling Proposition (USP).

Godrej Properties Strengths	<p>Below are the Strengths in the SWOT Analysis of Godrej Properties:</p> <ol style="list-style-type: none">1. Risk management in land sourcing2. Out sourced support functions3. Superior execution4. Diversified portfolio
Godrej Properties Weaknesses	<p>Here are the weaknesses in the Godrej Properties SWOT Analysis:</p> <ol style="list-style-type: none">1. new in the real estate secoter2. reach is limited to a few metro cities
Godrej Properties Opportunities	<p>Following are the Opportunities in Godrej Properties SWOT Analysis:</p> <ol style="list-style-type: none">1. with RBI's rate cut there will be boom on real estate sector

2.there are large untapped market In tier ii & iii cities

The threats in the SWOT Analysis of Godrej Properties are as mentioned:

**Godrej Properties
Threats**

- 1.current economic situation may have adverse effect on construction industry
- 2.infrastructure safety always a risk
- 3.competitoers are emerging by leaps and bounds

Table 1SWOT Analysis

CHAPTER-5

ANALYSIS OF FINANCIAL STATEMENTS

Financial analysis for Godrej properties

BalanceSheet - Godrej Properties Ltd.

Rs (in Crores)

Particulars	Mar'20	Mar'19	Mar'18	Mar'17	Mar'16
Liabilities	12 Months	12 Months	12 Months	12 Months	12 Months
Share Capital	131.97	119.93	108.24	108.18	108.13
Reserves & Surplus	4902.81	2537.12	2123.57	1881.81	1993.25
Net Worth	5034.78	2657.05	2231.81	1989.99	2101.38
Secured Loan	3204.04	3515.84	940.31	1262.36	1271.72
Unsecured Loan	.00	.00	2762.55	2243.30	1357.01
TOTAL LIABILITIES	8238.82	6172.89	5934.67	5495.65	4730.11
Assets					
Gross Block	164.15	138.62	146.41	123.75	135.71
(-) Acc. Depreciation	46.85	37.79	30.74	19.78	26.66

Net Block	117.30	100.83	115.67	103.97	109.05
Capital Work in Progress	13.59	3.81	.13	.04	15.81
Investments	3562.64	2465.96	1341.40	766.63	761.95
Inventories	1247.42	1580.10	1900.01	1942.75	1228.05
Sundry Debtors	139.12	103.63	109.10	147.39	67.26
Cash and Bank	427.28	282.12	270.40	74.90	230.36
Loans and Advances	4306.26	3240.81	3063.02	3072.22	2778.45
Total Current Assets	6120.08	5206.66	5342.53	5237.26	4304.12
Current Liabilities	1550.38	1581.88	850.41	605.46	454.21
Provisions	24.41	22.49	14.65	6.79	6.61
Total Current Liabilities	1574.79	1604.37	865.06	612.25	460.82
NET CURRENT ASSETS	4545.29	3602.29	4477.47	4625.01	3843.30
Misc. Expenses	.00	.00	.00	.00	.00
TOTAL ASSETS(A+B+C+D+E)	8238.82	6172.89	5934.67	5495.65	4730.11

Table 2 Balance Sheet

Profit & Loss - Godrej Properties Ltd. **Rs (in Crores)**

	Mar'20	Mar'19	Mar'18	Mar'17	Mar'16
	12Months	12Months	12Months	12Months	12Months
INCOME:					
Sales Turnover	1747.05	1433.75	955.83	998.63	340.26
Excise Duty	.00	.00	.00	.00	.00
NET SALES	1747.05	1433.75	955.83	998.63	340.26
Other Income	540.6300	460.2500	493.6100	222.4000	222.8200
TOTAL INCOME	2287.68	1894.00	1449.44	1221.03	563.08
EXPENDITURE:					
Manufacturing Expenses	678.48	509.34	595.83	616.32	221.14
Material Consumed	317.66	500.54	.00	.00	.00
Personal Expenses	152.43	143.52	98.74	60.26	45.63
Selling Expenses	54.35	51.24	51.51	35.99	23.67
Administrative Expenses	285.35	139.31	123.34	72.54	38.79

Expenses Capitalised	.00	.00	.00	.00	.00
Provisions Made	.00	.00	.00	.00	.00
TOTAL EXPENDITURE	1488.27	1343.95	869.42	785.11	329.23
Operating Profit	258.78	89.80	86.41	213.52	11.03
EBITDA	799.41	550.05	580.02	435.92	233.85
Depreciation	16.67	13.12	14.53	13.18	13.48
Other Write-offs	.00	.00	.00	.00	.00
EBIT	782.74	536.93	565.49	422.74	220.37
Interest	270.55	251.95	191.95	156.66	187.00
EBT	512.19	284.98	373.54	266.08	33.37
Taxes	199.37	75.63	132.69	69.57	3.00
Profit and Loss for the Year	312.82	209.35	240.85	196.51	30.37
Non Recurring Items	-.68	-.33	-2.76	-.31	.00
Other Non Cash Adjustments	.00	.00	.00	.00	.00
Other Adjustments	.68	.33	2.76	.31	.00
REPORTED PAT	312.82	209.35	240.85	196.51	30.37
KEY ITEMS					
Preference Dividend	.00	.00	.00	.00	.00

Equity Dividend	.00	.00	.00	.00	.00
Equity Dividend (%)	.00	.00	.00	.00	.00
Shares in Issue (Lakhs)	2520.24	2293.24	2164.80	2163.65	2162.60
EPS - Annualised (Rs)	12.41	9.13	11.13	9.08	1.40

Table 3 Profit and Loss

KEY FINANCIAL RATIOS OF GODREJ PROPERTIES (in Rs. Cr.)	MAR 20	MAR 19	MAR 18	MAR 17	MAR 16
PER SHARE RATIOS					
Basic EPS (Rs.)	12.69	9.22	11.13	9.12	1.44
Diluted EPS (Rs.)	12.69	9.22	11.12	9.08	1.44
Cash EPS (Rs.)	13.07	9.70	11.80	9.69	2.03
Book Value [ExclRevalReserve]/Share (Rs.)	199.78	115.87	103.10	91.98	97.17
Book Value [InclRevalReserve]/Share (Rs.)	199.78	115.87	103.10	91.98	97.17
Dividend / Share(Rs.)	0.00	0.00	0.00	0.00	0.00
Revenue from Operations/Share (Rs.)	69.32	62.52	44.15	46.16	15.73
PBDIT/Share (Rs.)	31.72	23.99	26.79	20.15	10.81
PBIT/Share (Rs.)	31.06	23.41	26.12	19.54	10.19
PBT/Share (Rs.)	20.32	12.43	17.26	12.30	1.54

Net Profit/Share (Rs.)	12.41	9.13	11.13	9.08	1.40
PROFITABILITY RATIOS					
PBDIT Margin (%)	45.75	38.36	60.68	43.65	68.72
PBIT Margin (%)	44.80	37.44	59.16	42.33	64.76
PBT Margin (%)	29.31	19.87	39.08	26.64	9.80
Net Profit Margin (%)	17.90	14.60	25.19	19.67	8.92
Return on Networth / Equity (%)	6.21	7.87	10.79	9.87	1.44
Return on Capital Employed (%)	15.50	16.94	8.78	9.84	1.43
Return on Assets (%)	3.18	2.69	3.54	3.21	0.58
Total Debt/Equity (X)	0.64	1.32	1.66	1.76	1.25
Asset Turnover Ratio (%)	17.80	18.43	14.05	16.34	6.55
LIQUIDITY RATIOS					
Current Ratio (X)	1.63	1.20	1.37	1.27	1.32
Quick Ratio (X)	1.36	0.85	0.91	0.80	0.93

Table 4 Financial Ratios

CHAPTER-6

LEARNING EXPERIENCE

This has been something new that we don't do in our day to day life. doing the organisational study helped me in thinking on a broader perspective. This helped me in understanding the company on a whole, how the company runs and functions, how McKensey's 7S framework actually work, how the Porter's 5 force Model helps the organisation to perform better. The SWOT analysis helped me in understanding the company even better. When it comes to the financial analysis the numbers make me think about the kind of money involved in the Real Estate industry.

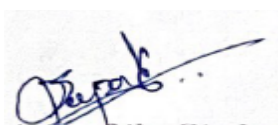
I would like to conclude by saying that this was fun and interesting to do.

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- CORPORATE FINANCIAL ANALYSIS

WEEKLY PROGRESS REPORT

Student Name	Mr. Deepak S
USN	1CR19MBA20
Title of the Study	An Organisation Study on Godrej Properties Ltd
Organization	Godrej Properties Ltd
WEEK-1	
Duration (start date - End date)	6.8.2020 - 12.8.2020
Chapter s covered	Chapter 1 and Chapter 2
Descriptions of activities performed during the week	Introduction to organization, Industry profile and company profile
WEEK-2	
Duration (start date - End date)	13.8.2020 - 18.8.2020
Chapter s covered	Chapter 3
Descriptions of activities performed during the week	McKensy's 7S framework, Porter's Five Force Model.
WEEK-3	
Duration (start date - End date)	19.8.2020 - 26.8.2020
Chapter s covered	Chapter 4 and Chapter 5
Descriptions of activities performed during the week	SWOT Analysis and analysis of financial statements
WEEK-4	
Duration (start date - End date)	27.8.2020 - 30.8.2020
Chapter s covered	Chapter 6
Descriptions of activities performed during the week	Learning experience and Bibliography



Signature of the Student



Signature of the Guide