

2021-22

INTEGRATED REPORT



COMPANY INFORMATION

Mr. Adi Godrej
Chairman Emeritus

DIRECTORS

Mr. Pirojsha Godrej,
Executive Chairman

Mr. Jamshyd Godrej
Non-Executive Director

Mr. Nadir Godrej
Non-Executive Director

Mr. Mohit Malhotra,
Managing Director & Chief Executive Officer

Mrs. Lalita D. Gupte
Independent Director

Mr. Amitava Mukherjee
Independent Director

Mr. Pranay Vakil
Independent Director

Ms. Sutapa Banerjee
Independent Director

Dr. Indu Bhushan
Independent Director

CHIEF FINANCIAL OFFICER

Mr. Rajendra Khetawat

COMPANY SECRETARY AND COMPLIANCE OFFICER

Mr. Ashish Karyekar

REGISTERED OFFICE

Godrej One, 5th Floor,
Pirojshanagar, Eastern Express Highway,
Vikhroli (East), Mumbai – 400 079

Phone: +91-22-6169 8500

Website: www.godrejproperties.com

CIN: L74120MH1985PLC035308

REGISTRAR & TRANSFER AGENT

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

STATUTORY AUDITORS

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

BANKERS

State Bank of India
HDFC Bank Ltd.
Axis Bank Limited

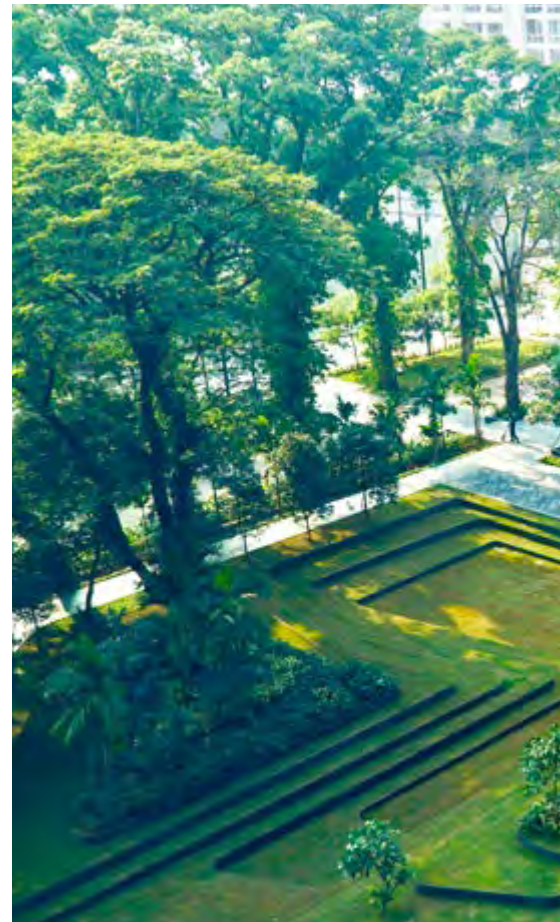
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OUR FIRST INTEGRATED REPORT

Through integrated reporting, we aim to share an overview of both our financial and non-financial performance that has helped create short term and long term value for our stakeholders

AN INTEGRATED APPROACH

Integrated Annual reporting is a comprehensive exercise undertaken to communicate a company's strategy, governance, performance and business prospects with a focus on value creation through the capital accounting approach. Our first integrated report explains how we create value for our various stakeholders using the six capitals – financial, natural, human, intellectual, manufactured and social & relationships.

From this report onwards we have transitioned into reporting on these six capitals as per the <IR> framework. Our value creation model demonstrates how these six capitals are utilized at an input level to provide tangible outputs. These translate to meaningful outcomes which in turn contribute to larger impact areas.

With this integrated report, we further our commitment to purpose-driven sustainable business addressing growing concerns around both the environment and community with the same urgency as our financial performance.

We trust that this report provides insights on material issues and our operating context, governance structure, our approach to value creation, our performance against identified KPIs and interconnectedness between our material issues, strategies, performance, value creation, financial and statutory reports. We remain committed to our 6P framework across product, partnerships, people, process, profit and planet as outlined in our previous sustainability and annual reports, closely linking it to the six capitals under the <IR> framework. We have also evaluated our material topics to proactively address stakeholders expectations.

GRI 102-46, GRI 102-50, GRI 102-51, GRI 102-52, GRI 102-54

REPORTING PERIOD

01 — 31
APR 2021 MAR 2022

FORWARD LOOKING STATEMENTS

The report contains certain statements pertaining to expected company performance which are forward-looking. Forward-looking statements require us to make assumptions. There is a possibility that these assumptions and related forward-looking statements may not prove to be accurate and actual future events may differ from those expressed in the forward-looking statements. Readers are cautioned not to place undue reliance on forward-looking statements. The Company undertakes no obligation to update these forward-looking statements which reflect events or circumstances, after the publication of this report.



REPORTING FRAMEWORK

This report is prepared with reference to the following disclosure formats:

- » GRI Standards: Core Option
- » International <IR> framework of the Value Reporting Foundation
- » United Nations Sustainable Development Goals (SDGs)
- » National Voluntary Guidelines on Social, Environmental and Economic Responsibilities of Business (NVGs)
- » Companies Act, 2013 (including the rules made thereunder)
- » Indian Accounting Standards
- » Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015

OUR REPORTING SUITE

		2014-15 Annual Report
		2015-16 Annual Report
		2016-17 Annual Report
		2017-18 Annual Report
		2018-19 Annual Report Sustainability Report
		2019-20 Annual Report Sustainability Report
		2020-21 Annual Report Sustainability Report



REPORTING BOUNDARY

This report is for Godrej Properties and includes all ongoing project sites in India being developed directly or through its Special Purpose Vehicle entities. The data and content are consolidated for business, unless otherwise specified.

GRI 102-46, GRI 102-53

Godrej One

NORTH



NCR

NCR REGIONAL OFFICE

SITES
 GODREJ AIR
 GODREJ GOLF LINKS
 GODREJ HABITAT
 GODREJ NATURE PLUS
 GODREJ WOODS
 GODREJ MERIDIEN
 GODREJ SOUTH ESTATE

MUMBAI METROPOLITAN REGION



MUMBAI

HEAD OFFICE
 MMR REGIONAL OFFICE

SITES
 GODREJ CITY
 GODREJ URBAN PARK
 GODREJ NIRVAAN & UPAVAN
 GODREJ EMERALD
 GODREJ RKS
 GODREJ EXQUISITE
 GODREJ BAYVIEW
 GODREJ ASCEND

WEST



PUNE

PUNE REGIONAL OFFICE

SITES
 GODREJ GREENS
 GODREJ REJUVE
 GODREJ NURTURE (MAMURDI)
 GODREJ RIVERHILLS (MAHALUNGE)
 GODREJ RIVERGREENS (MANJARI)
 GODREJ HINJEWADI



AHMEDABAD

AHMEDABAD REGIONAL OFFICE

SOUTH



BENGALURU

BANGALORE REGIONAL OFFICE

SITES
 GODREJ REFLECTIONS & LAKE GARDEN
 GODREJ ETERNITY
 GODREJ NURTURE
 GODREJ ROYAL WOODS
 GODREJ PARK RETREAT
 GODREJ SPLENDOR
 GODREJ WOODLAND



VIKHROLI

VIKHROLI REGIONAL OFFICE

SITE
 TAJ HOTEL & IMAGINE STUDIO
 PRECINCT

EAST



KOLKATA

KOLKATA REGIONAL OFFICE

SITES
 GODREJ SE7EN
 GODREJ PRAKRITI

This report covers our environmental performance across 31 active project sites that fall under direct operational control, our headquarters in Mumbai and 7 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.](#)

FEEDBACK

We welcome your feedback on our sustainability performance. Please reach out for any queries, comments or clarifications at sustainability@godrejproperties.com

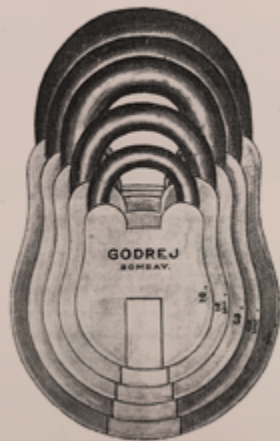


ABOUT GODREJ PROPERTIES

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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.

125

YEAR LEGACY OF EXCELLENCE

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.

ESTABLISHED IN

1897

COMBINED MARKET CAP (USD)

15 BILLION

NUMBER OF CONSUMERS

1.1 BILLION

BRAND VALUATION

\$2.4 BILLION



Vikhroli - archival photograph

AN EQUITABLE AND GREENER WORLD

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

3x

CENTRAL PARK,
NEW YORK

GROUP LEVEL PROGRESS ON ENVIRONMENTAL SUSTAINABILITY

52%

REDUCTION IN SCOPE 1&2 GHG EMISSION INTENSITY

56%

OF ENERGY IS FROM RENEWABLES

3.8L

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 CLOSE TO 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 125-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 350 awards and recognitions, including '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.

37
YEARS OF
EXPERIENCE

350+
AWARDS AND
RECOGNITIONS

10
LOCATIONS

84
PROJECTS

INSPIRING TRUST IN REAL ESTATE

Godrej Properties builds on the Godrej Group's principles of innovation, sustainability and customer centricity, and deploys cutting-edge technology to deliver industry-leading infrastructure and service quality. Headquartered in Mumbai, Godrej Properties is present in 10 cities in the country and has a workforce of over 1,900 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 ₹ 46,482 Crore as on March 31, 2022.

PRESENCE

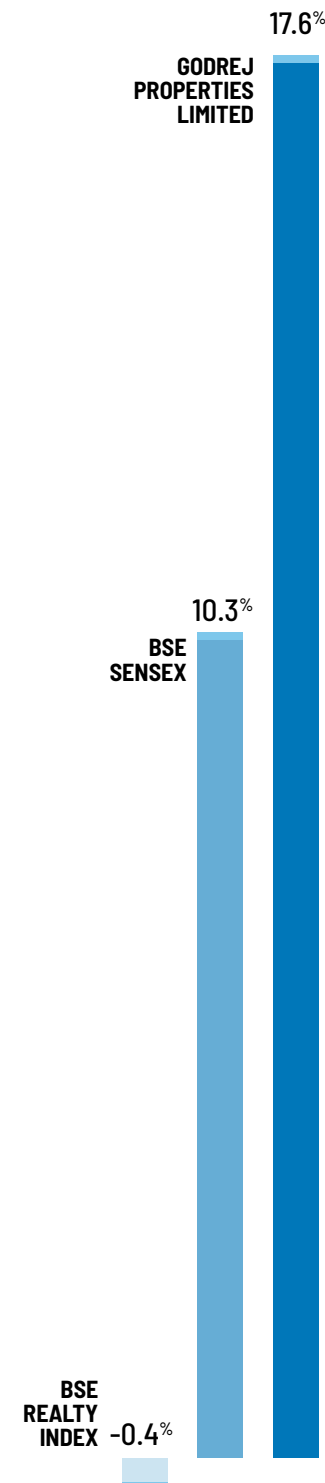
As on March 31, 2022, the Company had 84 current and upcoming projects with a total saleable area of 190 million sq ft (excluding Nagpur which was added in April 2022) with a focus on four core regions of Mumbai Metropolitan Region, National Capital Region, Pune and Bangalore.

190

MN SQ. FT. OF TOTAL
SALEABLE AREA

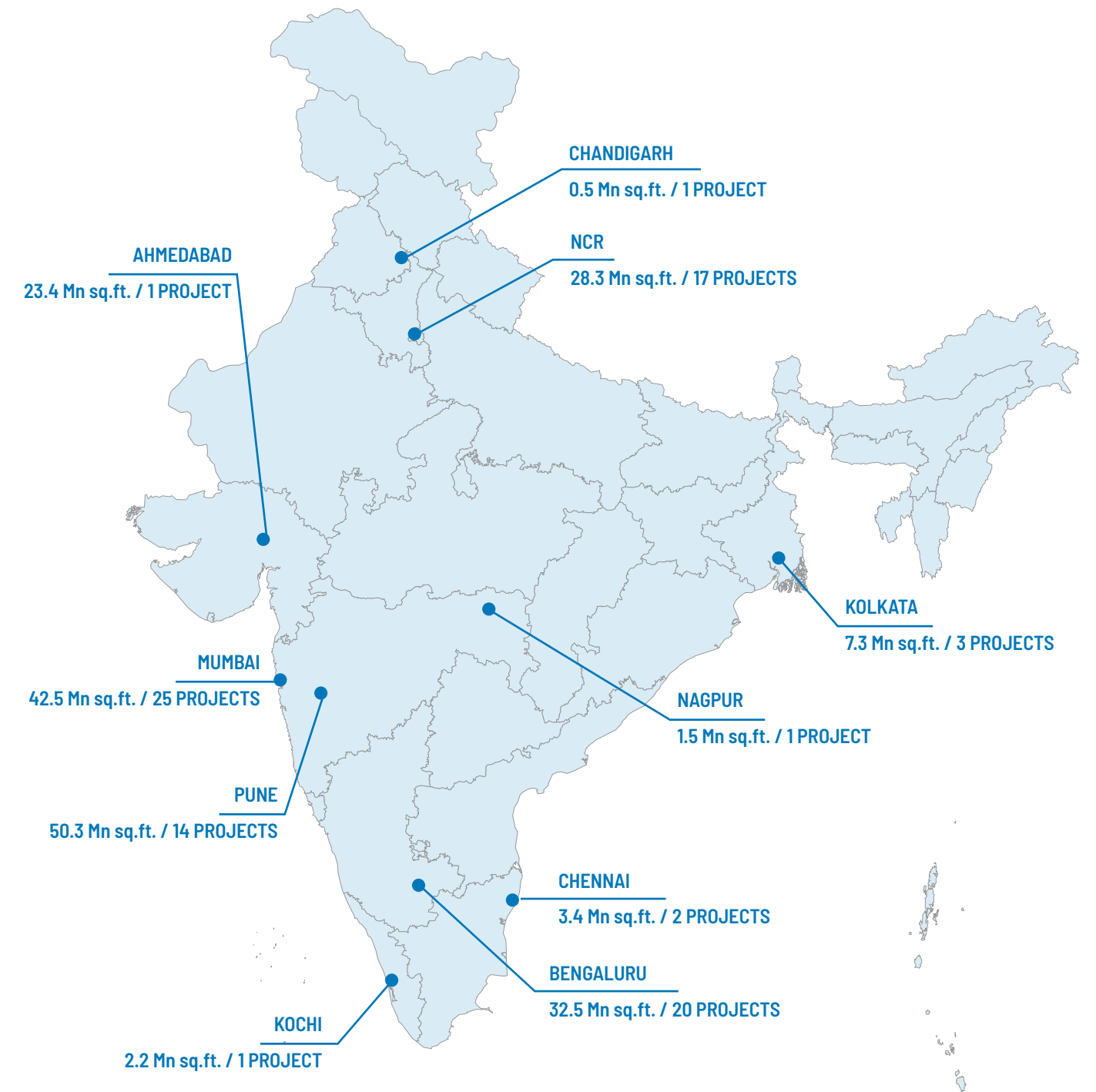


12 YEAR CAGR IN STOCK PRICE



OUR PORTFOLIO

(As on 30th April 2022)



GRI 102-4, GRI 102-6, GRI 102-7