

Ref. No. VIPUL/SEC/VC/FY2015-16/1523

December 8, 2015

- 1) The Secretary
BSE Limited, (Scrip Code : 511726)
Corporate Relationship Department,
- 2) The Secretary
BSE Ltd (Scrip Code : 952788 and 952859)
Debt Listing Department
at : 1st Floor, New trading Ring, Rotunda Building,
Phiroze Jeejeebhoy Towers, Dalal Street, Fort,
Mumbai-400001
- 3) The Manager (Listing)
National Stock Exchange of India Limited
Exchange Plaza, Bandra Kurla Complex,
Bandra (E)
Mumbai-400 051

Reg: Update

Dear Sir,

Please find enclosed herewith copy of Investors Release in respect of launch of new project of the Company viz "AAROHAN" located at Sector-53, Golf Course Road, Gurgaon.

Also, enclosed is a Corporate Presentation for your reference and records.

You are requested to bring the same to the notice of all concerned.

Thanking you,

Yours faithfully
For Vipul Ltd


Vivek Chaudhary
Company Secretary

Encl : as above



INVESTOR RELEASE

VIPUL LTD. Launches its Flagship Project 'AAROHAN'

19.25 Acre Project on Golf Course Road, Gurgaon

08th December, 2015, Gurgaon – Vipul Limited, one of the leading NCR focused Real Estate Company has launched 1st Phase of its 19.25 Acres Project on Golf Course Road, Sector 53, Gurgaon. The Project has been named '**AAROHAN**' – a Sanskrit word meaning to Ascend or to Rise.

'**AAROHAN**' constitutes three iconic towers with four apartments on each floor in each tower in the 1st Phase. The Total estimated area shall be 0.9mn sq. ft. of Premium Residential space in the 1st Phase.

'**AAROHAN**' will include facilities such as a sky deck, landscaped intermediated terraces, amphitheater, modern security solutions including synchronized fire fighting systems, CCTV surveillance in complex, smoke and heat detectors amongst other State of the Art facilities.



[Click Here for the Project Video](#)



About Vipul Limited

Vipul Limited is a leading Real Estate Developer in NCR besides developing properties in Ludhiana, Bawal, Bhubaneswar, Faridabad and Gurgaon. The Group has delivered 10mn sq. ft. of area since inception and has completed 4 prime projects on Golf Course Road at Gurgaon. Equity Shares are listed both on BSE Ltd. and NSE Ltd. For more information about Vipul Limited, please visit www.vipulgroup.in

Safe harbor statement

Statements in this document relating to future status, events, or circumstances, including but not limited to statements about plans and objectives, the progress and results of research and development, potential project characteristics, project potential and target dates for project related issues are forward-looking statements based on estimates and the anticipated effects of future events on current and developing circumstances. Such statements are subject to numerous risks and uncertainties and are not necessarily predictive of future results. Actual results may differ materially from those anticipated in the forward-looking statements. The company assumes no obligation to update forward-looking statements to reflect actual results changed assumptions or other factors.

For further details please contact:

Vivek Chaudhary, Company Secretary, Vipul Limited, Email id vivekchaudhary@vipulgroup.in
or

Shogun Jain, Strategic Growth Advisors, CIN - U74140MH2010PTC204285, jshogun@sgapl.net



Vipul Limited Investor Presentation December 2015



This presentation and the accompanying slides (the “Presentation”), which have been prepared by Vipul Limited (the “Company”), have been prepared solely for information purposes and do not constitute any offer, recommendation or invitation to purchase or subscribe for any securities, and shall not form the basis or be relied on in connection with any contract or binding commitment whatsoever. No offering of securities of the Company will be made except by means of a statutory offering document containing detailed information about the Company.

This Presentation has been prepared by the Company based on information and data which the Company considers reliable, but the Company makes no representation or warranty, express or implied, whatsoever, and no reliance shall be placed on, the truth, accuracy, completeness, fairness and reasonableness of the contents of this Presentation. This Presentation may not be all inclusive and may not contain all of the information that you may consider material. Any liability in respect of the contents of, or any omission from, this Presentation is expressly excluded.

This presentation contains certain forward looking statements concerning the Company’s future business prospects and business profitability, which are subject to a number of risks and uncertainties and the actual results could materially differ from those in such forward looking statements. The risks and uncertainties relating to these statements include, but are not limited to, risks and uncertainties regarding fluctuations in earnings, our ability to manage growth, competition (both domestic and international), economic growth in India and abroad, ability to attract and retain highly skilled professionals, time and cost over runs on contracts, our ability to manage our international operations, government policies and actions regulations, interest and other fiscal costs generally prevailing in the economy. The Company does not undertake to make any announcement in case any of these forward looking statements become materially incorrect in future or update any forward looking statements made from time to time by or on behalf of the Company.

Vipul Limited



**Integrated
Townships**

**High-End Luxury
Apartments**

**Independent
Floors**

**Lavish
Villas**

**Retail &
Commercial
Towers**



10mn
Sq. ft

4mn
Sq. ft

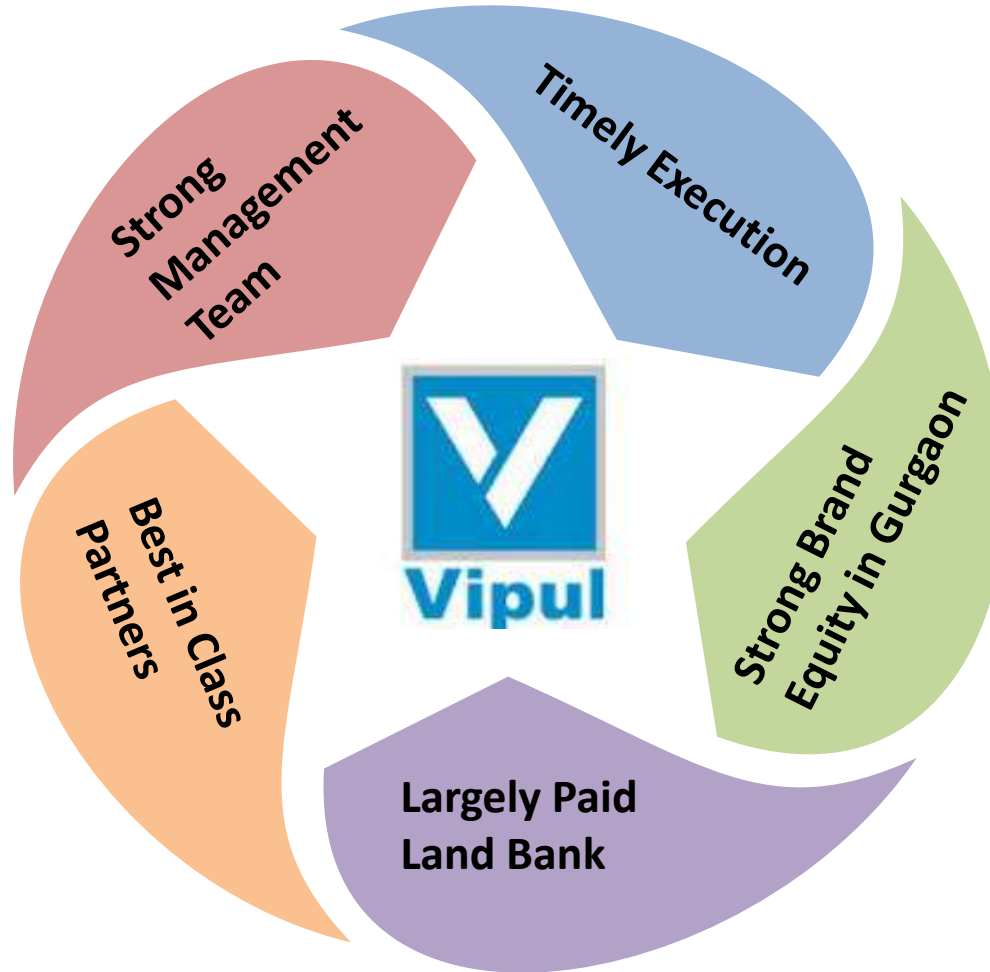
4 Prime Projects
Completed on

Delivered

Under Construction

Golf Course Road, Gurgaon

Key Strengths



We believe in Continuous Monetization of Land Bank

Experienced Management Team



Punit Beriwalla

Promoter & Managing Director

- ✓ Entered Real Estate business through joint ventures with reputed builders and subsequently ventured out independently
- ✓ Successfully steered the organization into becoming a dynamic and professionally managed Company
- ✓ Has grown the Company in all verticals of Real Estates Industry in past 14 years
- ✓ Holds a B.Com Degree from Kolkata University & has over 30 years of overall experience



Ajay Agrawal

Chief Financial Officer

- ✓ Chartered Accountant by profession & has over 18 years of experience, of which 7 years have been with Vipul Limited.
- ✓ Has been associated with Ernst and Young in the Past



Guninder Singh

Chief Executive Officer

- ✓ Holds a B.Arch Degree from Punjab University & has over 30 years of experience, of which 12 years have been with Vipul Limited
- ✓ Has been associated with Unitech Ltd in the Past



Rakesh Sharma

Vice President- Legal & BD

- ✓ Chartered Accountant by profession & has over 31 years of experience, of which 9 years have been with Vipul Limited
- ✓ Has been associated with Onida, Stanford Engineering, Silverline Holdings and Tapasya Projects Ltd. in the Past

Board of Directors



Mrs. Ameeta Verma Duggal (Director)	✓ Mrs. Verma has a Degree in Law from Delhi University ✓ She has extensive experience in Company Law, Contract Law, Intellectual Property Rights, Anti-trust and Competition Law, Environmental Law, Industrial Law, Property Law and Information & Broadcasting Law
Mr. Anil Kr. Agarwal (Director)	✓ Mr. Agarwal, holds B.Com degree from Patna University ✓ Has been the Chairman cum Managing Director of M/s Elite Leasings Ltd, a Finance & Leasing Company ✓ Has rich experience in Leasing and export financial segment
Dr. B Samal (Director)	✓ Dr Samal , holds MSC in Agricultural , Post Graduate Diploma in Bank Management and is a gold medalist with 34 years of experience in Banking & Finance. ✓ Has been chairman & managing Director of Allahabad Bank.
Mr. Kapil Dutta (Director)	✓ Mr. Dutta, holds an B.A (Hons.) degree ✓ Has worked as CEO - International Olympic Committee - India Office (1983-1997) and as CEO of Ashwini Kumar Consultants Pvt. Ltd..
Mr. Rajesh Kr. Batra (Director)	✓ Mr. Batra, holds an B.E degree from Waseda University, Tokyo, in Higher Optical Instrumentation ✓ Has over 31 years of experience as a real estate developer, financial advisor and investor ✓ Member of Opticians Association and of Optical Instruments sub-committee – Indian Standard Institution
Mr. Vikram Kochhar (Director)	✓ Mr Kochhar holds Bachelors of Science degree from Delhi University & holds certificate of CAIIB- Part I . ✓ Has rich experience in the field of credit, treasury and other areas of banking

Business Strategy



- ✓ Focus on faster execution at Sector 53, Golf Course Road, Gurgaon
- ✓ Faster conversion from Investments in Landbank to Project Development stage



- ✓ Our Association is with the best Partners to deliver a World Class Project



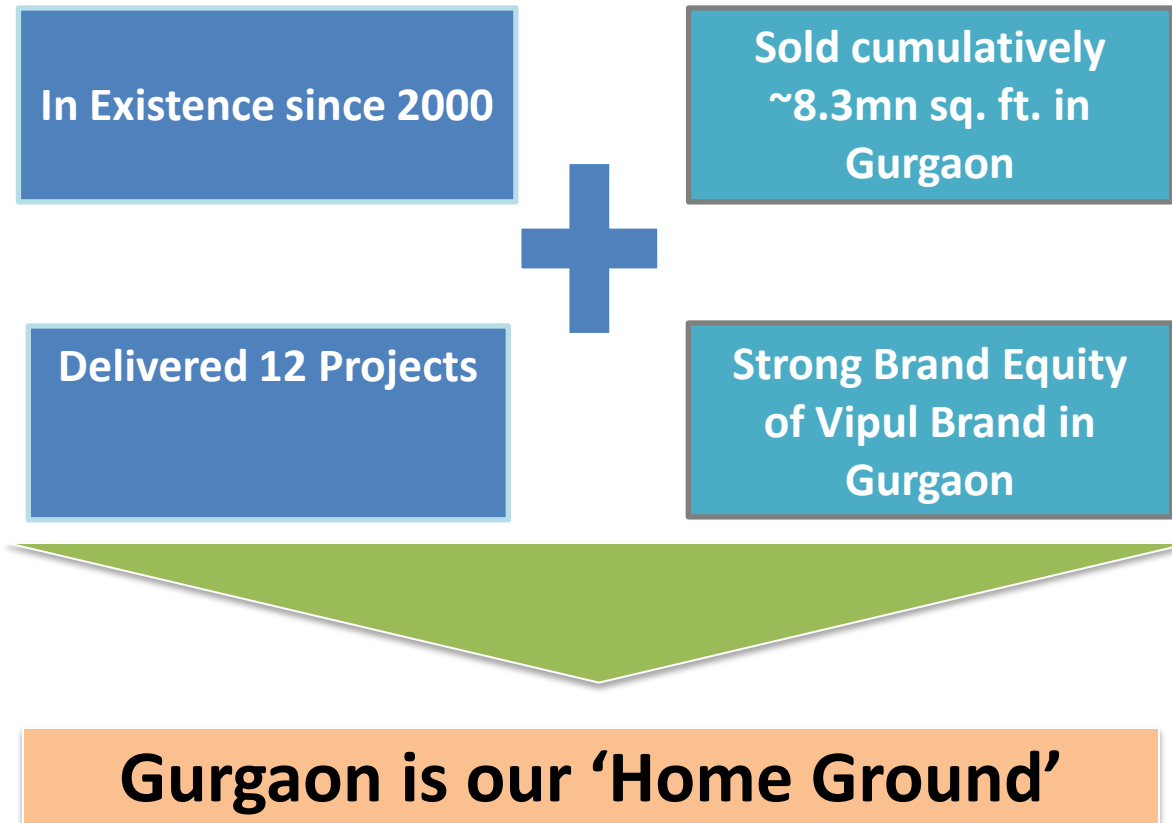
- ✓ Our Ethos is timely execution and our Customers **Love us for that**



- ✓ We have significant presence in North India – the fastest growing hub in India

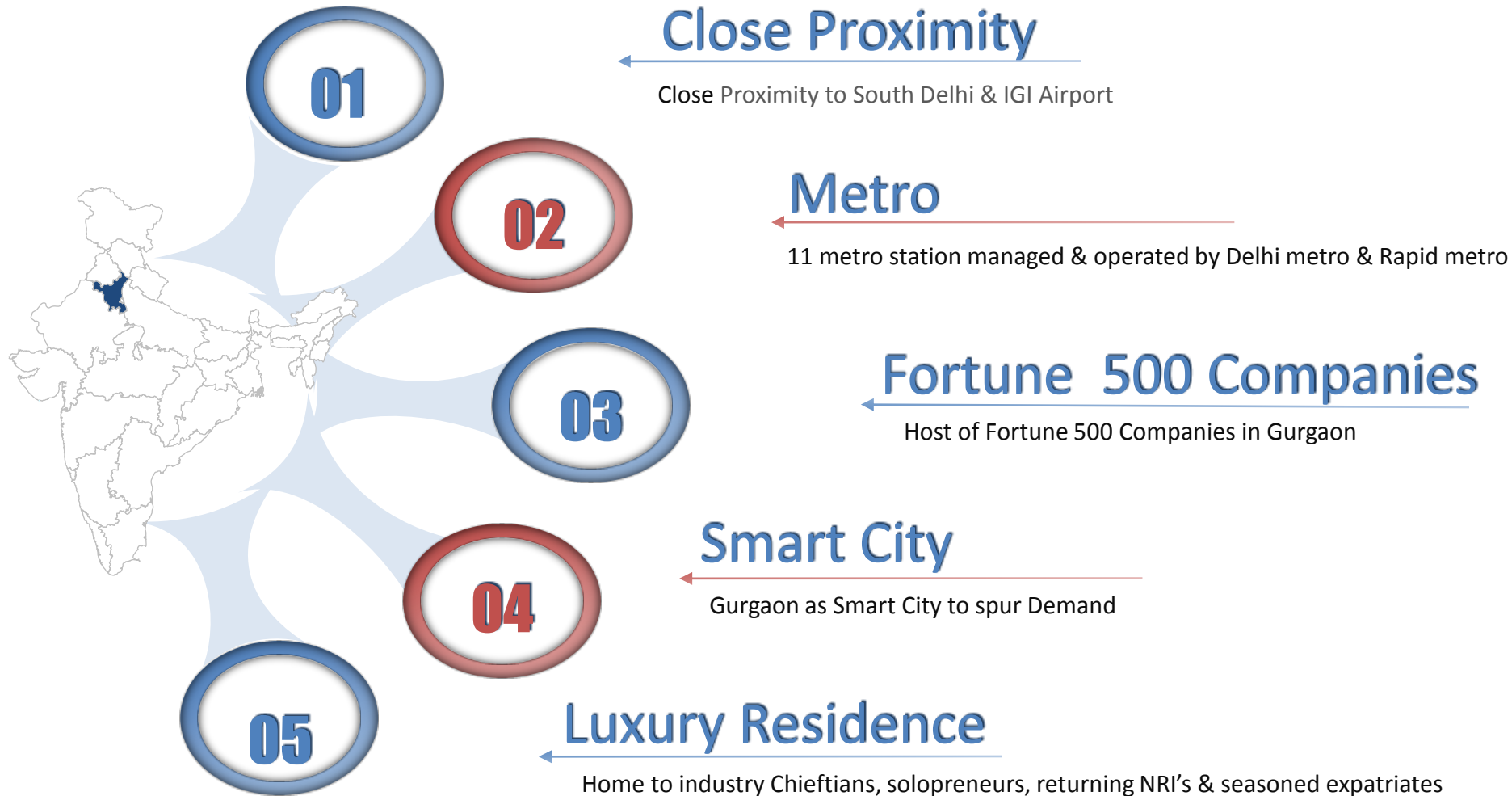
Our Strategy revolves around Stakeholder Value Creation

Our Strategic Focus - Gurgaon



Our New Launch - Aarohan @Golf Course Road, Gurgaon

Gurgaon – Our Favored Destination



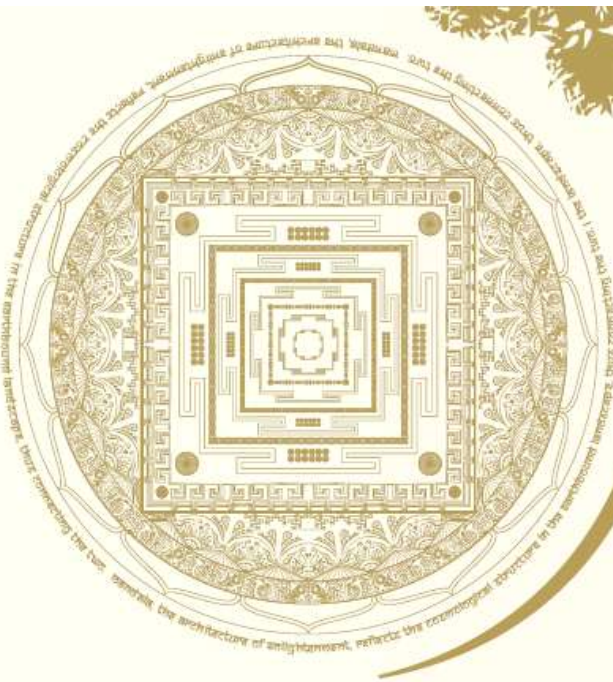
Gurgaon is one of the fastest developing destinations in North India

Aarohan @Gurgaon – Introducing A Game Changer



The 3 most
Important things about
Real Estate
are
Location, Location, Location

Aarohan @Golf Course Road, Gurgaon



आरोहण
Aarohan

उपनिषद्: अक्षरद्वयम्; मध्यमः; तत् अक्षरम् तत् तत् पंक्तिः

Golf Course Road enjoys similar status as Delhi's Golf Links & Lodhi Road or Mumbai's Peddar Road & Malabar Hills

Aarohan @Golf Course Road, Gurgaon



Proximity to:

✓ MNC

- Ernst & Young
- Genpact
- DELL
- American Express
- Samsung

✓ Automobile Showrooms

- Mercedes
- Audi
- Porsche

✓ Others

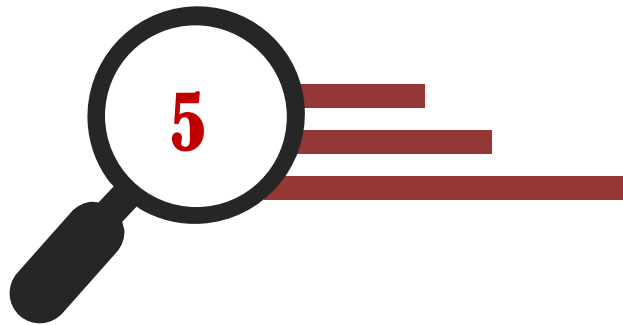
- Golf Course
- DLF Magnolias
- DLF Phase 1
- Shiv Nadar School
- Paras Hospital
- Alchemist Hospital

Aarohan @Golf Course Road, Gurgaon



100% Paid Land

Only Construction and allied costs remain to be spent. All Land related payments cleared with '0' encumbrances



Project Completion in 5 Years*

Aim to complete and handover possession of the project by 2020



~1.7mn Sq. ft. Premium Residential Space

Entails a development (based on Current FAR of 1.75) of ~1.7 mn sq.ft. of Premium Residential Space in one of the most prime locations of Gurgaon

** Phase 1 of the project to be completed in 5 Years*

Aarohan @Golf Course Road, Gurgaon



STATE-OF-THE-ART
TECHNOLOGY



SAFE, SUSTAINABLE
AND FUNCTIONAL
DESIGNS



ALL ROUND
COMFORT



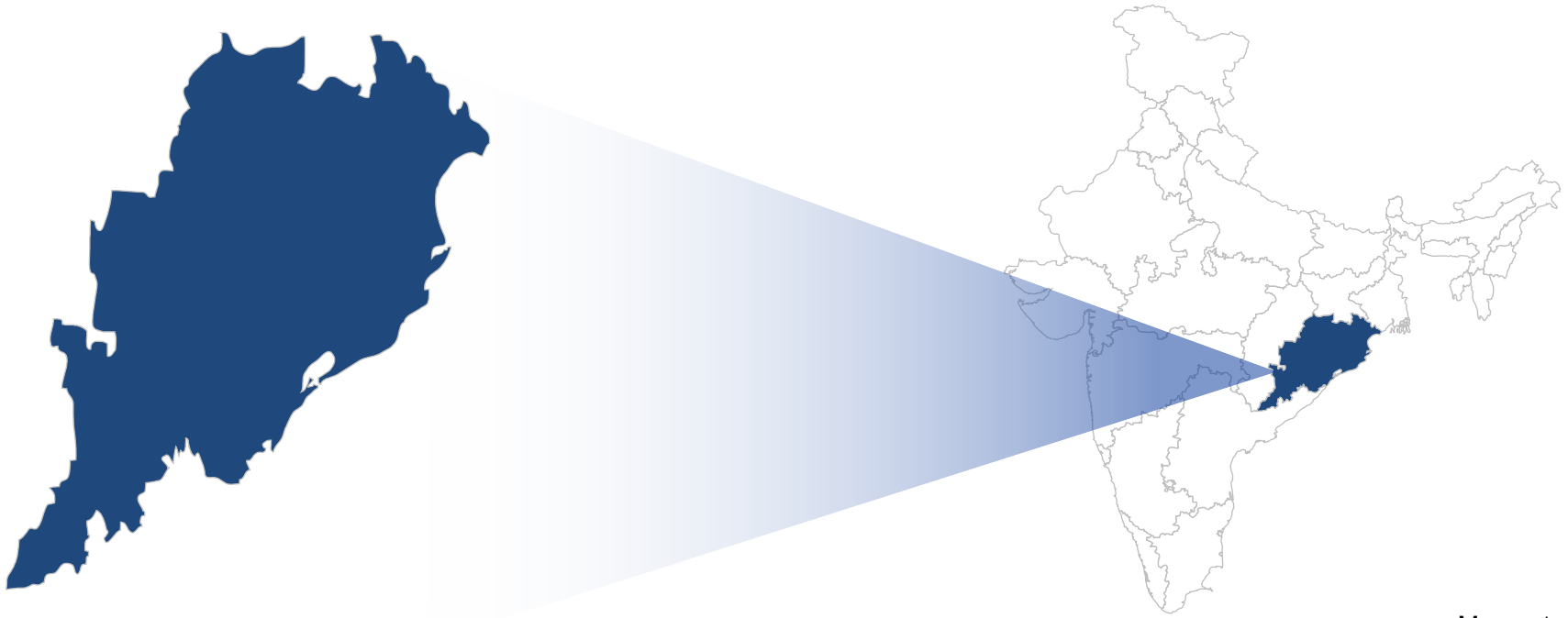
ECO-FRIENDLY
LIVING



Our Other Projects



Bhubaneswar, Orrisa



Map not on scale

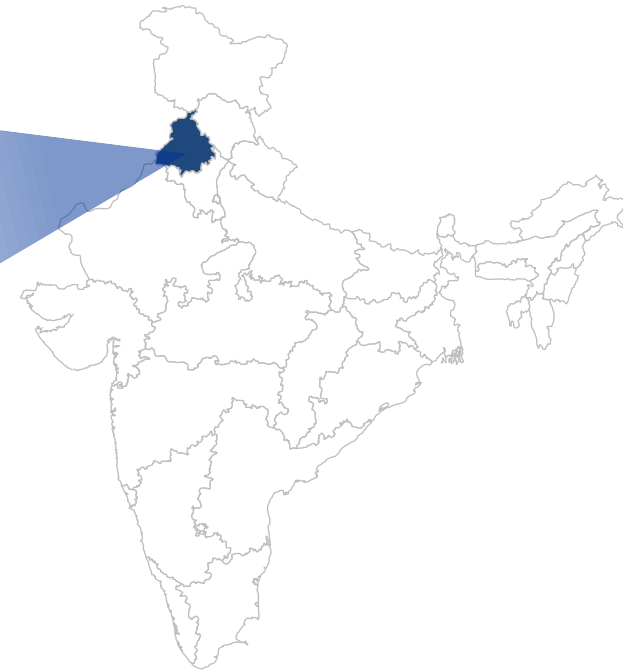
Projects

- ✓ Area- 39.78 acres
- ✓ Nature- Group Housing
- ✓ Current Status:-
 - ✓ 30 acres of group Housing
 - ✓ 9.78 acres of group housing in collaboration with BDA

Growth Drivers

- ✓ Increased cosmopolitan population
- ✓ Improvement in the infrastructure
- ✓ Government is open to provide land on long lease
- ✓ Residential demand to increase due to increase in employment opportunities

Ludhiana, Punjab



Projects

- ✓ Area- 10.83 acres
- ✓ Nature- Group Housing/Commercial
- ✓ Current Status:-
 - ✓ 7.47 acres of group Housing
 - ✓ 3.36 acres of Commercial

Growth Drivers

- ✓ Well planned development & high Quality Infrastructure
- ✓ Steady demand & Investor Interest in properties within & around the city
- ✓ Strong investment appetite and a healthy holding capacity, predominantly for plots

Annexure – Financials & Land Bank Details

Projects to be completed within 1 year

Project Name	Nature	Project Size (sq. ft.)	Value of Sales (Rs. Cr)	Unsold Area (sq. ft.)	Total Project Cost (Rs. Cr.)	Pending Cost to be incurred (Rs. Cr)
Tatvam Villa, Gurgaon	Residential	11,43,150	842	4,000	568	0.32
Vipul world Floor Gurgaon	Residential	92,949	33	-	24	0.06
Plotted Colony , Vipul world Gurgaon (incl. Institutional Area)	Residential	20,24,366	311	57,242	347	0.53
SCO, Ludhiana	Commercial	21,020	3	12,265	3	0.02
Vipul Garden, Bhubaneswar	Residential	9,64,356	213	30,647	206	0.40
Total		42,45,841	1,403	104,154	1,148	1.34

Projects to be completed between 1-3 years

Project Name	Nature	Project Size (sq. ft.)	Value of Sales (Rs. Cr)	Unsold Area (sq. ft.)	Total Project Cost (Rs. Cr.)	Pending Cost to be incurred (Rs. Cr)
Vipul Business Park	Commercial	3,23,220	163	2,655	128	15
Vipul World Floor, Ludhiana	Residential	50,148	4	33,148	6	1
Vipul Lavanya, Gurgaon	Residential	8,86,510	357	19,360	214	21
Vipul Lavanya, Gurgaon	Residential (EWS)	20,000	1	7,200		
Vipul Plaza, Faridabad	Commercial	2,96,756	34	2,16,872	82	18
Vipul Pratham, Bawal	Residential	3,03,735	57	1,00,635	89	58
Vipul Greens, Bhubaneswar	Residential	4,00,015	87	1,59,936	134	25
Vipul Plaza, Bhubaneswar	Commercial	67,157	28	21,405	20	8
Total		23,47,541	731	561,211	672	148

230
Acres

**Potential
Landbank**

**Gurgaon, Ludhiana, Bhubaneswar,
Mohali, Chandigarh, Bawal**

Well Spread Landbank

**Group Housing, Residential,
Commercial, Hotel**

**Varied mix of formats leading to
creation of strong Brand Equity**

>75%

Gurgaon Based Landbank

Consolidated Financial Highlights

Particulars [Rs. mn]	H1 FY16*	FY15	FY14	FY13
Total Income	1,073	2,372	2,675	4,157
EBITDA	117	136	148	401
EBITDA %	10.9%	5.7%	5.5%	9.7%
Profit after Tax	2	(112)	(79)	130
Profit after Tax %	0.2%	-	-	3.1%

Particulars [Rs. mn]	H1 FY16*	FY15	FY14	FY13
Total Debt	1,967	2,988	1,415	1,422
Long Term Debt	1,030	1,474	138	311
Short Term Debt	937	1,514	1,277	1,111
Networth	4,097	3,801	3,912	3,998

* H1FY16 is standalone figures

Contact us



For further information, please contact:

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www.vipulgroup.in

Investor Relations Advisors :

Strategic Growth Advisors Pvt. Ltd.

CIN: U74140MH2010PTC204285

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