

# Stock Analysis Report

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## Strategic Trading Analysis

Based on the "Stock Detailed Analysis Report" provided for **GODREJPROP.NS** (Godrej Properties Ltd), here is the analysis and trading recommendation.

### Step 1: Audit the Data

- **Data Present:**
  - Daily, Weekly, and 15-minute price charts with EMA overlays (20/50/200).
  - Fundamental Analysis (Revenue, Net Income, ROE - Long term & Short term).
  - Relative Strength (RS) Analysis against Sector (Nifty Realty).
  - Momentum Indicators: RSI, MACD, Bollinger Bands, Supertrend.
  - Volume Analysis and Candlestick pattern classification.
  - Broker targets and sentiment scores (Trendlyne).
- **Data Missing:**
  - Specific Institutional Holding changes (FII/DII) for the most recent quarter (though generic sentiment is implied).
  - Detailed Fibonacci retracement levels for the specific drop from the 3400 high.
- **Confidence Level: High.** The report provides a comprehensive technical and fundamental picture, allowing for a high-conviction technical setup assessment. The data date is stated as **February 14, 2026**.

### Step 2: Analyze the Setup

#### Price Structure & Trend:

- **Primary Trend:** The stock has been in a **Strong Downtrend** since mid-2024, falling from highs of ~3400 to a low near 1500.
- **Intermediate Trend:** We are witnessing a potential **Trend Reversal/Bottoming**. The stock found significant support near 1500, which aligns with the **Weekly 200 EMA** (Page 23, Red Line). This is a major institutional support level.
- **Current State:** The stock is currently at 1806.60. It has reclaimed the Daily 20 EMA (1762) and is currently sandwiching between the 20 EMA and the 50 EMA (1859).

#### Momentum & Confluence:

- **Supertrend:** Has flipped to **BUY** (Page 10) as of Feb 9, 2026, indicating short-term trend alignment.
- **MACD:** A bullish crossover has occurred, and the histogram is positive, confirming upward momentum.
- **Volume:** Page 18 notes "Selling Exhaustion" followed by "Buying Control" in candlestick analysis, suggesting sellers have run out of steam.
- **Relative Strength:** While the long-term RS is weak, the 1-month RS is a "Leader" (>1.0), indicating it is outperforming the sector in the very short term.

#### Key Resistance/Objectives:

- The immediate hurdle is the **Daily 50 EMA at 1859.35**.
- The primary mean-reversion target is the **Daily 200 EMA at 2077**.

### Step 3: Formulate the Recommendation

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**Should you enter this stock now (at 1806.60)? NO.**

**Reasoning:** While the setup is promising, the price is currently sitting directly *under* the Daily 50 EMA (1859). Entering now exposes you to the risk of a rejection at this dynamic resistance level, which could send the price back down to test the 1600s. The prudent approach for an intermediate-term trader is to wait for the breakout of this resistance to confirm the trend change.

## Conditional Plan (Buy Stop Strategy):

- **Condition to Buy:** Wait for a **Daily Candle Close above 1860**. This confirms the reclamation of the 50 EMA and opens the lane toward the 200 EMA.
- **Entry Price:** **INR 1865 - INR 1875** (Enter on the confirmation or slight retest of the breakout).
- **Stop Loss:** **INR 1740** (Hard closing basis). This places risk below the Daily 20 EMA (1762) and the recent consolidation zone.
- **Take Profit:** **INR 2070**. This is slightly below the falling Daily 200 EMA, acting as a natural magnet for mean reversion.

**Trade Statistics:** \* **Estimated Risk:** ~6.7% \* **Estimated Reward:** ~11% \* **Risk/Reward Ratio:** ~1:1.6  
(Acceptable for a mean reversion trade).

## Candlestick Classification Analysis

Based on the **Candlestick Classification System** outlined in the report (Pages 20 and 21), here is my detailed price action analysis for **GODREJPROP.NS**.

### Executive Summary

**Current Signal:** **Bullish Reversal / Accumulation** The stock is currently shifting from a heavy capitulation phase into an accumulation phase. The appearance of "**Buyer Control**" signals after a prolonged period of "Seller Strong Control" indicates that the selling pressure has been absorbed and smart money is likely stepping in.

### 1. Decoding the Current Classification: "Buyer Control" (+1)

According to the algorithm provided, the latest candle is classified as **Buyer Control**. Let's reverse-engineer what this tells us about the price action logic:

- **Body Strength (Step 1):** The candle likely had a **Moderate Bullish Body** (0.8 - 1.5 ATR). It wasn't an explosive move, but it was decisive.
- **Close Position (Step 2):** The price closed in the upper half of the daily range. This is crucial—it means buyers held their ground into the close, unlike previous weeks where rallies were sold into.
- **Volume (Step 4):** The volume was likely **Moderate to Low**. If it had been High Volume (>1.3x avg) combined with a strong body, it would have triggered "Buyer Strong Control".
  - **Trader's Interpretation:** This suggests "**Quiet Accumulation**." The lack of "Strong" control implies this isn't a euphoric breakout yet, but rather a steady systematic buying campaign where large players are picking up shares without spiking the price too aggressively.

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## 2. Trend Score Analysis (0.40)

- **The Metric:** The **10-day average score is 0.40**.
- **The Context:** This score is mathematically positive. Since the scoring system ranges from -2 to +2, a score crossing from negative to positive is a **Change of Character** signal.
- **The Shift:** In January 2026 (visible on Page 21), this score would have been deeply negative (driven by Dark Red "Seller Strong Control" candles). The recovery to 0.40 confirms that the **momentum has mathematically flipped to the buy side**.

## 3. Chart Narrative (Page 21 Analysis)

Looking at the Candlestick Classification Chart, I observe a classic **"Climax and Rebound"** structure:

### The Capitulation (Jan 2026):

- There is a cluster of **Dark Red (Seller Strong Control)** candles.
- **Logic:** These were days with Large **Bearish** Bodies (>1.5 ATR) and High Volume. This was the "Panic Selling" phase where weak hands were flushed out.

### The Bottoming Process (Late Jan - Early Feb 2026):

- The Dark Red candles stopped. They were replaced by **Grey (No Control)** candles.
- **Logic:** Indecision. Sellers exhausted their supply, but buyers weren't ready. This stopped the bleeding.

### The Current Recovery (Feb 2026 - Right Edge):

- We now see a cluster of **Light Green (Buyer Control)** bars appearing.
- The price has moved from ~1500 lows back toward 1800.
- **Crucial Observation:** There are almost **NO Dark Red candles** in the most recent swing. The bears have lost control.

## 4. Historical Context (Distribution)

- **"Buyer Strong Control" (Dark Green)** has only happened **1 time** in the dataset.
- **"Seller Strong Control" (Dark Red)** has happened **7 times**.
- **Implication:** This stock tends to crash hard (panic) but grind up slowly. Therefore, waiting for a "Buyer Strong Control" signal is a mistake; it likely won't happen. **"Buyer Control" (Light Green) is the standard tradeable bullish signal for this specific asset.**

## Final Prediction & Trade Plan

**Direction:** UP (**Bullish**)

**Reasoning:** The market has successfully transitioned from "Seller Strong Control" (Panic) to "Buyer Control" (Recovery). The 10-day average score turning positive (0.40) validates that this is not just a dead-cat bounce, but a sustained shift in order flow. The price action suggests a "V-shaped" recovery or the start of a new uptrend leg.

**What to expect next:** 1. **Immediate Term:** Expect the price to test the **1850-1900** zone. The "Buyer Control"

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classification suggests steady buying will continue.2. **Confirmation:** If the next 2-3 candles remain Grey (0) or Light Green (+1), the bottom is confirmed.3. **Stop Loss Logic:** A re-emergence of a **Seller Control (-1)** or **Seller Strong Control (-2)** candle would invalidate this thesis, signaling that the supply overhead is still too heavy.

**Verdict:** The chart indicates the stock is currently **under accumulation**. The "Buyer Control" signal is a valid entry trigger.

## News & Analyst Targets

**Date:** Saturday, February 14, 2026 **Subject:** Stock Research Report - Godrej Properties Ltd (GODREJPROP)

As per your request, here is the latest research and information on Godrej Properties Ltd (GODREJPROP) for the week ending February 14, 2026.

### 1) Latest News for GODREJPROP (Week of Feb 8 - Feb 14, 2026)

The primary news this week revolves around the company's Q3 FY26 earnings and operational performance.

- **Record Q3 Booking Value:** Godrej Properties reported its highest-ever Q3 booking value of **INR 8,421 crore**, a robust growth of **55% YoY**.
- **Strong 9-Month Performance:** For the first nine months of FY26 (9MFY26), total bookings stood at **INR 24,008 crore** (up 25% YoY). The company has already achieved **74%** of its annual booking guidance of INR 32,500 crore.
- **Q3 FY26 Financials:**
  - **Net Profit:** Consolidated net profit rose **~20% YoY** to **INR 195 crore**, driven by higher other income and strong operational metrics, despite a dip in revenue recognition.
  - **Revenue:** Revenue from operations was lower at **~INR 498 crore** (down **~49% YoY**) due to the cyclical nature of project completions and revenue recognition in real estate.
- **Management Guidance:** Executive Chairperson Pirojsha Godrej stated the company is on track to **exceed** its FY26 booking guidance.
- **Business Development:** The company added **3 new projects** in Q3 with an estimated booking potential of **INR 8,400 crore**.

### 2) Upgrades & Downgrades

Brokerage activity this week has been mixed, with analysts maintaining positive ratings but adjusting price targets to reflect the current market environment.

- **Motilal Oswal: Maintained BUY.**
  - **Action:** Revised target price to **INR 2,219** (previously higher).
  - **Rationale:** Cited strong pre-sales volume (up 58% YoY in Q3) and solid launch pipeline, though noted softer collections in the short term.
- **Antique Stock Broking: Maintained BUY.**
  - **Action:** Lowered target price to **INR 2,049** (from INR 2,723).
  - **Rationale:** Cut FY27/FY28 pre-sales estimates marginally but believes the company will surpass FY26 guidance. Cited "expectations of low double-digit pre-sales growth" as a reason for valuation multiple compression.
- **Consensus View:** The broader analyst community retains a **BUY** rating, viewing the stock's recent

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correction as a potential entry point given the strong structural demand in India's housing market.

## 3) Other News Impacting GODREJPROP

- **Sector Sentiment (IT Sell-off):** Real estate stocks, including Godrej Properties, faced selling pressure earlier this week due to a sharp sell-off in the IT sector. The negative sentiment spilled over, driven by concerns that a slowdown in IT hiring could impact urban housing demand in key markets like Bengaluru and Pune.
- **Union Budget 2026 Aftermath:** The market continues to digest the Union Budget 2026-27 presented earlier this month. The lack of direct demand-side stimulus for housing (like tax breaks) was initially viewed negatively, but the massive allocation to infrastructure (INR 12.2 lakh crore) is expected to support long-term property valuations in emerging micro-markets.
- **Interest Rates:** Market participants are closely watching the RBI's stance. Any signals of rate cuts later in 2026 would be a significant catalyst for the stock, reducing the cost of borrowing for both the developer and homebuyers.

## 4) Latest Analyst Targets (February 2026)

Brokerage Firm	Rating	Target Price (INR )	Date of Report	Upside Potential*
Motilal Oswal	BUY	2,219	Feb 09, 2026	~31%
Antique Stock Broking	BUY	2,049	Feb 06, 2026	~21%
MarketScreener	BUY	2,293	Feb 13, 2026	~35%
Consensus Jefferies	BUY	N/A (Top Pick)	Dec 10, 2025**	N/A

\*Upside potential calculated based on the approximate current market price (CMP) of INR 1,690 - INR 1,700. \*\*Jefferies listed Godrej Properties as a "top recovery idea" in their India model portfolio update in Dec 2025, implying >15% upside, though a specific Feb 2026 numeric target was not released in this week's public notes.

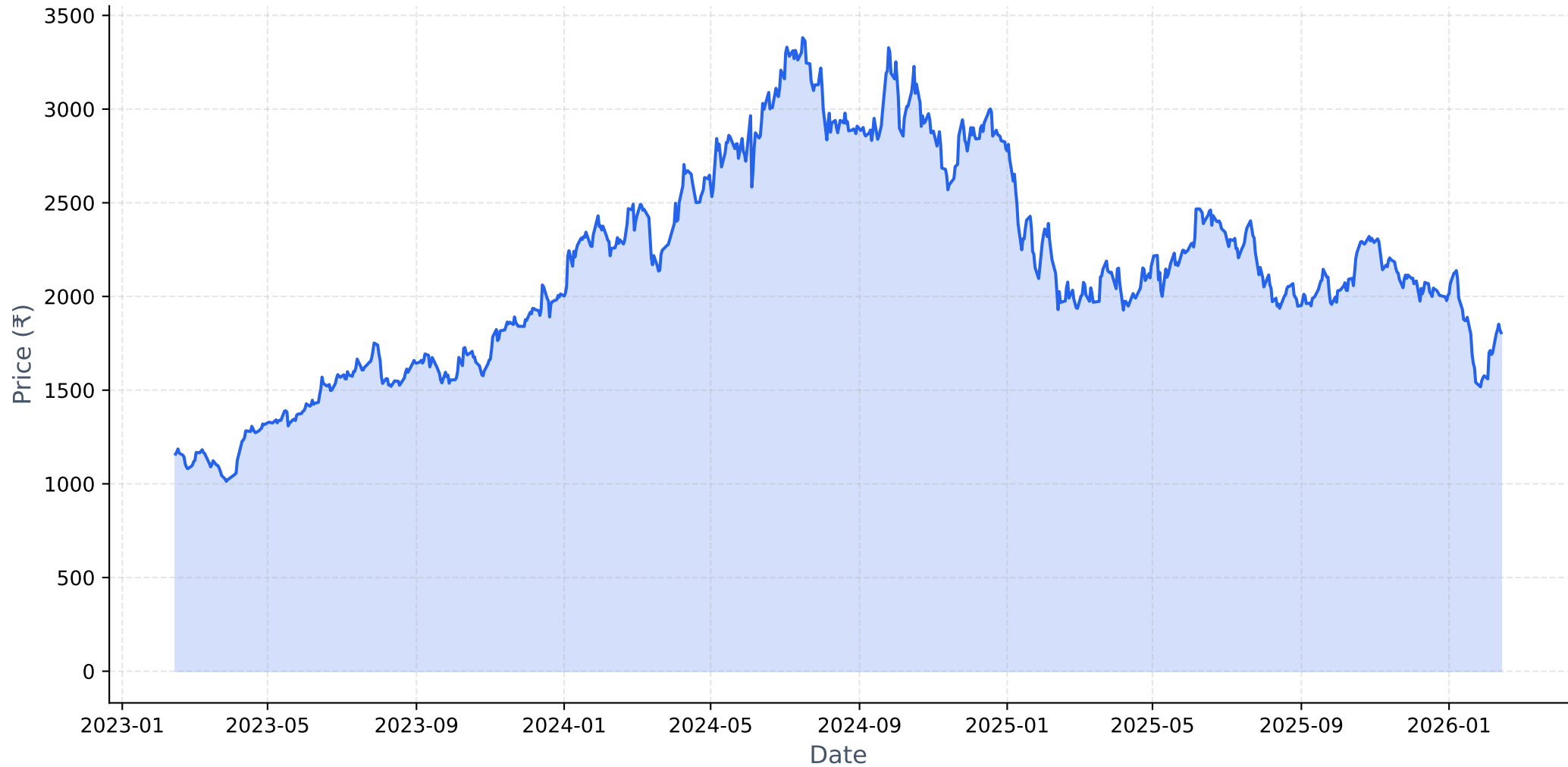
# Stock Detailed Analysis Report

**GODREJPROP.NS**

Current Price: ₹1806.60

Generated: 2026-02-14 09:57

# GODREJPROP.NS - 3 Year Daily Price Chart



## Long-term Fundamental Analysis (4 Years)

Metric	Is Growing?	Accelerating?	1Y Growth	3Y CAGR
Revenue	Yes	Yes	64.27%	40.65%
Net Income	Yes	Yes	93.02%	58.38%
ROE	Yes	No	11.41%	25.80%
EPS	Yes	Yes	87.89%	56.95%

## Short-term Fundamental Analysis (6 Quarters)

Metric	Is Growing?	Recent QoQ	Avg QoQ
Revenue	Yes	14.68%	7.81%
Net Income	Yes	-67.48%	18.25%
ROE	No	-28.59%	-28.59%
EPS	No	-67.47%	-51.90%



# GODREJPROP.NS - Relative Strength Analysis

## == OVERVIEW ==:

Benchmark Index:	^CNXREALTY
Sector:	Realty
Classification:	Emerging Leader
RS Score:	48.4/100
:	

## == RS RATIOS ==:

1M RS:	1.006 [Leader]
3M RS:	0.937 [Neutral]
6M RS:	0.984 [Neutral]
1Y RS:	0.931 [Neutral]
:	

## == TURNAROUND ANALYSIS ==:

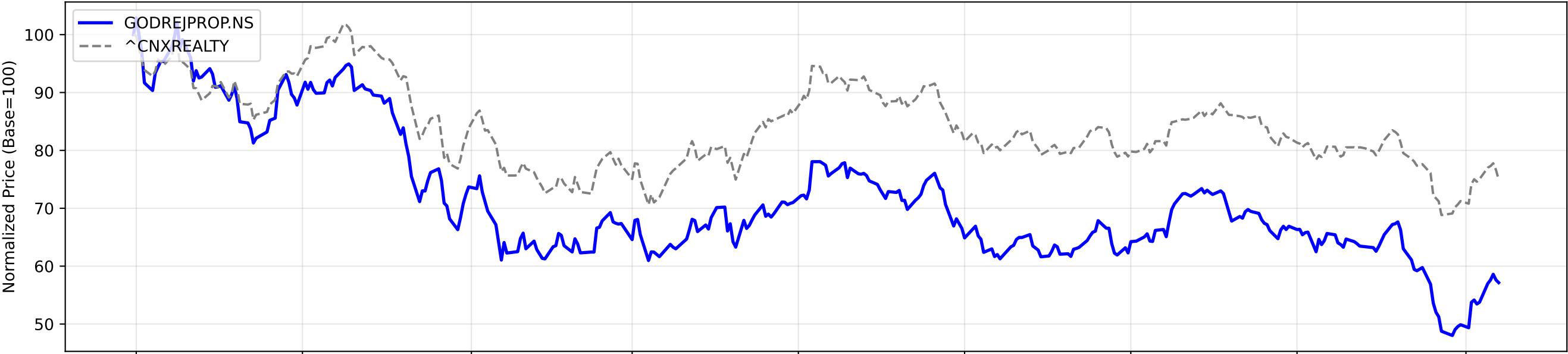
Turnaround Status:	Not Detected
:	

## SIGNAL CRITERIA::

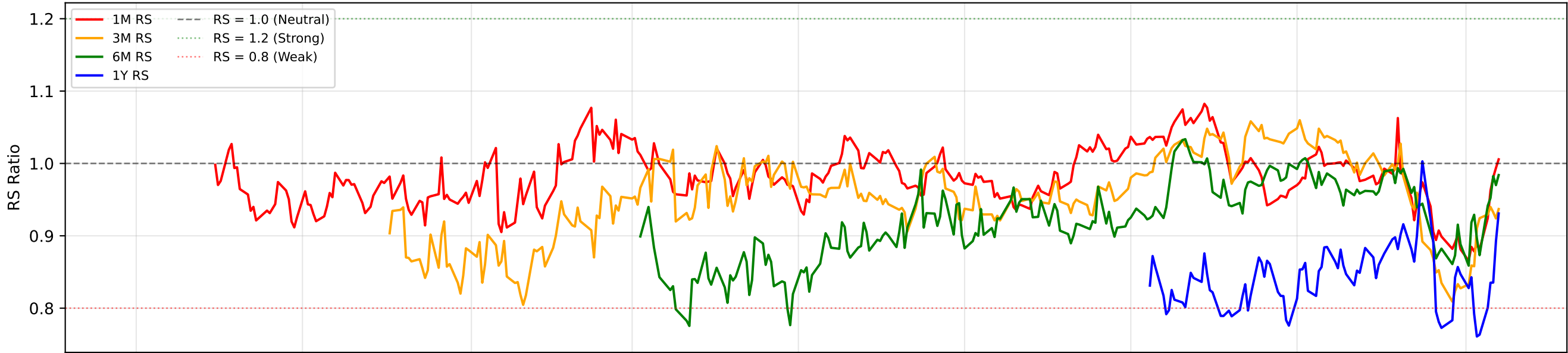
✓ Emerging RS:	1M (1.006) > 3M (0.937)
✓ Medium-term Lagging:	6M=0.984, 1Y=0.931 ( $\leq 1.0$ )
✗ Performance Improving:	Not improving

Relative Strength Analysis: GODREJPROP.NS vs ^CNXREALTY  
Classification: Emerging Leader

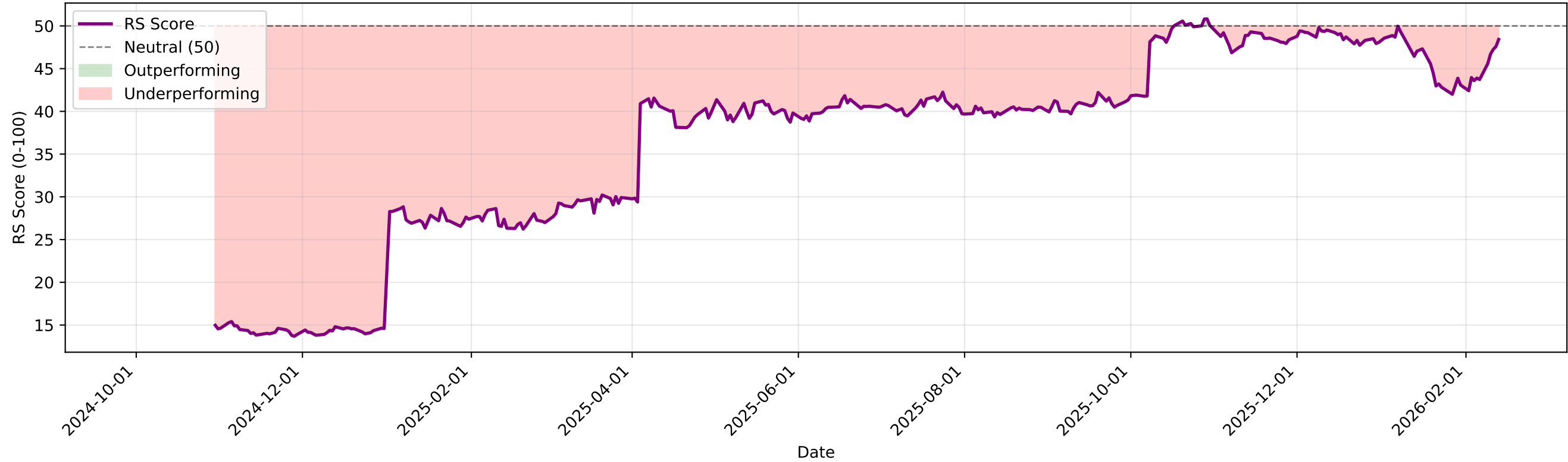
Price Performance Comparison (Normalized)



RS Ratio Trends (Multiple Timeframes)



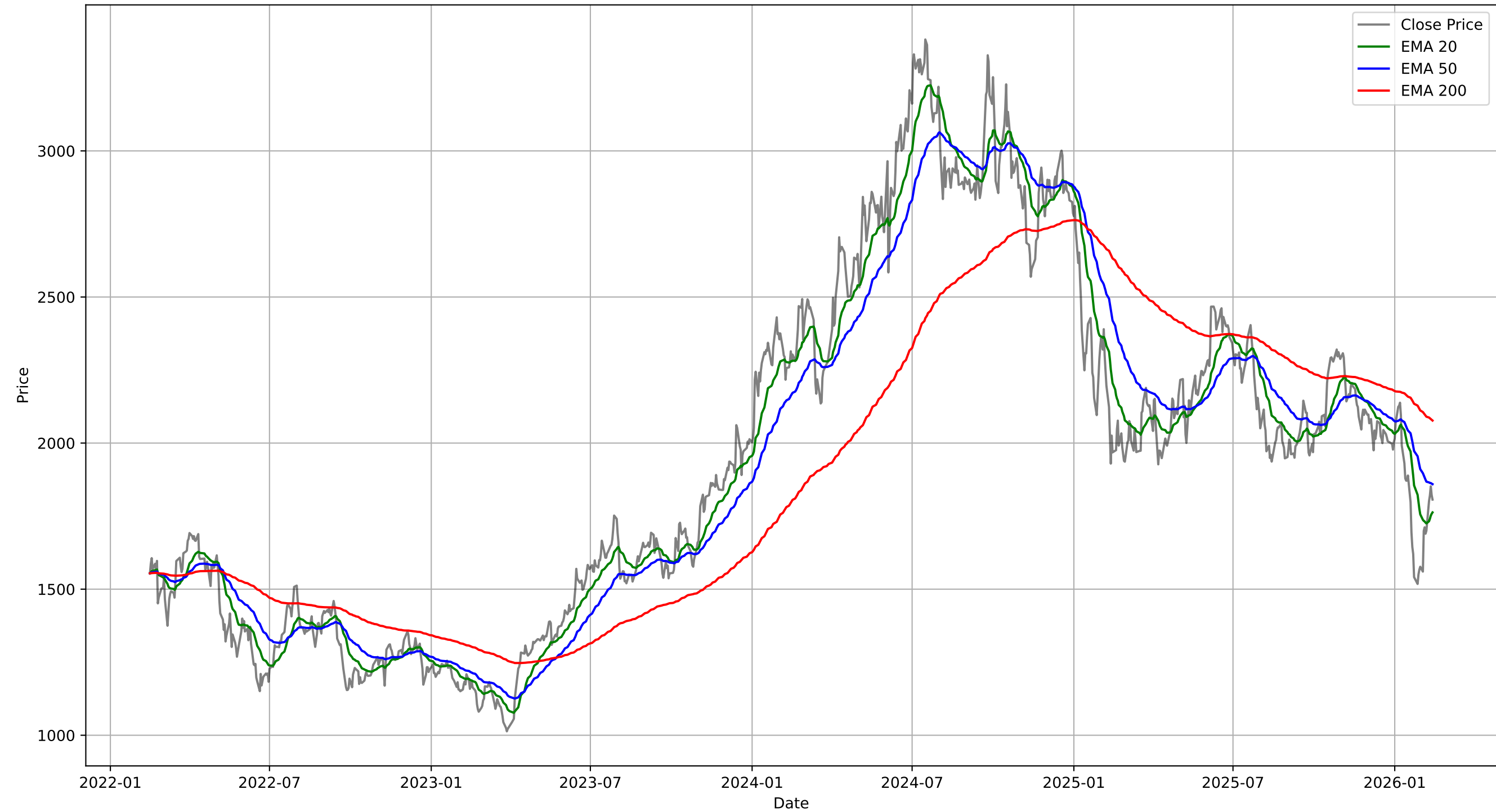
RS Composite Score Timeline



## GODREJPROP.NS - EMA Crossover Summary

EMA 20:	1762.70
EMA 50:	1859.35
EMA 200:	2077.16
Trend Status:	<b>Strong Downtrend</b>

GODREJPROP.NS EMA Crossover Analysis



## GODREJPROP.NS - Bollinger Bands Summary

<b>Current Price:</b>	1806.60
<b>Upper Band:</b>	1927.79
<b>Middle Band (SMA 20):</b>	1693.12
<b>Lower Band:</b>	1458.45
<b>%B:</b>	0.7418
<b>Band Width:</b>	0.2772
<b>Status:</b>	Upper Half
<b>Signal:</b>	None
<b>Recent Signal 1:</b>	<b>Buy Signal at 2026-01-22 00:00:00+05:30</b>
<b>Recent Signal 2:</b>	<b>Buy Signal at 2026-01-23 00:00:00+05:30</b>
<b>Recent Signal 3:</b>	<b>Buy Signal at 2026-01-27 00:00:00+05:30</b>

GODREJPROP.NS Bollinger Bands (20, 2) Analysis



## GODREJPROP.NS - Supertrend Summary

Status:	UPTREND (Buy)
Supertrend Value:	1605.36
Signal Identified On:	2026-02-09

Supertrend Analysis for GODREJPROP.NS (Period: 14, Multiplier: 3.0, Interval: 1d)

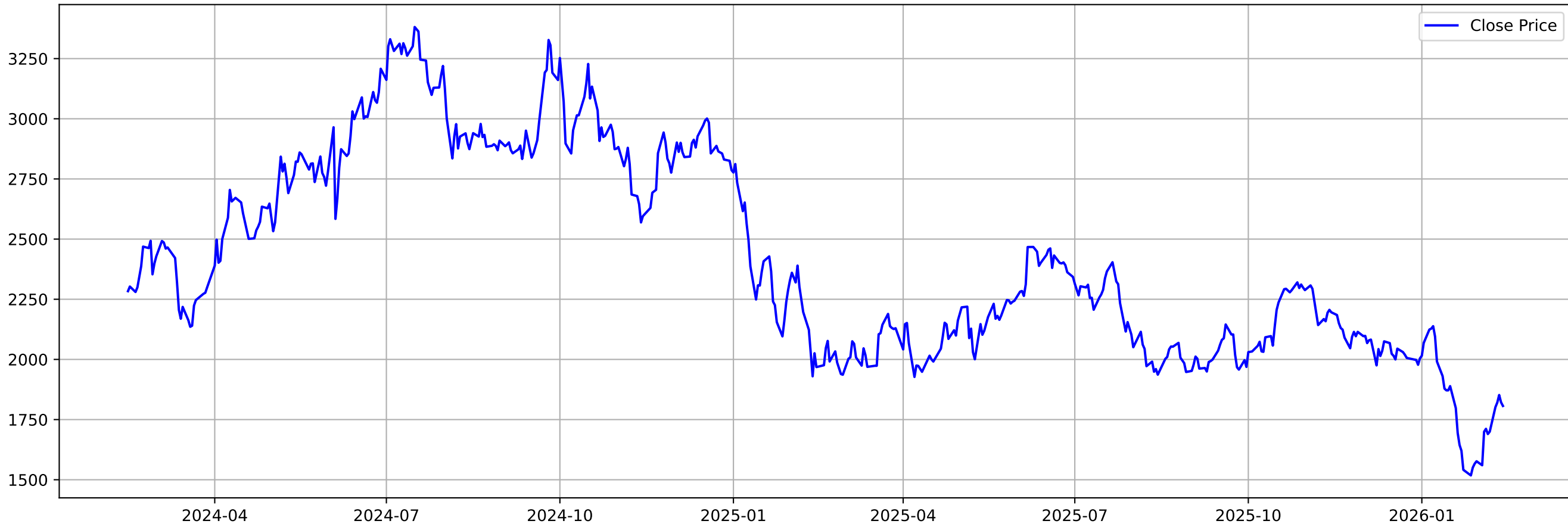




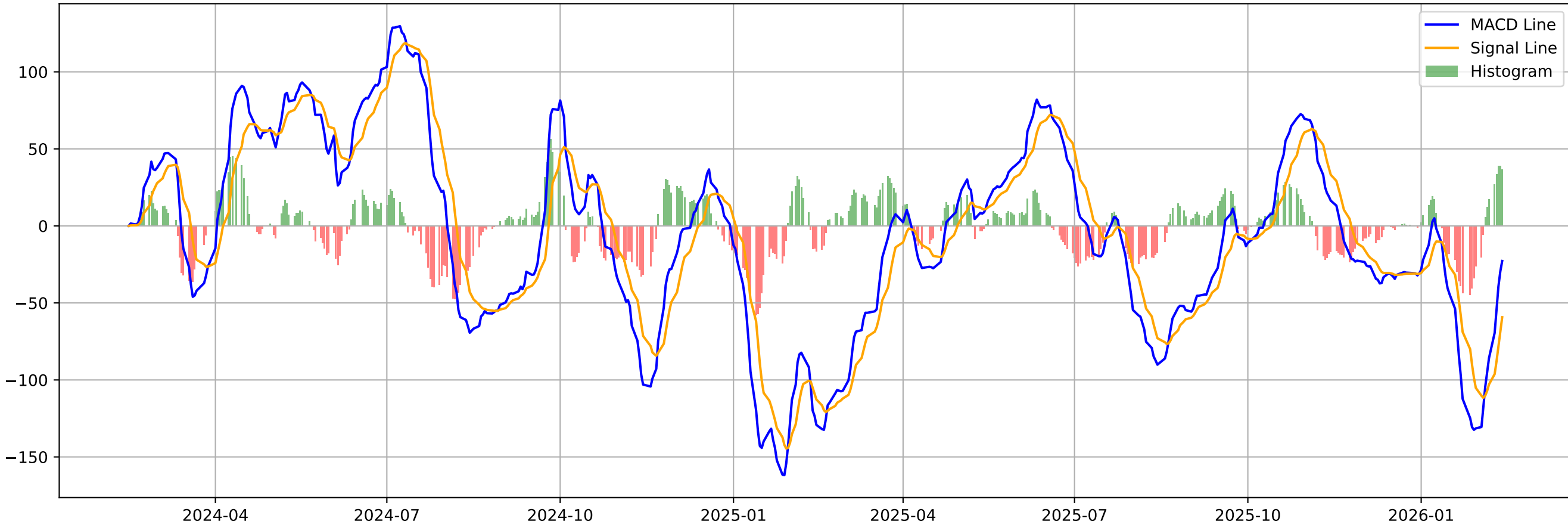
## GODREJPROP.NS - MACD Summary

MACD Line:	-22.79
Signal Line:	-59.30
Histogram:	36.50
Trend:	<b>Bullish</b>
Momentum:	<b>Weakening</b>
Signal:	None

GODREJPROP.NS Price



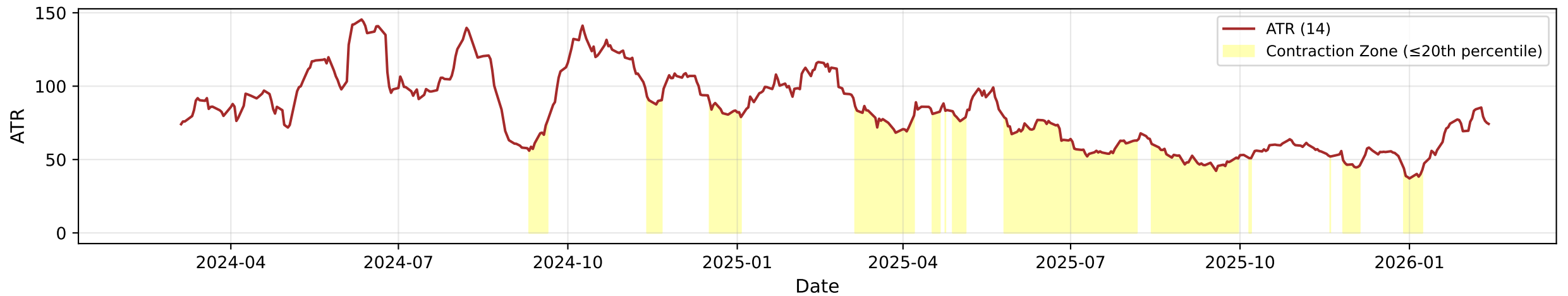
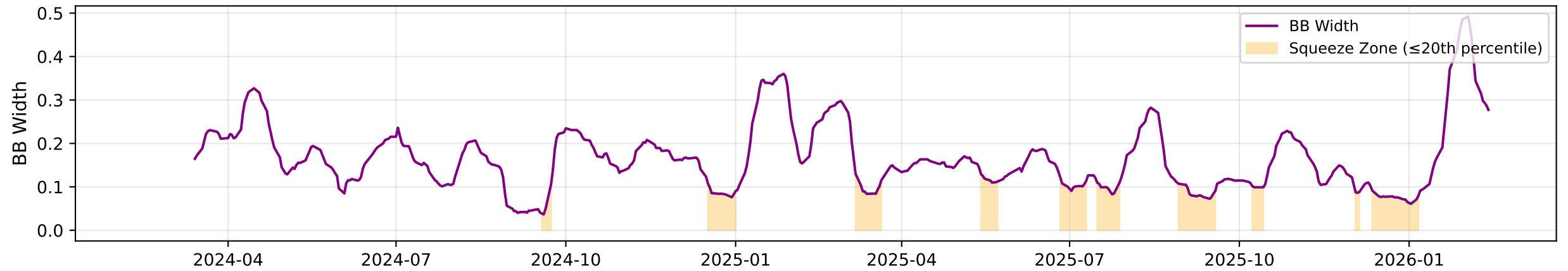
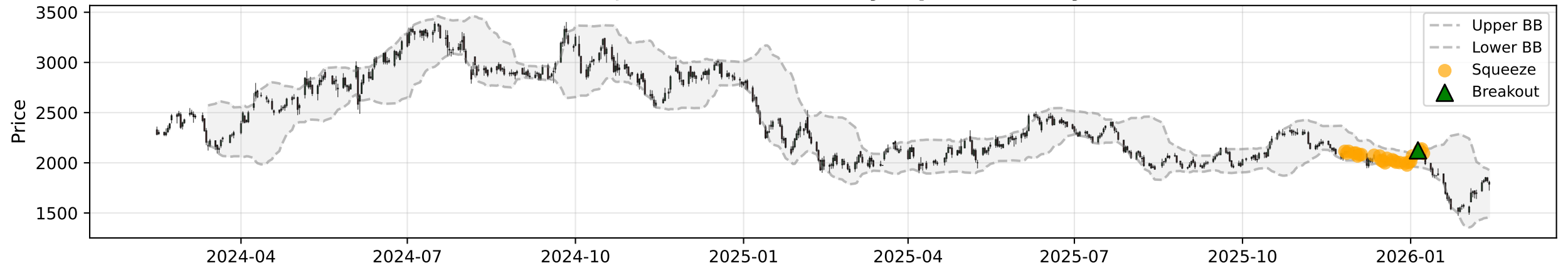
GODREJPROP.NS MACD (12, 26, 9)



# GODREJPROP.NS - Volatility Squeeze Summary

BB Width:	0.2772
ATR:	74.2929
Total Signals:	27
Signal 1:	BB Squeeze + ATR Contraction at 2026-01-02 00:00:00+05:30 (Pr
Signal 2:	<b>BB Squeeze + ATR Contraction (Bullish Breakout) at 2026-</b>
Signal 3:	BB Squeeze + ATR Contraction at 2026-01-06 00:00:00+05:30 (Pr
Signal 4:	ATR Contraction at 2026-01-07 00:00:00+05:30 (Price: 2138.20)
Signal 5:	ATR Contraction at 2026-01-08 00:00:00+05:30 (Price: 2095.10)

# GODREJPROP.NS - Volatility Squeeze Analysis



## GODREJPROP.NS - RSI-Volume Summary

<b>Current RSI:</b>	52.35
<b>Current Volume:</b>	2052670
<b>Volume MA 20:</b>	2051641
<b>Bullish Divergences:</b>	1
<b>Bearish Divergences:</b>	1
<b>Bullish Div 1:</b>	Date: 2025-02-12 00:00:00+05:30, Price: 1929.75
<b>Bearish Div 1:</b>	Date: 2024-05-16 00:00:00+05:30, Price: 2860.00

# GODREJPROP.NS RSI-Volume Divergence Analysis



# GODREJPROP.NS - Volume Analysis

## == VOLUME ANALYSIS ==:

Status:

**17 Signals Detected**

:

**2025-12-30 [+]:**

**Selling Exhaustion (Bullish Div)**

**2026-01-14 [-]:**

Distribution Day

**2026-01-22 [-]:**

Distribution Day

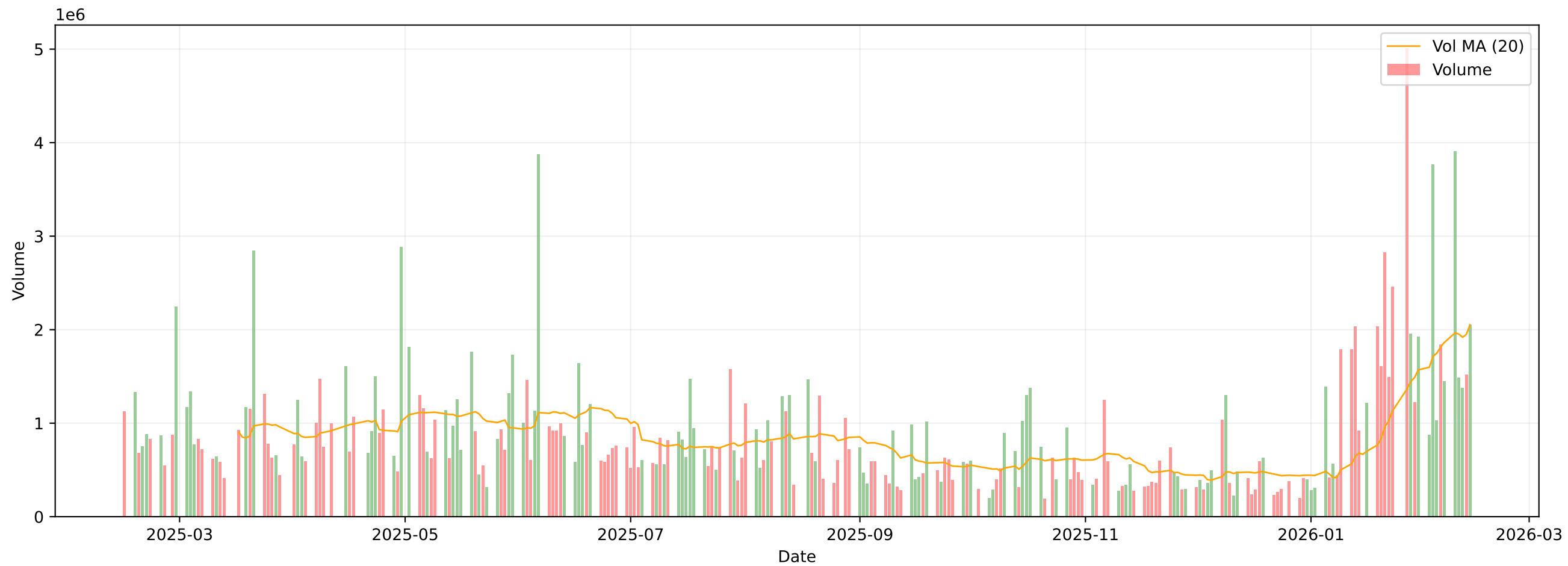
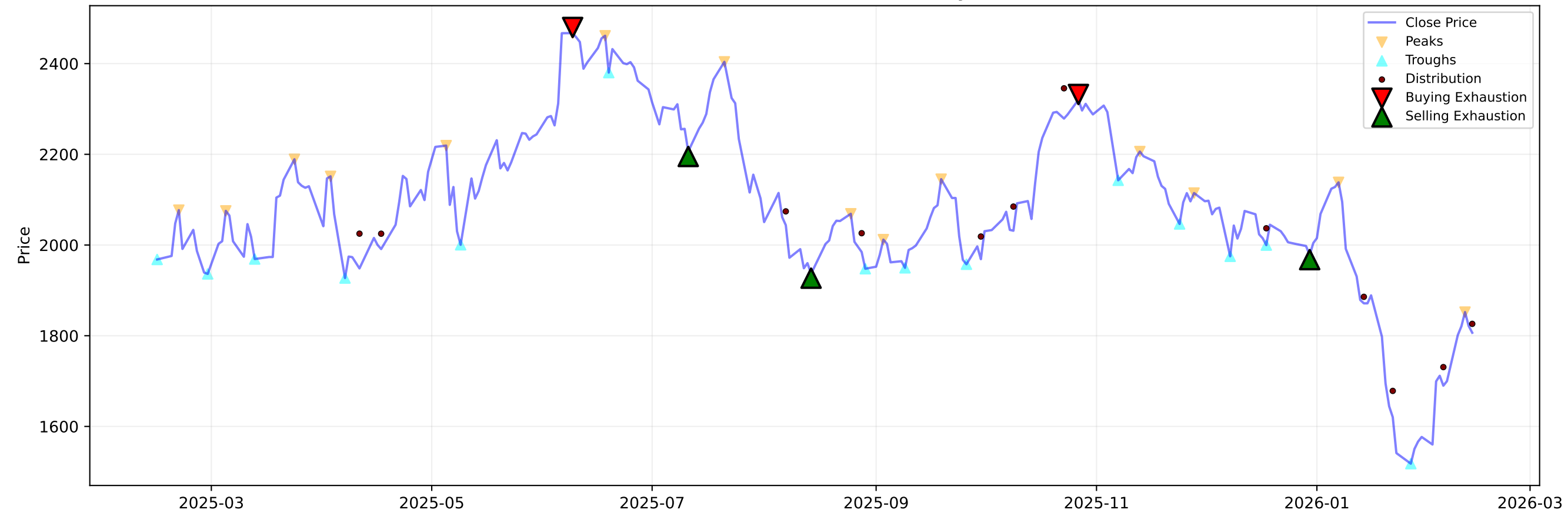
**2026-02-05 [-]:**

Distribution Day

**2026-02-13 [-]:**

Distribution Day

# GODREJPROP.NS - Volume Analysis





# GODREJPROP.NS - Candlestick Classification Summary

== CANDLESTICK CLASSIFICATION ==:

Latest Classification: **Buyer Control**

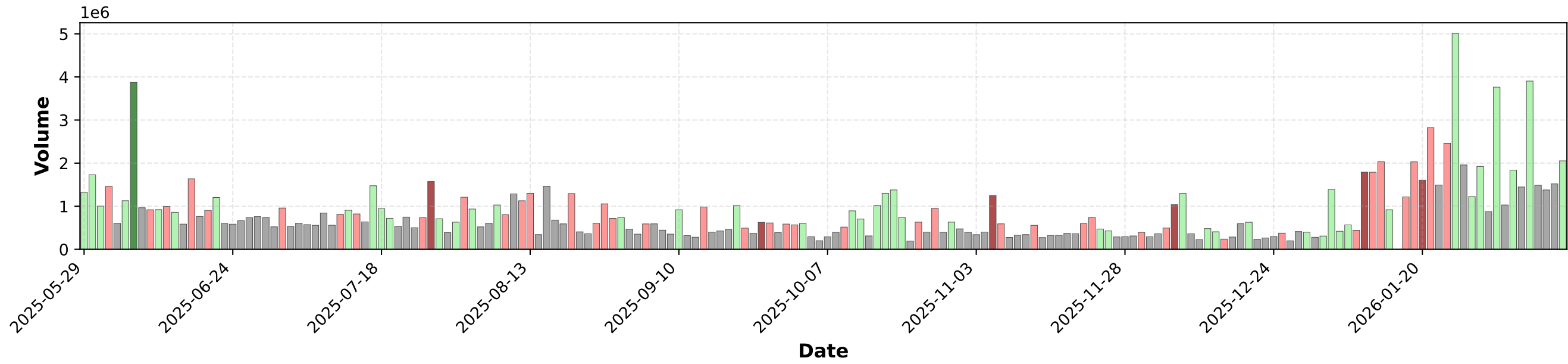
Recent Trend Score (10-day avg): 0.40

:

Distribution:

No Control:	104
Buyer Control:	62
Seller Control:	54
Seller Strong Control:	7
Buyer Strong Control:	1

GODREJPROP.NS - Candlestick Classification



## Multi-Timeframe Supertrend Analysis

Timeframe	Status	Value	Last Price	Signal Date
1 Week	DOWNTREND (Sell)	1833.71	1806.6	2025-12-15
1 Day	UPTREND (Buy)	1605.36	1806.6	2026-02-09
15 Min	UPTREND (Buy)	1776.44	1803.0	2026-02-13

## Multi-Timeframe MACD Analysis

Timeframe	Trend	Momentum	Signal
1 Week	Bearish	Weakening	No Signal
1 Day	Bullish	Weakening	No Signal
15 Min	Bullish	Weakening	No Signal

GODREJPROP.NS - 1 Week (Candlestick + EMAs)



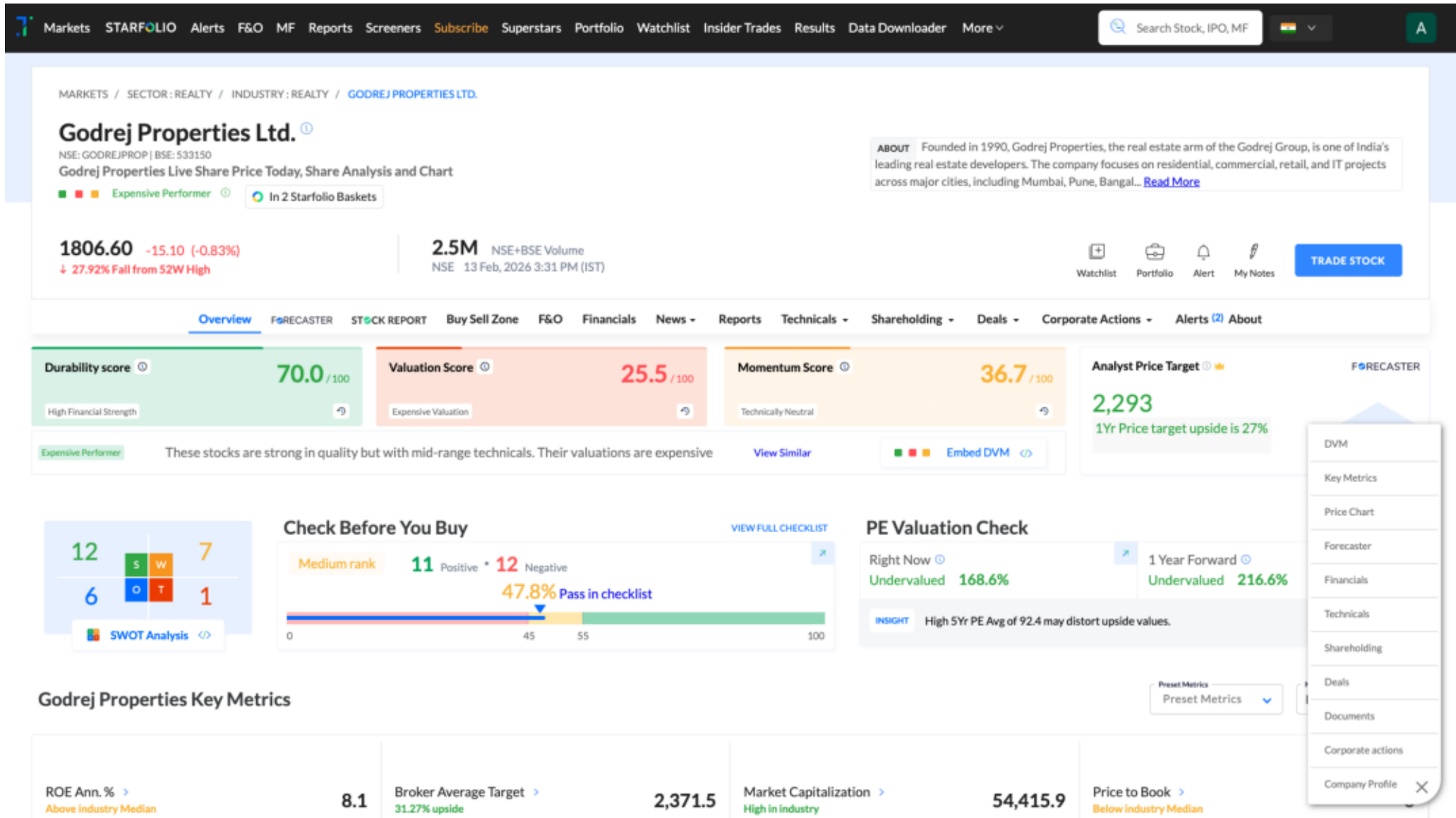
GODREJPROP.NS - 1 Day (Candlestick + EMAs)



GODREJPROP.NS - 15 Min (Candlestick + EMAs)



Trendlyne Snapshot - GODREJPROP\_main



# Trendlyne Snapshot - GODREJPROP\_forecaster

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India

A

MARKETS / SECTOR:REALTY / INDUSTRY:REALTY / GODREJ PROPERTIES LTD.

Godrej Properties Ltd.

NSE: GODREJPROP | BSE: 533150

Expensive Performer

In 2 Starfolio Baskets

1806.60-15.10 (-0.83%)

2.5M NSE+BSE Volume

27.92% Fall from 52W High

NSE 13 Feb, 2026 3:31 PM (IST)

Watchlist

Portfolio

Alert

My Notes

TRADE STOCK

OverviewFORECASTERSTOCK REPORTBuy Sell ZoneF&OFinancialsNewsReportsTechnicalsShareholdingDealsCorporate ActionsAlertsAbout

## Godrej Properties - GODREJPROP - stock price prediction, stock forecast, target price, analyst ratings from 21 analysts

Godrej Properties has a share price target of Rs 2293, revenue growth forecast of 20.1%, and profit growth estimate of 33.9% for FY26, based on top 21 analyst calls.

### Godrej Properties FORECASTER - Analyst Estimates

FORECASTER DASHBOARD

SHARE PRICE TARGET FORECAST

12 MONTH ESTIMATE

CURRENT PRICE

1806.6

AVG. ESTIMATE

2292.8

LOW ESTIMATE

1500

HIGH ESTIMATE

3100

HIT

Godrej Properties's share price target is above the current price, with an upside of 26.9%

EPS FORECAST

QUARTERANNUAL

150

100

50

0

Mar '23

Mar '24

Mar '25

Mar '26

Mar '27

HIT

Godrej Properties's EPS was higher than average estimate 2 times in past 3 years

CONSENSUS RECOMMENDATION

21 ANALYST Recommendations

BUY

11	4	2	1	3	Sep '25
11	4	2	1	3	Oct '25
12	4	2	1	3	Nov '25
12	4	2	1	3	Dec '25
11	4	3	1	3	Jan '26
12	4	3	1	1	Feb '26

STRONG BUY

BUY

HOLD

SELL

STRONG SELL

The consensus recommendation from 21 analysts for Godrej Properties is BUY