

# 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 ( $>1.5 \text{ ATR}$ ) 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 Consensus	BUY	2,293	Feb 13, 2026	~35%
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.

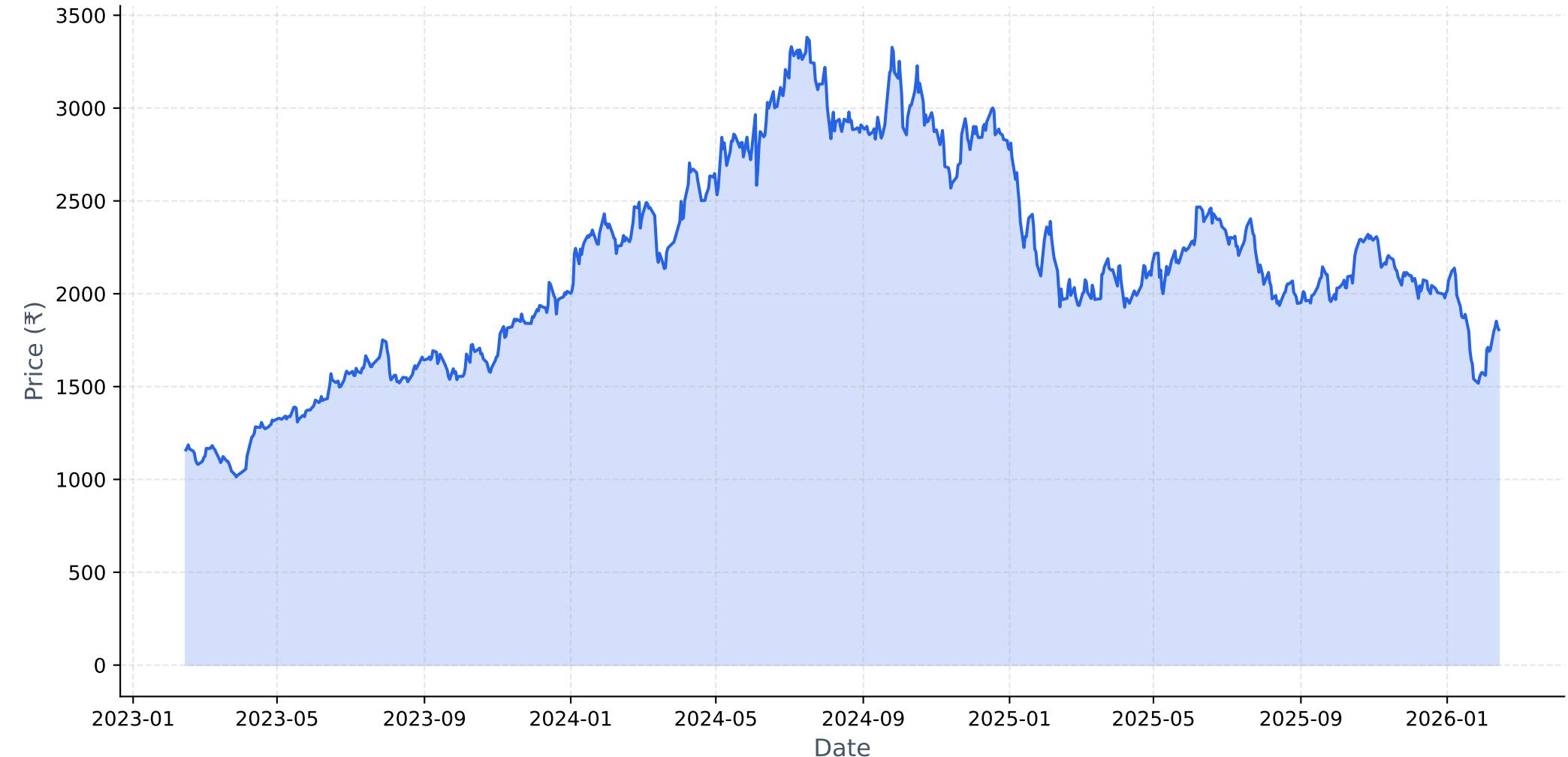
# **Stock Detailed Analysis Report**

## **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]
:	

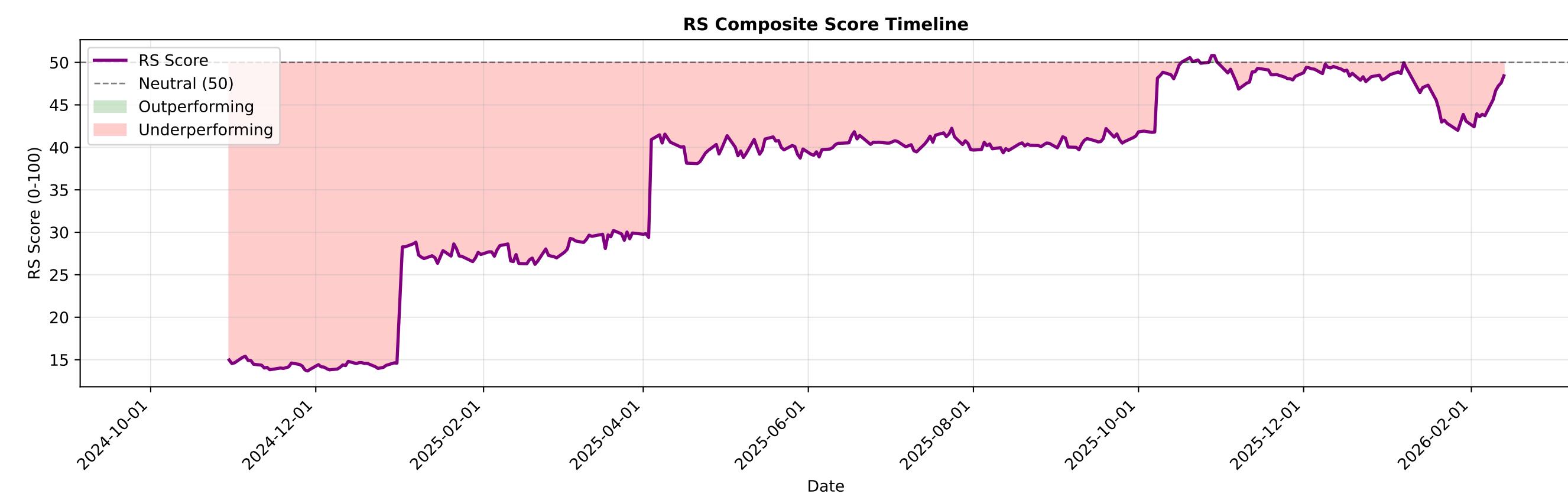
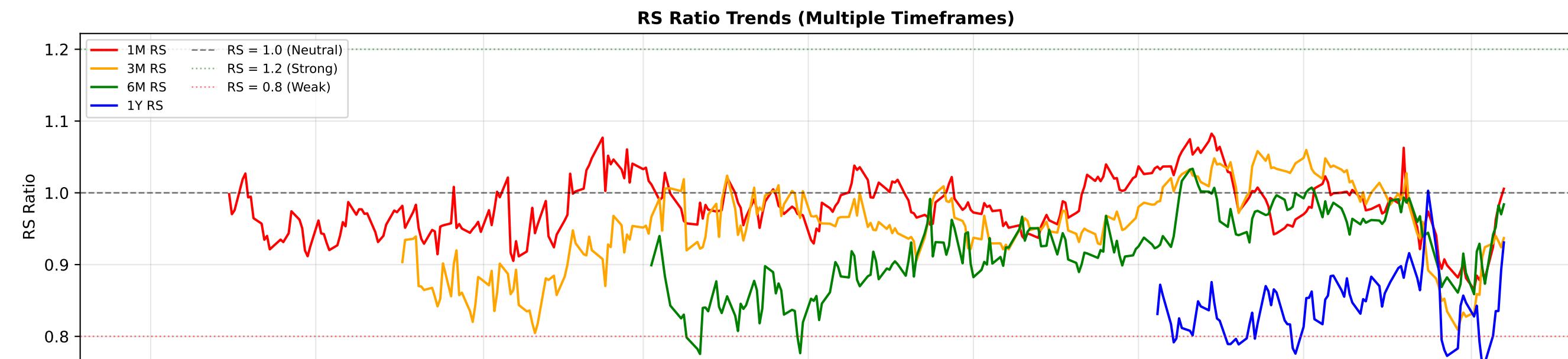
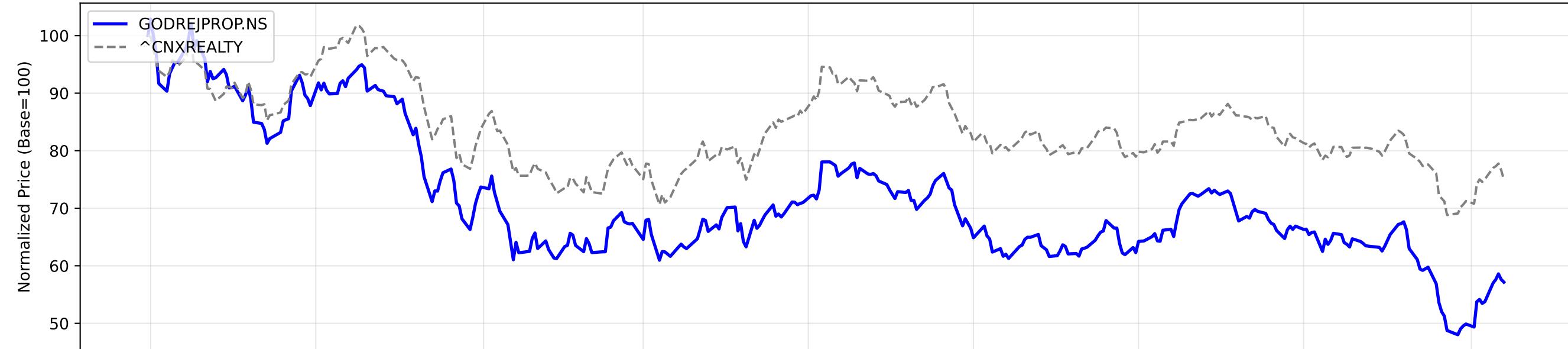
## == TURNAROUND ANALYSIS ==:

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)**



## **GODREJPROP.NS - EMA Crossover Summary**

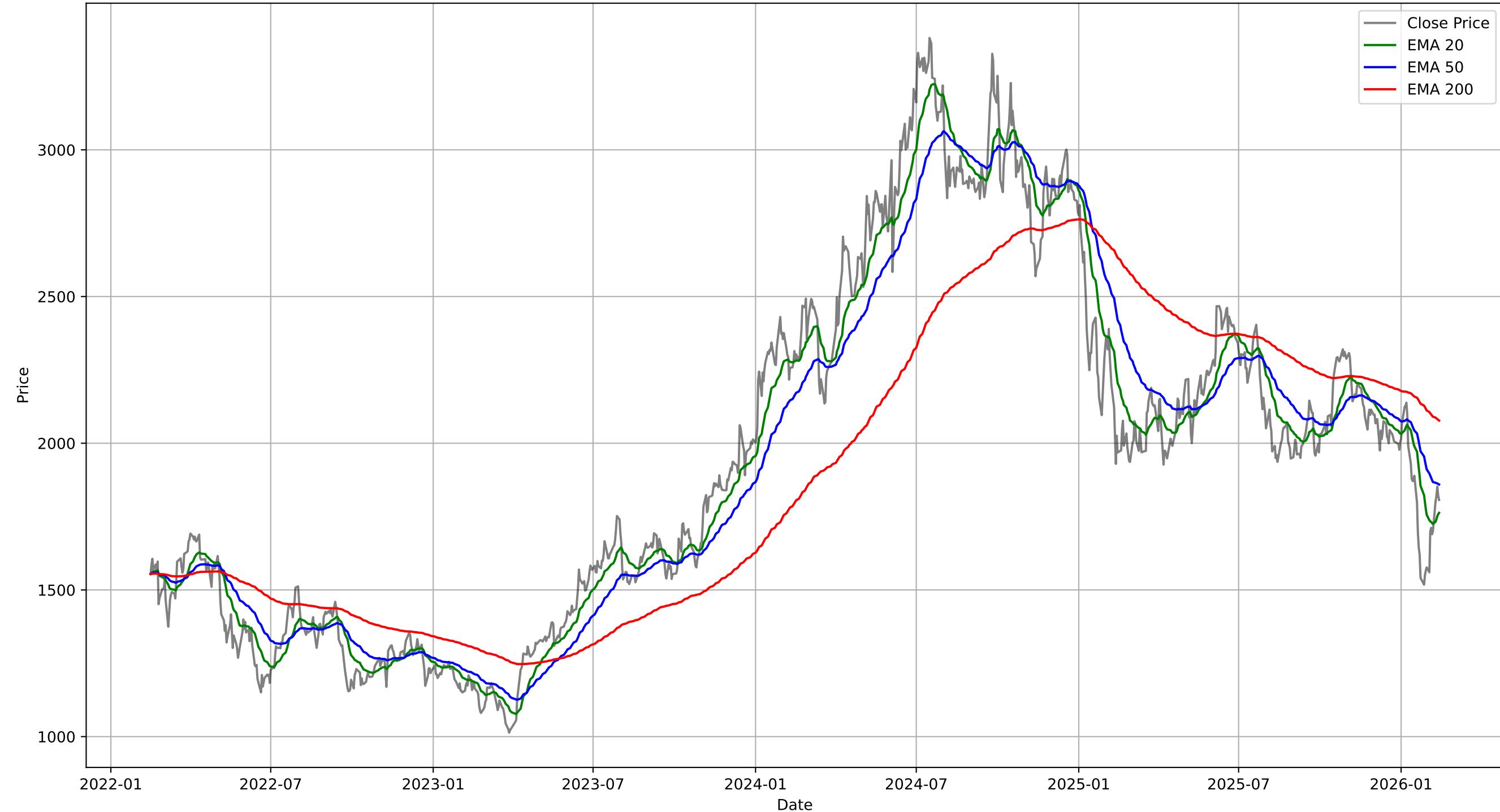
**EMA 20:** 1762.70

**EMA 50:** 1859.35

**EMA 200:** 2077.16

**Trend Status:** **Strong Downtrend**

## 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>	<a href="#">Buy Signal at 2026-01-22 00:00:00+05:30</a>
<b>Recent Signal 2:</b>	<a href="#">Buy Signal at 2026-01-23 00:00:00+05:30</a>
<b>Recent Signal 3:</b>	<a href="#">Buy Signal at 2026-01-27 00:00:00+05:30</a>

## 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)



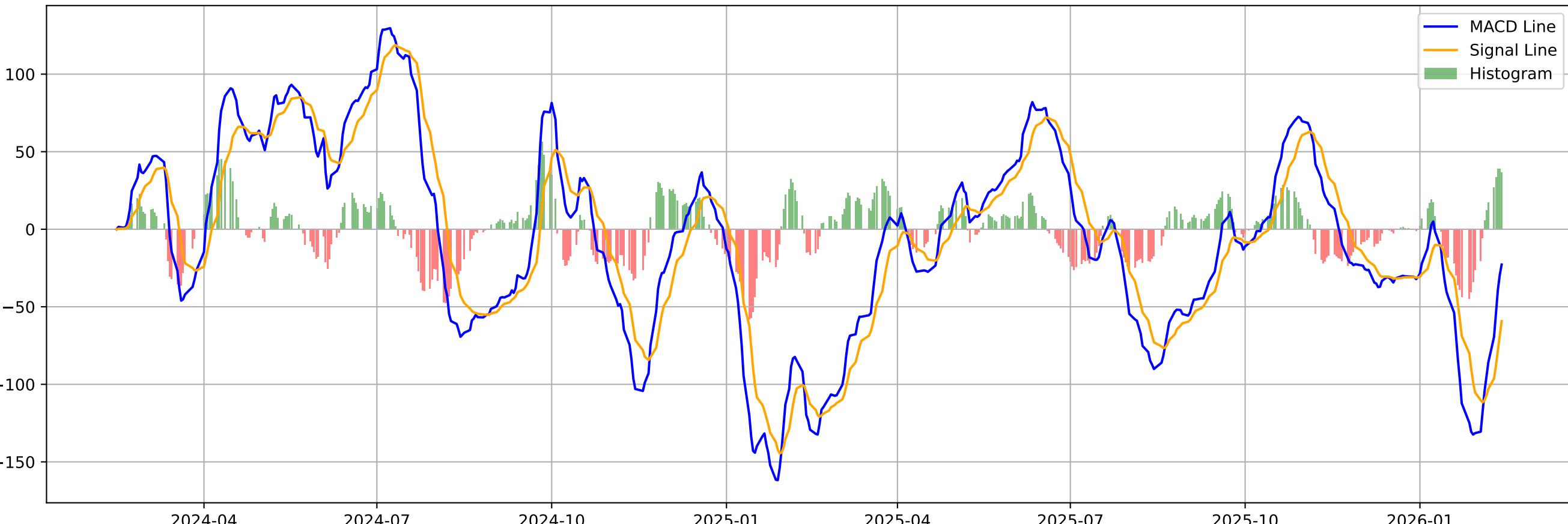
## **GODREJPROP.NS - MACD Summary**

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

### GODREJPROP.NS Price



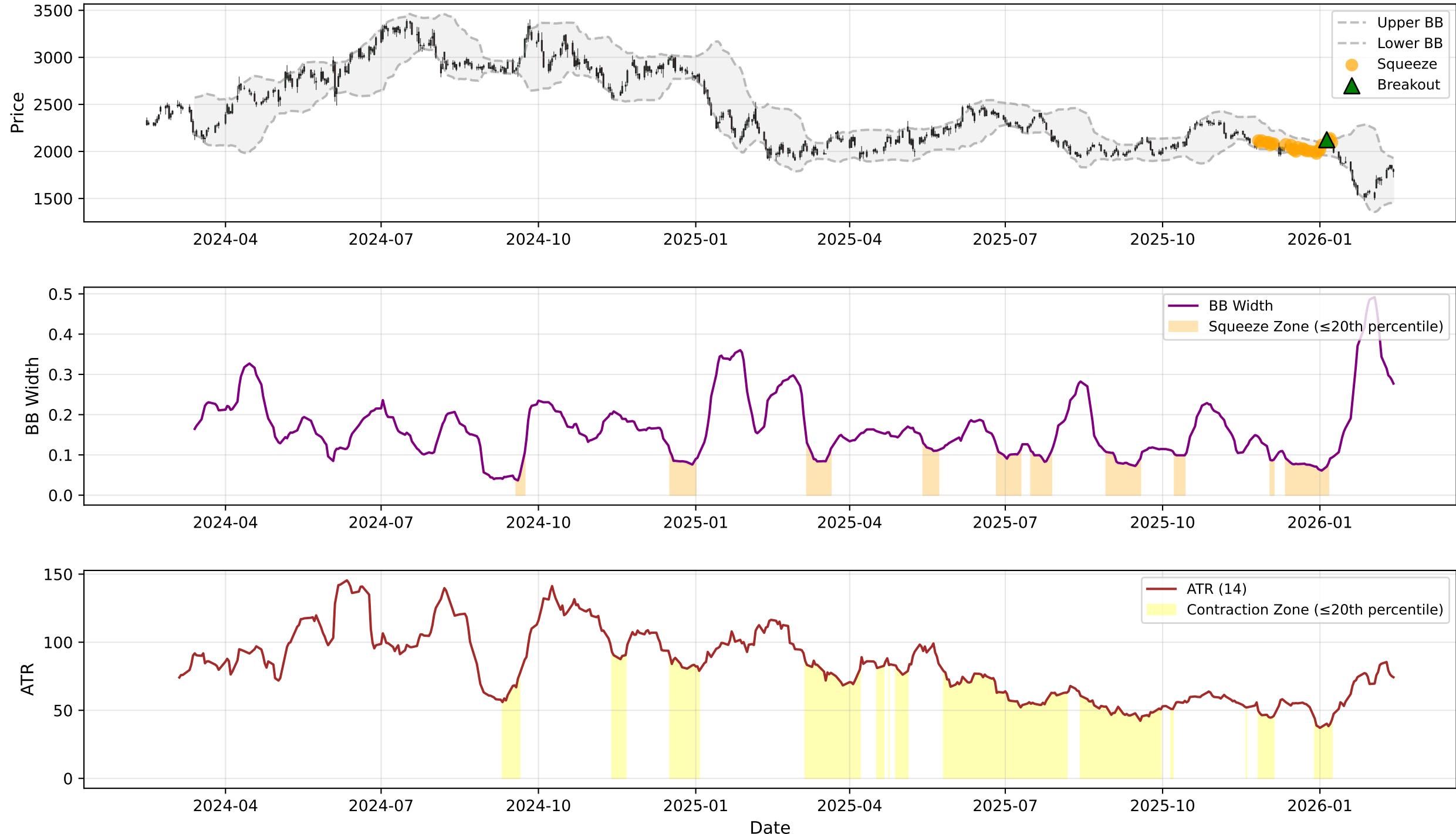
### GODREJPROP.NS MACD (12, 26, 9)



## **GODREJPROP.NS - Volatility Squeeze Summary**

<b>BB Width:</b>	0.2772
<b>ATR:</b>	74.2929
<b>Total Signals:</b>	27
<b>Signal 1:</b>	BB Squeeze + ATR Contraction at 2026-01-02 00:00:00+05:30 (Price: 2138.20)
<b>Signal 2:</b>	<b>BB Squeeze + ATR Contraction (Bullish Breakout) at 2026-01-03 00:00:00+05:30 (Price: 2145.00)</b>
<b>Signal 3:</b>	BB Squeeze + ATR Contraction at 2026-01-06 00:00:00+05:30 (Price: 2145.00)
<b>Signal 4:</b>	ATR Contraction at 2026-01-07 00:00:00+05:30 (Price: 2138.20)
<b>Signal 5:</b>	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)

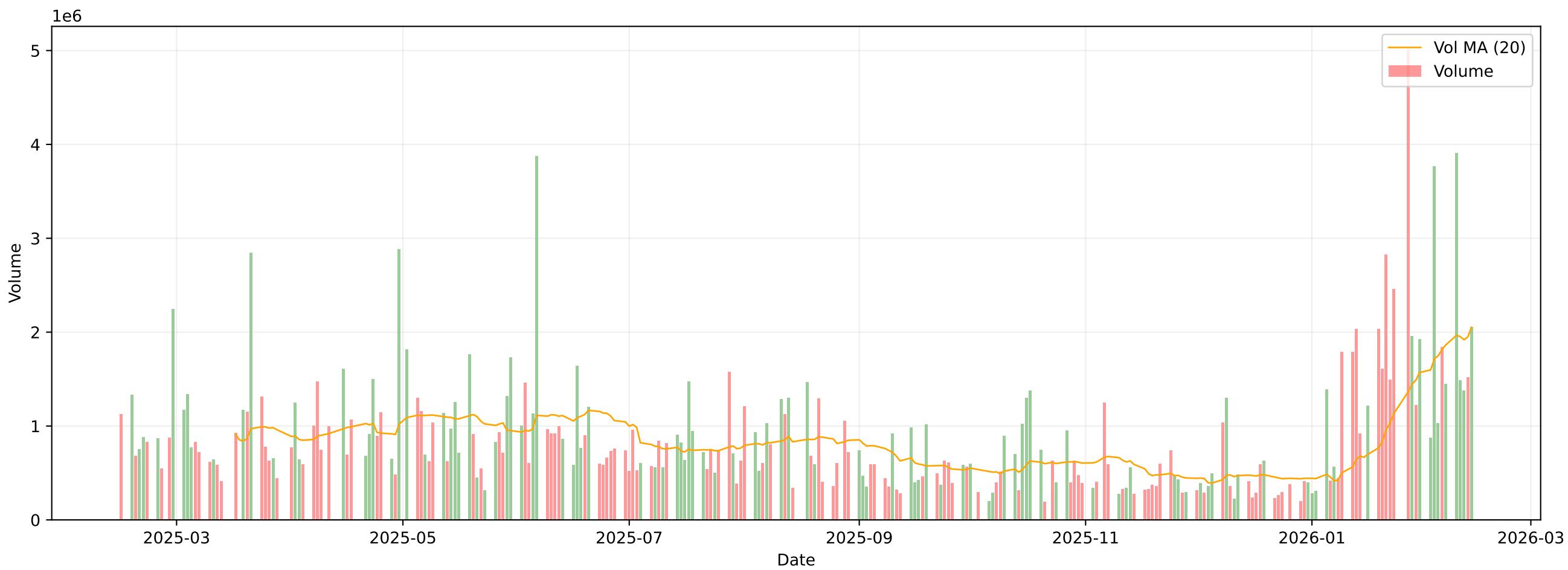
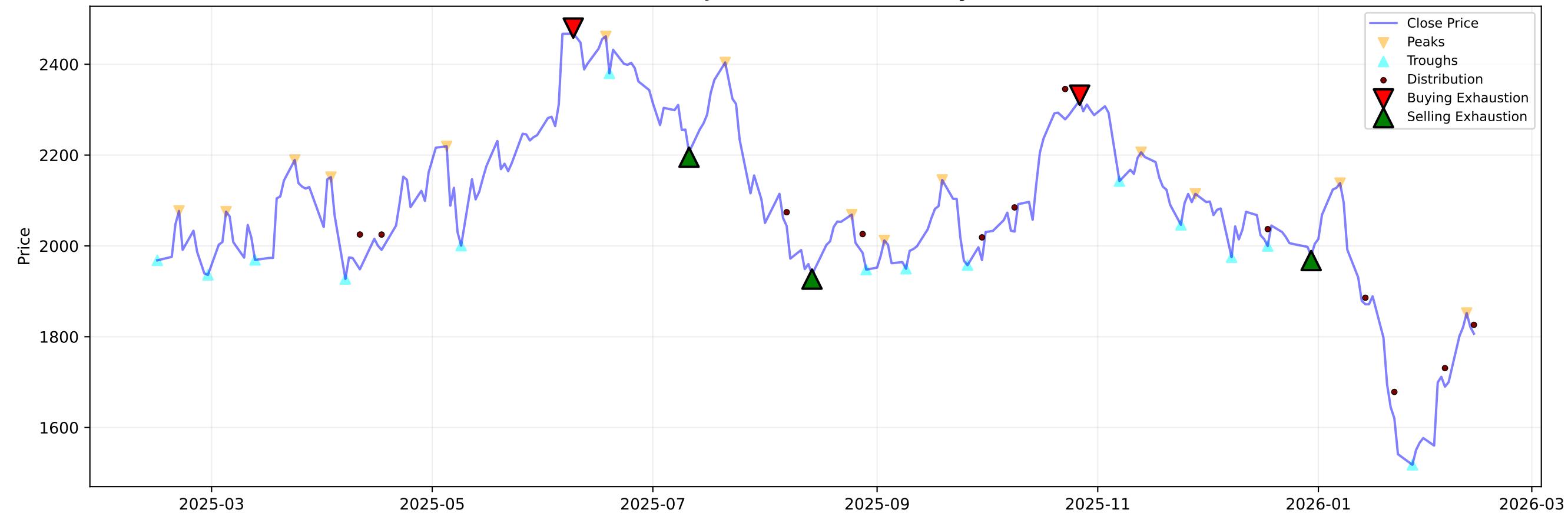
**2026-01-14 [-]:** Distribution Day

**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

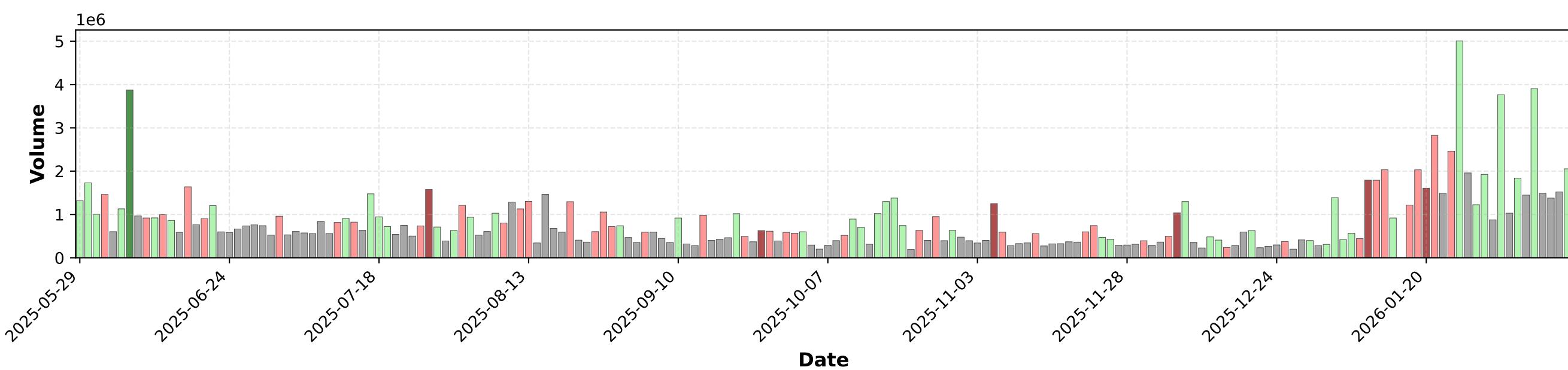
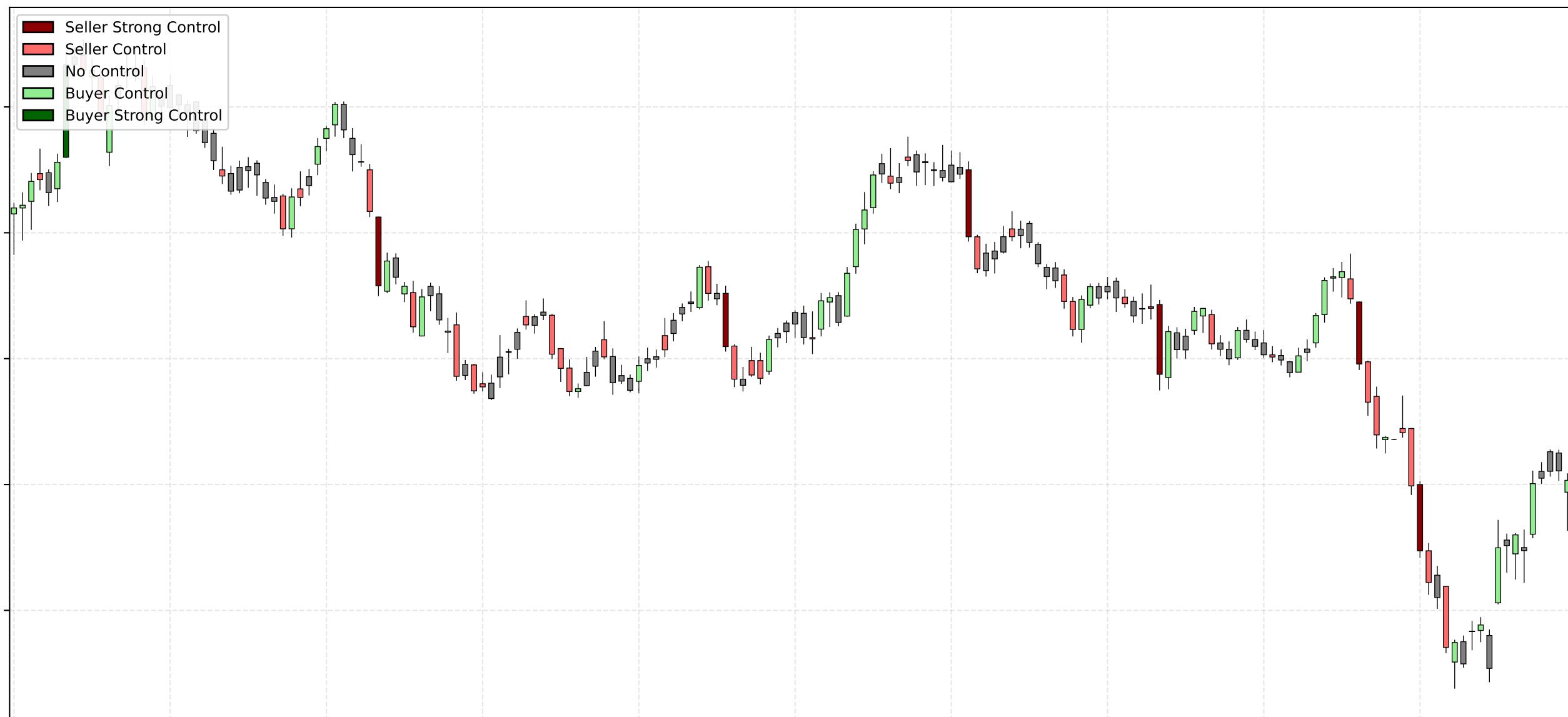
**Buyer Control:** 62

**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

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## Godrej Properties Ltd. [①](#)

NSE: GODREJPROP | BSE: 533150  
Godrej Properties Live Share Price Today, Share Analysis and Chart

■ ■ ■ Expensive Performer [①](#) ● In 2 Starfolio Baskets

**1806.60** -15.10 (-0.83%)  
↓ 27.92% from 52W High

**2.5M** NSE+BSE Volume  
NSE 13 Feb, 2026 3:31 PM (IST)

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Durability score <a href="#">①</a> High Financial Strength	70.0 /100	Valuation Score <a href="#">①</a> Expensive Valuation	25.5 /100	Momentum Score <a href="#">①</a> Technically Neutral	36.7 /100	Analyst Price Target <a href="#">①</a> <span style="color: yellow;">★</span> 2,293 1Yr Price target upside is 27%	FORECASTER
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Expensive Performer These stocks are strong in quality but with mid-range technicals. Their valuations are expensive

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**Check Before You Buy** [VIEW FULL CHECKLIST](#)  
Medium rank **11** Positive \* **12** Negative  
**47.8%** Pass in checklist

**PE Valuation Check**  
Right Now [①](#) Undervalued **168.6%**  
1 Year Forward [①](#) Undervalued **216.6%**

**Godrej Properties Key Metrics**

ROE Ann.% <a href="#">①</a> Above industry Median	8.1	Broker Average Target <a href="#">①</a> 31.27% upside	2,371.5	Market Capitalization <a href="#">①</a> High in industry	54,415.9	Price to Book <a href="#">①</a> Below industry Median
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DVM  
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Price Chart  
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Financials  
Technicals  
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**1806.60 -15.10 (-0.83%)** [↓ 27.92% Fall from 52W High](#)

**2.5M** NSE+BSE Volume [NSE 13 Feb, 2026 3:31 PM \(IST\)](#)

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### 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 [②](#) [③](#)

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