

May 29, 2017

The General Manager – DCS, Listing Operations-Corporate Services Dept. BSE Ltd. 1 st Floor, New Trading Ring, Rotunda Building, 'P J. Towers, Dalal Street, Fort, <u>Mumbai 400 001.</u> corp.relations@bseindia.com Stock Code: 532891	The Manager, Listing Department, National Stock Exchange of India Ltd., Exchange Plaza, 5th Floor, Plot No. C/1, G Block, Bandra-Kurla Complex, Bandra (E), <u>Mumbai</u> cc_nse@nse.co.in Stock Code: PURVA
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Dear Sir / Madam,

Sub: Outcome of Board Meeting held on May 29, 2017

Ref: Regulation 30 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015

We wish to inform you that the following was the outcome of the Board Meeting of Puravankara Limited (formerly Puravankara Projects Limited) held today:

1. Audited Financial Results for the Quarter and Year ended March 31, 2017

The Board of Directors approved the Consolidated and Standalone – Audited Financial Results for the Quarter and Year ended March 31, 2017 as reviewed and recommended by the Audit Committee at its meeting held today.

In this connection please find attached herewith:

- The Audited Consolidated Financial Results and Audit Report issued by M/s Walker Chandiok & Co., LLP Chartered Accountants, Statutory Auditors, for the Quarter and Year ended March 31, 2017.
- The Audited Standalone Financial Results and Audit Report issued by M/s Walker Chandiok & Co., LLP Chartered Accountants, Statutory Auditors, for the Quarter and Year ended March 31, 2017.
- Press Release
- Presentation on the operation and financial results of the Company in terms of Regulation 46 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015

M/s Walker Chandiok & Co., LLP Chartered Accountants, Statutory Auditors of the Company have issued their reports with unmodified opinion on the Audited Consolidated & Standalone Financial Results of the Company for the year ended March 31, 2017.

2. Recommendation of Dividend

The Board has for the year ended March 31, 2017, recommended a Final Dividend of Re. 2.25 (Rupees Two point two five only) per Equity Share of Rs.5.00 each held in the Company, subject to the approval of the same at the forthcoming Annual General Meeting of the Company, to be held on a date to be notified by the Board in due course.

3. Re-appointment of M/s. GNV & Associates as the Cost Auditor of the Company for the Financial Year 2017 – 2018

The Board appointed M/S. GNV & Associates, Cost Accountants, as the Cost Auditor of the Company for the Financial Year 2017-18.

Brief profile:

M/s. GNV & ASSOCIATES is registered with The Institute of Cost Accountants of India (Previously known as ICWAI) on 8th March 2005 and the Regn. No. of the firm is 000150, which has completed 12 years on 8th March 2015 and is now in its 13th year of operation.

PURAVANKARA LIMITED (formerly Puravankara Projects Ltd.)

Registered Office: #130/1, Ulsoor Road, Bengaluru - 560 042 Tel: +91 80 2559 9000 / 4343 9999 Fax: +91 80 2559 9350
 Email: info@puravankara.com URL: www.puravankara.com CIN: L45200KA1986PLC051571

AN ISO 9001 COMPANY



M/s.GNV & Associates are Approved 'A' Category Auditor along with Chartered Accountants for conducting statutory financial audit of Co-operative Societies/Co-operative Banks by The Registrar of Co-operative Societies, Government of Karnataka, Bengaluru.

The Board meeting commenced at 2.30 p.m. and concluded at 4.10 p.m.

We request you to take the same on record.

Thanking you

Yours faithfully
For Puravankara Limited



Bindu D
Company Secretary
M.N. 23290



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AN ISO 9001 COMPANY

Walker Chandiook & Co LLP

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Independent Auditor's Report on Consolidated Financial Results of the Company Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

To the Board of Directors of Puravankara Limited (formerly Puravankara Projects Limited)

1. We have audited the consolidated financial results of Puravankara Limited (formerly Puravankara Projects Limited) ('the Holding Company') and its subsidiaries (the Holding Company and its subsidiaries together referred to as 'the Group'), its associates and joint ventures for the year ended 31 March 2017, being submitted by the Holding Company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. Attention is drawn to Note 13 to the consolidated financial results regarding the figures for the quarter ended 31 March 2017 as reported in these consolidated financial results, which are the balancing figures between audited consolidated figures in respect of the full financial year and the published consolidated year to date figures up to the end of the third quarter of the financial year. Also, the figures up to the end of the third quarter had only been reviewed and not subjected to audit. These consolidated financial results are based on the consolidated financial statements for the year ended 31 March 2017 prepared in accordance with the accounting principles generally accepted in India, including Indian Accounting Standards ('Ind AS') specified under Section 133 of the Companies Act, 2013 ('the Act') and published consolidated year to date figures up to the end of the third quarter of the financial year prepared in accordance with the recognition and measurement principles laid down in Ind AS 34, Interim Financial Reporting, specified under Section 133 of the Act, and SEBI Circulars CIR/CFD/CMD/15/2015 dated 30 November 2015 and CIR/CFD/FAC/62/2016 dated 5 July 2016, which are the responsibility of the Holding Company's management. Our responsibility is to express an opinion on these consolidated financial results based on our audit of the consolidated financial statements for the year ended 31 March 2017 and our review of consolidated financial results for the nine months period ended 31 December 2016.



2. We conducted our audit in accordance with the auditing standards generally accepted in India. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial results are free of material misstatement(s). An audit includes examining, on a test basis, evidence supporting the amounts disclosed as financial results. An audit also includes assessing the accounting principles used and significant estimates made by management. We believe that our audit provides a reasonable basis for our opinion.
3. In our opinion and to the best of our information and according to the explanations given to us and based on the consideration of the reports of other auditors on separate financial results and on other financial information of the subsidiaries, associates and joint ventures, the consolidated financial results:
 - (i) include the financial results for the year ended 31 March 2017, of the following entities:
 - (a) Provident Housing Limited
 - (b) Starworth Infrastructure and Constructions Limited
 - (c) Centurions Housing and Construction Private Limited
 - (d) Prudential Housing and Infrastructure Development Limited
 - (e) Melmont Constructions Private Limited
 - (f) Purva Marine Properties Private Limited (until 27 March 2017)
 - (g) Purva Realities Private Limited
 - (h) Vaigai Developers Private Limited
 - (i) Nile Developers Private Limited
 - (j) Purva Star Properties Private Limited
 - (k) Purva Sapphire Land Private Limited
 - (l) Purva Ruby Properties Private Limited
 - (m) Grand Hills Developments Private Limited (formerly known as Purva Opel Properties Private Limited)
 - (n) Puravankara Hotels Limited (until 27 March 2017)
 - (o) Purva Land Limited (until 27 March 2017)
 - (p) Jaganmata Property Developers Private Limited
 - (q) Jyothishmati Business Centers Private Limited
 - (r) Vagishwari Land Developers Private Limited
 - (s) Varishtha Property Developers Private Limited
 - (t) Purva Oak Private Limited
 - (u) Purva Pine Private Limited
 - (v) Provident Meryta Private Limited
 - (w) Argan Properties Private Limited
 - (x) Provident Cedar Private Limited
 - (y) Kondhwa Projects LLP
 - (z) Welworth Lanka Holdings Private Limited
 - (aa) Welworth Projects Lanka Private Limited
 - (bb) Purva Corporation
 - (cc) Keppel Puravankara Development Private Limited
 - (dd) Propmart Technologies Limited
 - (ee) Sobha Puravankara Aviation Private Limited
 - (ff) Purva Good Earth Properties Private Limited
 - (gg) Pune Projects LLP



- (ii) are presented in accordance with the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, read with SEBI Circulars CIR/CFD/CMD/15/2015 dated 30 November 2015 and CIR/CFD/FAC/62/2016 dated 5 July 2016 in this regard; and
 - (iii) give a true and fair view of the consolidated net profit (including other comprehensive income) and other financial information in conformity with the accounting principles generally accepted in India including Ind AS specified under Section 133 of the Act for the year ended 31 March 2017.
4. We did not audit the financial information of 26 subsidiaries, whose financial information reflect total assets of ₹ 306.44 crores as at 31 March 2017, and total revenues of ₹ 80.49 crores for the year ended on that date, as considered in the consolidated financial results. The consolidated financial results also include the Group's share of net profit (including other comprehensive income) of ₹ 2.17 crores for the year ended 31 March 2017, as considered in the consolidated financial results, in respect of 2 joint venture, whose financial statements / financial information have not been audited by us. These financial information have been audited by other auditors whose report has been furnished to us by the management and our opinion on the consolidated financial results, in so far as it relates to the amounts and disclosures included in respect of these subsidiaries and joint ventures, and our report in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, read with SEBI Circulars CIR/CFD/CMD/15/2015 dated 30 November 2015 and CIR/CFD/FAC/62/2016 dated 5 July 2016, in so far as it relates to the aforesaid subsidiaries, associates and joint ventures, are based solely on the report(s) of such other auditors.

The consolidated financial results also include the Group's share of net profit (including other comprehensive income) of ₹ 2.47 crores for the year ended 31 March 2017, as considered in the consolidated financial results, in respect of 3 associates whose financial statements / financial information have not been audited by us. These financial statements / information are unaudited and have been furnished to us by the management and our opinion on the consolidated financial results, in so far as it relates to the amounts and disclosures included in respect of these associates, and our report in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, read with SEBI Circulars CIR/CFD/CMD/15/2015 dated 30 November 2015 and CIR/CFD/FAC/62/2016 dated 5 July 2016, in so far as it relates to the aforesaid associates, are based on such unaudited financial statement / financial information. In our opinion and according to the information and explanations given to us by the Management, these unaudited financial results are not material to the Group.



Walker Chandiok & Co LLP

Further, of these subsidiaries, associates and joint ventures, 3 subsidiaries are located outside India whose financial statements and other financial information have been prepared in accordance with accounting principles generally accepted in their respective countries and which have been audited by other auditors under generally accepted auditing standards applicable in their respective countries. The Holding Company's management has converted the financial statements of such subsidiaries located outside India from accounting principles generally accepted in their respective countries to accounting principles generally accepted in India. We have audited these conversion adjustments made by the Holding Company's management. Our opinion, in so far as it relates to the financial information of such subsidiaries located outside India, is based on the report(s) of other auditor(s) and the conversion adjustments prepared by the management of the Holding Company and audited by us.

Our opinion on the consolidated financial results is not modified in respect of this matter with respect to our reliance on the work done by and the reports of the other auditors.

5. The Holding Company had prepared separate consolidated financial results for the year ended 31 March 2016, based on the consolidated financial statements for the year ended 31 March 2016 prepared in accordance with Accounting Standards ('AS') prescribed under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014 (as amended) and consolidated financial results for the nine months period ended 31 December 2016 prepared in accordance with the recognition and measurement principles laid down in AS 25, Interim Financial Reporting, prescribed under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014 (as amended) and SEBI Circular CIR/CFD/CMD/15/2015 dated 30 November 2015, and other accounting principles generally accepted in India, on which we issued auditor's report dated 27 May 2016 respectively. These consolidated financial results for the year ended 31 March 2016 have been adjusted for the differences in the accounting principles adopted by the Holding Company on transition to Ind AS, which have also been audited by us. Our opinion is not modified in respect of this matter.

Walker Chandiok & Co. LLP

For Walker Chandiok & Co LLP

Chartered Accountants

Firm Registration No.: 001076N/N500013

Sanjay Banthia

per **Sanjay Banthia**

Partner

Membership No. 061068

Place: Bengaluru

Date: 29 May 2017



(₹/Crores, except share and per share data)

Statement of audited consolidated financial results for the quarter and year ended 31 March 2017

Sl. No.	Particulars	Quarter ended			Year ended	
		31 Mar 17	31 Dec 16	31 Mar 16	31 Mar 17	31 Mar 16
		Audited	Restated	Audited	Audited	Audited
1.	Income from operations					
	Revenue from projects	371.53	268.86	316.95	1,323.64	1,571.46
	Other operating revenues	75.41	2.44	2.71	83.48	12.58
	Total Income from operations	446.94	271.30	319.66	1,407.12	1,584.04
2.	Expenses					
	Material and contract cost	208.26	175.24	241.25	740.52	991.45
	Land and other related costs	353.86	4.37	9.83	1,067.44	304.13
	Change in inventories	(316.26)	(61.78)	(101.03)	(1,088.29)	(413.83)
	Employee benefit expense	26.13	24.34	25.49	100.73	111.03
	Depreciation and amortization expense	4.04	4.13	4.21	16.47	15.99
	Other expenses	48.14	43.75	72.41	180.30	242.81
	Total expenses	324.17	190.05	252.16	1,017.17	1,251.58
3.	Profit from operations before other income, finance expense, exceptional items, share of profit/(loss) of associates and joint ventures (1-2)	122.77	81.25	67.50	389.95	332.46
4.	Other income	13.54	6.20	15.67	21.39	21.09
5.	Profit from Ordinary activities before finance expense, exceptional items, share of profit/(loss) of associates and joint ventures (3+4)	136.31	87.45	83.17	411.34	353.55
6.	Finance expense, net	66.18	62.34	57.45	250.38	225.88
7.	Profit from ordinary activities before exceptional items, share of profit/(loss) of associates and joint ventures (5-6)	70.13	25.11	25.72	160.96	127.67
8.	Exceptional items	-	-	-	-	-
9.	Profit from ordinary activities before share of profit/(loss) of associates and joint ventures (7-8)	70.13	25.11	25.72	160.96	127.67
10.	Tax expense	9.44	8.87	7.44	38.49	43.64
11.	Net profit from ordinary activities after tax and before share of profit/(loss) of associates and joint ventures (9-10)	60.69	16.24	18.28	122.47	84.03
12.	Extraordinary items (net of tax expenses)	-	-	-	-	-
13.	Net profit from ordinary activities before share of profit/(loss) of associates and joint ventures (11-12)	60.69	16.24	18.28	122.47	84.03
14.	Share of profit/(loss) of associates and joint ventures, net	1.23	1.35	(0.78)	4.64	(1.18)
15.	Net Profit for the period (13+14)	61.92	17.59	17.50	127.11	82.85
16.	Other Comprehensive Income/(Loss) (net of tax expense)	(0.37)	0.06	(0.16)	0.03	0.46
17.	Total Comprehensive Income/(Loss) for the period (15+16)	61.55	17.65	17.34	127.14	83.31
18.	Paid-up equity share capital (face value ₹ 5/share)	118.58	118.58	118.58	118.58	118.58
19.	Earnings per share (before extraordinary items) (not annualised)					
	Basic : (₹)	2.60	0.74	0.73	5.36	3.51
	Diluted : (₹)	2.60	0.74	0.73	5.36	3.51
	Earnings per share (after extraordinary items) (not annualized)					
	Basic : (₹)	2.60	0.74	0.73	5.36	3.51
	Diluted : (₹)	2.60	0.74	0.73	5.36	3.51



Consolidated statement of assets and liabilities :

Particulars	As at	
	31 Mar 17 Audited	31 Mar 16 Audited
Assets		
Non-current assets		
(a) Property, Plant and Equipment	70.83	83.76
(b) Capital work-in-progress	0.05	-
(c) Investment Property	39.33	432.54
(d) Other Intangible assets	3.93	4.60
(e) Financial Assets		
(i) Investments	116.30	92.49
(ii) Loans and advances	202.92	154.43
(iii) Other financial assets	21.37	6.46
(f) Deferred tax assets (net)	46.88	39.88
(g) Non-current tax assets (net)	-	-
(h) Other non-current assets	140.13	157.63
Total Non-current assets	641.74	971.78
Current assets		
(a) Inventories	4,551.11	3,467.86
(b) Financial Assets		
(i) Trade receivables	426.16	336.32
(ii) Cash and cash equivalents	69.09	282.95
(iii) Bank balances other than (iii) above	3.52	8.48
(iv) Loans and advances	70.65	16.00
(v) Others	178.76	236.10
(c) Current Tax Assets (Net)	1.78	68.44
(d) Other current assets	202.57	160.40
Total Current assets	5,503.64	4,576.54
Total assets	6,145.38	5,548.33
Equity and liabilities		
Equity		
(a) Equity Share capital	118.58	118.58
(b) Other Equity	2,269.64	2,164.75
Total equity	2,388.22	2,283.33
Liabilities		
Non-current liabilities		
(a) Financial Liabilities		
(i) Borrowings	796.06	1,259.81
(ii) Other financial liabilities	6.92	3.33
(b) Provisions	11.08	11.57
(c) Deferred tax liabilities (Net)	11.80	-
(d) Other non-current liabilities		
Total non-current liabilities	825.86	1,274.71
Current liabilities		
(a) Financial Liabilities		
(i) Borrowings	885.09	667.20
(ii) Trade payables		
total outstanding dues of micro enterprises and small enterprises	3.76	7.34
total outstanding dues of creditors other than micro enterprises and small enterprises	279.31	305.01
(iv) Other financial liabilities	726.48	504.95
(b) Other current liabilities	1,031.46	495.55
(c) Provisions	2.22	2.78
(d) Current Tax Liabilities (Net)	2.98	7.46
Total current liabilities	2,931.30	1,990.29
Total liabilities and equity	6,145.38	5,548.33

- The above audited consolidated financial results of the company for the quarter and year ended 31 March 2017 have been reviewed by the Audit Committee and approved by the Board of Directors at its meeting on 29 May 2017.
- The consolidated financial results have been prepared in accordance with the principles and procedures of Indian Accounting Standards ("Ind AS") as notified under the Companies (Indian Accounting Standards) Rules, 2015 as specified in Section 133 of the Companies Act, 2013.
- The Group is engaged in the development and construction of residential and commercial properties which is considered to be the only reportable business segment in line with the provisions of Ind AS 108. Further the Group does not have significant foreign operations.
- The Company has adopted Ind AS from 01 April 2016 and accordingly, these consolidated financial results have been prepared in accordance with the recognition and measurement principles laid down in Ind AS 34 Interim Financial Reporting prescribed under Section 133 of the Companies Act, 2013, read with relevant rules issued thereunder. The date of transition to Ind AS is 01 April 2015. The impact of transition has been accounted for in the opening reserves and comparative period results have been restated accordingly.
- During the year ended 31 March 2017 and 31 March 2016, the Company has received dividend/ interim dividend of ₹ 18.50 and ₹ 36.76, respectively, from its wholly owned subsidiaries. In accordance with Income Tax Act, dividend distribution tax of ₹ 3.76 and ₹ 7.48, respectively, paid by the subsidiaries on the aforesaid dividend has been adjusted with the dividend distribution tax of the Company. Consequently, the above amount has been credited to reserves & surplus.



- 6 (a) During the quarter ended 30 June 2014, the Company had entered into a sale deed and agreement to sell undivided share (UDS) of its property under development aggregating to 50% of the said property for a cash consideration of ₹ 320.81. Of the total consideration, ₹ 155.81 was received for the 25% portion of the land and accordingly recorded as revenue during quarter ended 30 June 2014. The balance consideration amounting to ₹ 165 towards the remaining 25% of the said property was deferred on account of the consideration being contingent on receipt of plan sanction.
- During the quarter ended 30 September 2016, the above contingency has been resolved and the Company has entered into a supplemental agreement to sale on 26 September 2016 transferring the UDS for a deferred consideration of ₹ 165. Consequent to above, the Company has recorded the fair value of ₹ 151.59 as revenue for the sale of UDS of its property under development.
- 6 (b) During the year ended 31 March 2016, the Company entered into an agreement to sell a land parcel (included within property under development) located in Bengaluru for a cash consideration of ₹ 140.00.
- 7 During the quarter and year ended 31 March 2017, the Company through the sale of its three subsidiaries has sold an investment property for a cash consideration of ₹ 475 and the consequently the net gain have been included within 'other operating revenue'.
- 8 During the quarter ended 30 September 2016, the Company and two of its subsidiaries (the Group) were subjected to proceedings under section 132 of the Income Tax Act, 1961. The Group has made necessary submissions as required under section 132 of the Income Tax Act. The Company did not record additional tax charge since the management is of the view that the final outcome of the disputes should be in favour of the Group and/or the disallowances are mainly on account of temporary differences. Pending final assessment no adjustments have been recorded in the financial results for the quarter ended 30 September 2016.
- 9 Until quarter ended 31 December 2016, the Company was recording the lease expenses in respect of an operating lease of an aircraft based on actual consumption/ usage of hours committed under the take or pay lease agreement. During the quarter ended 31 March 2017, the lease expense in respect of the aforesaid take-or-pay agreement have been accounted on a straight-lined basis over the lease term in accordance with Ind-AS 17. Consequent to above change, the previous period/year comparatives presented in the results have been restated as follows:

Particulars	Quarter ended 31 December 2016	Quarter ended 31 March 2016	Year ended 31 March 2016
Rent expense	3.82	3.48	13.62
Tax expense	(1.32)	(1.20)	(4.71)

- 10 Audited Financial results of Puravankara Limited (Standalone information) :

Particulars	Quarter ended			Year ended	
	31 Mar 17	31 Dec 16	31 Mar 16	31 Mar 17	31 Mar 16
	Audited	Restated	Audited	Audited	Audited
Income from operations	262.12	199.65	197.76	976.47	1,015.69
Profit before tax for the period	40.22	9.10	11.50	117.56	109.94
Total Comprehensive Income/(Loss) after tax for the period	40.43	6.18	8.47	100.46	86.47

- 11 The reconciliation of net profit as previously reported (referred to as 'Previous GAAP') and the total comprehensive income/(loss) as per Ind AS for the quarter and year ended 31 March 2016 is as per table below :

Particulars	Quarter ended	Year ended
	31 Mar 16	31 Mar 16
Net profit under Previous GAAP	10.52	66.81
Ind AS adjustments		
Application of Guidance Note on real estate revenue recognition retrospectively	4.77	23.60
Impact of financial assets and liabilities carried at amortized cost	2.97	7.10
Impact of reversal of lease straightlining	0.58	0.84
Reclassification of actuarial loss on employee benefit to other comprehensive income	0.16	(0.46)
Impact on account of minority interest	(0.10)	(0.34)
Change in accounting estimate (refer note 9 above)	(3.48)	(13.62)
Equity pick up on account of constructive obligation	(0.60)	(0.60)
Deconsolidation of subsidiary	2.90	2.90
Deferred tax impact on above adjustments	(0.22)	(3.38)
Net Profit/ (loss) as per Ind AS	17.50	82.85
Other comprehensive income (OCI) (net of tax)	(0.16)	0.46
Total comprehensive income/(loss) for the period	17.34	83.31

- 12 The reconciliation of equity previously reported (referred to as 'Previous GAAP') as per Ind AS as on 31 March 2016 is as per table below :

Particulars	As at
	31 Mar 16
Equity reported under previous GAAP as on 31 Mar 2016	2,186.69
Adjustments	
Application of Guidance Note on real estate revenue recognition retrospectively	(10.36)
Reversal of proposed dividend and tax on proposed dividend	22.26
Impact of financial assets and liabilities carried at amortized cost	5.62
Impact of reversal of lease straightlining	4.90
Reclassification of actuarial loss on employee benefit to other comprehensive income	(1.30)
Other comprehensive income	0.61
Change in accounting estimate (refer note 9 above)	(58.53)
Deconsolidation of subsidiary	2.90
Equity pick up on account of constructive obligation as per Ind As 110	(7.63)
Deferred tax impact on above adjustments	19.59
Total adjustments	(21.94)
Total equity as per Ind AS	2,164.75

- 13 The figures for the quarter ended 31 March 2017 and the corresponding quarter ended 31 March 2016 are the derived balancing figures between audited figures in respect of full financial year ended 31 March 2017 and 31 March 2016 respectively and the unaudited figures in respect of nine months ended 31 December 2016 and 31 December 2015 respectively which were subjected to limited review.
- 14 Prior period comparatives have been regrouped/reclassified wherever necessary to conform to the presentation in the current period and are compliant with Ind AS.

Bengaluru
29 May 2017



On behalf of the Board of Directors of
Puravankara Limited (formerly Puravankara Projects Limited)

Nani R Choksey

Nani R Choksey
Joint Managing Director
DIN 00504555



Walker Chandiok & Co LLP

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Independent Auditor's Report on Standalone Financial Results of the Company Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

To the Board of Directors of Puravankara Limited (formerly Puravankara Projects Limited)

1. We have audited the standalone financial results of Puravankara Limited (formerly Puravankara Projects Limited) ('the Company') for the year ended 31 March 2017, being submitted by the Company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. Attention is drawn to Note 12 to the standalone financial results regarding the figures for the quarter ended 31 March 2017 as reported in these standalone financial results, which are the balancing figures between audited standalone figures in respect of the full financial year and the published standalone year to date figures up to the end of the third quarter of the financial year. Also, the figures up to the end of the third quarter had only been reviewed and not subjected to audit. These standalone financial results are based on the standalone financial statements for the year ended 31 March 2017 prepared in accordance with the accounting principles generally accepted in India, including Indian Accounting Standards ('Ind AS') specified under Section 133 of the Companies Act, 2013 ('the Act') and published standalone year to date figures up to the end of the third quarter of the financial year prepared in accordance with the recognition and measurement principles laid down in Ind AS 34, Interim Financial Reporting, specified under Section 133 of the Act, and SEBI Circulars CIR/CFD/CMD/15/2015 dated 30 November 2015 and CIR/CFD/FAC/62/2016 dated 5 July 2016, which are the responsibility of the Company's management. Our responsibility is to express an opinion on these standalone financial results based on our audit of the standalone financial statements for the year ended 31 March 2017 and our review of standalone financial results for the nine months period ended 31 December 2016.



Walker Chandiok & Co LLP

2. We conducted our audit in accordance with the auditing standards generally accepted in India. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial results are free of material misstatement(s). An audit includes examining, on a test basis, evidence supporting the amounts disclosed as financial results. An audit also includes assessing the accounting principles used and significant estimates made by management. We believe that our audit provides a reasonable basis for our opinion.
3. In our opinion and to the best of our information and according to the explanations given to us, the standalone financial results:
 - (i) are presented in accordance with the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, read with SEBI Circulars CIR/CFD/CMD/15/2015 dated 30 November 2015 and CIR/CFD/FAC/62/2016 dated 5 July 2016 in this regard; and
 - (ii) give a true and fair view of the standalone net profit (including other comprehensive income) and other financial information in conformity with the accounting principles generally accepted in India including Ind AS specified under Section 133 of the Act for the year ended 31 March 2017.
4. The Company had prepared separate standalone financial results for the year ended 31 March 2016, based on the standalone financial statements for the year ended 31 March 2016 prepared in accordance with Accounting Standards ('AS') prescribed under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014 (as amended) and standalone financial results for the nine months period ended 31 December 2015 prepared in accordance with the recognition and measurement principles laid down in AS 25, Interim Financial Reporting, prescribed under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014 (as amended) and SEBI Circular CIR/CFD/CMD/15/2015 dated 30 November 2015, and other accounting principles generally accepted in India, on which we issued auditor's report dated 27 May 2016. These standalone financial results for the year ended 31 March 2016 have been adjusted for the differences in the accounting principles adopted by the Company on transition to Ind AS, which have also been audited by us. Our opinion is not modified in respect of this matter.

Walker Chandiok & Co. LLP
For Walker Chandiok & Co LLP
Chartered Accountants
Firm Registration No.: 001076N/N500013

Sanjay Banthia
per **Sanjay Banthia**
Partner
Membership No. 061068



Place: Bengaluru
Date: 29 May 2017

(₹/Crores, except share and per share data)

Statement of audited standalone financial results for the quarter and year ended 31 March 2017

Sl. No.	Particulars	Quarter ended			Year ended	
		31 Mar 17	31 Dec 16	31 Mar 16	31 Mar 17	31 Mar 16
		Audited	Restated	Audited	Audited	Audited
1.	Income from operations					
	Revenue from projects	186.84	197.65	195.63	894.11	1,004.52
	Other operating revenues	75.28	2.00	2.13	82.36	11.17
	Total Income from operations	262.12	199.65	197.76	976.47	1,015.69
2.	Expenses					
	Material and contract cost	124.02	116.07	135.69	447.94	558.25
	Land and other related costs	190.64	1.19	96.45	812.29	148.19
	Change in inventories	(197.18)	(20.40)	(142.26)	(777.69)	(161.64)
	Employee benefit expense	18.37	16.29	16.80	67.37	70.05
	Depreciation and amortization expense	2.45	2.50	2.55	9.98	10.51
	Other expenses	36.00	27.58	45.59	123.09	154.05
	Total expenses	174.30	143.23	154.82	682.98	779.41
3.	Profit from operations before other income, finance expense and exceptional items (1-2)	87.82	56.42	42.94	293.49	236.28
4.	Other income	8.79	5.57	15.51	34.00	59.18
5.	Profit from ordinary activities before finance expense and exceptional items (3+4)	96.61	61.99	58.45	327.49	295.46
6.	Finance expense, net	56.39	52.89	46.95	209.93	185.52
7.	Profit from ordinary activities after finance cost and before exceptional items (5-6)	40.22	9.10	11.50	117.56	109.94
8.	Exceptional items	-	-	-	-	-
9.	Profit from ordinary activities before tax(7-8)	40.22	9.10	11.50	117.56	109.94
10.	Tax expense	(0.56)	2.91	3.41	17.05	23.83
11.	Net profit from ordinary activities after tax (9-10)	40.78	6.19	8.09	100.51	86.11
12.	Extraordinary items (net of tax expenses)	-	-	-	-	-
13.	Net Profit for the period (11-12)	40.78	6.19	8.09	100.51	86.11
14.	Other Comprehensive Income/(Loss) (net of tax expense)	(0.35)	(0.01)	0.38	(0.05)	0.36
15.	Total Comprehensive Income/(Loss) for the period (13+14)	40.43	6.18	8.47	100.46	86.47
16.	Paid-up equity share capital (face value ₹ 5/share)	118.58	118.58	118.58	118.58	118.58
17.	Earnings per share (before extraordinary items) (not annualised)					
	Basic : (₹)	1.70	0.26	0.36	4.24	3.65
	Diluted : (₹)	1.70	0.26	0.36	4.24	3.65
	Earnings per share (after extraordinary items) (not annualised)					
	Basic : (₹)	1.70	0.26	0.36	4.24	3.65
	Diluted : (₹)	1.70	0.26	0.36	4.24	3.65



Standalone statement of assets and liabilities :

Particulars	As at	
	31 Mar 17	31 Mar 16
	Audited	Audited
Assets		
Non-current assets		
(a) Property, Plant and Equipment	38.14	45.81
(b) Capital work-in-progress	0.08	-
(c) Investment Property	39.33	432.64
(d) Other Intangible assets	3.85	4.48
(e) Financial Assets		
(i) Investments	33.27	29.48
(ii) Loans and advances	339.23	356.48
(iii) Other financial assets	13.10	1.78
(f) Deferred tax assets (net)	34.29	34.44
(g) Other non-current assets	96.08	72.57
Total Non-current assets	597.37	977.68
Current assets		
(a) Inventories	3,460.14	2,687.25
(b) Financial Assets		
(i) Trade receivables	331.64	219.94
(ii) Cash and cash equivalents	49.46	191.92
(iii) Bank balances other than (iii) above	3.52	8.48
(iv) Loans and advances	71.52	67.61
(v) Others	123.64	162.40
(c) Current Tax Assets (Net)	-	7.63
(d) Other current assets	137.97	170.79
Total current assets	4,177.89	3,516.02
Total assets	4,775.26	4,493.70
Equity and liabilities		
Equity		
(a) Equity Share capital	118.58	118.58
(b) Other Equity	1,861.73	1,780.14
Total equity	1,980.31	1,898.72
Liabilities		
Non-current liabilities		
(a) Financial Liabilities		
(i) Borrowings	513.41	932.99
(ii) Other financial liabilities	7.76	8.66
(b) Provisions	7.32	9.63
(c) Deferred tax liabilities (Net)	-	-
(d) Other non-current liabilities	-	-
Total non-current liabilities	528.49	951.28
Current liabilities		
(a) Financial Liabilities		
(i) Borrowings	959.78	742.19
(ii) Trade payables		
total outstanding dues of micro enterprises and small enterprises	3.53	5.84
total outstanding dues of creditors other than micro enterprises and small enterprises	188.52	199.52
(iv) Other financial liabilities	416.25	382.91
(b) Other current liabilities	697.05	309.56
(c) Provisions	1.33	0.83
(d) Current Tax Liabilities (Net)		2.85
Total current liabilities	2,266.46	1,643.70
Total liabilities and equity	4,775.26	4,493.70

- The above audited standalone financial results of the company for the quarter and year ended 31 March 2017 have been reviewed by the Audit Committee and approved by the Board of Directors at its meeting on 29 May 2017.
- The financial results have been prepared in accordance with the principles and procedures of Indian Accounting Standards ("Ind AS") as notified under the Companies (Indian Accounting Standards) Rules, 2015 as specified in Section 133 of the Companies Act, 2013.
- The Company is engaged in the development and construction of residential and commercial properties which is considered to be the only reportable business segment in line with the provisions of Ind AS 108. Further the Company does not have significant foreign operations.
- The Company has adopted Ind AS from 01 April 2016 and accordingly, these financial results have been prepared in accordance with the recognition and measurement principles laid down in Ind AS 34 Interim Financial Reporting prescribed under Section 133 of the Companies Act, 2013, read with relevant rules issued thereunder. The date of transition to Ind AS is 01 April 2015. The impact of transition has been accounted for in the opening reserves and comparative period results have been restated accordingly.
- During the year ended 31 March 2017 and 31 March 2016, the Company has received dividend/ interim dividend of ₹ 18.50 and ₹ 36.76, respectively, from its wholly owned subsidiaries. In accordance with Income Tax Act, dividend distribution tax of ₹ 3.76 and ₹ 7.48, respectively, paid by the subsidiaries on the aforesaid dividend has been adjusted with the dividend distribution tax of the Company. Consequently, the above amount has been credited to reserves & surplus.



6 (a) During the quarter ended 30 June 2014, the Company had entered into a sale deed and agreement to sell undivided share (UDS) of its property under development aggregating to 50% of the said property for a cash consideration of ₹ 320.81. Of the total consideration, ₹ 155.81 was received for the 25% portion of the land and accordingly recorded as revenue during quarter ended 30 June 2014. The balance consideration amounting to ₹ 165 towards the remaining 25% was contingent on receiving plan sanction and accordingly it was deferred.

During the quarter ended 30 September 2016, the above contingency has been resolved and the Company has entered into a supplemental agreement to sale on 26 September 2016 transferring the UDS for a deferred consideration of ₹ 165. Consequent to above, the Company has recorded the fair value of ₹ 151.59 as revenue for the sale of UDS of its property under development.

(b) During the year ended 31 March 2016, the Company entered into an agreement to sell a land parcel (included within property under development) located in Bengaluru for a cash consideration of ₹ 140.00.

7 During the quarter ended 30 June 2016, the Company had entered into an agreement to transfer an investment property to its subsidiaries for a total consideration of ₹ 403. During the current quarter ended 31 March 2017, the Company has also sold its investment in the aforementioned subsidiaries to a third party for a cash consideration of ₹ 72 and consequently the net gain which represents sale of the investment property have been included within 'other operating revenue'.

8 During the quarter ended 30 September 2016, the Company was subjected to proceedings under section 132 of the Income Tax Act, 1961. The Company has made necessary submissions as required under section 132 of the Income Tax Act. The Company did not record additional tax charge since the management is of the view that the final outcome of the disputes should be in favour of the Company and/or the disallowances are mainly on account of temporary differences pending final assessment, no adjustments have been recorded in the financial results for the quarter ended 30 September 2016

9 Until quarter ended 31 December 2016, the Company was recording the lease expenses in respect of an operating lease of an aircraft based on actual consumption/ usage of hours committed under the take or pay lease agreement. During the quarter ended 31 March 2017, the lease expense in respect of the aforesaid take-or-pay agreement have been accounted on a straight-lined basis over the lease term in accordance with the Ind-AS 17. Consequent to above change, the previous period/year comparatives presented in the results have been restated as follows:

Particulars	Quarter ended 31 December 2016	Quarter ended 31 March 2016	Year ended 31 March 2016
Rent expense	3.82	3.48	13.62
Tax expense	(1.32)	(1.20)	(4.71)

10 The reconciliation of net profit as previously reported (referred to as 'Previous GAAP') and the total comprehensive income /(loss) as per Ind AS for the quarter and year ended 31 March 2016 is as per table below :

Particulars	Quarter ended 31 Mar 16	Year ended 31 Mar 16
Net profit under Previous GAAP	6.51	77.49
Ind AS adjustments		
Application of Guidance Note on real estate revenue recognition retrospectively	4.18	20.83
Impact of financial assets and liabilities carried at amortized cost	2.00	5.20
Impact of reversal of lease straightlining	0.18	0.78
Reclassification of actuarial loss on employee benefit to other comprehensive income	(0.38)	(0.36)
Change in accounting estimate (refer note 9 above)	(2.28)	(8.91)
Deferred tax impact on above adjustments	(2.12)	(8.92)
Net Profit/ (loss) as per Ind AS	8.09	86.11
Other comprehensive income (OCI) (net of tax)	0.38	0.36
Total comprehensive income /(loss) for the period	8.47	86.47

11 The reconciliation of equity previously reported (referred to as 'Previous GAAP') as per Ind AS as on 31 March 2016 is as per table below :

Particulars	As at 31 Mar 16
Equity reported under previous GAAP as on 31 Mar 2016	1,795.12
Ind AS adjustments	
Application of Guidance Note on real estate revenue recognition retrospectively	(9.99)
Reversal of proposed dividend and tax on proposed dividend	22.26
Impact of financial assets and liabilities carried at amortized cost	6.20
Impact of reversal of lease straightlining	4.69
Reclassification of actuarial loss on employee benefit to other comprehensive income	(0.96)
Other comprehensive income	0.96
Change in accounting estimate (refer note 9 above)	(58.53)
Deferred tax impact on above adjustments	20.39
Total adjustments	(14.98)
Total equity as per Ind AS	1,780.14

12 The figures for the quarter ended 31 March 2017 and corresponding quarter ended 31 March 2016 are the derived balancing figures between audited figures in respect of full financial year ended 31 March 2017 and 31 March 2016 respectively and the unaudited figures in respect of nine months ended 31 December 2016 and 31 December 2015 respectively which were subjected to limited review.

13 Prior period comparatives have been regrouped/reclassified wherever necessary to conform to the presentation in the current period and are compliant with Ind AS.

On behalf of the Board of Directors of
Puravankara Limited (formerly Puravankara Projects Limited)

Nani R. Choksey
Nani R Choksey
Joint Managing Director
DIN 00504555

Bengaluru
29 May 2017



May 29, 2017

FY17 PAT at INR 127 Cr up 53% YoY; FY17 Area sold at 2.15 msft;
Q4FY17 Revenues up 37% YoY at INR 460 Cr;
PAT at INR 62 Cr, up 255% YoY
Board recommends a Dividend of 2.25 per share (45%)

Ashish R Puravankara, Managing Director, Puravankara Limited, said, "We are pleased to have delivered a good quarter in a subdued demand environment with major contributions from all our active markets : Bengaluru, Pune, Kochi, Hyderabad and Chennai. We expect this sales momentum to continue into FY18 as well. RERA and the Union Budget focus on affordable housing will provide a huge fillip to the real estate sector in general, and Provident Housing, our wholly-owned subsidiary, will be a big beneficiary. We continue to focus on execution and timely delivery of our projects."

Key Performance Highlights Q4FY17

- Revenues at **INR 460 crores**; up **37% YoY**
- EBITDA at **INR 140 crores**; up **61% YoY**
- EBITDA Margin expands by **17% YoY**
- Profit after Tax (PAT) at **INR 62 Crores**; up **255% YoY**
- Sold **6,00,000 sft** in Q4 FY17
- The net D/E stands at **0.84x** vs. 0.94x in Q4FY16 and 0.95x in Q3FY17
- Cost of debt at **11.44%**; declined from 11.86% in the year-ago quarter and from 11.60% in Q3FY17.

Key Performance Highlights FY17

- Revenues at **INR 1,429 crores**;
- EBITDA at **INR 428 crores**; up **16% YoY**
- EBITDA margin expands by **30% YoY**
- Profit after Tax (PAT) at **INR 127 crores**; up **53% YoY**
- Sold **2.15 msft** in FY17 vs. **2.01 msft** YoY
- Out of the projects under development totalling **24.92 msft**, Puravankara's share stands at **19.26 msft** of the developable area and the company has sold **53%** of its share

Consolidated Financial Performance (As per IND-AS) for the quarter ended 31st March, 2017

Revenues stood at **INR 460 crores** as against **INR 335 crores** for the quarter ended March 31, 2016

EBITDA expanded by **61%** to **INR 140 crores** as against **INR 87 crores** for the quarter ended March 31, 2016 upon improved margins across different categories of projects

Consequently, EBITDA Margin stands at **30%** for the quarter ended 31 March, 2017 as against **26%** for the quarter ended March 31, 2016



Profit before Tax (PBT) expanded by **173%** to **INR 70 crores** for the quarter ended March 31, 2016. PBT margins improved with lower costs

Profit after Tax (PAT) expanded by **255%** to **INR 62 crores** for the quarter ended March 31, 2017 as against **INR 18 crores** for the quarter ended 31 March 2016

Consolidated Financial Performance (As per IND-AS) for the year-ended 31st March, 2017

For the year ended March 31, 2017 revenues stood at **INR 1,429 crores**.

EBITDA expanded by **16%** to **INR 428 crores** as against **INR 370 crores** for the year-ended March 31, 2016

Profit before Tax (PBT) expanded by **26%** to **INR 161 crores** as against **INR 128 crores** for the year-ended March 31, 2016 with lower costs

Profit after Tax (PAT) expanded by **53%** to **INR 127 crores** as against **INR 83 crores** for the year-ended March 31, 2016

Cash Flows

Collections for the year and quarter ended March 31, 2017, stood at **INR 1,607 crores and INR 733 crores, respectively**.

Consolidated construction spend for the year and quarter ended March 31, 2017 stood at **INR 883 crores and INR 276 crores, respectively as the company continued its focus on timely execution**.

The balance collections from sold units stands at **INR 1,120 crores** and the balance cost to go on launched projects stands at **INR 1,003 crores**.

Business Performance

For the quarter ended March 31, 2017, the sales realization of ongoing projects for Puravankara and Provident stood at **INR 6,123 psft** and **INR 4,414 psft**, respectively. This is a **16%** and **8%**, increase respectively, from the year-ago period.

Sales for quarter ended March 31, 2017 (ready-to-move-in and ongoing) stood at **6,00,000 sft (INR 315 crores)**.

Sales from ready-to-move-in inventory stood at **2,80,000 sft (INR 117 crores)** for the quarter ended March 31, 2017.

Sales from ongoing, including new launches, stood at **3,40,000 sft (INR 198 crores)**, for the quarter ended March 31, 2016.

Projects under development as of March 31, 2017, stood at **24.92 msft**.



Debt

Net debt to equity stands at **0.84x vs. 0.94x** last year and **0.95x** in **Q3FY17** and the weighted average cost of debt reduced to **11.44%** as against **11.86%** for the year-ended March 31, 2016 and **11.60%** in quarter three of fiscal 2017.

Investor Relations	Kuldeep Chawla Chief Financial Officer +91-80-4343-9999 Email: kuldip@puravankara.com
Media Relations	Minol Ajekar Head - Corporate Communication +91-80-4343-9710 Email: minol@puravankara.com





Purva Bluemont, Coimbatore

Puravankara Limited

March 2017

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Company Overview

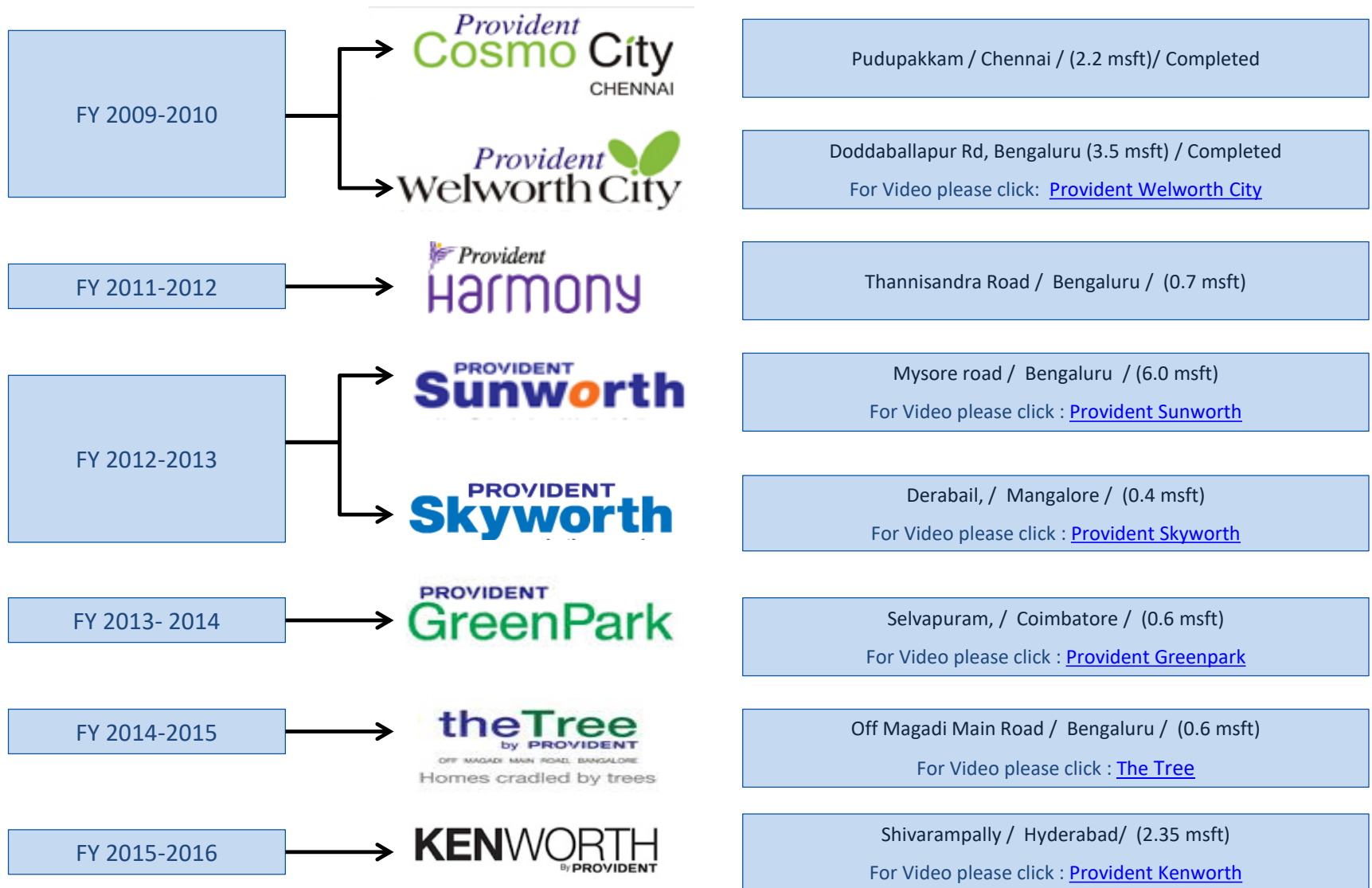
Overview

- Deep domain knowledge of 42 years of the Promoter Mr. Ravi Puravankara, and his team have established Puravankara as a developer of repute;
- Amongst South India's leading real estate developer with an established presence in residential segment comprising of luxury and premium affordable housing projects;
 - Projects in Bengaluru, Chennai, Kochi, Coimbatore, Hyderabad, Mysore, Mangalore, Pune, Mumbai and Colombo.
 - Sales and Marketing offices in Delhi-NCR, Mumbai, United Arab Emirates and Kingdom of Saudi Arabia
- **Established presence in premium affordable housing** through its wholly owned subsidiary, **Provident Housing Limited**;
 - Projects in Bengaluru, Chennai, Mangalore and Coimbatore and Hyderabad.
 - Focus on delivering quality housing at affordable prices through value engineering
 - **Revenues of INR 1,429 crores and EBITDA of INR 428 crores for the year ended March 31, 2017.**
- Completed 54 residential projects and 4 commercial projects spanning over 30.72 msft (PPL's economic interest – 27.63 msft)
- Projects under development totaling 24.92 msft / (PPL's economic interest – 20.30 msft)
- Upcoming projects totaling 19.44 msft (PPL's economic interest – 15.61 msft)
- Strong in-house execution capability together with established relationships with leading contractors in the country with focus on quality, internal processes and systems;

Premium Affordable housing through Provident Brand

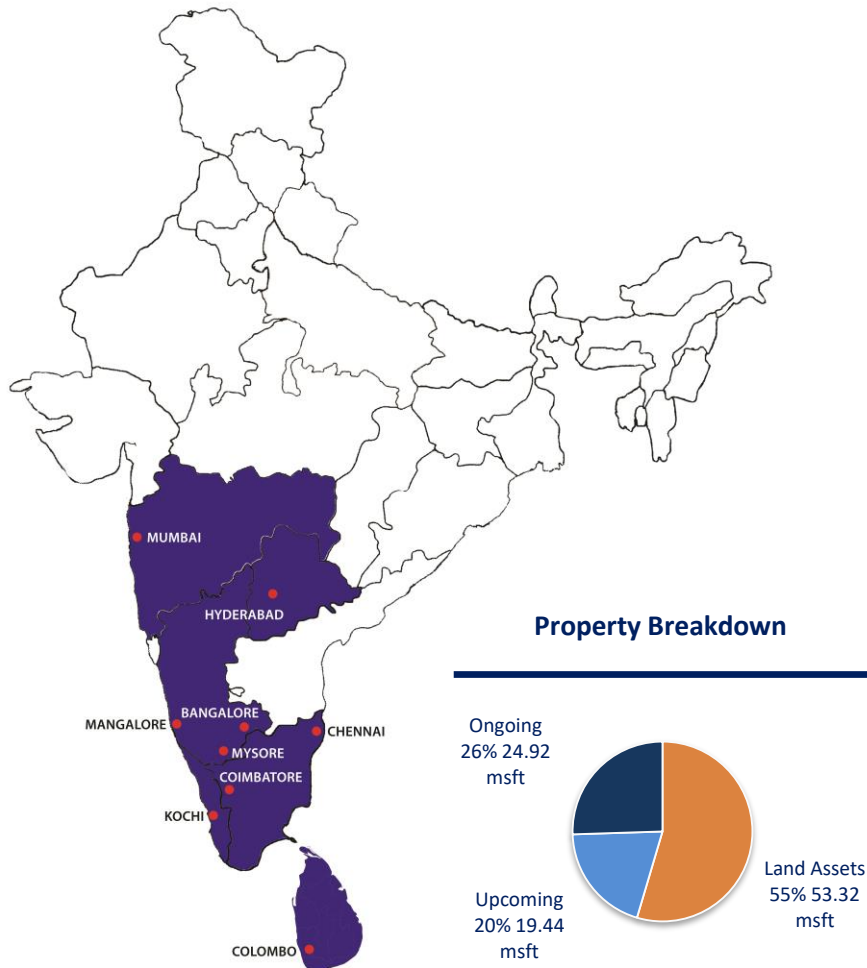
- Established Provident Housing Limited in 2008 to create mid and mass housing projects comprising quality affordable apartments in response to burgeoning demand for mid-income housing
- Affordability is a combination of
 - Efficient design improving effective utilization of space
 - Lower cost of construction through use of technology and innovative construction techniques
 - Land with well connected public transportation
- Caters to the premium affordable housing segment targeting first time home buyers
- Provided for diverse residential needs across the income spectrum
- **Delivered developable area of 7.40 msft./ 7,178 units.**
- **Ongoing projects with developable area of 4.53 msft / 4,292 units (PHL's economic interest – 3.73 msft/ 3,552 units)**

Projects portfolio of Provident



Land Assets across various established micro-markets

Land portfolio



Developable area breakup

	<i>in millions sq. ft.</i>				
(msft)	Completed	Ongoing (A)	Upcoming (B)	Land Assets (C)	Total (A)+(B)+(C)
Bengaluru	22.49	11.76	8.18	42.59	62.53
Chennai	4.69	3.21	7.05	4.66	14.92
Kolkata	0.70	-	-	-	-
Kochi	1.89	3.44	4.21	-	7.65
Coimbatore	0.81	1.62	-	0.56	2.18
Hyderabad	-	2.94	-	-	2.94
Mangalore	-	0.42	-	-	0.42
Mysore	-	-	-	0.45	0.45
Colombo	-	-	-	4.23	4.23
Mumbai	0.14	-	-	0.20	0.20
Pune	-	1.53	-	0.63	2.16
Total	30.72	24.92	19.44	53.32	97.68
<i>Puravankara*</i>	23.32	16.04	14.56	49.56	80.16
<i>Provident</i>	7.40	8.88	4.88	3.76	17.52
Saleable Area	27.63	20.29	15.61	42.23	78.13
<i>Puravankara*</i>	20.44	12.50	13.91	39.53	65.94
<i>Provident</i>	7.19	7.79	1.70	2.70	12.19

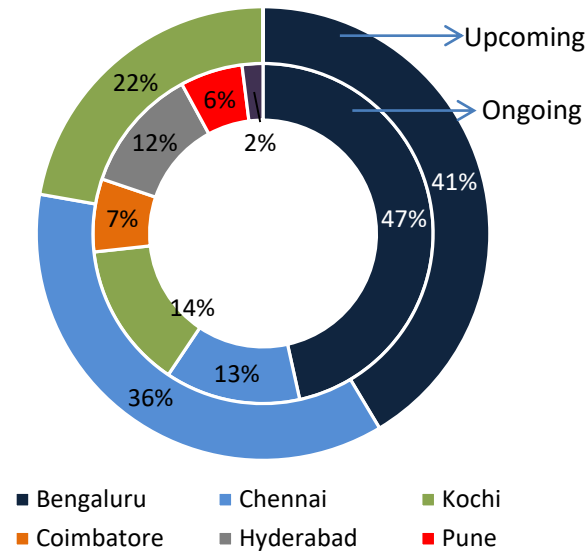
Note: * Includes JVs and other subsidiaries

FSI Cost of Land for Upcoming and Land bank is Rs. 105.psft

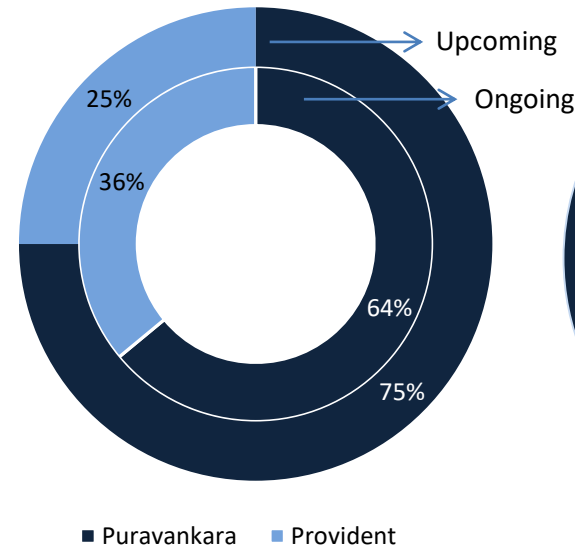
Out of 91 projects, 32 projects are in Joint Development (A+B+C)

Ongoing and Upcoming Development

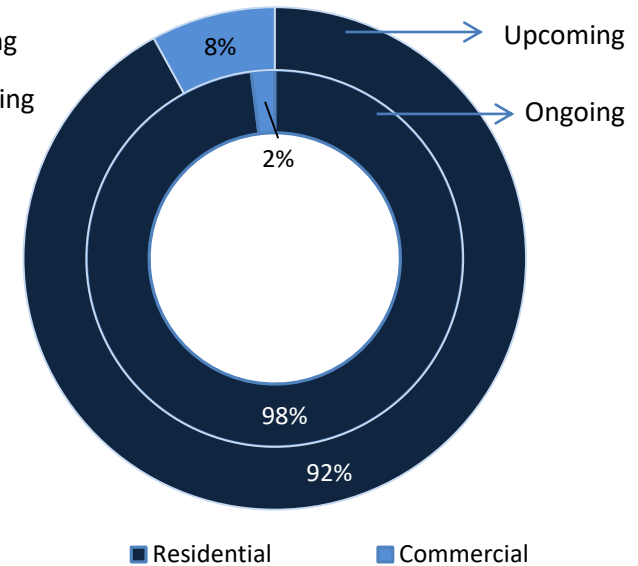
By geography



By entity



By segment



in msft	Ongoing	Upcoming
Bengaluru	11.76	8.18
Chennai	3.21	7.05
Kochi	3.44	4.21
Coimbatore	1.62	0.00
Hyderabad	2.94	0.00
Pune	1.53	0.00
Mangalore	0.42	0.00
Total	24.92	19.44

in msft	Ongoing	Upcoming
Puravankara	16.04	14.56
Provident	8.88	4.88
Total	24.92	19.44

in msft	Ongoing	Upcoming
Residential	24.33	17.92
Commercial	0.59	1.52
Total	24.92	19.44

Note: : Based on Developable Area in msft

Area Information

Area Under Development – Snapshot

in millions sq. ft.

<i>(numbers in millions sq. ft.)</i>	FY13	FY14	FY15	FY16	FY17
Opening Area	23.74	28.04	28.43	24.01	23.64
Add: Launches/Revisions during the period ¹	7.28	4.26	1.12	2.46	4.77
Less: Completed during the period ²	(2.98)	(3.87)	(3.31)	(2.83)	(3.49)
Less : Exit from Keppel Magus- Kolkata Project			(2.23)		
Closing Area	28.04	28.43	24.01	23.64	24.92

Notes:

1. Revisions represent corrections on account of errors / round off
2. Represents area completed based on receipt of Occupancy Certificate or such other equivalent permission

Current Project Status – 31 March 2017

S.No.		Project	Location	Developable Area	Total Flats	JD / JV Share for Developer	Puravankara's Share - Developable Area		On Area Launched					
									Area Launched	Sold Cumulative		Inventory		
										Msft	Nos	Msft	%	Nos
COMPLETED														
Puravankara														
1	Venezia	Yelahanka, Bengaluru	2.09	1,332	100%	2.09	1,332	2.09	1,316	2.07	99%	16	0.02	1%
2	Highlands	Mallasandra, Bengaluru	1.34	849	100%	1.34	849	1.34	786	1.23	92%	63	0.11	8%
3	High Crest	Mallasandra, Bengaluru	0.41	249	100%	0.41	249	0.41	174	0.28	68%	75	0.13	32%
4	Oceana	Marine Drive, Kochi	0.27	96	100%	0.27	96	0.27	71	0.21	76%	25	0.06	24%
5	Swanlake	OMR, Chennai	1.17	729	100%	1.17	729	1.17	599	0.95	81%	130	0.22	19%
6	Atria Platina	Sanjay Nagar, Bengaluru	0.14	70	62%	0.09	42	0.09	40	0.08	90%	2	0.01	10%
7	Skywood	Sarjapur Road, Bengaluru	1.24	730	100%	1.24	730	1.24	705	1.19	96%	25	0.05	4%
8	Grandbay	Marine Drive, Kochi	0.51	265	100%	0.51	265	0.51	235	0.45	88%	30	0.06	12%
9	Eternity	Kakkanad, Kochi	0.96	600	100%	0.96	600	0.96	551	0.88	92%	49	0.08	8%
10	Midtown Residences	K.R. Puram, Bengaluru	0.45	306	75%	0.34	230	0.34	225	0.33	98%	5	0.01	2%
11	Bluemont	Trichy Road, Coimbatore	0.81	486	100%	0.81	486	0.81	423	0.71	88%	63	0.10	12%
12	Windermere - I	Medavakkam, Chennai	1.63	1,036	100%	1.63	1,036	1.63	907	1.37	84%	129	0.26	16%
13	Whitehall	Sarjapur Road, Bengaluru	0.40	192	100%	0.40	192	0.40	178	0.37	92%	14	0.03	8%
COMMERCIAL														
13	Gainz	Hosur Road, Bengaluru	0.27	-	73%	0.19		0.19		0.13	66%		0.06	34%
14	Primus	OMR, Chennai	0.18	-	60%	0.10		0.10		0.03	27%		0.07	73%
Provident														
15	Cosmo City - I	Pudupakkam, Chennai	1.88	1,830	100%	1.88	1,830	1.88	1,813	1.86	99%	17	0.02	1%
16	Welworth City	Doddaballapur Rd, Bengaluru	3.46	3,360	100%	3.46	3,360	3.46	3,197	3.29	95%	163	0.17	5%
17	Sunworth - I	Mysore Road, Bengaluru	1.41	1,440	100%	1.41	1,440	1.41	1,234	1.21	86%	206	0.20	14%
18	Harmony	Thannisandra Road, Bengaluru	0.65	548	68%	0.44	370	0.44	365	0.43	98%	5	0.01	2%
Total Completed - (A)			19.26	14,118	100%	18.74	13,836	18.74	12,819	17.06	91%	1,017	1.68	9%
NEARING COMPLETION														
Provident														
19	Cosmo City - II	Pudupakkam, Chennai	0.36	344	100%	0.36	344	0.36	30	0.03	8%	314	0.33	92%
Total Nearing Completion - (B)			0.36	344	100%	0.36	344	0.36	30	0.03	8%	314	0.33	92%

Current Project Status – 31 March 2017 – (contd.)

S.No.	Project	Location	Developable Area	Total Flats	JD / JV Share for Developer	Puravankara's Share - Developable Area		On Area Launched						
								Area Launched	Sold Cumulative			Inventory		
			Msft	Units	%	Msft	Units	Msft	Nos	Msft	%	Nos	Mn sft	%
UNDER CONSTRUCTION														
Puravankara														
1	Seasons	CV Raman Nagar, Bengaluru	1.08	660	60%	0.65	396	0.65	323	0.52	80%	73	0.13	20%
2	Sunflower	Magadi Road, Bengaluru	0.44	326	70%	0.31	228	0.31	128	0.18	58%	100	0.13	42%
3	Palm Beach	Hennur Road, Bengaluru	1.93	1,171	70%	1.36	825	1.36	622	0.81	59%	203	0.55	41%
4	Westend	Hosur Road, Bengaluru	1.12	735	78%	0.88	576	0.88	501	0.68	77%	75	0.20	23%
5	Sound of Water	Kammanahalli, Bengaluru	0.55	207	58%	0.32	120	0.32	33	0.09	28%	87	0.23	72%
6	Windermere - II	Medavakkam, Chennai	0.94	728	100%	0.94	728	0.94	417	0.62	66%	311	0.32	34%
7	Windermere - III	Medavakkam, Chennai	0.28	84	100%	0.28	84	0.28	44	0.06	20%	40	0.22	80%
8	Amaiti	Trichy Road, Coimbatore	0.57	342	100%	0.57	342	0.57	176	0.28	50%	166	0.29	50%
9	Skydale	Sarjapur Road, Bengaluru	0.49	314	100%	0.49	314	0.49	177	0.27	55%	137	0.22	45%
10	Silversand - I	Keshavnagar, Pune	0.77	821	100%	0.77	821	0.77	415	0.38	49%	406	0.39	51%
11	Coronation Square	Kotnur, Bengaluru	0.14	40	71%	0.10	28	0.10	4	0.01	9%	24	0.09	91%
Provident														
12	Skyworth	Derebail, Mangalore	0.42	324	73%	0.30	237	0.30	72	0.09	29%	165	0.21	71%
13	Green Park	Selvapuram, Coimbatore	0.58	560	70%	0.41	392	0.41	142	0.12	30%	250	0.29	70%
14	The Tree	Off Magadi Main Road, Bengaluru	0.57	560	70%	0.40	388	0.40	217	0.22	54%	171	0.18	46%
15	Sunworth - II	Mysore Road, Bengaluru	1.33	1,344	100%	1.33	1,344	1.33	752	0.72	54%	592	0.61	46%
16	Kenworth - I	Rajendra Nagar, Hyderabad	1.27	1,160	73%	0.93	847	0.93	547	0.61	65%	300	0.32	35%
Total Under Construction (C)			12.48	9,376		10.04	7,670	10.04	4,570	5.65	56%	3,100	4.39	44%

Current Project Status – 31 March 2017 – (contd.)

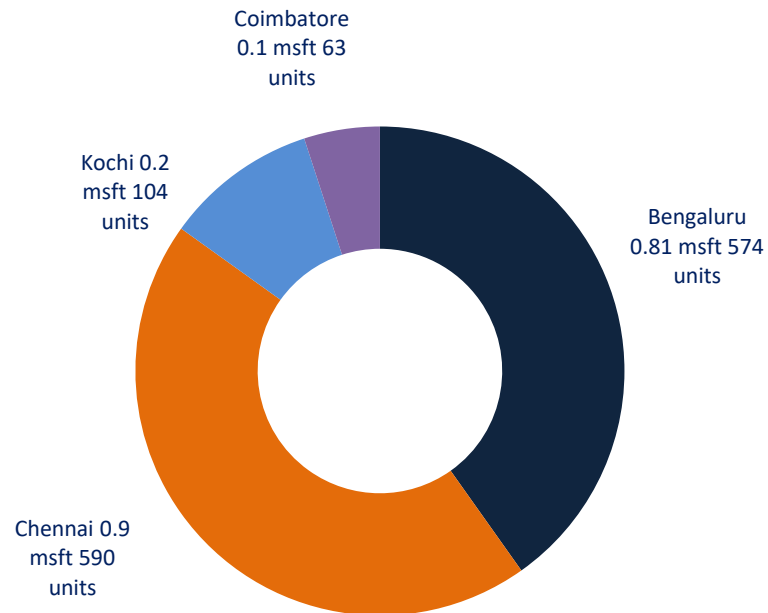
S.No.	Project	Location	Developable Area	Total Flats	JD / JV Share for Developer	Puravankara's Share - Developable Area	On Area Launched							
							Area Launched		Sold Cumulative				Inventory	
			Msft	Units	%	Msft	Units	Msft	Nos	Msft	%	Nos	Mn sft	%
PHASES TO BE LAUNCHED														
Puravankara														
1	Evoq	Guindy, Chennai	0.36	181	100%	0.36	181	-	-	-	0%	181	-	0%
2	Amaiti II	Trichy Road, Coimbatore	0.47	288	100%	0.47	288	-	-	-	0%	288	-	0%
3	Highlands III	Mallasandra, Bengaluru	0.82	491	100%	0.82	491	-	-	-	0%	491	-	0%
4	Windermere IV	Medavakkam, Chennai	1.28	840	100%	1.28	840	-	-	-	0%	840	-	0%
5	Moonreach II	Airport-Seaport Rd, Kochi	0.24	121	100%	0.24	121	-	-	-	0%	121	-	0%
6	Silversand - II	Keshavnagar, Pune	0.76	652	100%	0.76	652	-	-	-	0%	652	-	0%
7	Marine Drive	Kochi	3.20	1,141	50%	1.60	571	-	-	-	0%	571	-	0%
Provident														
8	Sunworth	Mysore Road, Bengaluru	3.28	3,168	100%	3.28	3,168	-	-	-	0%	3,168	-	0%
9	Kenworth - II	Rajendra Nagar, Hyderabad	1.08	1,150	73%	0.79	840	-	-	-	0%	840	-	0%
Total - Phases to be launched (D)			11.49	8,032		9.60	7,152	-	-	-	0%	7,152	-	0%
COMMERCIAL														
Puravankara														
1	Summit	Kondapur, Hyderabad	0.59	-	50%	0.29	-	0.29	-	0.24	82%	-	0.05	18%
Total Commercial - (E)			0.59	-		0.29	-	0.29	-	0.24	82%	-	0.05	18%
Total Ongoing - (B) + (C) + (D)+ (E)			24.92	17,752		20.29	15,166	10.69	4,600	5.92	55%	10,566	4.77	45%

Notes:

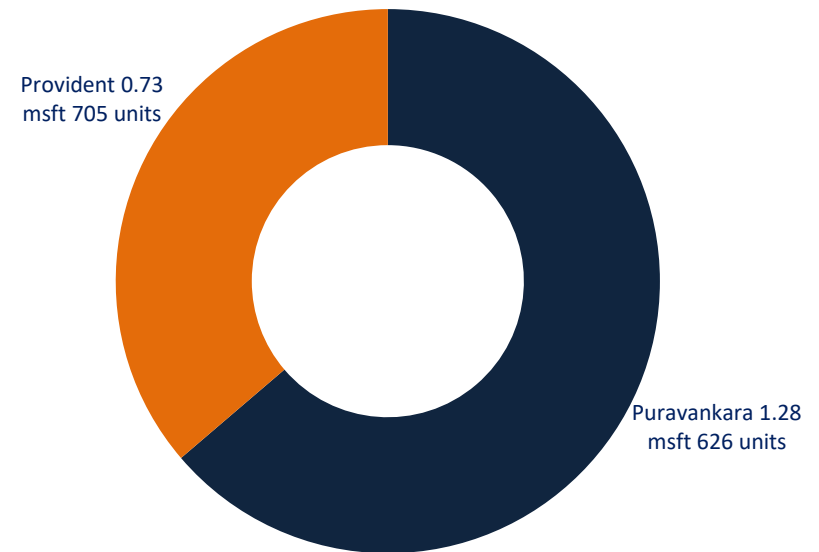
- The Company also holds inventory of 0.08 msft under "Properties Held for sale" as on the reporting date.
- Silversands economic interest is 32% but PL is the development manager and hence disclosed at 100%

Geographic break up of Inventory Status

Ready to move in Inventory – By Region



Ready to move in Inventory - By Entity



1. Notes: Charts based on area in msft
2. Ready to move in includes- projects nearing completion

Immediate Launches - Schedule

S. No	Location	City	Development Model	Development Type	Developable Area <i>Msft</i>	PPL Share in JD	Saleable Area <i>Msft</i>	Expected Launch Date
Puravankara								
1	Mallasandra	Bengaluru	Joint Development	Residential	1.94	87.50%	1.69	Q3FY18
2	Lalbagh	Bengaluru	Joint Development	Residential	0.23	55%	0.12	Q3FY18
3	Bhandup	Mumbai	Joint Development	Residential	0.20	44%	0.09	Q3FY18
4	Evoq	Chennai	Own	Residential	0.36	100%	0.36	Q2FY18
Puravankara - Total					2.73		2.26	
Provident								
5	Thirumazhsai	Chennai	Joint Venture	Residential	3.81	25%	0.95	Q2FY18
Provident - Total					3.81		0.95	
Grand - Total					6.54		3.21	

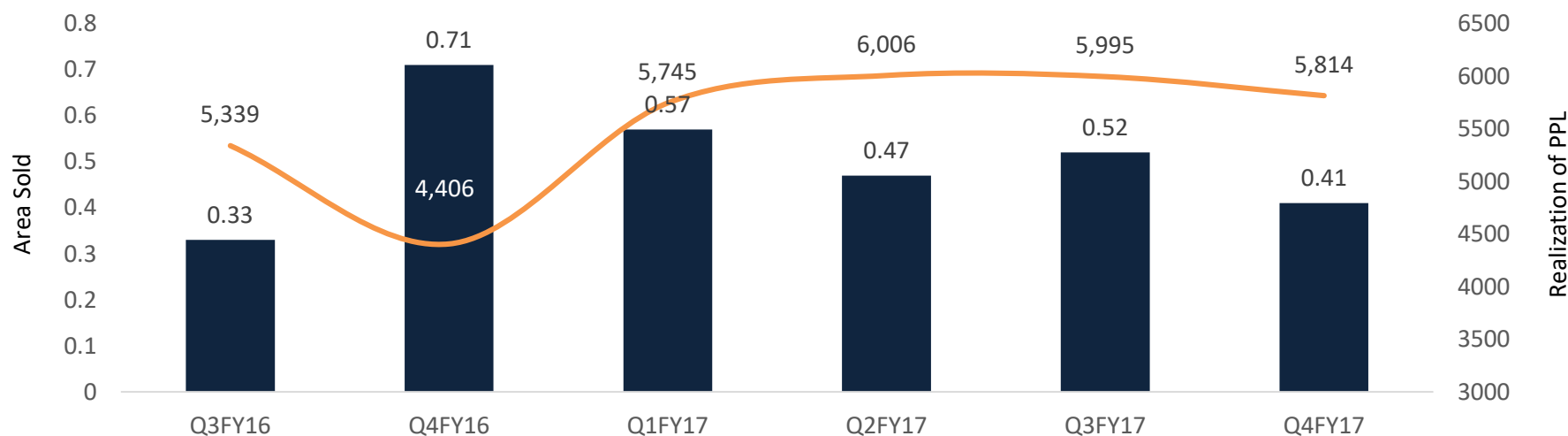
Notes:

1. Developable and Saleable Areas are tentative and is subject to approval from authorities
2. Expected Launch dates are subject to change
3. Launch dates are in relation to financial year April - March
4. The area mentioned above form part of upcoming / land bank / ongoing
5. All the projects are at different stages of approval
6. Marine Drive has been soft launched in Nov-2016.
7. The launches are subject to compliance under RERA

Sales

Sales – Q4 FY17, 31st March 2017

Based on Bookings										Quarter Ended		
	Area Sold			Units Sold			Sale Value			Sale Realization		
	Mar-17 msft	Mar-16 msft	%	Mar-17 Nos.	Mar-16 Nos.	%	Mar-17 Rs.in crs	Mar-16 Rs.in crs	%	Mar-17 Rs.psft	Mar-16 Rs.psft	%
Puravankara	0.41	0.20	103%	355	128	177%	239	95	152%	5,814	4,679	24%
Completed & Nearing Completion	0.17	0.09	87%	104	55	89%	94	37	155%	5,395	3,952	36%
Ongoing Projects	0.24	0.11	116%	251	73	244%	145	58	150%	6,123	5,300	16%
Provident	0.18	0.57	-68%	178	520	-66%	76	226	-66%	4,116	3,976	4%
Completed & Nearing Completion	0.06	0.04	43%	64	42	52%	23	12	95%	3,563	2,617	36%
Ongoing Projects	0.12	0.52	-77%	114	478	-76%	53	214	-75%	4,414	4,093	8%
Total Gross	0.60	0.77	-23%	533	648	-18%	315	321	-2%			
Share of Revenue attributable to landlord under Revenue Sharing arrangement	(0.01)	(0.01)		(4)	(5)		(4)	(4)				
Group Economic Interest	0.59	0.76		529	643		311	317				



*Area sold, units sold and sales values are Net of Cancellations.

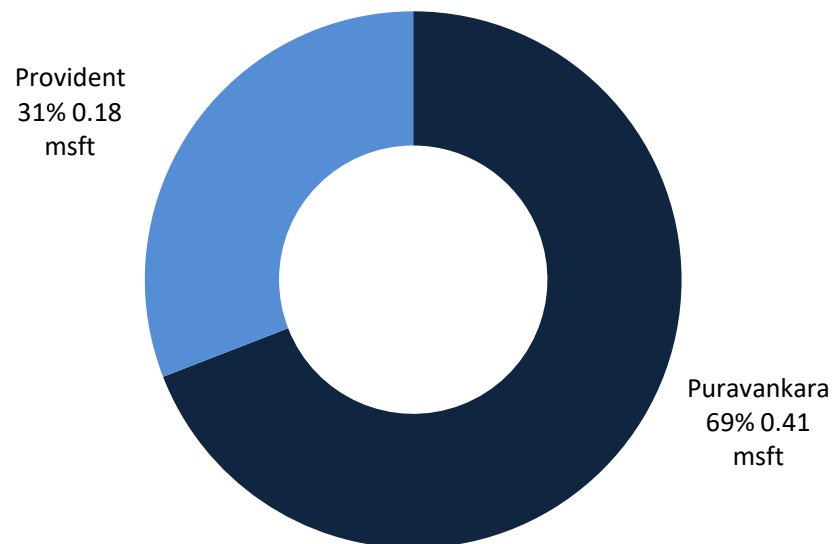
Sales – FY17

Based on Bookings										YOY		
	Area Sold			Units Sold			Sale Value			Sale Realization		
	Mar-17	Mar-16	%	Mar-17	Mar-16	%	Mar-17	Mar-16	%	Mar-17	Mar-16	%
	msft	msft		Nos.	Nos.		Rs.in crs	Rs.in crs		Rs.psft	Rs.psft	
Puravankara	1.53	0.94	64%	1,261	672	88%	905	518	75%	5,897	5,537	7%
Completed & Nearing Completion	0.59	0.27	119%	354	161	120%	311	127	145%	5,270	4,708	12%
Ongoing Projects	0.94	0.67	42%	907	511	77%	594	391	52%	6,289	5,873	7%
Provident	0.62	1.08	-43%	582	1,014	-43%	263	389	-32%	4,263	3,603	18%
Completed & Nearing Completion	0.20	0.39	-48%	196	363	-46%	80	107	-25%	3,906	2,744	42%
Ongoing Projects	0.41	0.69	-40%	386	651	-41%	183	281	-35%	4,441	4,092	9%
Grand Total	2.15	2.01	7%	1,843	1,686	9%	1,168	907	29%			
Share of Revenue attributable to landlord under Revenue Sharing arrangement	(0.04)	(0.03)		(27)	(24)		(23)	(20)				
Group Economic Interest	2.11	1.98		1,816	1,662		1,145	887				

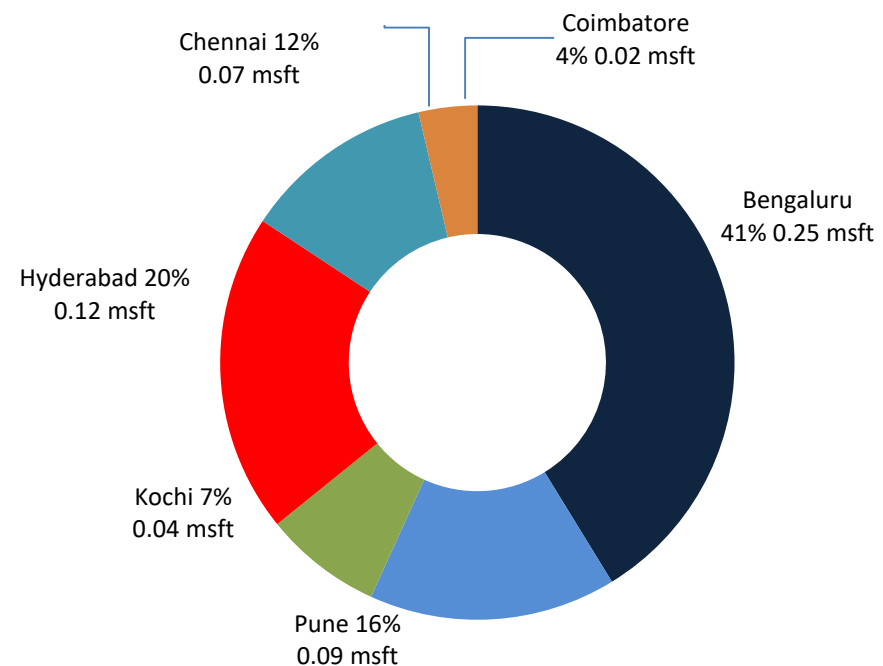
*Area sold, units sold and sales values are Net of Cancellations.

Sales Breakup

Q4FY17 By Entity



Q4FY17 By Geography



Cash Flows

Cash Flow – Summary

			<i>Rs. crores</i>	
		Puravankara	Provident	Total
Balance collections from sold units ¹	(A)	760	360	1,120
Inventory ²	(B)	5,372	2,526	7,898
<i>Residential</i>		5,253	2,526	7,779
Launched		2,274	889	3,163
Not Launched		2,979	1,637	4,616
<i>Commercial</i>		119	-	119
Balance cost to go ³	(C)	2,300	1,350	3,650
<i>Residential</i>		2,281	1,350	3,631
Launched		584	400	984
Not Launched		1,697	950	2,647
<i>Commercial</i>		19	-	19
Contingencies ⁴	(D)			520
Surplus (A) + (B) – (C) – (D) ⁵		3,832	1,536	4,848
<i>Residential</i>		3,732	1,536	4,748
Launched		2,450	849	2,779
Not Launched		1,282	687	1,969
<i>Commercial</i>		100	-	100

Note:

1. Includes debtors and unbilled amount of Rs. 501 crores
2. Value of inventory has been arrived based on current selling rates
3. Balance cost to go is based on estimates and subject to review on periodic basis
4. Contingencies provided for escalation in prices of cement, steel and other cost related to construction of properties
5. Above numbers in point 1, 2, 3 & 4 pertains to only current ongoing / completed projects and does not include projects under upcoming and land bank

Cash Flow Statement

	<i>Rs. crores</i>				
	Q4 FY17	9M	Q4 FY16	FY2017	FY 2016
Receipts					
Collection from Sale of Flats	256	877	369	1,132	1,345
Advance recd for sale of land	403			403	140
Equity Redemption and Dividend from Associates	72			72	54
Total Receipts	731	877	369	1,607	1,539
Expenses					
Construction Cost incurred	(276)	(702)	(276)	(883)	(1,025)
Employee Cost	(26)	(75)	(26)	(101)	(110)
Admin, Selling & Marketing Expenses	(48)	(122)	(71)	(170)	(233)
Income Tax Paid	(31)	(23)	(9)	(54)	(36)
Total Expenses	(381)	(922)	(382)	(1,208)	(1,405)
Project Surplus	444	(45)	(13)	399	134
<i>Less</i>					
Interest Cost	(67)	(214)	(69)	(281)	(251)
Land Payments including advances & deposits*	(44)	(141)	(5)	(185)	(117)
<i>Add</i>					
Interest Income	5	30	2	35	8
Operating Surplus	338	(370)	(85)	(32)	(226)

Note: Numbers have been regrouped and does not strictly confirm to the presentation under audited AS 3 Cash Flow format

Cash Flow Statement (Contd)

Rs. crores

	Q4 FY17	9M	Q4 FY16	FY2017	FY 2016
Investment Activity					
Purchase of Fixed Assets	(1)	(0.38)	4	(2)	(9)
Investment in Subsidiaries/Associates					0.44
Net investment in bank deposits and margin monies			(12)		(12)
Total from Investing Activity	(1)	(0)	(8)	(2)	(21)
Financing Activity					
Loan (Drawal/Repayments)	(384)	260	236	(124)	397
Loan to Associates/Subsidiaries- Inflow/(Repayment)	(49)	9		(40)	0.05
Advance to Sobha Aviation					(5)
Dividend including DDT	(22)			(22)	(64)
Total from Financing Activity	(454)	269	236	(186)	328
Net Operating Surplus	(118)	(102)	143	(220)	81
Opening Cash and Bank Balances	191	292	150	293	212
Closing Cash and Bank Balances	73	191	293	73	293

Note: Numbers have been regrouped and does not strictly confirm to the presentation under audited AS 3 Cash Flow format

** Excludes land payment for Thirumazhisai, Chennai Land received as OCDs in FY16*

Income Statement

Consolidated Statement of Profit and Loss for the quarter ended 31 March 2017

Rs. crores

Particulars	Q4FY17	Q3FY17	Q4FY16
Income from operations			
Revenue from projects	447	271	320
Other Income	14	6	16
Total Income from operations	460	277	335
Expenses			
Material and contract cost	208	175	241
Land cost	354	4	10
(Increase)/decrease in inventory of properties under development and properties held for sale	(316)	(62)	(101)
Employee benefit expense	26	24	25
Depreciation and amortization expense	4	4	4
Advertising and sales promotion	5	11	7
Legal and professional charges	16	8	7
Rates and taxes	3	3	38
Other expenses	25	22	20
Total expenses	324	190	252
Profit from Ordinary activities before finance expense, exceptional items, share of profit/(loss) of associate and minority interest	136	87	83
Finance expense, net	66	62	57
Profit from ordinary activities before exceptional items, share of profit/(loss) of associate and minority interest	70	25	26
Exceptional items	0	0	0
Profit from ordinary activities before share of profit/(loss) of associate and minority interest	70	25	26
Tax expense	10	9	7
Net profit from ordinary activities after tax and before share of profit/(loss) of associate and minority interest	61	16	18
Share of profit/(loss) of associates, net	1	1	(1)
Minority interest	0	0	0
Net Profit for the period	62	18	18
Other Comprehensive Income/(Loss) (net of tax expense)	(0)	0	(0)
Total Comprehensive Income/(Loss) for the period	62	18	17

Consolidated Statement of Profit and Loss for the year ended 31 March 2017

Rs. crores

Particulars	FY17	FY16
Income from operations		
Revenue from projects	1,407	1,584
Other Income	21	21
Total Income from operations	1,429	1,605
Expenses		
Material and contract cost	741	991
Land cost	1,067	304
(Increase)/decrease in inventory of properties under development and properties held for sale	(1,088)	(414)
Employee benefit expense	101	111
Depreciation and amortization expense	16	16
Advertising and sales promotion	36	33
Legal and professional charges	41	50
Rates and taxes	11	66
Other expenses	93	93
Total expenses	1,017	1,252
Profit from Ordinary activities before finance expense, exceptional items, share of profit/(loss) of associate and minority interest	411	354
Finance expense, net	250	226
Profit from ordinary activities before exceptional items, share of profit/(loss) of associate and minority interest	161	128
Exceptional items	0	0
Profit from ordinary activities before share of profit/(loss) of associate and minority interest	161	128
Tax expense	39	44
Net profit from ordinary activities after tax and before share of profit/(loss) of associate and minority interest	122	84
Share of profit/(loss) of associates, net	5	(1)
Minority interest	0	0
Net Profit for the period	127	83
Other Comprehensive Income/(Loss) (net of tax expense)	0	0
Total Comprehensive Income/(Loss) for the period	127	83

Balance Sheet

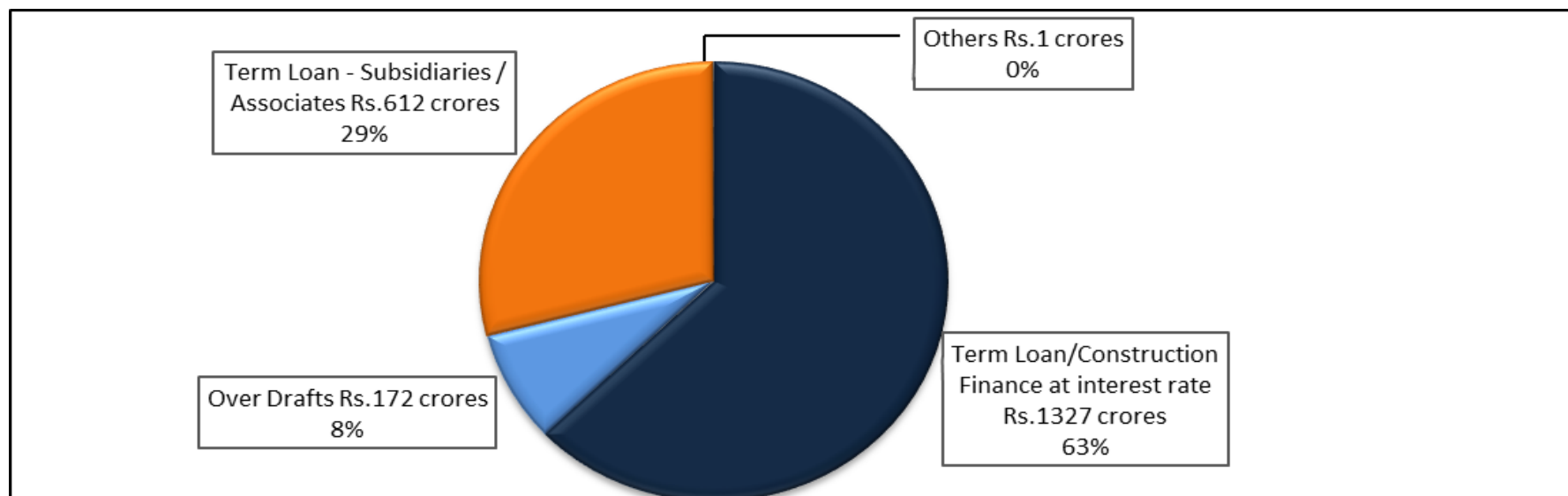
Consolidated Balance Sheet as of 31 March 2017

Rs. crores

Equity and Liabilities	March 2017	March 2016	Assets	March 2017	March 2016
Shareholders' Funds			Non-Current Assets		
Equity Share Capital	119	119	Property, Plant and Equipment	71	113
Other Equity	2,279	2,169	Capital work-in-progress		
	2,398	2,288	Investment Property	39	
			Goodwill		
Liabilities			Other Intangible assets	4	5
Non-current liabilities			Financial Assets	350	229
Financial Liabilities			Deferred tax assets (net)	47	31
(i) Borrowings	795	1,389	Property held for development	977	722
(ii) Trade payables			Other non-current assets	140	102
(ii) Other financial liabilities	7	3		1,629	1,201
Provisions	11	12			
Deferred tax liabilities (Net)	12				
Other non-current liabilities			Current Assets		
	825	1,404	Raw materials	23	28
			Properties under development	2,814	2,774
Current liabilities			Properties held for sale	737	550
Financial Liabilities					
(i) Borrowings	786	673	Trade receivables	426	336
(ii) Trade payables	283	313	Cash and cash equivalents	69	284
(iii) Other liabilities	1,053	763	Bank balances other than cash and cash equivalents above	4	8
(iv) Other financial liabilities	805	247	Loans	71	31
Other current liabilities			Others	124	-
Provisions	2	3	Current Tax Assets (Net)	2	22
Current Tax Liabilities (Net)	3	7	Other current assets	257	463
	2,932	2,005		4,527	4,496
Total	6,155	5,697	Total	6,155	5,697

Debt

Debt Structure – March 2017



in Rs. Cr	Q4 FY17	Q3 FY17	Q2 FY17	Q1 FY17	FY 2016	FY 2015	FY 2014
Opening Balance	2,445	2,359	2,295	2,177	1,780		
Additions during the period	999	230	111	163	1359		
Repayments during the period	1305	143	47	46	962		
Closing Balance	2,139	2,445	2,359	2,295	2,177	1,780	1,696
Less: Cash and Cash Equivalents	137	190	151	108	292	223	174
Net debt	2,003	2,255	2,207	2,187	1,885	1,557	1,522
Cost of Debt	11.44%	11.60%	11.77%	11.84%	11.86%	12.62%	13.40%
Net Worth	2,398	2,382	2,366	2,336	2,288	2,261	2,174
Net Debt / Equity Ratio	0.84	0.95	0.93	0.94	0.82	0.69	0.7

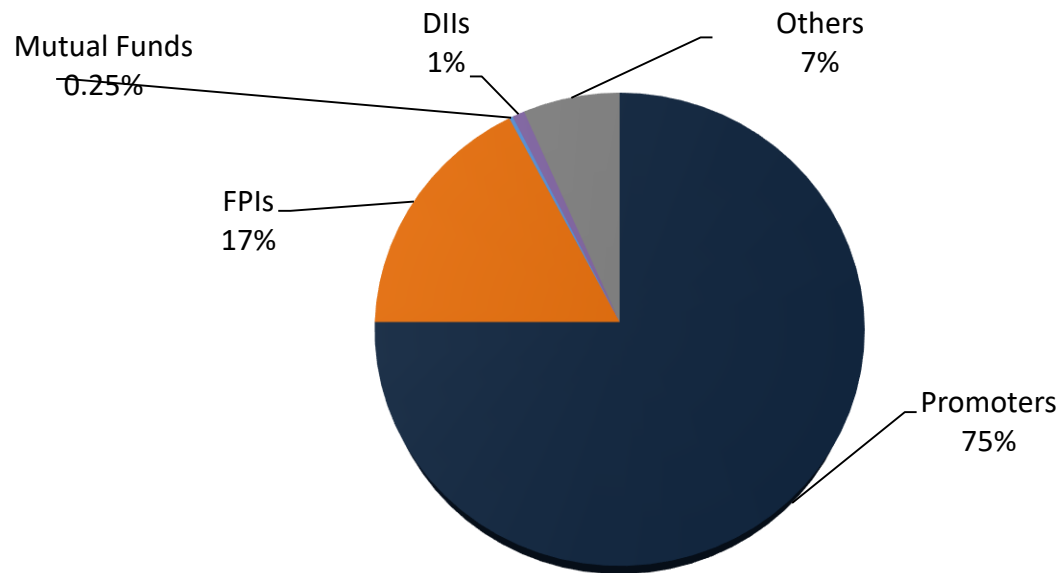
Debt is rated as BBB (Outlook Stable) by ICRA

The above debt does not include Rs. 14.36 cr – Finance lease..

Debt /NW do not include OCDs worth Rs. 116 crs received for Chennai Land transaction

Shareholding Pattern

Shareholding Pattern – as on 31 March 2017



Key Shareholders

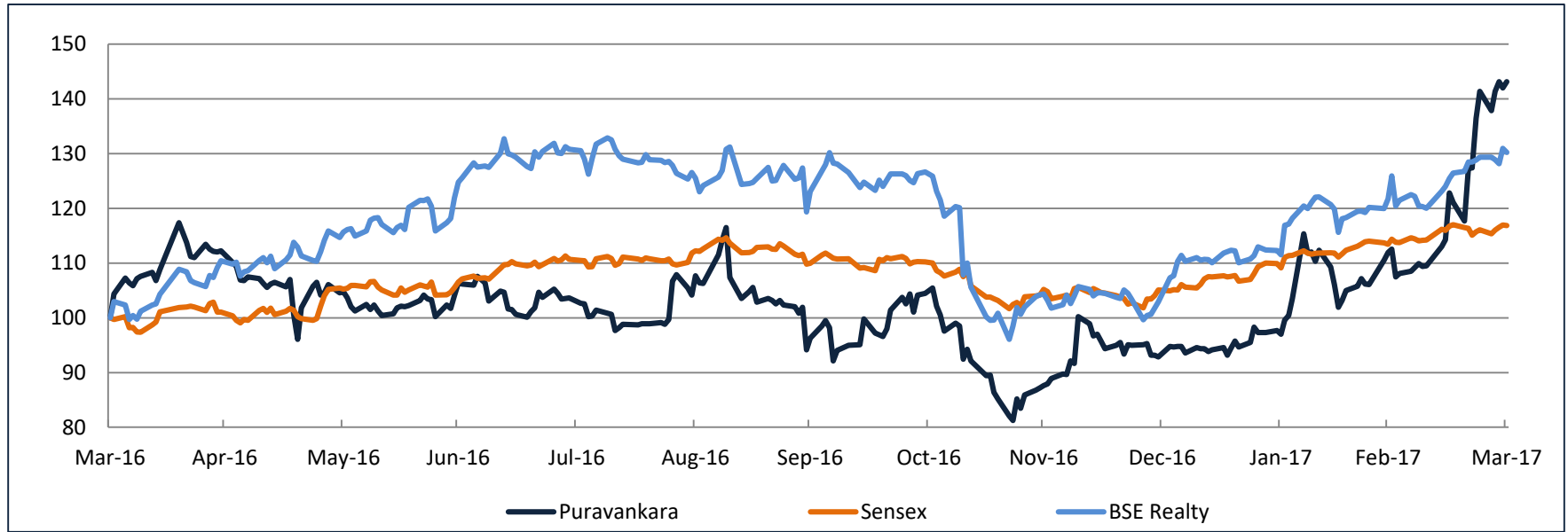
Notes

1. Promoter Shares are unencumbered

Mutual Funds	FPIs	Insurance and Bodies Corporate
Reliance AMC	GHI	Life Insurance Corporation
	College Retirement Equities Fund	General Insurance Corporation
	Atyant Capital	Sammys Dreamland Co Pvt Ltd

Stock Movement

Relative to BSE Realty Index and Sensex during March 31, 2016 to March 31, 2017



As on 31st Mar 2017	31-Mar-17	31-Dec-16	30-Sep-16	30-Jun-16	31-Mar-16
Price on BSE	67	44	45	50	47
% Change QoQ	54%	-4%	-10%	6%	-26%
Number of shares (in Cr)	23.7	23.7	23.7	23.7	23.7
Market Capitalisation (Rs. Cr)	1,592	1,033	1,071	1,183	1,112
52-week high	70.4				
52-week low	37.2				

Source: BSE as on March 31, 2017
Graph rebased to 100.

Dedicated and experienced management team – committed to best practices of corporate governance

Executive team



Ravi Puravankara

Chairman

- Over 42 years of experience in real estate industry
- Former president of the International Real Estate Federation, Indian Chapter, Paris



Ashish Puravankara

Managing Director

- Bachelor's degree in Business Administration from Virginia Tech
- Master's degree in Business Administration from Willamette University in Salem, Oregon
- Head of Operations and Business in Bangalore



Nani R. Choksey

Joint Managing Director

- Experience of over 42 years in the real estate development, construction and finance sector
- Associated with the company since inception and responsible for finance and construction function

Non-Executive team



R.V.S. Rao

Independent Director

- Bachelor's degree in Commerce and Law
- Over 37 years of experience in banking and finance



Pradeep Guha

Independent Director

- Management Diploma from Asian Institute of Management, Manila
- Over 33 years of experience in marketing and advertising

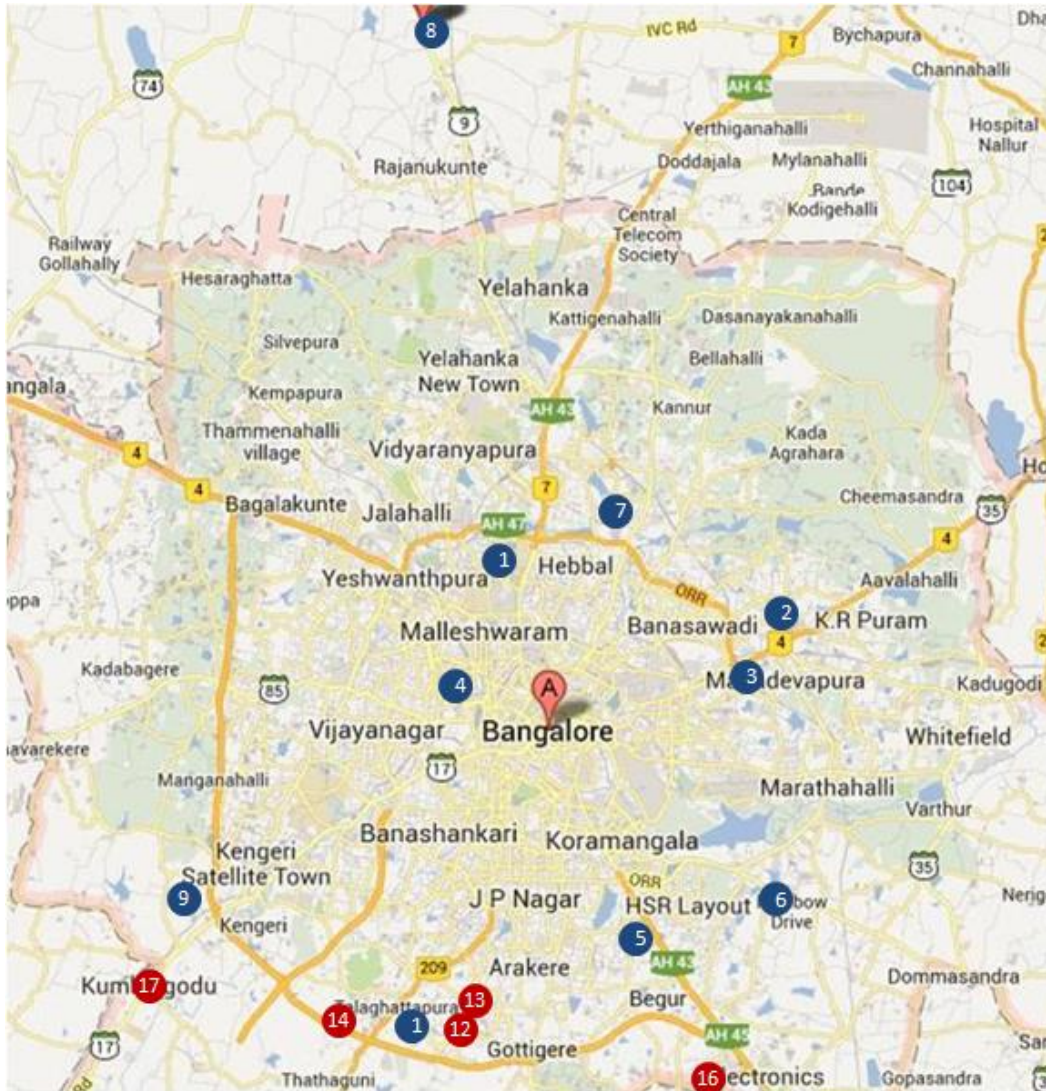


Dr Suchitra Kaul Mishra

Independent Director

- Doctor of Philosophy from Mysore University
- Over 16 years of experience in Corporate and Social Service sectors

Bengaluru location map



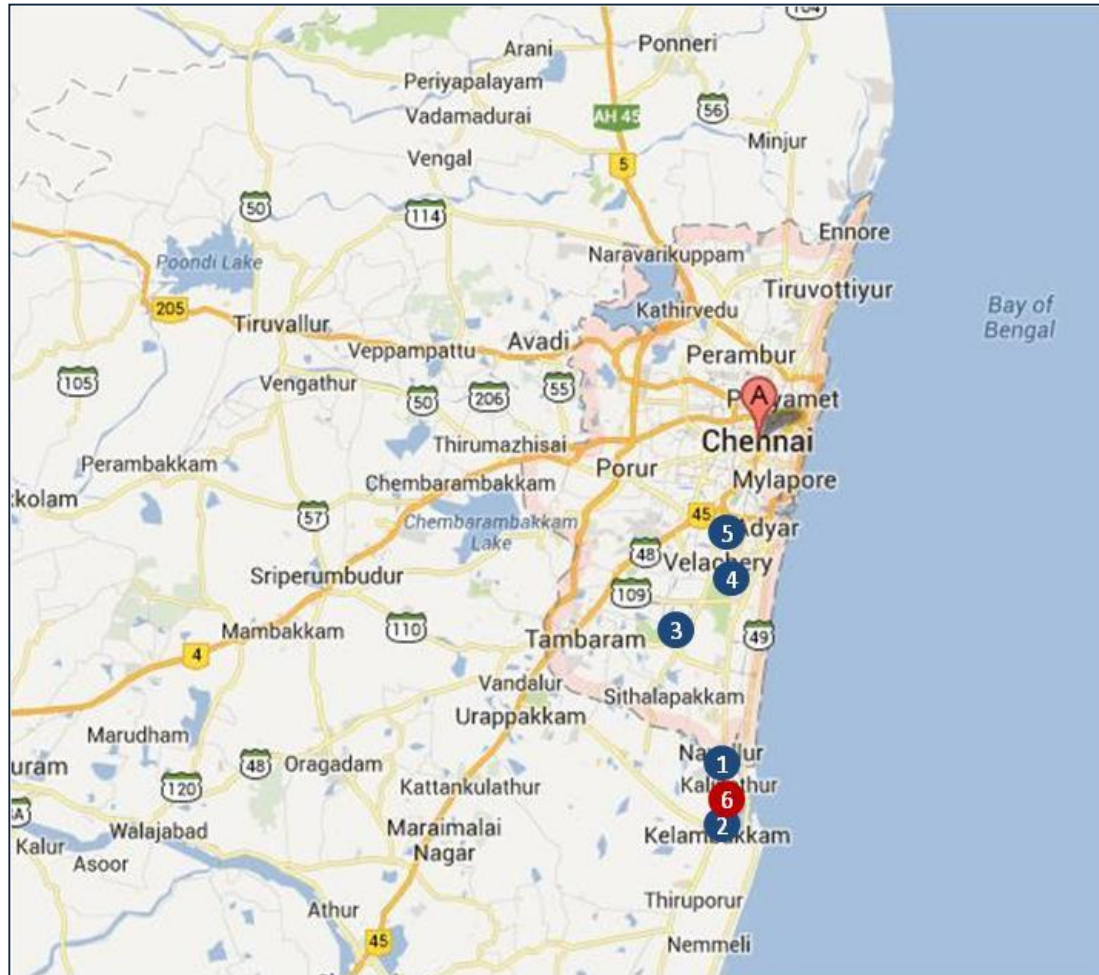
Sl. No. Project Name

- 1 Highlands/High Crest, Mallasandra
- 2 Mid-Town, KR Puram
- 3 Seasons, CV Raman Nagar
- 4 Sunflower, Magadi Road
- 5 Skywood, Sarjapur Road
- 6 Whitehall, Sarjapur Road
- 7 Harmony, Thannisandra Road
- 8 Welworth City, Doddaballapur Road
- 9 Sunworth, Mysore Road
- 10 Gainz, Hosur Road
- 11 Skydale, Haralur
- 12 Mallasandra II
- 13 Kanakapura
- 14 UM Kaval
- 15 Coronation Square, JP Nagar
- 16 Kanchanayakanahalli
- 17 Mylasandra
- 18 Palm Beach, Hennur Road
- 19 Westend, Hosur Road
- 20 The Tree by Provident

● Current Projects

● Immediate Launches

Chennai location map



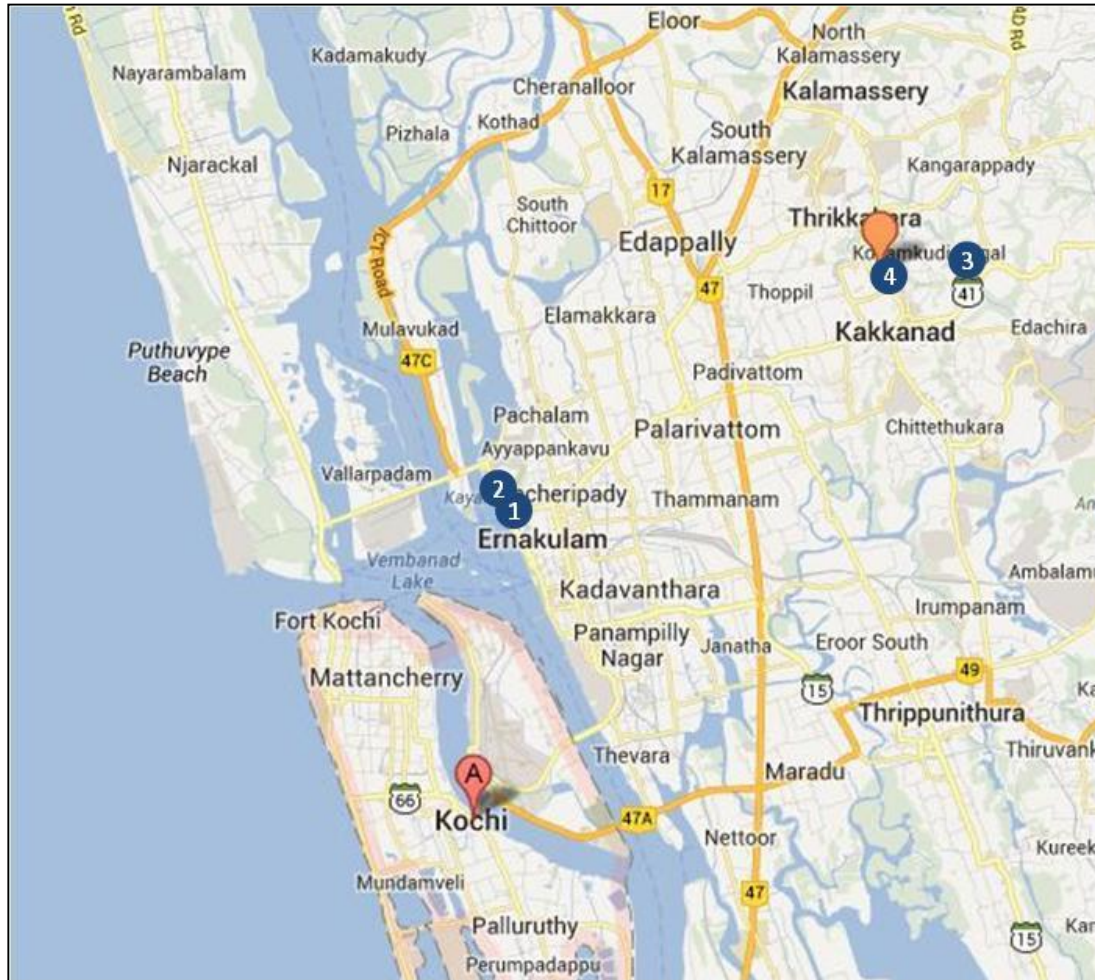
Sl. No. Project Name

- 1 Cosmo City, Pudupakkam
- 2 Swan Lake, OMR
- 3 Windermere, Medavakkam
- 4 Primus, OMR
- 5 Moneto, Guindy
- 6 Pudupakkam

- Current Projects
- Immediate Launches

Note: Map not to scale

Kochi location map



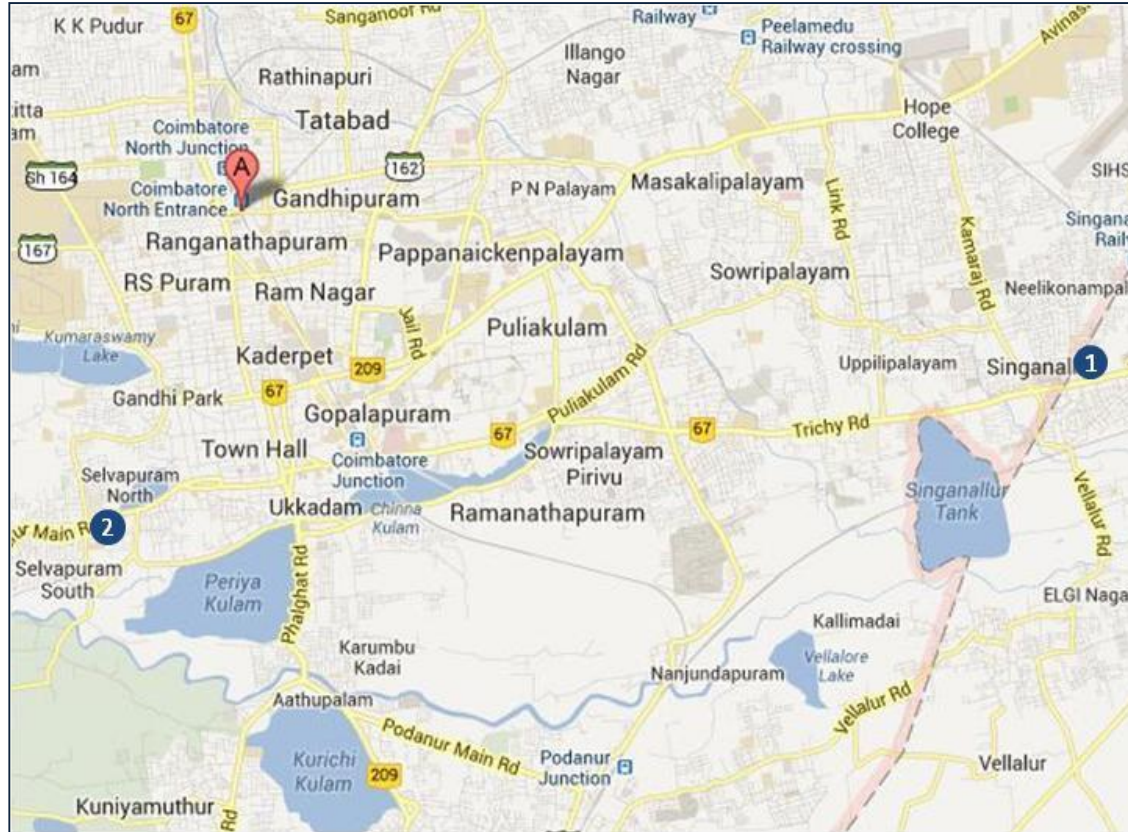
Sl. No. Project Name

- 1 Oceana, Marine Drive
- 2 Grandbay, Marine Drive
- 3 Eternity, Kakkanad
- 4 Moonreach, Airport-Seaport Road

● Current Projects

Note: Map not to scale

Coimbatore location map



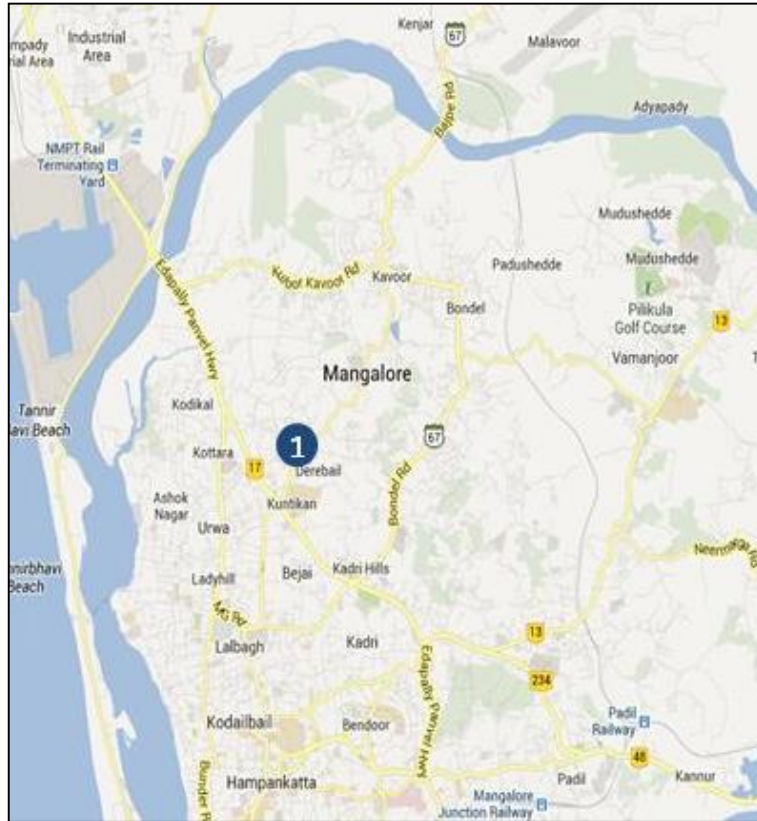
Sl. No. Project Name

- 1 Bluemont/Amaiti, Trichy Road
- 2 GreenPark, Selvapuram

● Current Projects

Note: Map not to scale

Mangalore location map

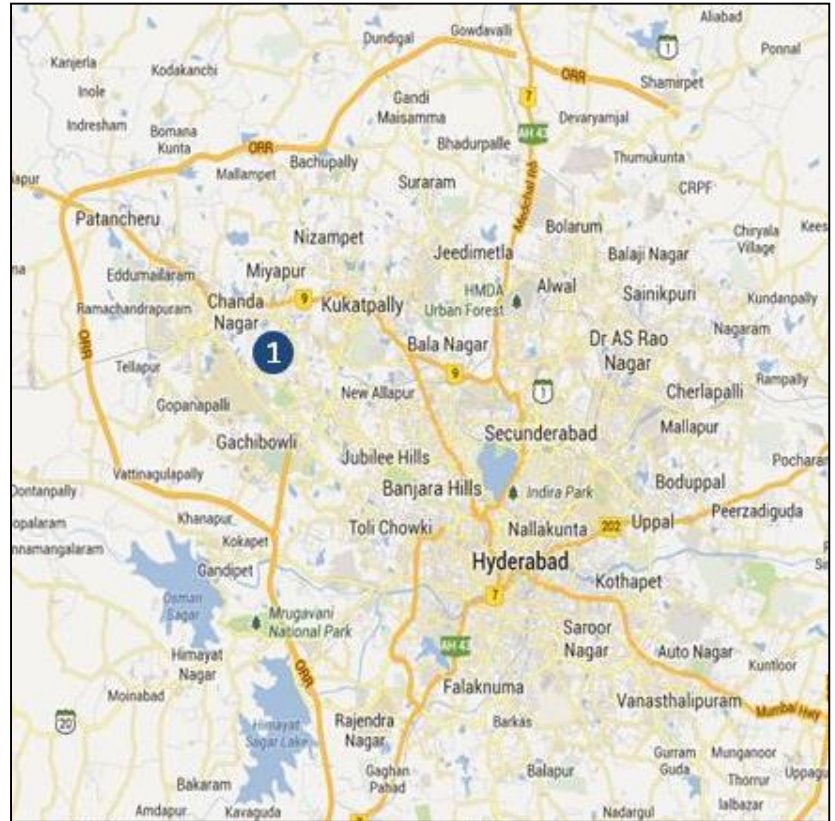


Sl. No. Project Name

1 Skyworth, Derebail

Note: Map not to scale

Hyderabad location map



Sl. No. Project Name

1 Summit, Kondapur

● Current Projects

Project Pictures



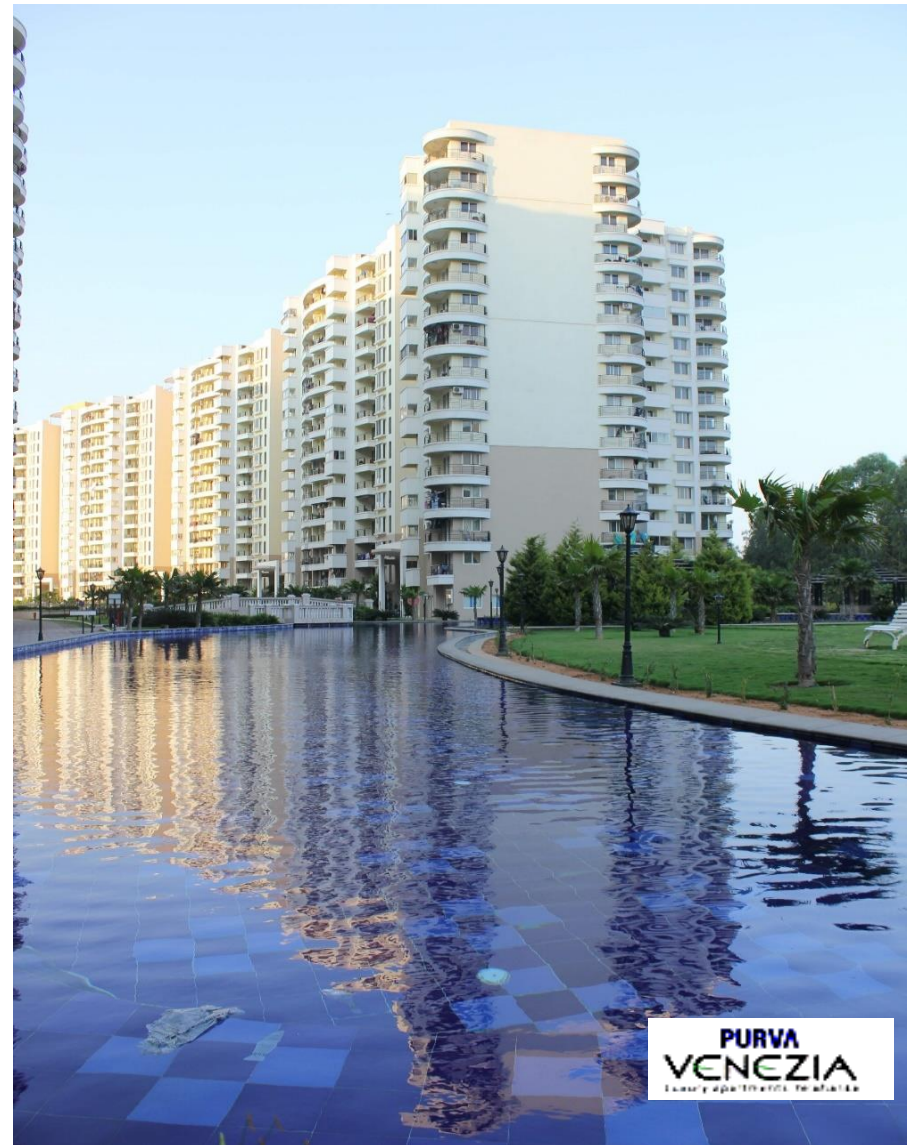
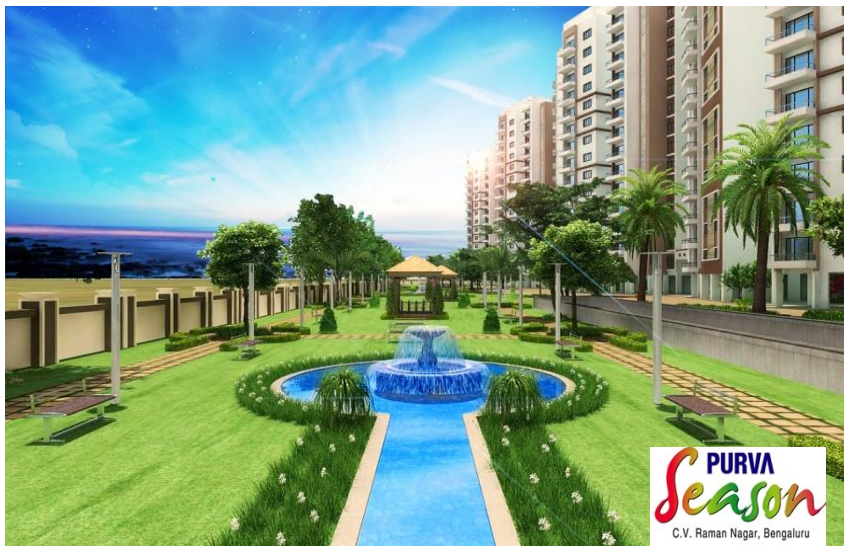
Project Pictures



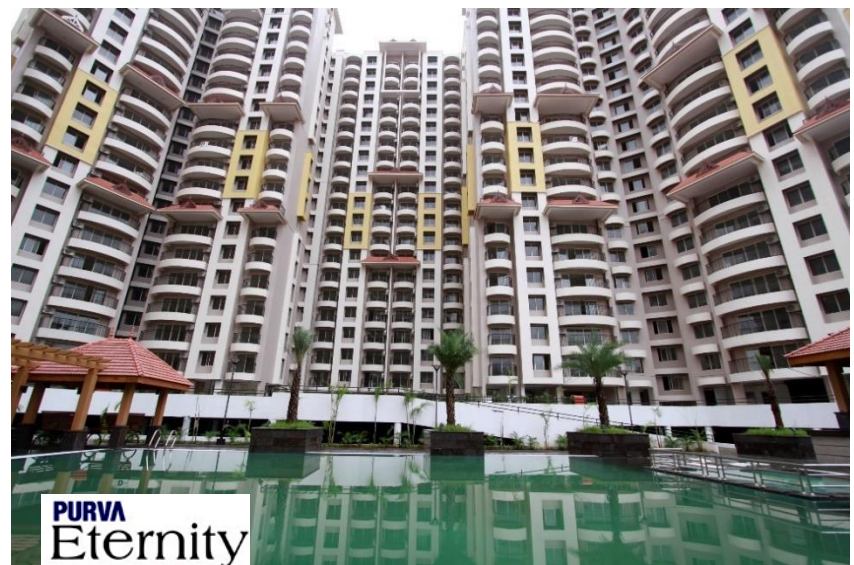
Project Pictures



Project Pictures



Project Pictures



Awards and achievements

Awards for Puravankara projects

Purva Grand Bay - ESTRADE REAL ESTATE AWARDS 2015 - Best Project in a Non- Metro – 2015

Indian Concrete Institute(ICI), Kochi and UltraTech Cement Limited Best Residential Building - 2015

Purva Evoq - 7th REALTY PLUS EXCELLENCE AWARDS for Residential Property of the Year – 2015

Purva Venezia - Received Themed Project of the Year at the 6th Realty Plus Excellence Award, 2014

Awarded Residential Project of the Year at the Construction Week Awards, 2014

Awarded the "Best Ornamental Garden - 2014" by Govt. of Karnataka, Horticulture department 2014

CMO Asia Awards Residential Property of the Year, 2013

Purva Windermere – Phase 1 :9th CIDC (Construction Industry Development Council) Vishwakarma Awards 2017 for Best Construction Project of the Year

Awards for Provident projects

Sunworth - 7th REALTY PLUS EXCELLENCE AWARDS for Affordable Housing Project of the Year - Provident Sunworth, 2015.

Welworth City - Indian Concrete Institute Awards - Best Concrete Structure Appreciation Award -2015.

Popular Choice – Affordable Housing of the Year, 2013 at Real Estate Awards for Retail Excellence.

Best Developer of the year south -Provident Sunworth 9th Franchise Estate Awards

Management awards

Ravi Puravankara –

'BRAND ACHIEVERS AWARD - Lifetime achievement Award for Excellence 2015

Scroll of Honour' award at the Realty Plus Conclave & Excellence Awards 2014 (South) for Ravi Puravankara

Lifetime Achiever's Award for Outstanding Contribution to Real Estate at Realty Excellence Awards, 2012 and CMO Asia Awards for Retail Excellence 2013

Ashish Puravankara –

BRAND ACHIEVERS AWARD -Entrepreneur of the year of the Year (Real Estate) 2015

CONSTRUCTION WEEK INDIA 2015 - Real Estate Person of the Year 2015

Young Achievers Award , 6th Realty Plus Awards, 2014.

Corporate awards

Puravankara Projects – Global Real Estate Brand Awards for Marketer of the Year - 2015

Puravankara Projects – ASIAN CSR LEADERSHIP AWARD 2015 - Best Financial & Corporate Reporting - 2015

Puravankara Projects – Fastest Growing Developer of the Year. - 2015

Provident Housing Limited - NDTV Property Awards for Innovation Leader in Budget Housing 2014

Marketer of the Year – Puravankara Projects Limited, CMO Asia Awards for Retail Excellence 2013

Developer of the Year – Residential, CMO Asia Awards for Retail Excellence 2013

Best Developer of the Year South 9th Franchise Estate Awards

Puravankara Limited :8th Realty Plus Conclave & Excellence Awards 2017 - Pune - Developer of the Year - Residential

Disclaimer

This presentation contains certain forward-looking statements. These statements involve risks and uncertainties, and actual results may differ. Risks and uncertainties include without limitation the effect of competitive and economic factors, and the Company's reaction to those factors, on continued competitive pressures in the marketplace; the ability of the Company to deliver to the marketplace and stimulate customer demand for its projects; and availability of key executives and employees; war, terrorism, and other circumstances that could disrupt supply, delivery, or demand for projects. The Company may, from time to time, make additional written and oral forward looking statements, including its reports to shareholders. The Company does not undertake to update any forward-looking statements that may be made from time to time by or on behalf of the Company. The Company reserves the right to modify, alter or revise the structure / content of this presentation at its sole discretion without any obligation to any person.

THANK YOU

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