



*Purva Seasons, Bengaluru*

**Puravankara Limited**

**June 2018**

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## **Company Overview**

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# Overview

- ❖ One of India's leading real estate developers with an established presence in the residential segment (luxury and affordable housing) and in commercial office spaces, .
- ❖ With over 4 decades of domain expertise, Puravankara has established itself as a developer of repute.
- ❖ Completed 66 residential projects and commercial projects, spanning 36.78 msft , primarily across gateway cities of south and west India.
- ❖ Area under Development totaling 20.82 msft.
- ❖ Landbank totaling 71.48 msft (Puravankara Group's economic interest – 56.81 msft).
- ❖ Pan India presence- with projects in Bengaluru, Chennai, Hyderabad, Pune, Mumbai, Kochi, Goa, Kolkata, Coimbatore, Mangalore and Colombo.
- ❖ Two key brands : Puravankara for luxury housing and commercial, Provident for affordable luxury segment.
- ❖ Provident Housing Ltd, a wholly owned subsidiary of Puravankara Ltd, caters to the affordable luxury segment
  - ❖ Projects in Bengaluru, Hyderabad, Mumbai, Pune, Chennai, Goa, Mangalore, Coimbatore and Colombo.
  - ❖ Focus on delivering quality housing at affordable prices through value engineering
- ❖ Creating value for clients by collaborating with world class contractors and vendors while leveraging robust internal processes.
- ❖ Starworth Infrastructure and Construction Limited (SICL) is a wholly owned subsidiary specialise in technology focused construction , particularly precast.
- ❖ Joint venture with Keppel Land Singapore.

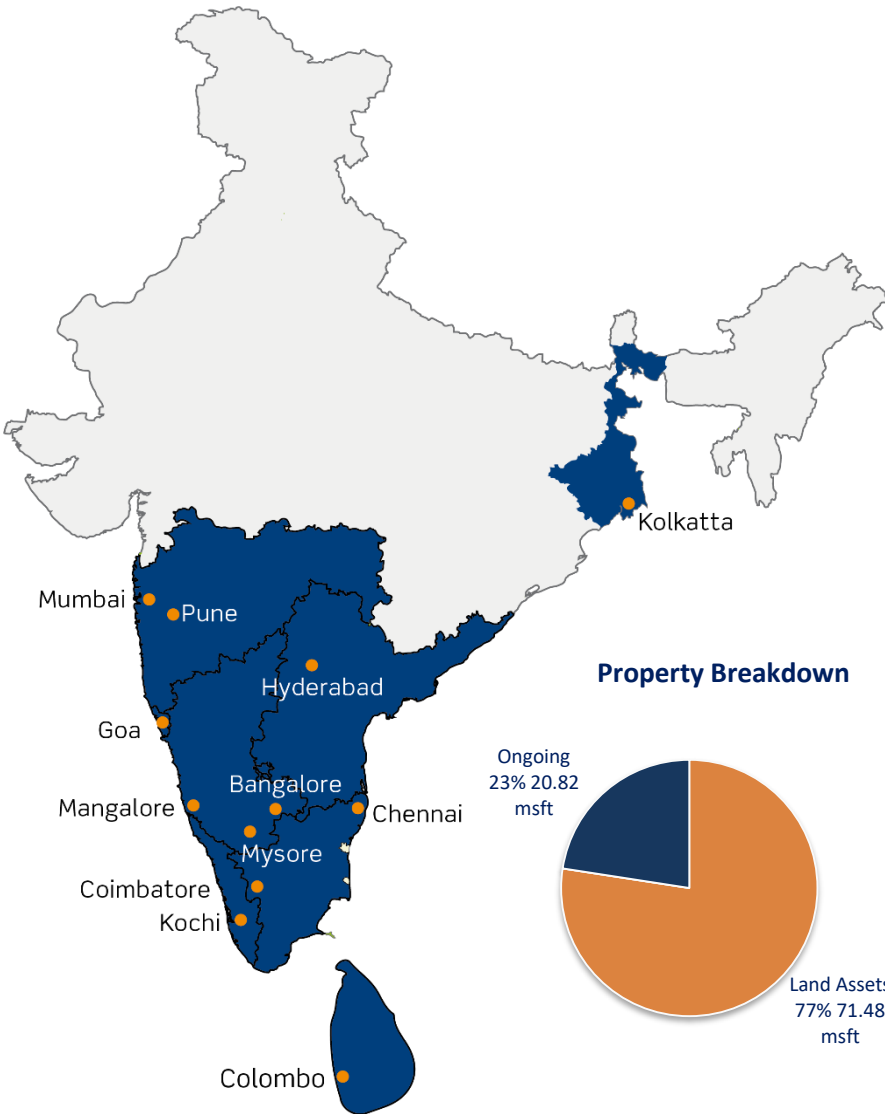
# **Development Bank**

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# Diversified across markets, brands and stages of development

## Land portfolio

in million sq. ft.



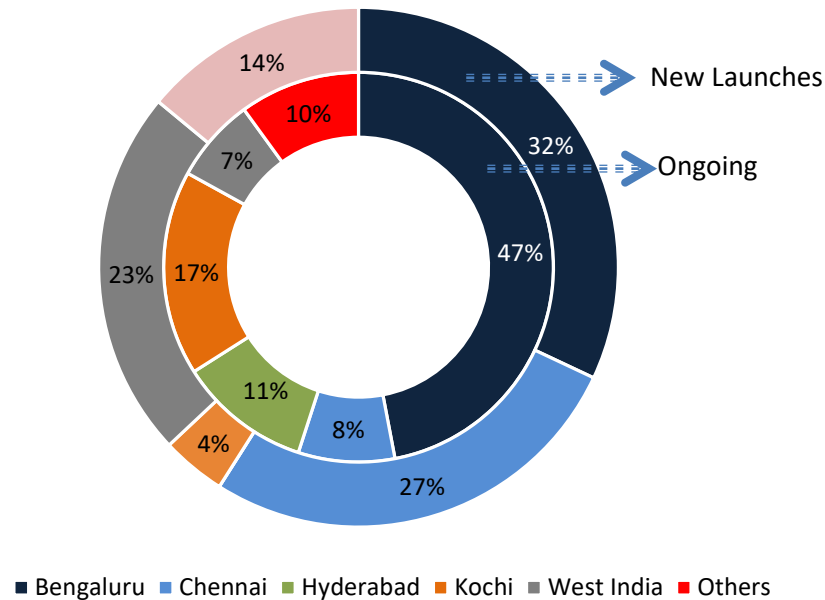
	Completed	Ongoing (A)	Land Assets (B)	Total (A)+(B)
<b>South India</b>				
Bengaluru	26.39	9.81	44.94	54.75
Chennai	6.26	1.64	11.71	13.35
Hyderabad	0.59	2.35	-	2.35
Kochi	1.89	3.44	4.21	7.65
Others	0.81	2.05	2.84	4.89
<b>West India</b>				
Colombo	-	-	4.23	4.23
Kolkata	0.70	-	-	-
<b>Total</b>	<b>36.78</b>	<b>20.82</b>	<b>71.48</b>	<b>92.30</b>
<i>Puravankara*</i>	27.49	12.29	59.47	71.76
<i>Provident</i>	9.29	8.53	12.01	20.54
<b>Saleable Area</b>	<b>32.65</b>	<b>16.94</b>	<b>56.81</b>	<b>73.75</b>
<i>Puravankara*</i>	23.75	9.58	49.78	59.36
<i>Provident</i>	8.90	7.36	7.03	14.39

Note: 1. \* Includes JVs and other subsidiaries

2. Saleable area is estimated developer's share after reducing economic interest of JD|JV partners

## Ongoing and New Launches

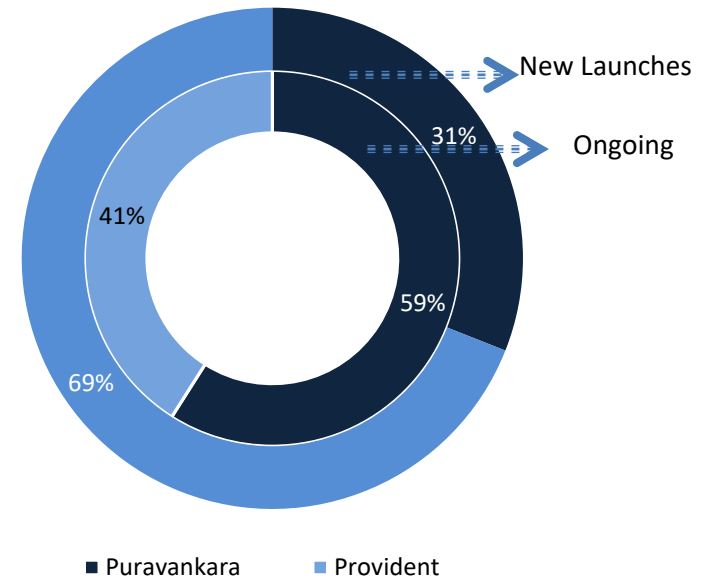
Non-Bengaluru projects now account over 56% of the share of ongoing and proposed launches\*



in msft	Ongoing	New Launches
Bengaluru	9.81	4.58
Chennai	1.64	3.81
Hyderabad	2.35	0.00
Kochi	3.44	0.54
West India	1.53	3.23
Others	2.05	1.95
<b>Total</b>	<b>20.82*</b>	<b>14.11</b>

Note: :1. Based on Developable Area in msft  
2.\* Includes 10.59 million sqft of area not open for sale.

Provident is the new growth engine, with a growing share of ongoing projects and proposed launches\*



in msft	Ongoing	New Launches
Puravankara	12.29	4.37
Provident	8.53	9.74
<b>Total</b>	<b>20.82*</b>	<b>14.11</b>

\* In terms of developable area

# Area

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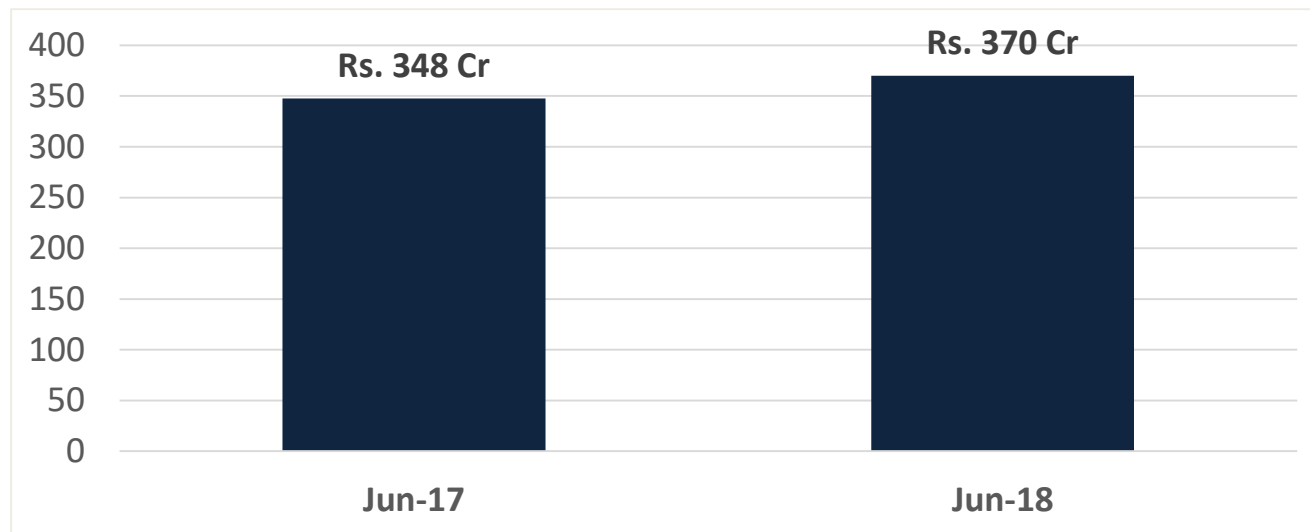
## Area Under Development: Sales Driven, Execution Focused

*in million sq. ft.*

<i>(numbers in million sq. ft.)</i>	FY16	FY17	FY18	Q1FY19
<b>Opening Area</b>	<b>24.01</b>	<b>23.64</b>	<b>24.92</b>	<b>20.82</b>
Add: Launches/Revisions during the period <sup>1</sup>	2.46	4.77	1.96	-
Less: Completed during the period <sup>2</sup>	(2.83)	(3.49)	(6.06)	-
<b>Closing Area</b>	<b>23.64</b>	<b>24.92</b>	<b>20.82</b>	<b>20.82*</b>

### Consistent Sales Booking growth

*Rs in Crore*



**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
3. \* Includes 10.59 million sqft of area not launched

## Immediate Launches : Provident Centric

Sr NO	Location/ Project Name	City	Development Model	Development Type	Developable Area	PPL Share in JD	Saleable ares(msft)	Expected launch date
<b>Puravankara</b>								
1	Kanakapura	Bengaluru	Joint Development	Commercial	0.70	70%	0.49	Work Started
2	Thanisandra	Bengaluru	Joint Development	Residential	1.51	88%	1.32	Q3FY19
3	Lalbagh	Bengaluru	Joint Development	Residential	0.21	55%	0.12	Q4FY19
4	Bellary Road	Bengaluru	Joint Development	Residential	1.05	70%	0.74	Q3FY19
5	Kanakapura	Bengaluru	Joint Development	Residential	0.22	64%	0.14	Q4FY19
6	Bhandup	Mumbai	Joint Development	Residential	0.20	45%	0.09	Q4FY19
7	Bavdhan	Pune	Joint Development	Residential	0.31	84%	0.26	Q4FY19
8	Indiranagar	Bengaluru	Joint Development	Residential	0.17	50%	0.09	Q4FY19
<b>Total</b>					<b>4.37</b>		<b>3.23</b>	
<b>Provident</b>								
1	Chikalim	Goa	Joint Development	Residential	1.82	86%	1.57	Launched
2	Edapally	Cochin	Owned	Residential	0.54	100%	0.54	Q4FY19
3	Thirumazhsai	Chennai	Joint Venture	Residential	3.81	25%	0.95	Q4FY19
4	Sampigehalli	Bengaluru	Owned	Residential	0.20	100%	0.20	Q2FY19
5	Thane	Mumbai	Joint Development	Residential	1.63	64%	1.04	Q4FY19
6	Kondwa	Pune	Joint Development	Residential	1.09	70%	0.76	Q3FY19
7	Ja Ela	Ja Ela, Colombo, Srilanka	Owned	Residential	0.13	100%	0.13	Q3FY19
8	Northern Destney	Bengaluru	DM	Residential	0.52	11%	0.06	Q2FY19
<b>Total</b>					<b>9.74</b>		<b>5.25</b>	
<b>Grand Total</b>					<b>14.11</b>		<b>8.48</b>	

\*Economic interest

**Notes:**

1. Developable and Saleable Areas are tentative and is subject to approval from authorities
2. Launch dates are based on estimated time to obtain necessary approvals.
3. Projects listed above are at different stages of design approval

# Sales

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## Sales – Q1 FY19, 30 June 2018

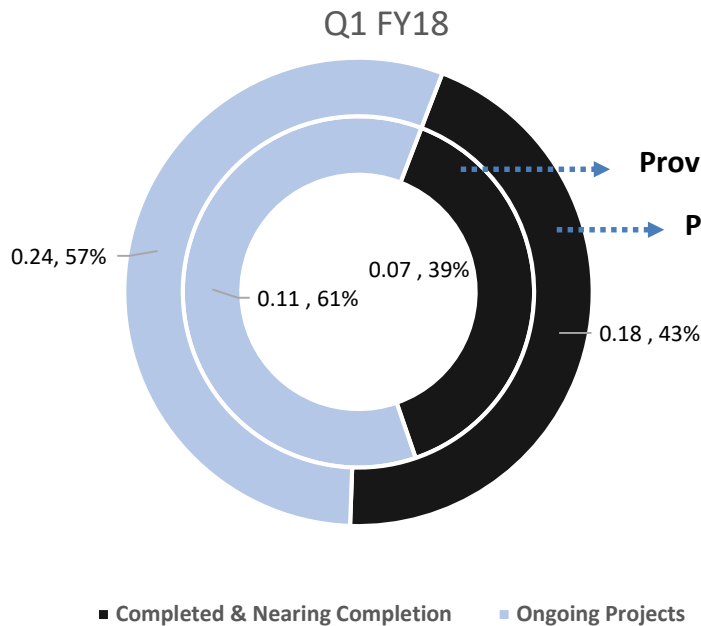
	Based on Bookings									Quarter Ended		
	Area Sold			Units Sold			Sale Value			Sale Realization		
	Jun-18 msft	Jun-17 msft	%	Jun-18 Nos.	Jun-17 Nos.	%	Jun-18 Rs.in crs	Jun-17 Rs.in crs	%	Jun-18 Rs.psft	Jun-17 Rs.psft	%
Puravankara	0.26	0.42	-37%	162	265	-39%	195	265	-26%	7,457	6,345	18%
Completed & Nearing Completion	0.12	0.18	-35%	77	100	-23%	63	95	-33%	5,435	5,348	2%
Ongoing Projects	0.15	0.24	-40%	85	165	-48%	132	170	-22%	9,080	7,085	28%
Provident	0.35	0.18	89%	373	171	118%	175	82	113%	5,039	4,473	13%
Completed & Nearing Completion	0.11	0.07	51%	103	69	49%	41	27	50%	3,818	3,862	-1%
Ongoing Projects	0.24	0.11	112%	270	102	165%	134	55	144%	5,582	4,854	15%
<b>Total Gross</b>	<b>0.61</b>	<b>0.60</b>	<b>1%</b>	<b>535</b>	<b>436</b>	<b>23%</b>	<b>370</b>	<b>348</b>	<b>6%</b>			
Share of Revenue attributable to partners under JD/JV/Revenue Sharing arrangement	(0.06)	(0.04)		(38)	(16)		(57)	(31)				
<b>Group Economic Interest</b>	<b>0.55</b>	<b>0.57</b>		<b>497</b>	<b>420</b>		<b>313</b>	<b>317</b>				

### Consistent Sales Booking growth

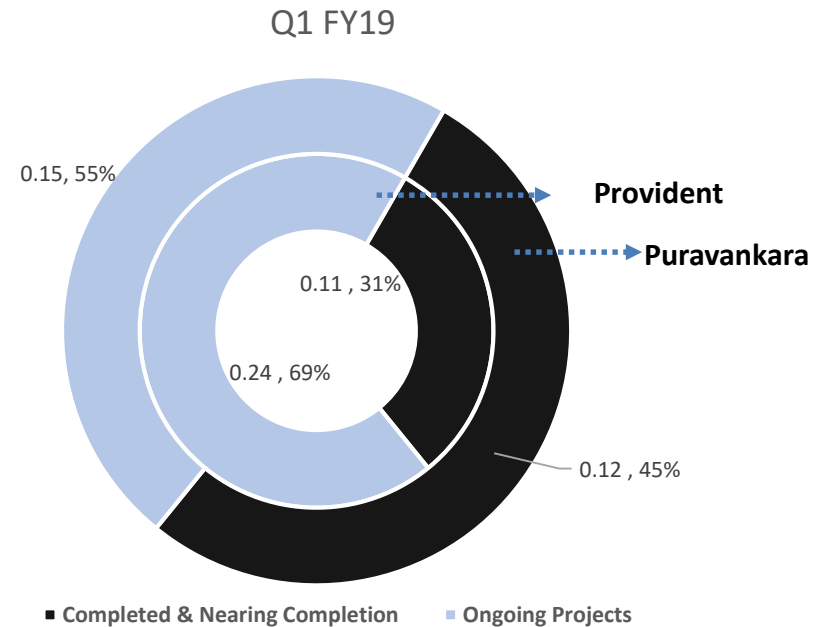
- ❑ Provident sales volume growing consistently across both ongoing and completed units.
- ❑ Provident now accounts for 57 % of sold area in Q1FY19 as against 30% in Q1FY18.
- ❑ Better average realisation for both brands, especially on ongoing projects.

\*Area sold, units sold and sales values are Net of Cancellations: Sales include taxes but does not include Registration Charges.

## Sold Area (msft) : Q1 FY19 versus Q1 FY18



Area Sold 0.60 msft



Area Sold 0.61 msft

- Provident sales volume is growing consistently, with stronger growth coming from ongoing projects, which have grown 2.65 times in terms of number of units sold, led by recent launches.

# Cash Flows

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# Potential Cash Flow from completed and ongoing projects

*Rs. crores*

		Puravankara	Provident	Total
Balance collections from sold units <sup>1</sup>	(A)	963	762	1,725
Value of Inventory open for sale <sup>2</sup>	(B)	2,459	1,089	3,547
Balance cost to go <sup>3</sup>	(C)	962	668	1,631
Surplus (A) + (B) – (C)	(D)	2,460	1,182	3,642
Surplus from Inventory not open for sale (F)-(G+H)	(E)	2,074	974	2,798
Value of Inventory not open for sale	(F)	3,225	1,892	5,117
Balance cost to complete	(G)	1,152	918	2,070
Contingencies <sup>4</sup>	(H)	-	-	250
<b>Total Estimated Surplus (D +E )</b>		<b>4,533</b>	<b>2,156</b>	<b>6,439</b>

**Note:**

1. Includes debtors and unbilled amount
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

# Cash Flow Statement

Rs. crores

Cash Flow Statement		FY 2018	Q1 2018
<b>A</b>	<b>Operating Inflows</b>	1,476.16	333.35
<b>B</b>	<b>Operating Outflows</b>	(1,195.87)	(274.67)
<b>C=A-B</b>	<b>Operating Surplus</b>	280.29	58.67
	<i>Less</i>		
	Interest Cost( Net )	(246.62)	(64.17)
	Land Payments including advances & deposits	(205.65)	(46.90)
	Income Tax Paid	(38.91)	(2.23)
<b>D</b>	<b>Operating Surplus after tax interest and capital outlay</b>	(210.90)	(54.63)
	<b>Investment Activity</b>		
	Purchase of Fixed Assets	(1.79)	(0.04)
	Other Assets & Investments	(14.58)	-
<b>E</b>	<b>Total from Investing Activity</b>	(16.37)	(0.04)
	<b>Financing Activity</b>		
	Loan Drawal/(Repayments)	324.67	39.37
	Loan to Associates/Subsidiaries- Inflow/(Repayment)	15.48	(0.65)
	Dividend including DDT	(53.01)	
<b>F</b>	<b>Total from Financing Activity</b>	287.14	38.72
<b>G=D+E+F</b>	<b>Net Operating Surplus</b>	59.87	(15.96)
	Opening Cash and Bank Balances	92.69	152.56
	<b>Closing Cash and Bank Balances</b>	152.56	136.61



# **Income Statement**

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# Consolidated Statement of Profit & Loss for the quarter ended 30 June 2018

*Rs. crores*

Particulars	AS-115	(Based on POCM)		
	Q1FY19 Unaudited	Q4FY18 Audited	Q1FY18 Audited	FY18 Audited
<b>Income from operations</b>				
Revenue from projects	382.02	287.96	338.49	1,414.90
Other Income	12.68	35.29	16.77	90.04
<b>Total Income from operations</b>	<b>394.70</b>	<b>323.25</b>	<b>355.26</b>	<b>1,504.94</b>
<b>Expenses</b>				
Sub-contractor cost	76.39	101.11	178.74	548.99
Cost of raw materials and components consumed	31.83	26.58	21.59	64.86
Land purchase cost	11.62	155.23	36.72	394.79
(increase)/decrease in inventories of stock of flats, land cost and work-in-progress	83.52	(139.52)	(50.30)	(214.90)
Employee benefit expense	28.60	25.42	26.14	103.90
Finance expense	68.49	64.26	63.06	251.34
Depreciation and amortization expense	3.49	3.46	3.91	14.96
Other expenses	55.29	58.92	43.52	209.77
<b>Total expenses</b>	<b>359.23</b>	<b>295.46</b>	<b>323.38</b>	<b>1,373.71</b>
<b>Profit from operations before tax expense share of profit/(loss) of associates and joint ventures (1-2)</b>	<b>35.47</b>	<b>27.79</b>	<b>31.88</b>	<b>131.23</b>
Share of profit/(loss) of associates and joint ventures, net	(0.48)	(1.37)	(0.64)	(2.41)
<b>Profit before tax</b>	<b>34.99</b>	<b>26.42</b>	<b>31.24</b>	<b>128.82</b>
Tax expense	8.14	1.87	11.17	37.42
<b>Net Profit for the period</b>	<b>26.85</b>	<b>24.55</b>	<b>20.07</b>	<b>91.40</b>
Other Comprehensive Income/(Loss) (net of tax expense)	(0.39)	0.33	(0.02)	(0.24)
<b>Total Comprehensive Income/(Loss) for the period</b>	<b>26.46</b>	<b>24.88</b>	<b>20.05</b>	<b>91.16</b>

Note :

- Since there is a change in accounting standard for revenue recognition, the current quarter numbers as per AS-115 can not be compared with previous year figures
- Figures have been regrouped & reclassified, wherever necessary

## **IND-AS 115 : Impact of application of IND AS 115 – Revenue from contracts with customer.**

- ❖ **INDAS-115- Revenue from contracts with customers has been notified by MCA (Ministry of Corporate Affairs, Government of India) on March 28, 2018 and is effective from April 01, 2018.**
- ❖ **Prior to April 1, 2018 the Company used to recognise revenue on the basis of the erstwhile accounting standard and guidance note issued by ICAI (Institute of Chartered Accounts of India) for accounting for Real Estate Transactions**
- ❖ **As per AS-115, Revenue shall be recognised when the entity transfers the control of goods or services to the customer. In other words, the entity shall “satisfy its performance obligation” to the customer to recognise the revenue. “Satisfying the performance obligation” in the context of the real estate industry means, completion of all obligations by a developer and intimating the customers readiness for handing over the unit.**
- ❖ **The Company has applied the modified retrospective approach in adopting the new accounting standard. Accordingly, the Company has reversed revenue of Rs 3,340.08 Crore on a consolidated basis which was recognised till March 31, 2018 under the percentage of completion method as per the erstwhile accounting standard and guidance note.**
- ❖ **In view of the above reversal of revenue, there is reduction of Rs 610.76 crore on a consolidated basis in the retained earnings.**
- ❖ **There is no impact on our agreements with customers and hence there is no impact on collection.**
- ❖ **It may be noted that ICDS (Income Computation and Disclosure Standards) requires the company to offer Income on basis of percentage of completion for Income Tax assessment.**

## **Debt**

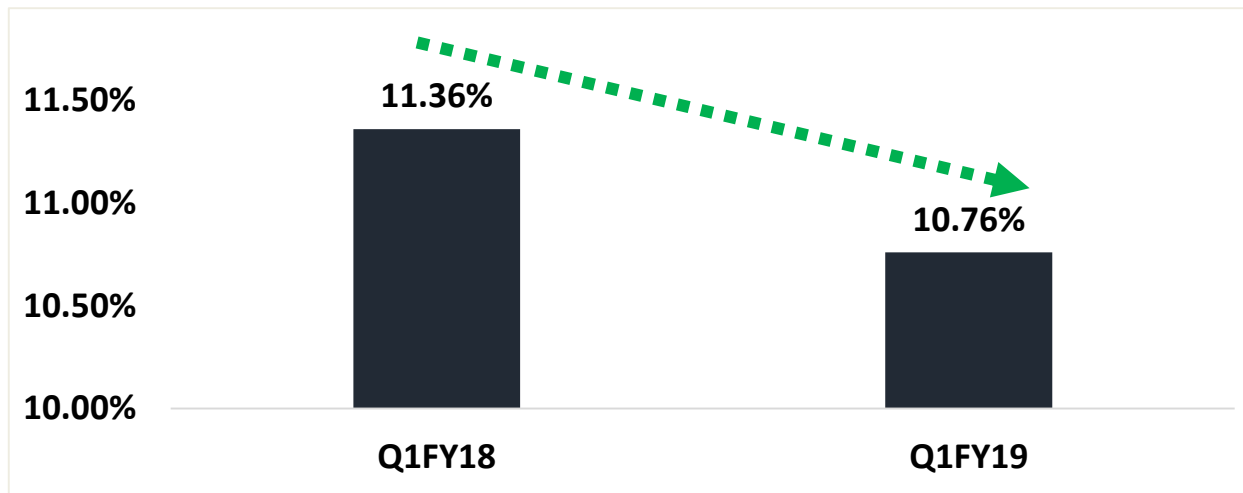
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## Debt Structure – As of 30 June 2018

<i>Rs. In Crore</i>	<i>Q1FY19</i>	<i>Q4FY18</i>	<i>Q1FY18</i>
Opening Balance	2,399	2,075	2,075
Additions during the period	123	810	172
Repayments during the period	83	486	137
<b>Debt Outstanding</b>	<b>2,438</b>	<b>2,399</b>	<b>2,110</b>
Less: Cash and Cash Equivalents	137	152	113
<b>Net debt</b>	<b>2,302</b>	<b>2,247</b>	<b>1,997</b>
Cost of Debt	10.76%	10.64%	11.36%
Net Worth	1,806	2,393	2,405
<b>Net Debt / Equity Ratio</b>	<b>1.27*</b>	<b>0.94</b>	<b>0.83</b>

\*During the quarter company has adopted INDAS and consequently reduced net worth to the extent of Rs.610.76 Crore and hence there is an increase in D/E ratio.

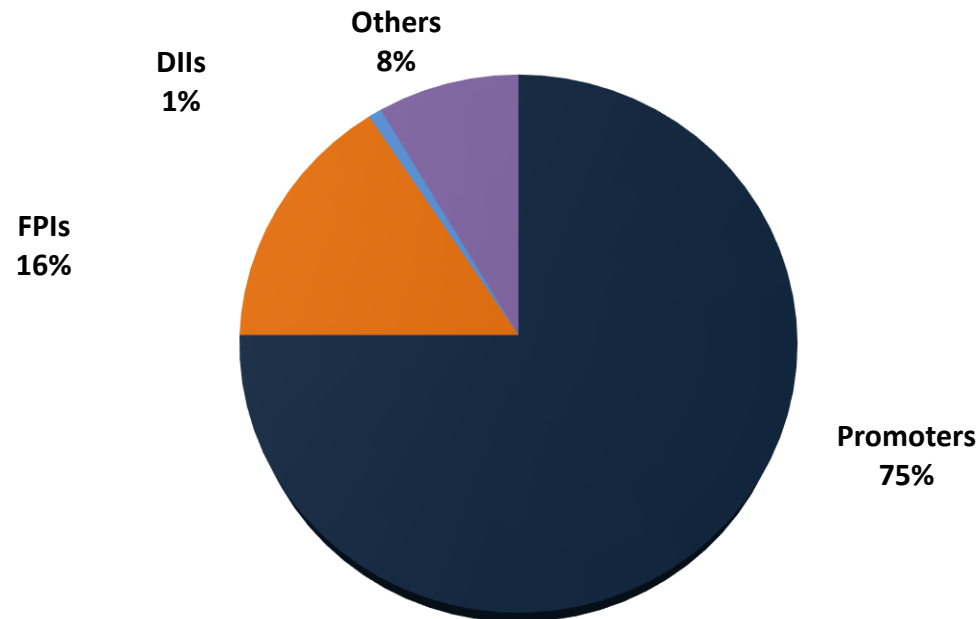
### Cost of Debt



# **Shareholding Pattern and Stock Performance**

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# Shareholding Pattern – as on 30 June 2018



## Key Shareholders

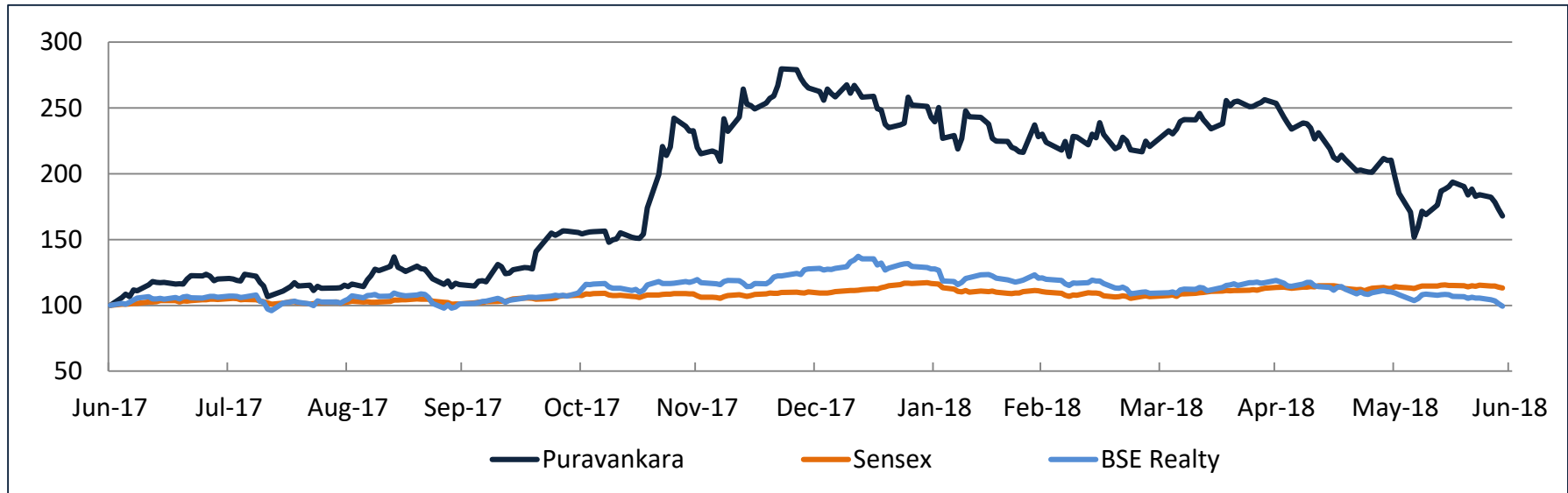
## Notes

1. Promoter Shares are unencumbered

FPIs	Insurance and Bodies Corporate
GHI	Life Insurance Corporation
College Retirement Equities Fund	General Insurance Corporation
Atyant Capital	

# Stock Performance

Relative to BSE Realty Index and Sensex during June 30, 2017 to June 30, 2018



As on 30 June 2018	30-Jun-18	30-Jun-17
Price on BSE	104	63
% Change YoY	66%	-6%
Number of shares (in Cr)	23.7	23.7
Market Capitalisation (Rs. Cr)	2,469	1,492
52-week high	182.00	
52-week low	62.15	

Source: BSE as on June 30, 2018; Graph rebased to 100.



## **Select Project Pictures**

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Actual Project Pictures



Actual Project Pictures



Actual Project Pictures



Actual Project Pictures



# Actual Project Pictures



Actual Project Pictures



PROVIDENT  
**Harmony**  
off Thanisandra Main Road

## **Appendix 1 : Project Status**

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# Current Project Status – As of 30 June 2018

S.No.	Project	Location	Developable Area	Total Flats	JD / JV Share for Developer	Puravankara's Share - Developable Area		Area Launched	Sold Cumulative			Inventory		
						Msft	Units		Msft	Units	Msft	Nos	Msft	%
<b>COMPLETED</b>														
<b>Puravankara</b>														
1	Highlands	Mallasandra, Bengaluru	1.34	848	100%	1.34	848	1.34	797	1.24	93%	51	0.09	7%
2	High Crest	Mallasandra, Bengaluru	0.41	249	100%	0.41	249	0.41	215	0.35	86%	34	0.06	14%
3	Oceana	Marine Drive, Kochi	0.27	96	100%	0.27	96	0.27	81	0.23	86%	15	0.04	14%
4	Swanlake	OMR, Chennai	1.17	729	100%	1.17	729	1.17	646	1.03	88%	83	0.14	12%
5	Grandbay	Marine Drive, Kochi	0.51	265	100%	0.51	265	0.51	242	0.46	91%	23	0.04	9%
6	Bluemont	Trichy Road, Coimbatore	0.81	486	100%	0.81	486	0.81	429	0.72	88%	57	0.09	12%
7	Windermere - I	Medavakkam, Chennai	1.63	1,036	100%	1.63	1,036	1.63	951	1.43	88%	85	0.19	12%
8	Whitehall	Sarjapur Road, Bengaluru	0.4	192	100%	0.40	192	0.40	183	0.38	95%	9	0.02	5%
9	Seasons	CV Raman Nagar, Bengaluru	1.08	660	60%	0.68	416	0.68	398	0.65	96%	18	0.03	4%
10	Skydale	Sarjapur Road, Bengaluru	0.49	314	100%	0.49	314	0.49	243	0.37	76%	71	0.12	24%
11	Windermere - II	Medavakkam, Chennai	0.94	728	100%	0.94	728	0.94	472	0.70	74%	256	0.24	26%
12	Windermere - III	Medavakkam, Chennai	0.28	280	100%	0.28	280	0.28	79	0.10	35%	201	0.18	65%
13	Sunflower	Magadi Road, Bengaluru	0.44	326	70%	0.31	228	0.31	143	0.20	65%	85	0.11	35%
<b>COMMERCIAL</b>														
14	Primus	OMR, Chennai	0.18		60%	0.10		0.11		0.03	28%		0.08	80%
<b>Provident</b>														
15	Cosmo City - I,II	Pudupakkam, Chennai	2.24	2,174	100%	2.24	2,174	2.24	1,892	1.94	87%	282	0.30	13%
16	Welworth City	Doddaballapur Rd, Bengaluru	3.46	3,360	100%	3.46	3,360	3.46	3,278	3.37	98%	82	0.09	3%
17	Sunworth - I,II	Mysore Road, Bengaluru	2.74	2,784	100%	2.74	2,784	2.74	2,309	2.25	82%	475	0.48	18%
18	The Tree	Off Magadi Main Road, Bengaluru	0.57	560	70%	0.40	388	0.40	255	0.26	64%	133	0.14	35%
<b>Total Completed - (A)</b>			<b>18.96</b>	<b>15,087</b>	<b>100%</b>	<b>18.18</b>	<b>14,573</b>	<b>18.17</b>	<b>12,613</b>	<b>15.73</b>	<b>87%</b>	<b>1,960</b>	<b>2.44</b>	<b>13%</b>

## Current Project Status – As of 30 June 2018 – (contd.)

S.No.	Project	Location	Developable Area	Total Flats	JD / JV Share for Developer	Puravankara's Share - Developable Area		Area Launched	Sold Cumulative			Inventory											
						Msft	Units		Msft	Units	Msft	Nos	Msft	%	Nos	Mn sft	%						
<b>NEARING COMPLETION</b>																							
<b>Puravankara</b>																							
1	Amaiti	Trichy Road, Coimbatore	0.57	342	100%	0.57	342	0.56	188	0.30	53%	154	0.26	46%									
<b>Total Nearing Completion - (B)</b>			<b>0.57</b>	<b>342</b>	<b>100%</b>	<b>0.57</b>	<b>342</b>	<b>0.56</b>	<b>188</b>	<b>0.3</b>	<b>53%</b>	<b>154</b>	<b>0.26</b>	<b>46%</b>									
<b>UNDER CONSTRUCTION</b>																							
<b>Puravankara</b>																							
1	Palm Beach	Hennur Road, Bengaluru	1.93	1,477	70%	1.36	1,041	1.36	654	0.85	63%	387	0.51	37%									
2	Westend	Hosur Road, Bengaluru	1.12	815	78%	0.88	639	0.88	551	0.75	85%	88	0.13	15%									
3	Sound of Water	Kammanahalli, Bengaluru	0.62	228	59%	0.36	135	0.36	32	0.08	23%	103	0.28	77%									
4	Silversand - I	Keshavnagar, Pune	0.77	821	100%	0.77	821	0.77	637	0.59	77%	184	0.18	23%									
5	Coronation Square	Kotnur, Bengaluru	0.14	48	71%	0.10	34	0.10	4	0.01	9%	30	0.09	91%									
6	Marine Drive I	Kochi	1.22	435	50%	0.61	218	0.61	79	0.23	38%	139	0.38	62%									
<b>Provident</b>																							
7	Skyworth	Derebail, Mangalore	0.42	324	73%	0.30	236	0.30	68	0.08	28%	168	0.22	72%									
8	Green Park	Selvapuram, Coimbatore	0.58	560	70%	0.41	392	0.41	168	0.15	36%	224	0.26	64%									
9	Kenworth - I	RArendra Nagar, Hyderabad	1.83	1,870	73%	1.332	1,364	1.33	975	1.01	76%	389	0.32	24%									
10	Provident Park Square	Judicial Layout, Bengaluru	0.59	662	87%	0.514	578	0.51	503	0.45	88%	75	0.06	12%									
11	Provident Park Square-II	Judicial Layout, Bengaluru	0.23	216	87%	0.20	188	0.20	148	0.15	77%	40	0.05	23%									
12	Provident Park Square-III	Judicial Layout, Bengaluru	0.22	224	87%	0.20	195	0.20	107	0.10	51%	88	0.10	49%									
<b>Total Under Construction (C)</b>			<b>9.67</b>	<b>7,680</b>		<b>7.03</b>	<b>5,841</b>	<b>7.03</b>	<b>3,926</b>	<b>4.47</b>	<b>64%</b>	<b>1,915</b>	<b>2.56</b>	<b>36%</b>									

# Current Project Status – As of 30 June 2018 – (contd.)

S.No.	Project	Location	Developable Area		JD / JV Share for Developer		Puravankara's Share - Developable Area		Area Launched		Sold Cumulative		Inventory	
			Msft	Units	%	Msft	Units	Msft	Nos	Msft	%	Nos	Mn sft	%
<b>PHASES NOT OPEN FOR SALE</b>														
<b>Puravankara</b>														
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	0.83	492	100%	0.83	492	-	-	-	0%	492	-	0%
4	Windermere IV	Medavakkam, Chennai	1.28	644	100%	1.28	644	-	-	-	0%	644	-	0%
5	Moonreach II	Airport-Seaport Rd, Kochi	0.23	119	100%	0.23	119	-	-	-	0%	119	-	0%
6	Silversand - II	Keshavnagar, Pune	0.77	652	100%	0.77	652	-	-	-	0%	652	-	0%
7	Marine Drive II	Kochi	1.98	706	50%	0.99	353	-	-	-	0%	353	-	0%
<b>Provident</b>														
8	Sunworth III,IV	Mysore Road, Bengaluru	3.28	3,168	100%	3.28	3,168	-	-	-	0%	3,168	-	0%
9	Kenworth II	Rajendra Nagar, Hyderabad	0.52	440	73%	0.38	323	-	-	-	0%	323	-	0%
10	Park Square Other Phase	Judicial Layout, Bengaluru	0.86	980	87%	0.75	855	-	-	-	0%	855	-	0%
<b>Total - Phases to be launched (D)</b>			<b>10.59</b>	<b>7,670</b>		<b>9.34</b>	<b>7,075</b>				<b>0%</b>	<b>7,075</b>		<b>0%</b>
<b>Total Ongoing - (B) + (C) + (D)</b>			<b>20.82</b>	<b>15,692</b>		<b>16.94</b>	<b>13,258</b>	<b>7.59</b>	<b>4,114</b>	<b>4.77</b>	<b>63%</b>	<b>9,144</b>	<b>2.82</b>	<b>52%</b>

**Notes:**

1. The Company also holds inventory of 0.11 msft under "Properties Held for sale" as on the reporting date.
2. The economic interest in Silversands is profit sharing but the Company is the development manager and hence disclosed at 100%

## **Appendix 2 : Corporate Information**

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## Premium Affordable housing through Brand Provident

- ❖ Provident Housing completes 10 years in 2018, living up to its genesis story of providing premium quality homes at affordable 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
  - Developing projects which qualifies for affordable housing benefits under Income Tax Act and concessional GST rate
- ❖ Caters especially to the aspiration of the first time - Home Buyers
- ❖ Area under Development totaling 8.53 msft / (PHL's economic interest – 7.36 msft)
- ❖ Land bank totaling 12.01 msft (PHL's economic interest – 7.03 msft)

Dedicated management team with collective experience of almost 200 years-committed to best practices of corporate governance

**Executive team****Ravi Puravankara***Chairman*

- Over 43 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

**Nani R. Choksey***Joint Managing Director*

- Experience of over 43 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 38 years of experience in banking and finance

**Pradeep Guha***Independent Director*

- Management Diploma from Asian Institute of Management, Manila
- Over 34 years of experience in marketing and advertising

## Awards and achievements

### Awards for Puravankara Limited

- ❖ Asia Real Estate Excellence Award 2018 for the "Best Real Estate Development Company in South India" - Puravankara Limited
- ❖ BAM (Builders , Architects & Building Material) Awards 2018 for Best Builder of the Year – Puravankara Limited
- ❖ BAM (Builders , Architects & Building Material) Awards 2018 for - Life Time Achievement Award – Mr. Ravi Puravankara
- ❖ CIA WORLD CONSTRUCTION & INFRA AWARDS 2018 for the Best upcoming Project in the Large Category - Purva Windermere
- ❖ CNBC-AWAAZ Real Estate Awards 2018 South Zone for the Best Residential Category - Purva Bluemont
- ❖ Realty Plus Excellence Awards PUNE 2018 for Best Residential Developer of Year – Puravankara Limited .
- ❖ 10th Franchise Estate Awards 2018 - for Best Residential Property of the Year - South - Purva Skydale
- ❖ 10th Franchise Estate Awards 2018 - for Best Mid Segment / Premium Project of the Year - South - Purva Windermere
- ❖ 10th Franchise Estate Awards 2018 - for Best Themed Project of the Year - South - Purva Westend

## **Awards and achievements**

### **Awards for Provident Housing Limited**

- ❖ **BAM (Builders , Architects & Building Material) Awards 2018 for Best Affordable Housing Project – Provident Sunworth**
- ❖ **10th Franchise Estate Awards 2018 - for Best Project in Non Metro - South - Provident Skyworth**
- ❖ **10th Franchise Estate Awards 2018 - for Best Affordable / Budget Housing Developer of the Year - South - Provident Housing Limited**
- ❖ **10th Franchise Estate Awards 2018 - for Best Affordable Housing Project of the Year - South - Kenworth by Provident**



## Disclaimer

This presentation has been prepared by Puravankara Limited (“Company”) solely for providing information about the Company. It contains certain forward looking statements concerning Puravankara Ltd’s future business prospects and business profitability, which are subject to a number of risks and uncertainties and the actual results could materially differ from those in such forward looking statements. The risks and uncertainties relating to these statements include, but are not limited to, risks and uncertainties, regarding fluctuations in earnings, our ability to manage growth, competition, economic growth in India, ability to attract and retain highly skilled professionals, time and cost over runs on contracts, government policies and actions with respect to investments, fiscal deficits, regulation etc., interest and other fiscal cost generally prevailing in the economy. The company does not undertake to make any announcement in case any of these forward looking statements become materially incorrect in future or update any forward looking statements made from time to time on behalf of the company.

# THANK YOU

**Puravankara Limited**

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