



Purva Bluemont, Coimbatore

Puravankara Limited

March 2017

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Company Overview

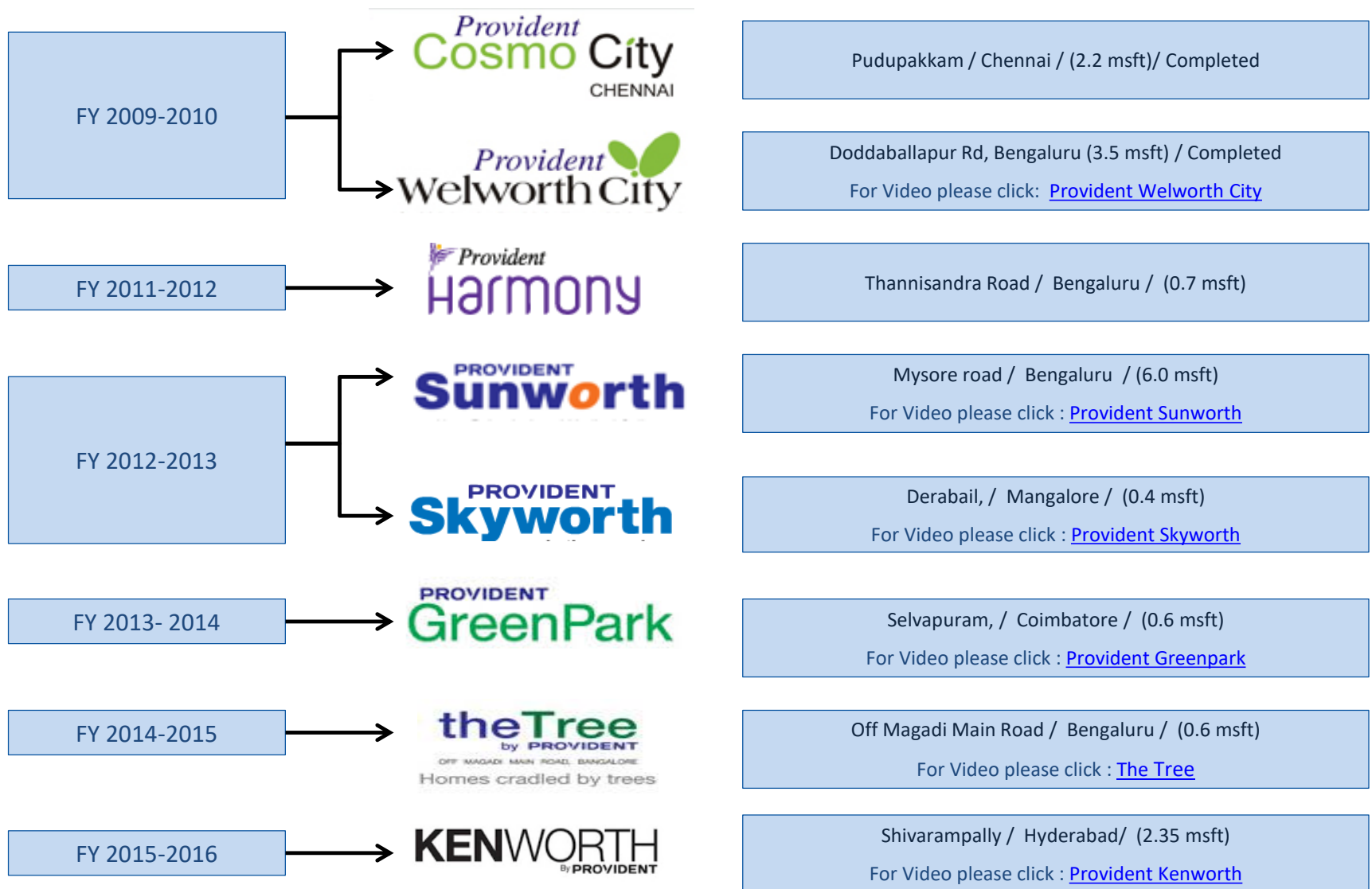
Overview

- 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

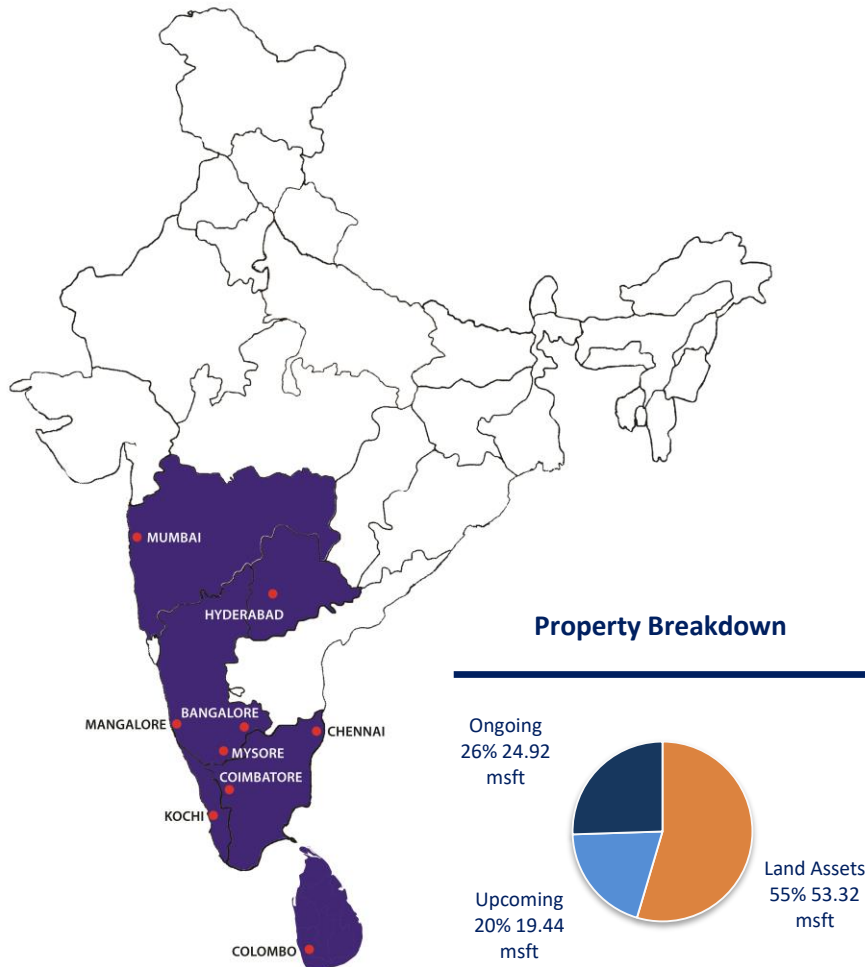
- Established Provident Housing Limited in 2008 to create mid and mass housing projects comprising quality affordable apartments in response to burgeoning demand for mid-income housing
- Affordability is a combination of
 - Efficient design improving effective utilization of space
 - Lower cost of construction 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

in millions sq. ft.

(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

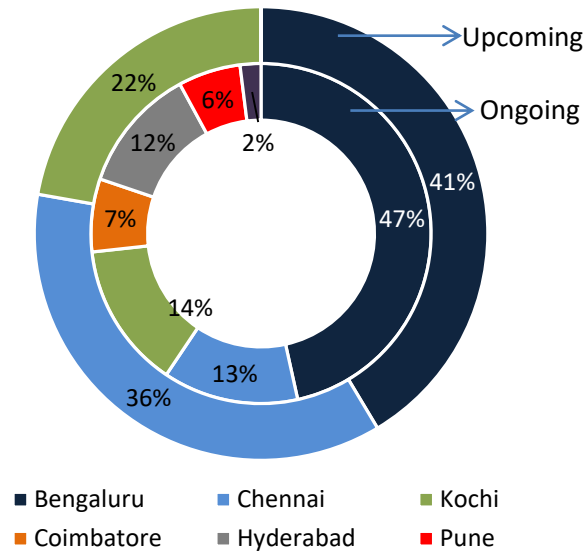
Note: * Includes JVs and other subsidiaries

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

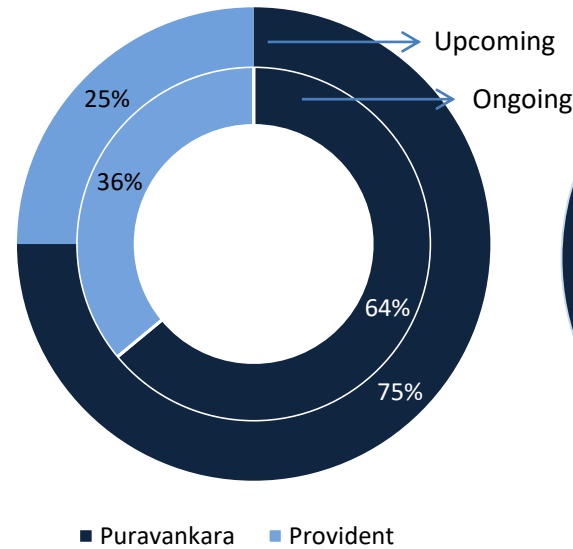
Out of 91 projects, 32 projects are in Joint Development (A+B+C)

Ongoing and Upcoming Development

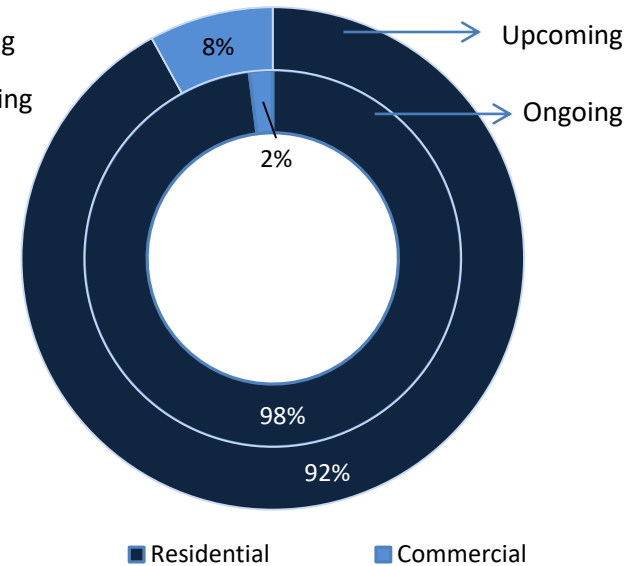
By geography



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	Units	Nos	Msft	%	Nos	Mn sft
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	Nos	Msft	%
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.)

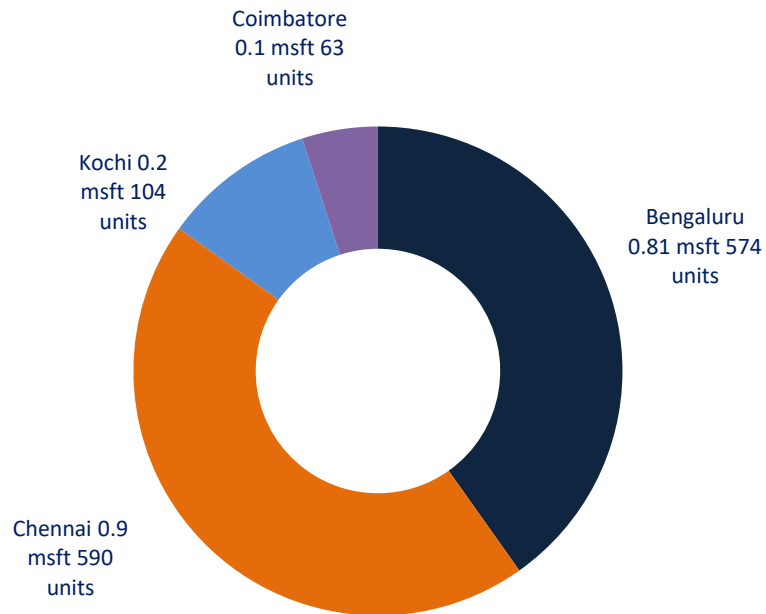
S.No.	Project	Location	Developable Area	Total Flats	JD / JV Share for Developer	Puravankara's Share - Developable Area		On Area Launched							
								Area Launched		Sold Cumulative				Inventory	
								Msft	Units	Nos	Msft	%	Nos	Mn sft	%
PHASES TO BE LAUNCHED															
Puravankara															
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%	
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:

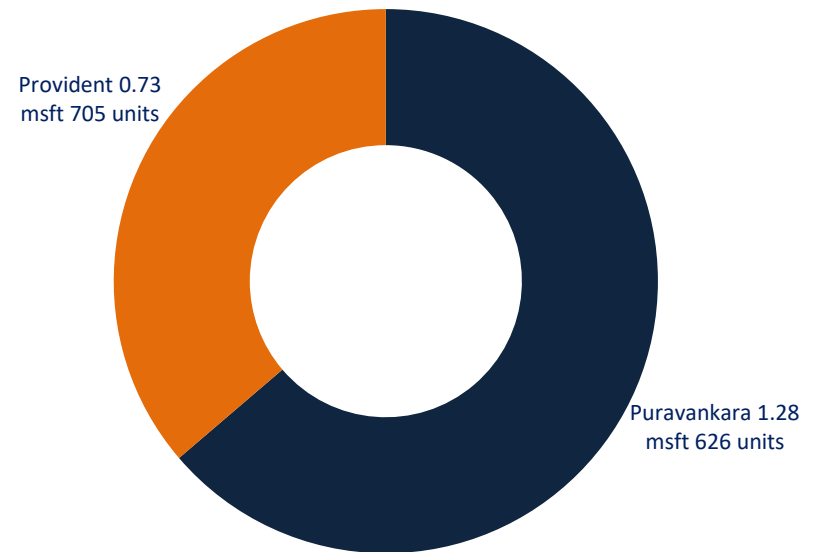
- The Company also holds inventory of 0.08 msft under "Properties Held for sale" as on the reporting date.
- Silversands economic interest is 32% but PL is the development manager and hence disclosed at 100%

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	

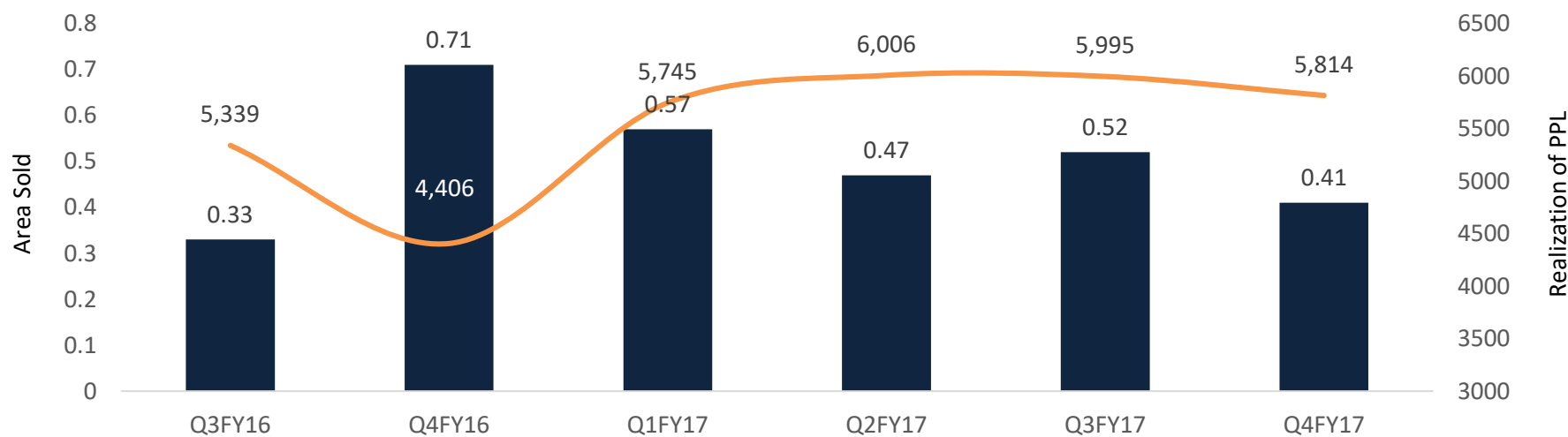
Notes:

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.

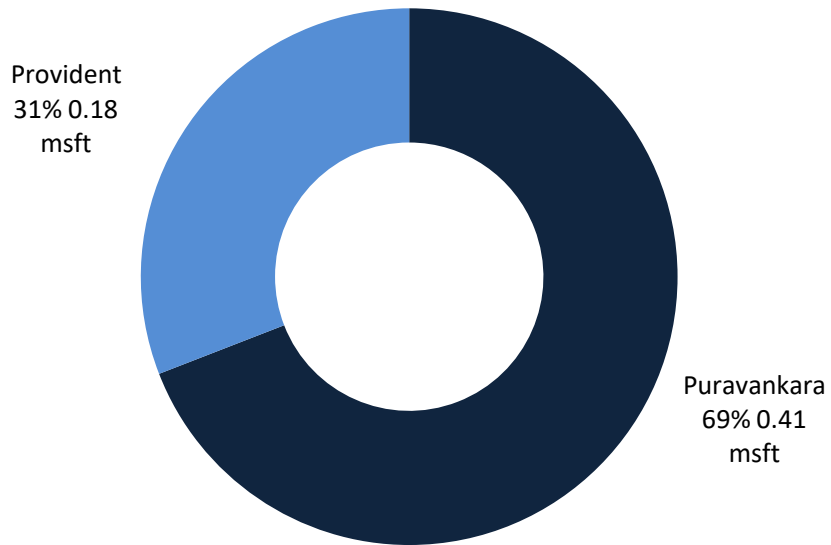
Sales – FY17

Based on Bookings										YOY		
	Area Sold			Units Sold			Sale Value			Sale Realization		
	<i>Mar-17</i>	<i>Mar-16</i>	<i>%</i>	<i>Mar-17</i>	<i>Mar-16</i>	<i>%</i>	<i>Mar-17</i>	<i>Mar-16</i>	<i>%</i>	<i>Mar-17</i>	<i>Mar-16</i>	<i>%</i>
	<i>msft</i>	<i>msft</i>		<i>Nos.</i>	<i>Nos.</i>		<i>Rs.in crs</i>	<i>Rs.in crs</i>		<i>Rs.psft</i>	<i>Rs.psft</i>	
Puravankara	1.53	0.94	64%	1,261	672	88%	905	518	75%	5,897	5,537	7%
<i>Completed & Nearing Completion</i>	0.59	0.27	119%	354	161	120%	311	127	145%	5,270	4,708	12%
<i>Ongoing Projects</i>	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%
<i>Completed & Nearing Completion</i>	0.20	0.39	-48%	196	363	-46%	80	107	-25%	3,906	2,744	42%
<i>Ongoing Projects</i>	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				

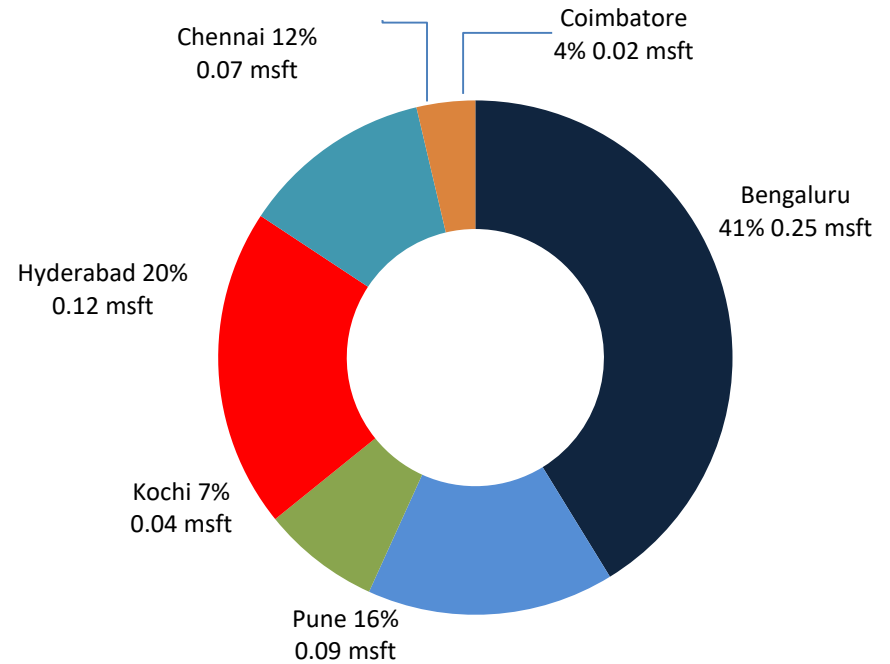
*Area sold, units sold and sales values are Net of Cancellations.

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)

	<i>Rs. crores</i>				
	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

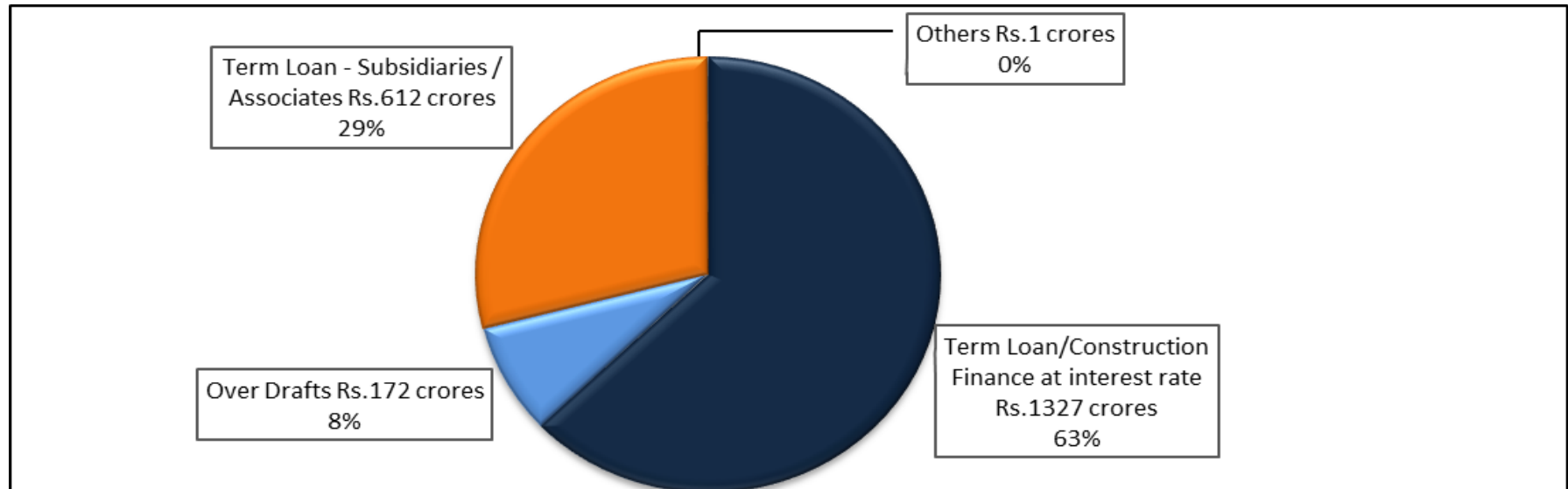
Consolidated Balance Sheet as of 31 March 2017

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		Current Assets		
Other non-current liabilities			Raw materials	23	28
	825	1,404	Properties under development	2,814	2,774
Current liabilities			Properties held for sale	737	550
Financial Liabilities			Trade receivables	426	336
(i) Borrowings	786	673	Cash and cash equivalents	69	284
(ii) Trade payables	283	313	Bank balances other than cash and cash equivalents above	4	8
(iii) Other liabilities	1,053	763	Loans	71	31
(iv) Other financial liabilities	805	247	Others	124	-
Other current liabilities			Current Tax Assets (Net)	2	22
Provisions	2	3	Other current assets	257	463
Current Tax Liabilities (Net)	3	7		4,527	4,496
	2,932	2,005			
Total	6,155	5,697	Total	6,155	5,697

Debt

Debt Structure – March 2017



<i>in Rs. Cr</i>	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 Equivalent	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

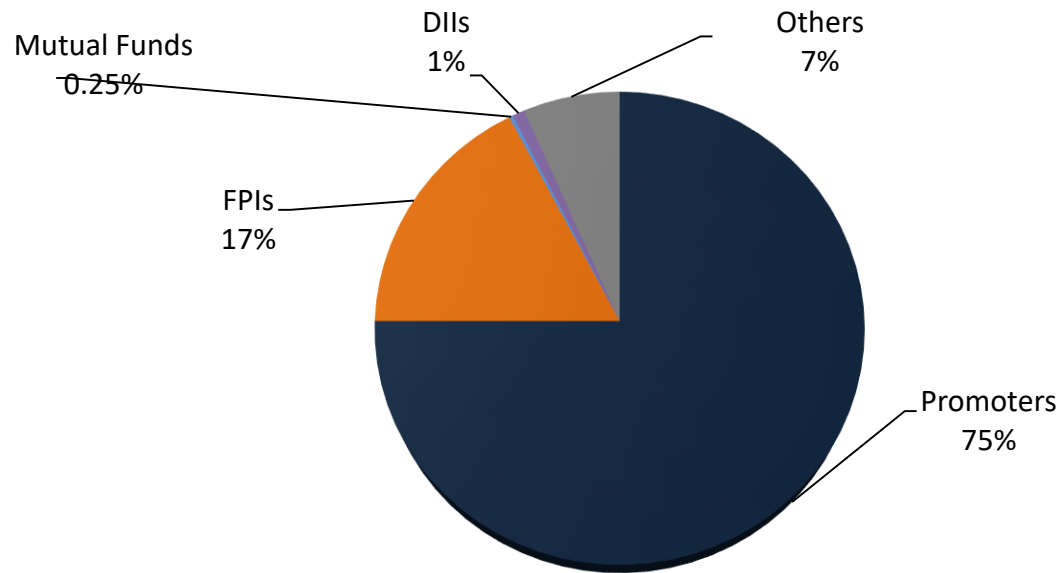
Debt is rated as BBB (Outlook Stable) by ICRA

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

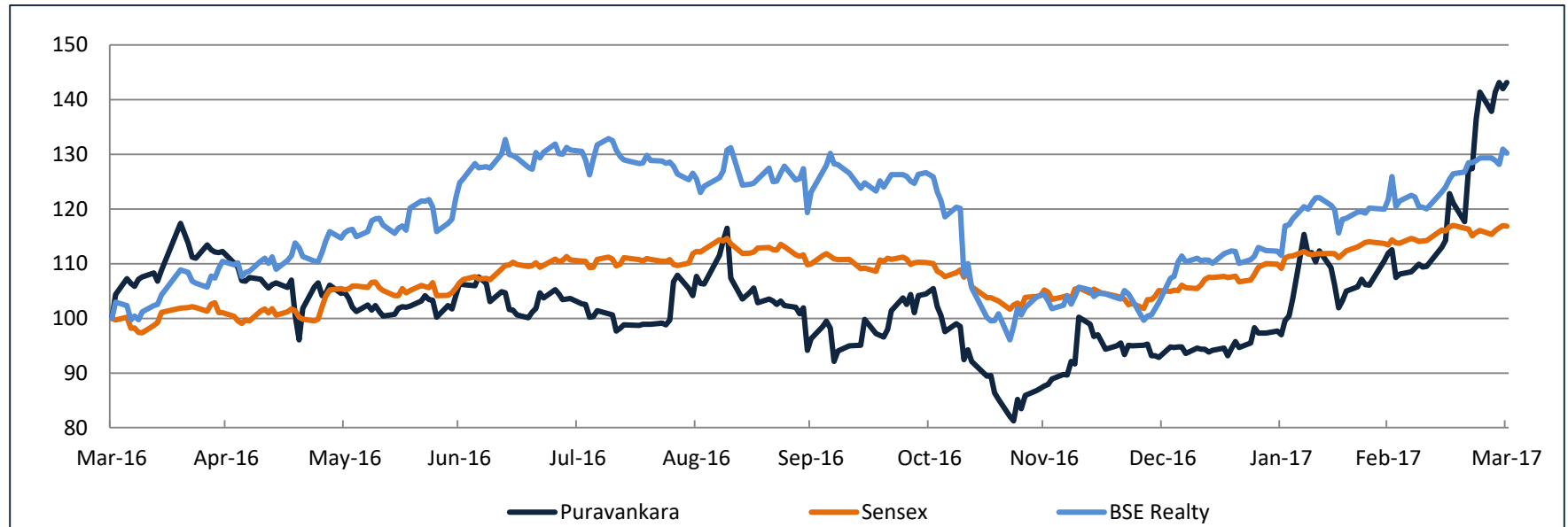
Notes

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

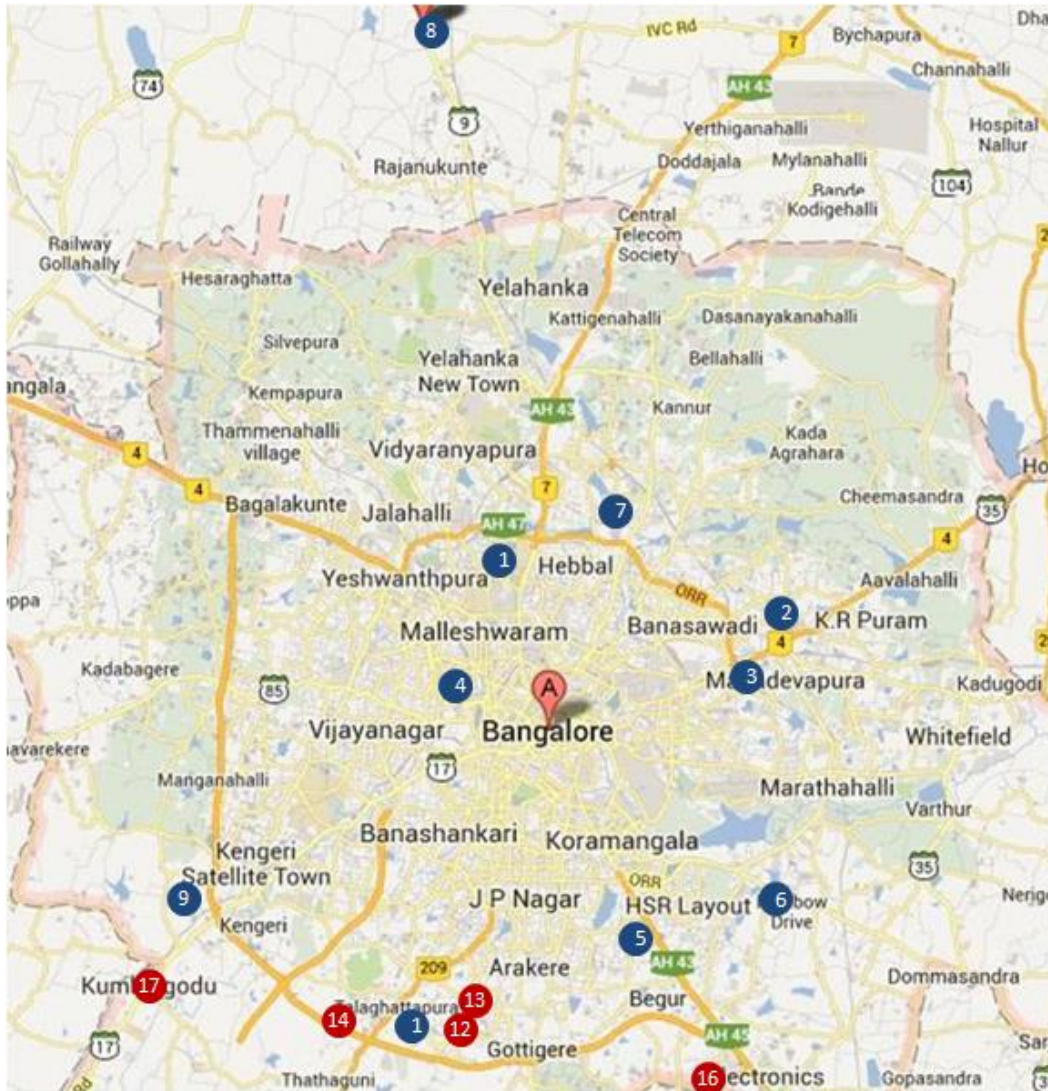


Dr Suchitra Kaul Mishra

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

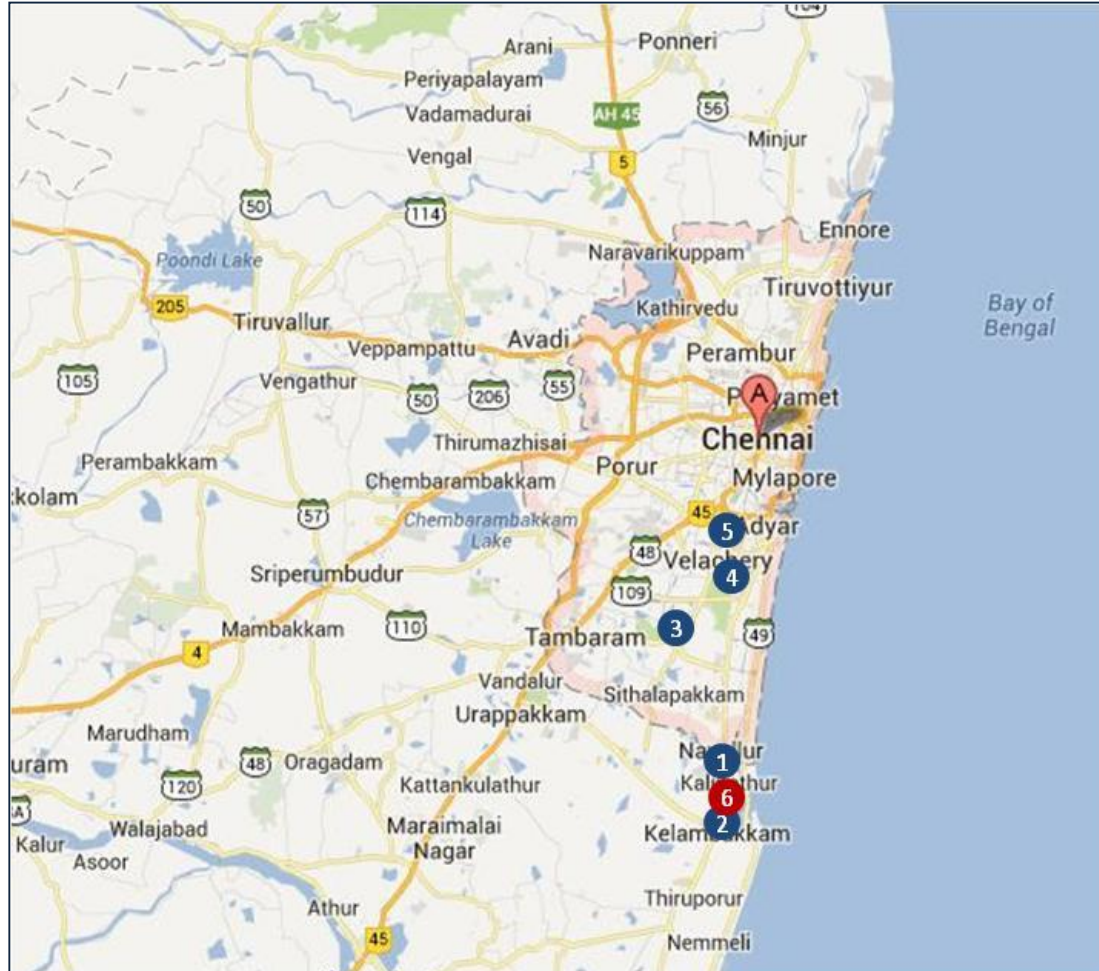
- 1 Highlands/High Crest, Mallasandra
- 2 Mid-Town, KR Puram
- 3 Seasons, CV Raman Nagar
- 4 Sunflower, Magadi Road
- 5 Skywood, Sarjapur Road
- 6 Whitehall, Sarjapur Road
- 7 Harmony, Thannisandra Road
- 8 Welworth City, Doddaballapur Road
- 9 Sunworth, Mysore Road
- 10 Gainz, Hosur Road
- 11 Skydale,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

● Current Projects

● Immediate Launches

Note: Map not to scale

Chennai location map



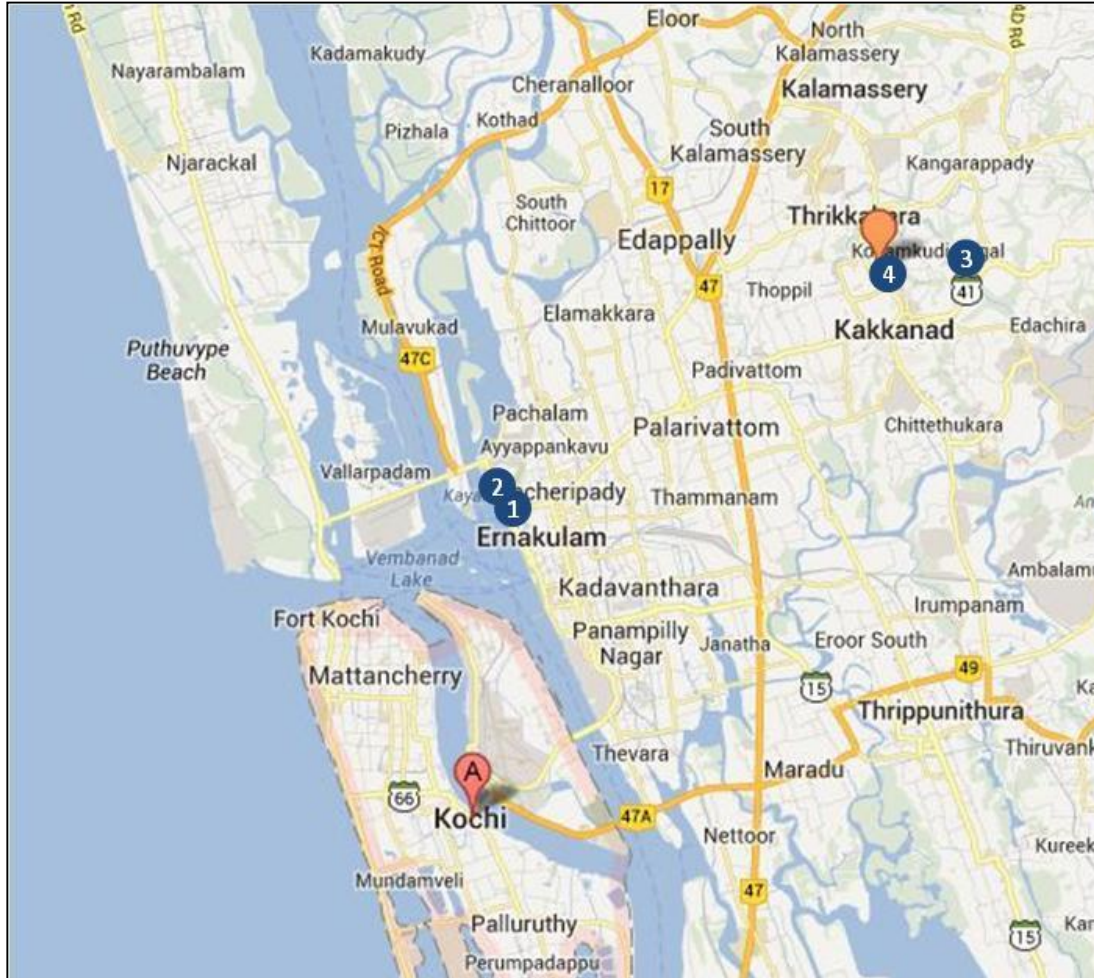
Sl. No. Project Name

- 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



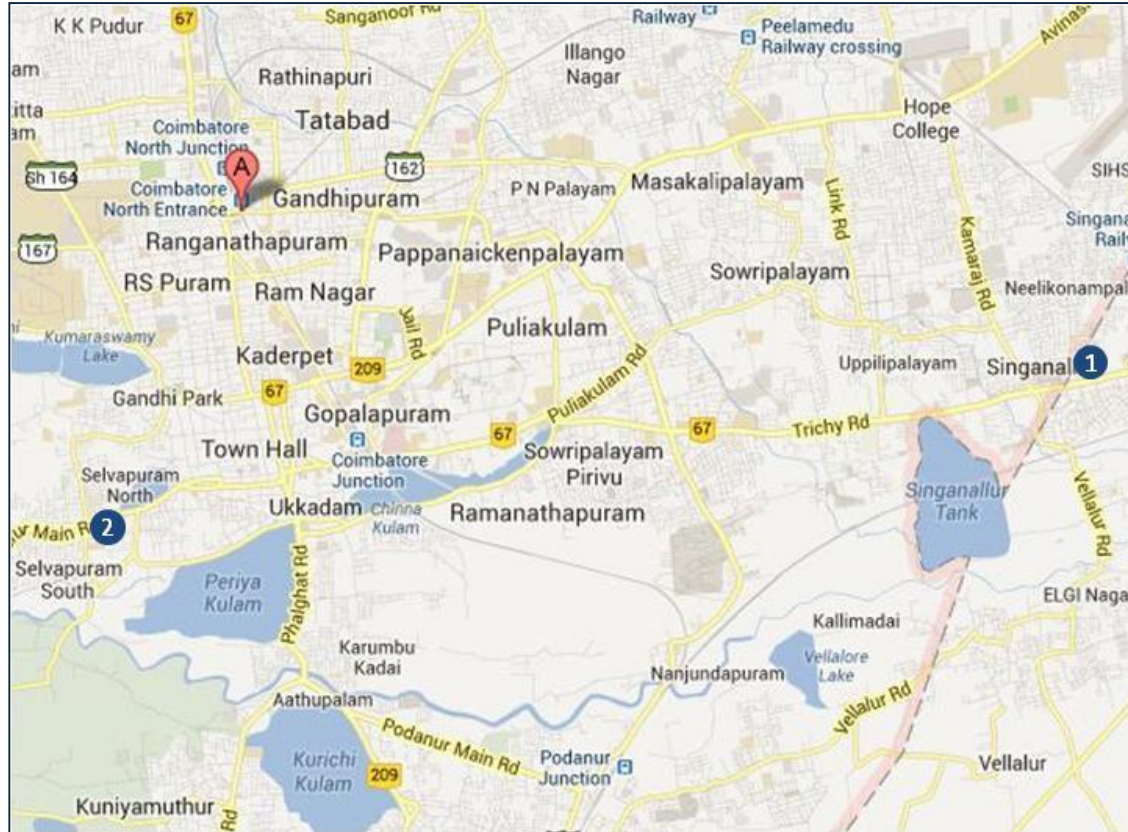
Sl. No. Project Name

- 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



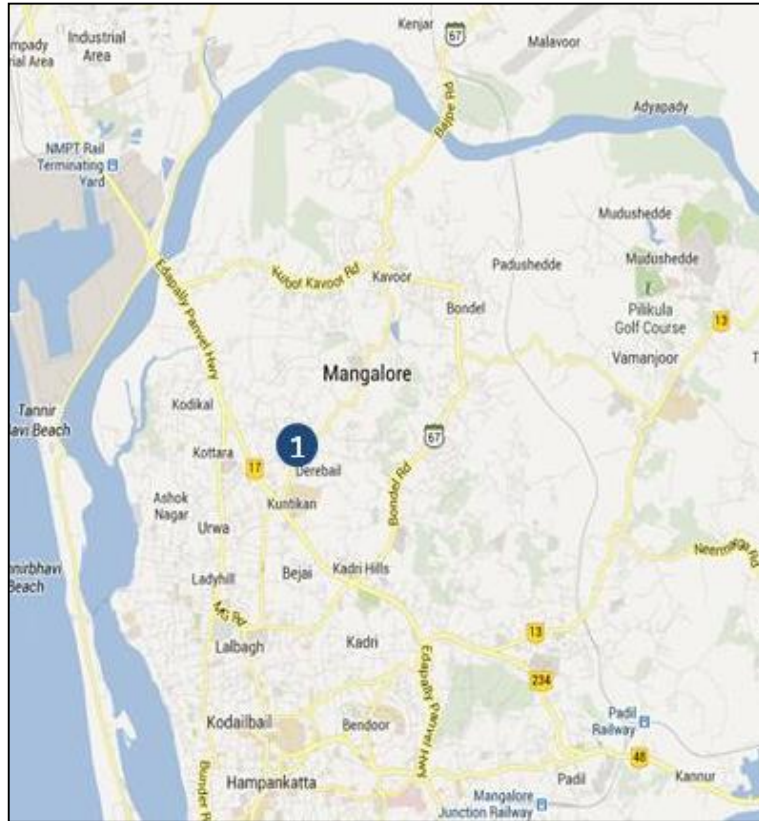
Sl. No. Project Name

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

● Current Projects

Note: Map not to scale

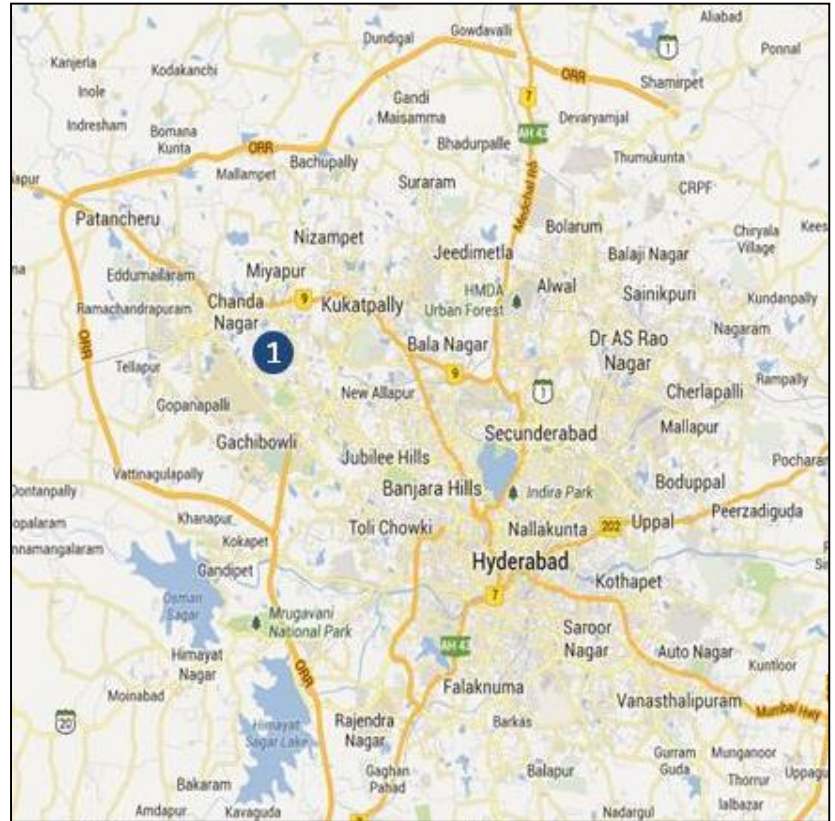
Mangalore location map



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



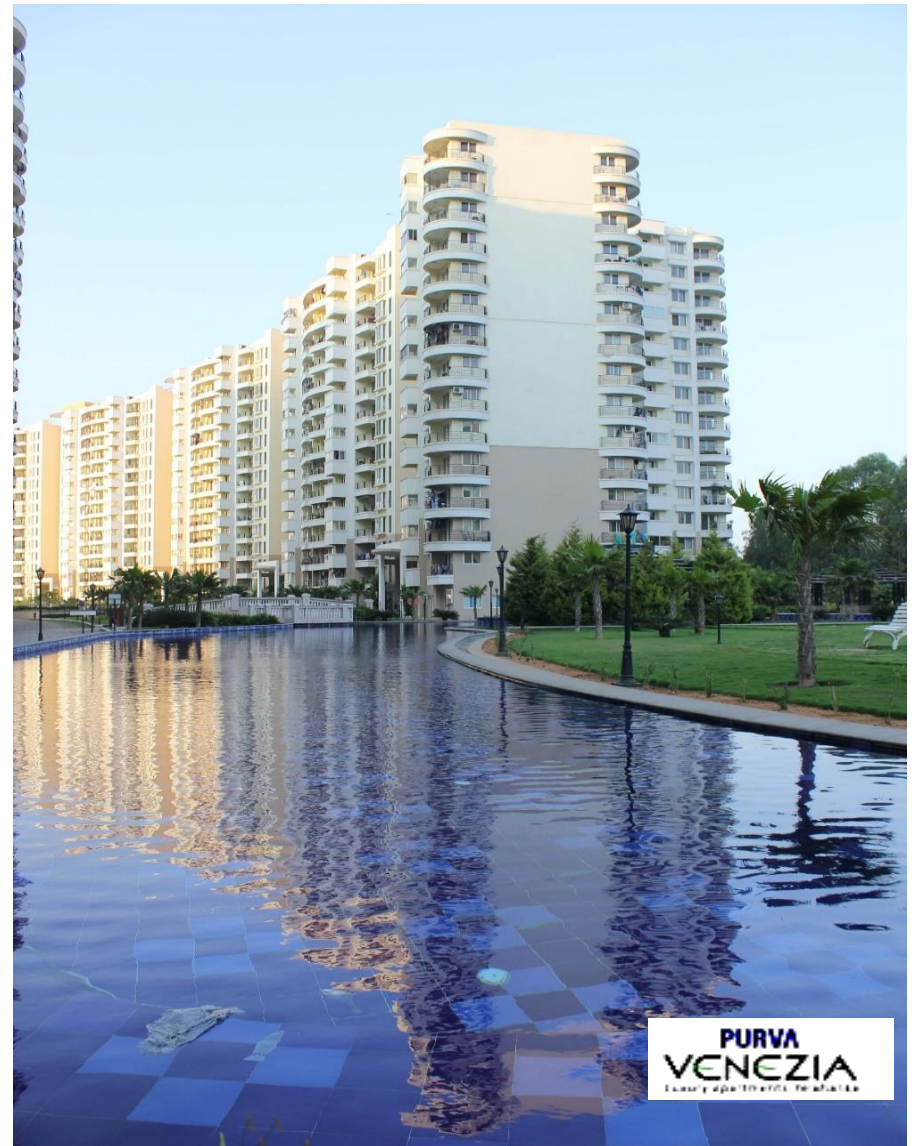
Project Pictures



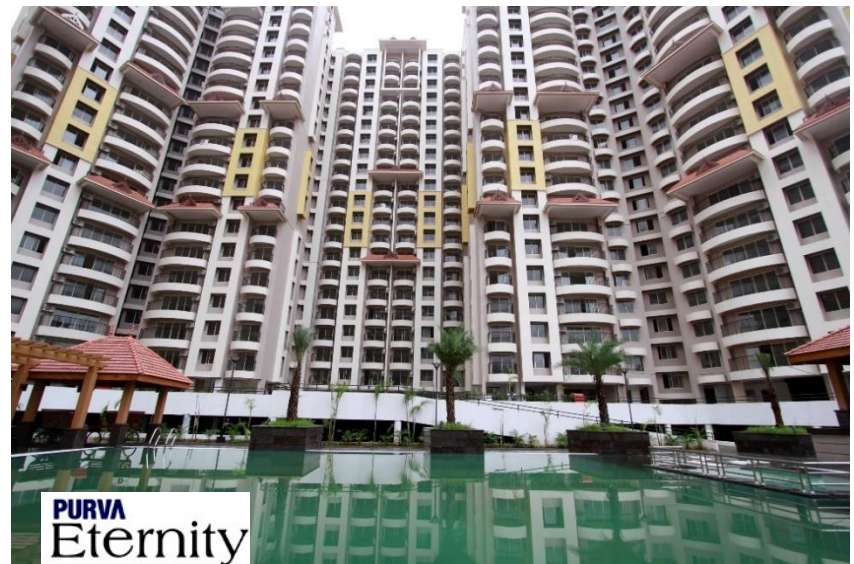
Project Pictures



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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