



Provident Welworth, Bengaluru

Puravankara Projects Limited
September 2014

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Company Overview

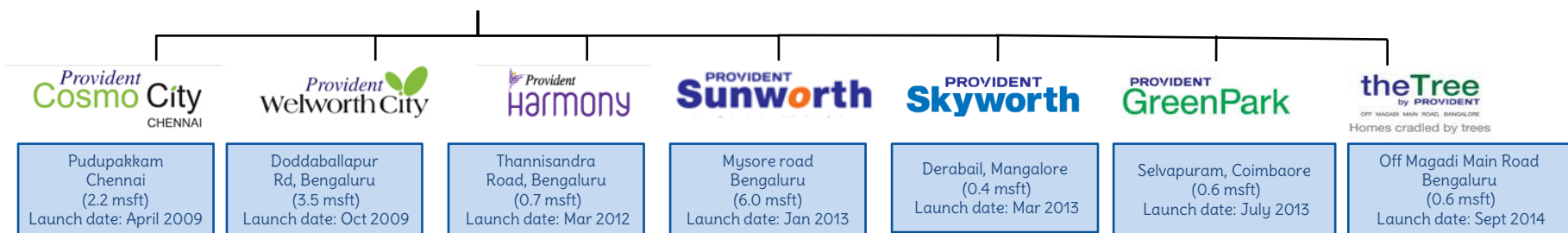
Overview

- Deep domain knowledge of 39 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 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
 - Focus on delivering quality housing at affordable prices through value engineering
 - **Revenues of INR 429 crores and EBITDA of INR 96 crores for the quarter ended September 30, 2014**
- Completed 47 residential projects and 2 commercial projects spanning over 22.89 msft (PPL's economic interest –20.28 msft)
- Projects under development totaling 25.52 msft / 18,298 units (PPL's economic interest – 22.68 msft/ 16,591 units)
- Upcoming projects totaling 22.73msft (PPL's economic interest – 18.98msft)
- 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 4.55 msft./ 4,430 units.
- Ongoing projects with developable area of 9.38msft / 9,048 units (PHL's economic interest – 8.71msft/ 8,443 units)

PROVIDENT



Please click on the following links for the YouTube videos

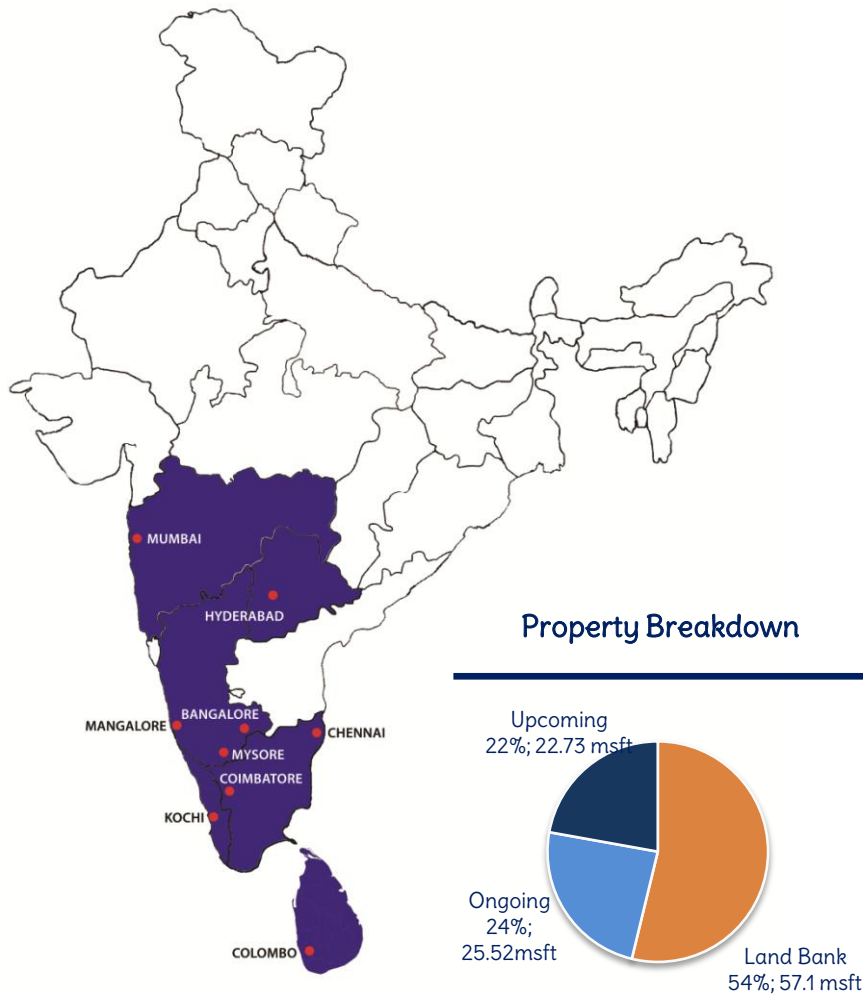
[Provident Sunworth](#)

[Provident Welworth City](#)

[Provident Skyworth](#)

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	17.89	16.14	10.19	39.58	65.91
Chennai	2.27	5.79	3.24	4.66	13.69
Kolkata	0.70	0.00	0.00	0.00	0.00
Kochi	1.89	0.24	7.12	0.00	7.36
Coimbatore	0.00	2.43	0.00	0.56	2.99
Hyderabad	0.00	0.50	2.18	3.85	6.53
Mangalore	0.00	0.42	0.00	0.00	0.42
Mysore	0.00	0.00	0.00	1.02	1.02
Colombo	0.00	0.00	0.00	7.43	7.43
Mumbai	0.14	0.00	0.00	0.00	0.00
Total	22.89	25.52	22.73	57.10	105.35
<i>Puravankara*</i>	18.34	16.14	19.48	57.10	92.72
<i>Provident</i>	4.55	9.38	3.25	0.00	12.63
Saleable Area	20.28	22.68	18.98	48.53	90.19
<i>Puravankara*</i>	15.73	13.97	16.64	48.53	79.14
<i>Provident</i>	4.55	8.71	2.34	0.00	11.05

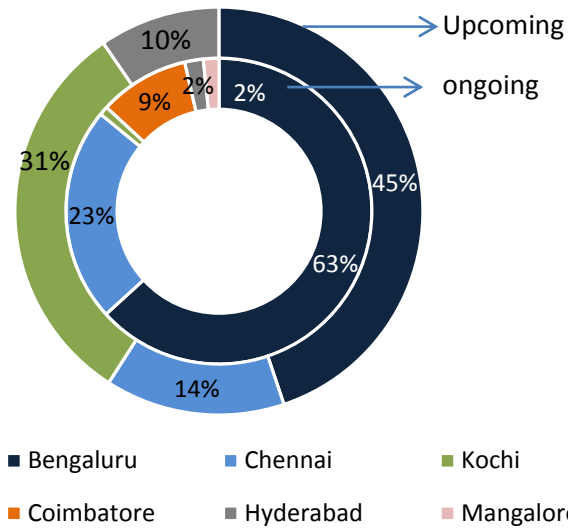
Note: * Includes JVs and other subsidiaries

FSI Cost of Land for Upcoming and Land bank is Rs. 117 psft

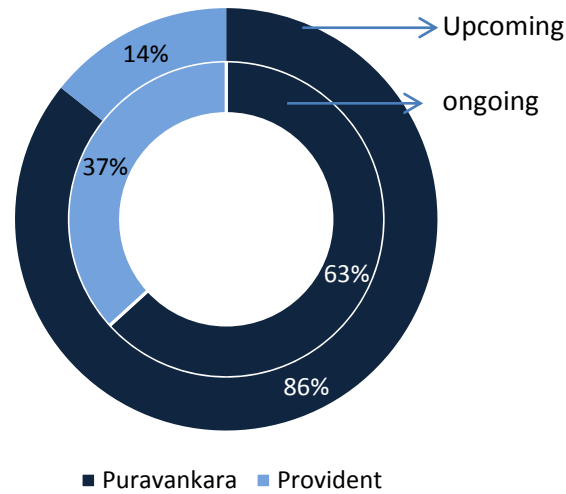
Out of 64 projects, 26 projects are in Joint Development (A+B+C)

Ongoing and Upcoming Development

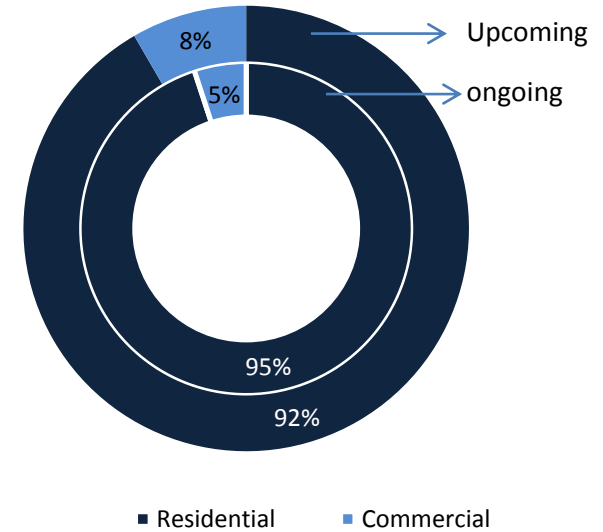
By geography



By entity



By segment



	Ongoing	Upcoming
Bengaluru	16.14	10.19
Chennai	5.79	3.24
Kochi	0.24	7.12
Coimbatore	2.43	0.00
Hyderabad	0.50	2.18
Mangalore	0.42	0.00
Total	25.52	22.73

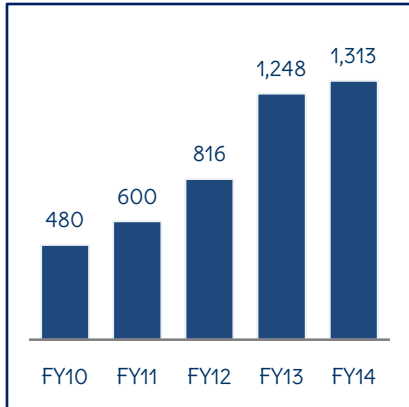
	Ongoing	Upcoming
Puravankara	16.14	19.48
Provident	9.38	3.25
Total	25.52	22.73

	Ongoing	Upcoming
Residential	24.23	21.21
Commercial	1.29	1.94
Total	25.52	23.15

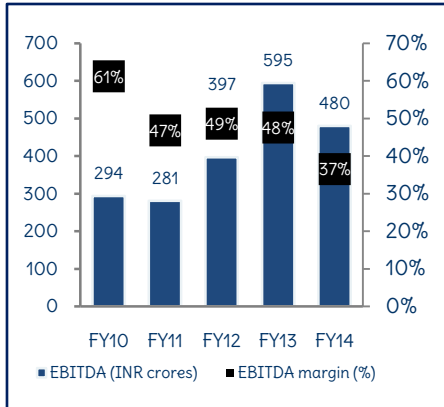
Note: : Based on Developable Area in msft

Summary of Financial Performance

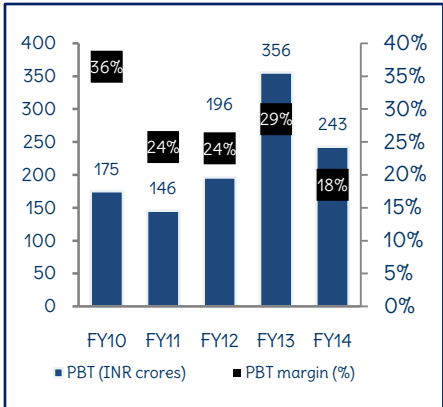
Revenues (INR crores)



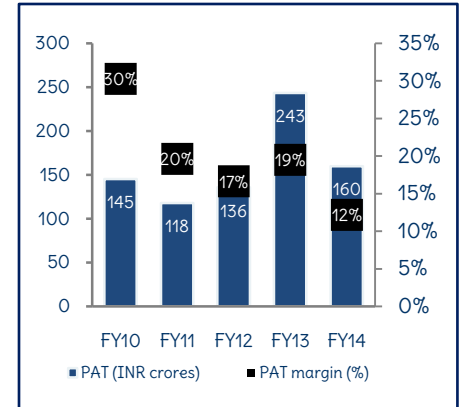
EBITDA



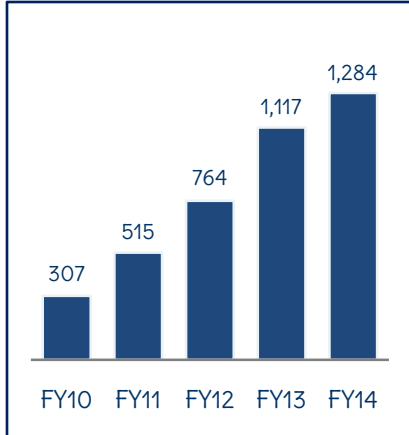
Profit Before Tax



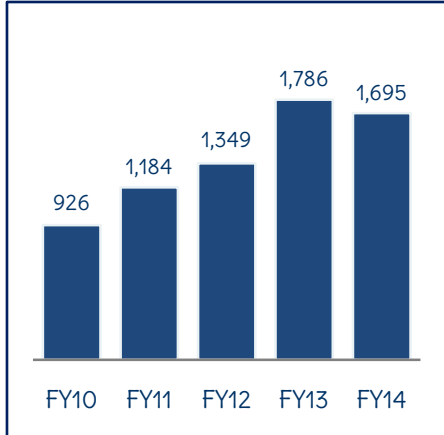
Profit After Tax



Cash Collections (INR crores)



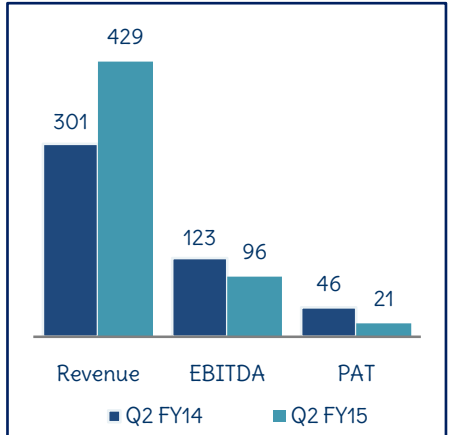
Gross Debt (INR crores)



Net Worth (INR crores)



Second Quarter Performance (INR crores)



Note:
Income, profit and ratios have been disclosed including prior period income, if any

Area Information

Area Under Development – Snapshot

in millions sq. ft.

<i>(numbers in millions sq. ft.)</i>	FY11	FY12	FY13	FY14	H1FY15
Opening Area	16.35	21.12	23.74	28.04	28.43
Add: Launches during the period ¹	7.32	5.80	7.28	4.26	1.12
Less: Completed during the period ²	(2.55)	(3.18)	(2.98)	(3.87)	(1.80)
Less : Exit from Keppel Magus- Kolkotta Project					(2.23)
Closing Area	21.12	23.74	28.04	28.43	25.52

Notes:

1. *Launch area of entire project*
2. *Represents area completed based on receipt of Occupancy Certificate or such other equivalent permission*

Current Project Status – 30 September 2014

S.No.	Project	Location	Developable Area	Total Flats	JD / JV Share for Developer %	Puravankara's Share - Developable Area Msft	Area Launched Msft	On Area Launched				Inventory	
								Sold Cumulative		Inventory			
								Nos	Msft	%	Nos	Mn sft	%
COMPLETED													
Puravankara													
1	Venezia	Yelahanka, Bengaluru	2.09	1,332	100%	2.09	2.09	1,302	2.05	98%	30	0.04	2%
2	Highlands	Mallasandra, Bengaluru	1.34	849	100%	1.34	1.34	783	1.22	91%	66	0.12	9%
3	Oceana	Marine Drive, Kochi	0.27	96	100%	0.27	0.27	52	0.15	56%	44	0.12	44%
4	Swanlake	OMR, Chennai	1.17	729	100%	1.17	1.17	534	0.84	72%	195	0.33	28%
5	Platina	Sanjay Nagar, Bengaluru	0.14	70	62%	0.09	0.09	30	0.06	67%	12	0.03	33%
6	Grand Bay	Marine Drive, Kochi	0.51	265	100%	0.51	0.51	208	0.40	78%	57	0.11	22%
7	Eternity	Kakkanad, Kochi	0.96	600	100%	0.96	0.96	417	0.66	69%	183	0.30	31%
8	Moonreach	Airport-Seaport Rd, Kochi	0.15	75	100%	0.15	0.15	75	0.15	100%	-	-	0%
9	High Crest	Mallasandra, Bengaluru	0.41	249	100%	0.41	0.41	134	0.21	51%	115	0.20	49%
Provident													
10	Cosmo City I	Pudupakkam, Chennai	1.09	1,070	100%	1.09	1.09	1,064	1.09	100%	6	-	0%
11	Welworth City	Doddaballapur Rd, Bengaluru	3.46	3,360	100%	3.46	3.46	2,707	2.76	80%	653	0.70	20%
Completed - (A)			11.59	8,695		11.54	11.54	7,306	9.59	83%	1,361	1.95	17%
NEARING COMPLETION													
Provident													
1	Cosmo City - II	Pudupakkam, Chennai	1.14	1,104	100%	1.14	1.14	763	0.78	68%	341	0.36	32%
Nearing Completion - (B)			1.14	1,104		1.14	1.14	763	0.78	68%	341	0.36	32%

Notes:

- The Company also holds inventory of 0.08 msft under "Properties Held for sale" as on the reporting date.
- Balance collection due on units sold till date Rs 257 crores. Balance cost to be incurred is approx Rs. 14 Crores

Current Project Status – 30 September 2014 – (contd.)

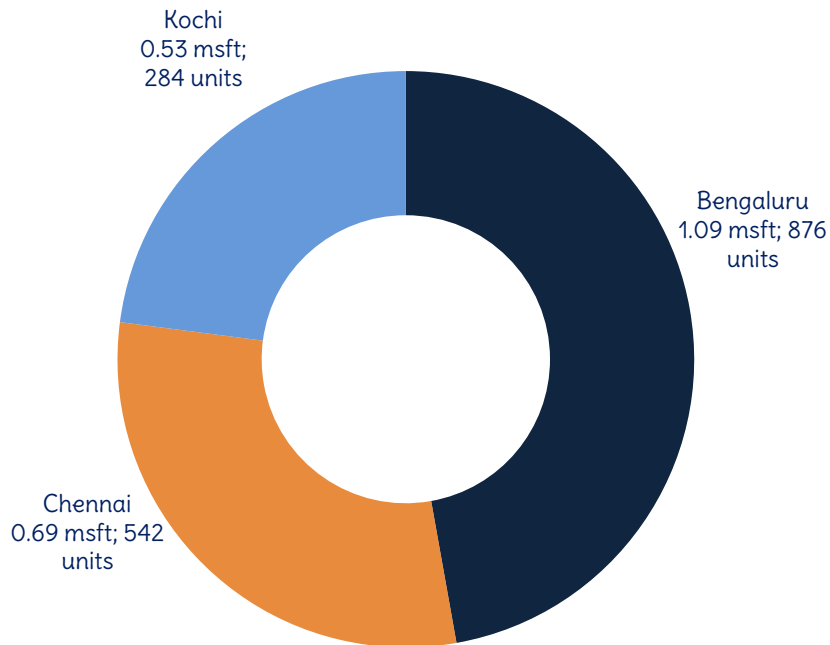
S.No.	Project	Location	Developable Area	Total Flats	JD / JV Share for Developer	Puravankara's Share - Developable Area	Area Launched	On Area Launched					
								Sold Cumulative		Inventory			
			Msft	Units	%	Msft	Msft	Nos	Msft	%	Nos	Mn sft	%
UNDER CONSTRUCTION													
Puravankara													
1	Mid-Town	K.R. Puram, Bengaluru	0.45	306	75%	0.34	0.34	215	0.32	94%	15	0.02	6%
2	Seasons	CV Raman Nagar, Bengaluru	1.08	660	60%	0.65	0.65	200	0.31	48%	196	0.34	52%
3	Sunflower	Magadi Road, Bengaluru	0.44	326	70%	0.31	0.31	110	0.16	52%	118	0.15	48%
4	Coronation Square	Kotnur, Bengaluru	0.14	20	71%	0.10	0.10	-	-	0%	14	0.10	100%
5	Palm Beach	Hennur Road, Bengaluru	1.93	1,323	70%	1.36	1.36	399	0.58	43%	533	0.78	57%
6	Westend	Hosur Road, Bengaluru	1.12	735	78%	0.88	0.88	411	0.61	69%	165	0.27	31%
7	Sound of Water	Kammanahalli, Bengaluru	0.55	228	58%	0.32	0.32	22	0.06	19%	98	0.26	81%
8	Skywood I	Sarjapur Road, Bengaluru	0.65	403	100%	0.65	0.65	392	0.63	97%	11	0.02	3%
9	Skywood - II	Sarjapur Road, Bengaluru	0.59	327	100%	0.59	0.59	304	0.55	93%	23	0.04	7%
10	Windermere I	Medavakkam, Chennai	1.63	1,036	100%	1.63	1.63	842	1.31	80%	194	0.32	20%
11	Windermere - II	Medavakkam, Chennai	0.94	728	100%	0.94	0.94	290	0.43	46%	438	0.51	54%
12	Bluemont	Trichy Road, Coimbatore	0.81	486	100%	0.81	0.81	391	0.66	81%	95	0.15	19%
13	Amaiti	Trichy Road, Coimbatore	1.04	630	100%	1.04	1.04	107	0.17	16%	523	0.87	84%
14	Whitehall	Sarjapur Road, Bengaluru	0.40	192	100%	0.40	0.40	99	0.21	53%	93	0.19	48%
15	Skydale	Sarjapur Road, Bengaluru	0.49	314	100%	0.49	0.49	161	0.25	51%	153	0.24	49%
Provident													
16	Harmony	Thannisandra Road, Bengaluru	0.65	548	68%	0.44	0.44	341	0.40	91%	29	0.04	9%
17	Skyworth	Derebail, Mangalore	0.42	324	73%	0.30	0.30	54	0.07	23%	183	0.23	77%
18	Green Park	Selvapuram, Coimbatore	0.58	560	70%	0.41	0.41	111	0.10	24%	281	0.31	76%
19	The Tree	Off Magadi Road, Bengaluru	0.57	560	70%	0.40	0.40	73	0.07	17%	315	0.33	83%
20	Sunworth I & II	Mysore Road, Bengaluru	2.74	2,784	100%	2.74	2.74	1,613	1.57	57%	1,171	1.17	43%
Total Under Construction (C)			17.22	12,490		14.80	14.80	6,135	8.46	57%	4,648	6.34	43%

Current Project Status – 30 September 2014 – (contd.)

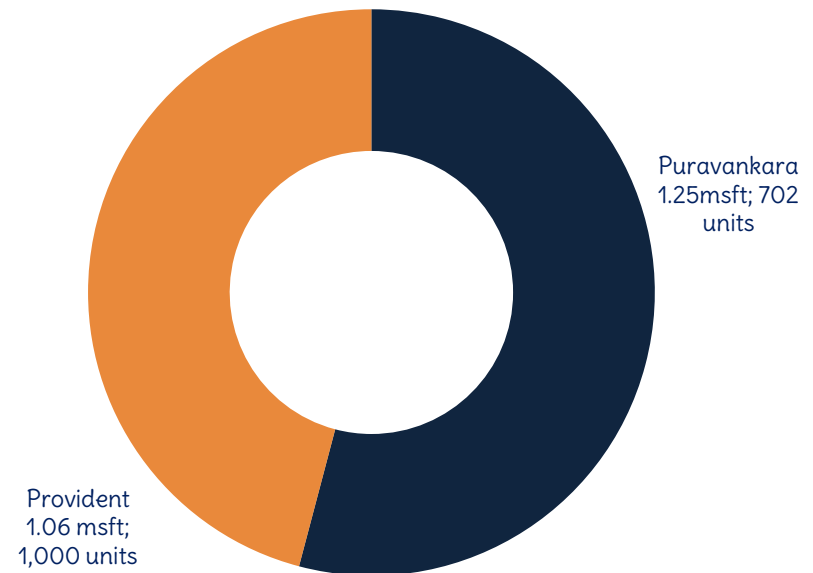
S.No.	Project	Location	Developable Area	Total Flats	JD / JV Share for Developer	Puravankara's Share - Developable Area	Area Launched	On Area Launched					
								Sold	Cumulative	Inventory			
			Msft	Units	%	Msft	Msft	Nos	Msft	%	Nos	Mn sft	%
PHASES TO BE LAUNCHED													
Puravankara													
1	Highlands - III	Mallasandra, Bengaluru	0.79	491	100%	0.79	-	-	0%	491	-	0%	
2	Moonreach II	Airport-Seaport Rd, Kochi	0.24	121	100%	0.24	-	-	0%	121	-	0%	
3	Windermere - III	Medavakkam, Chennai	1.56	924	100%	1.56	-	-	0%	924	-	0%	
Provident													
4	Sunworth	Mysore Road, Bengaluru	3.28	3,168	100%	3.28	-	-	0%	3,168	-	0%	
Total - Phases to be launched (D)			5.87	4,704		5.87	-	-	0%	4,704	-	0%	
COMMERCIAL													
Puravankara													
1	Primus	OMR, Chennai	0.21	0	60%	0.12	0.12	-	0%	-	0.12	100%	
2	Gainz	Hosur Road, Bengaluru	0.27	-	73%	0.19	0.19	-	0%	-	0.19	100%	
3	Moneta	Guindy, Chennai	0.31	0	100%	0.31	0.31	-	0%	-	0.31	100%	
4	Summit	Kondapur, Hyderabad	0.50	-	50%	0.25	0.25	-	0%	-	0.25	100%	
Total Commercial - (E)			1.29	-		0.87	0.87	-	0%	-	0.87	100%	
Total Ongoing - (B) + (C) + (D)+ (E)			25.52	18,298		22.68	16.81	6,898	9.24	55%	9,693	7.57	45%

Geographic break up of Inventory Status

Ready to move in Inventory - Total



Ready to move in Inventory - By Entity



*Notes:: Charts based on area in msft
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>	Current Status	Expected Launch Date
Puravankara									
1	Pudupakkam	Chennai	Own	Residential	2.00	100%	2.00	Final stage of Plan approval	Q4 FY15
2	UM Kaval	Bengaluru	Joint Development	Residential	0.25	64%	0.16	Final stage of Plan approval	Q4 FY15
3	Mallasandra II	Bengaluru	Own	Residential	2.01	100%	2.01	Plan approved	Q4 FY15
4	Kanakapura	Bengaluru	Own	Residential	0.69	100%	0.69	Plan approved	Q4 FY15
5	Lalbagh	Bengaluru	Joint Development	Residential	0.23	55%	0.12	Development planning in progress	Q4 FY15
6	Marine Drive	Kochi	Joint Venture	Residential	2.91	50%	1.46	Development planning in progress	Q1 FY16
Puravankara - Total					8.09		6.44		
Provident									
7	Kanchanayakanahalli	Bengaluru	Own	Residential	1.91	100%	1.91	Development planning in progress	Q2 FY16
8	Mylasandra	Bengaluru	Joint Development	Residential	1.07	70%	0.75	Development planning in progress	Q1 FY16
9	Shivarampally	Hyderabad	Joint Development	Residential	2.18	73%	1.59	Development planning in progress	Q4 FY15
10	IVC Road	Bengaluru	Own	Residential	4.35	100%	4.35	Development planning in progress	Q2 FY16
Provident - Total					9.51		8.6		
Grand Total					17.60		15.04		

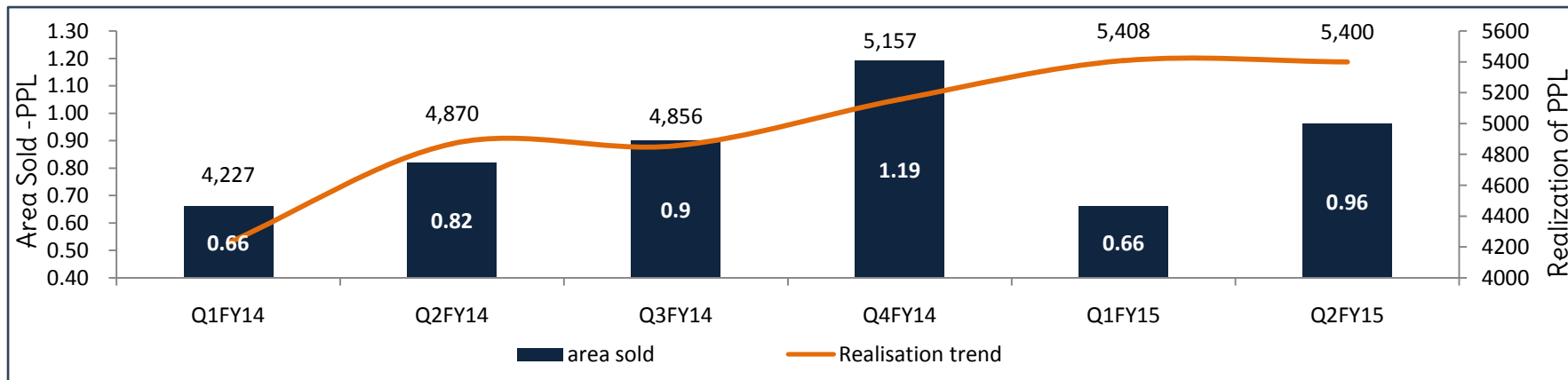
Notes::

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*

Sales

Sales – 2nd Quarter, 30 September 2014

Based on Bookings	Quarter Ended											
	Area Sold			Units Sold			Sale Value			Sale Realization		
	Sep-14 msft	Sep-13 msft	%	Sep-14 Nos.	Sep-13 Nos.	%	Sep-14 Rs. Crores	Sep-13 Rs. Crores	%	Sep-14 Rs.psft	Sep-13 Rs.psft	%
Puravankara	0.71	0.53	34%	451	352	28%	382	260	47%	5,400	4,870	11%
Completed & Nearing Completion	0.17	0.16	6%	99	105	-5%	72	74	-3	4,293	4,427	-3%
Ongoing Projects	0.54	0.37	46%	352	247	42%	310	186	67%	5,748	5,072	13%
Provident	0.28	0.29	-3%	275	278	-1%	103	96	7%	3,711	3,368	10%
Completed & Nearing Completion	0.08	0.13	-38%	74	119	-38%	25	38	-34%	3,192	2,968	8%
Ongoing Projects	0.20	0.16	25%	201	159	26%	77	58	34%	3,920	3,697	6%
Grand Total	0.99	0.82	21%	726	630	15%	485	356	36%			
Share of Revenue attributable to landlord under Revenue Sharing arrangement	-0.03	0.00	0%	-24	0		-19	0				
Total	0.96	0.82	17%	702	630		466	356				



Notes:
 Area Sold, units sold and sales values are net of cancellations
 Of the total sales:- 0.86 msft (580 units) with sales value of Rs. 501 crores agreements pending execution as on September 30, 2014

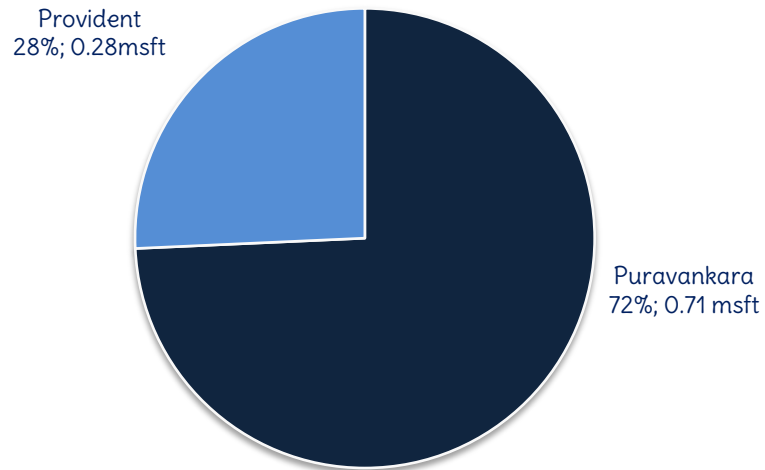
Sales – Half Year end FY15

<i>Based on Bookings</i>	<i>Half Year ended</i>											
	Area Sold			Units Sold			Sale Value			Sale Realization		
	Sep-14	Sep-13	%	Sep-14	Sep-13	%	Sep-14	Sep-13	%	Sep-14	Sep-13	%
	<i>msft</i>	<i>msft</i>		<i>Nos.</i>	<i>Nos.</i>		<i>Rs. Crores</i>	<i>Rs. Crores</i>		<i>Rs.psft</i>	<i>Rs.psft</i>	
Puravankara	1.23	0.93	32%	809	596	36%	666	426	56%	5,405	4,597	18%
Completed & Nearing Completion	0.28	0.39	-28%	164	248	-33%	132	160	-17%	4,746	4,145	14%
Ongoing Projects	0.95	0.54	76%	645	348	85%	534	266	101%	5,597	4,919	14%
Provident	0.46	0.55	-16%	450	538	-16%	169	186	-9%	3,713	3,369	10%
Completed & Nearing Completion	0.14	0.24	-42%	122	221	-45%	43	72	-40%	3,232	2,990	8%
Ongoing Projects	0.32	0.31	3%	328	317	3%	126	114	10%	3,910	3,659	7%
Grand Total	1.69	1.48	14%	1,259	1,134	11%	835	613	36%			
Share of Revenue attributable to landlord under Revenue Sharing arrangement	-0.08	0.00		-54	0		-42	0				
Total	1.61	1.48		1,205	1,134		793	613				

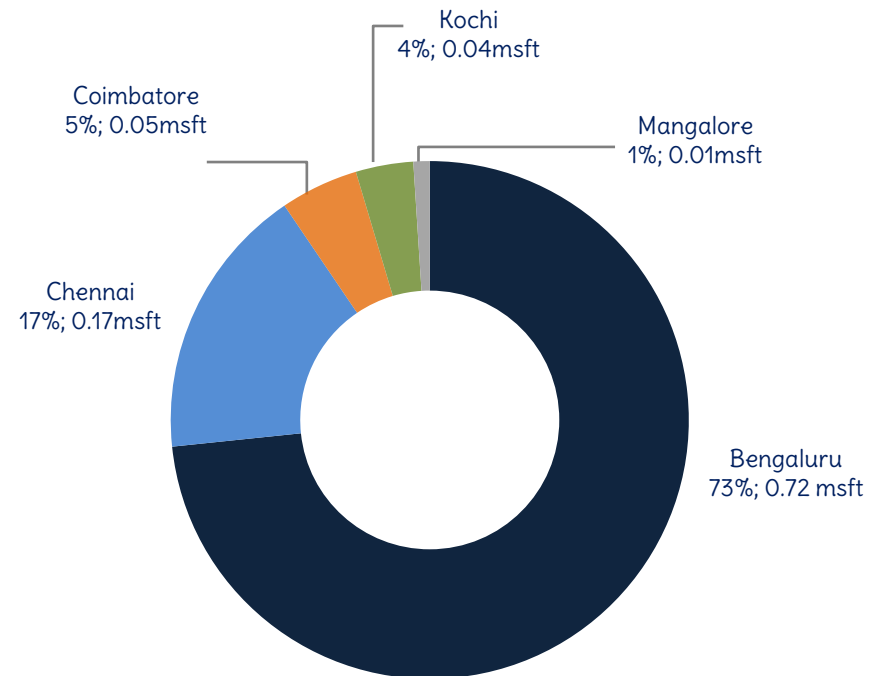
Notes:
 Area Sold, units sold and sales values are net of cancellations
 Of the total sales:- 0.86 msft (580 units) with sales value of Rs. 501 crores agreements pending execution as on September 30, 2014

Sales Breakup

Q2 By Enity



Q2 By Geography



Cash Flows

Cash Flow – Summary

		<i>Rs. crores</i>		
		Puravankara	Provident	Total
Balance collections from sold units ¹	(A)	1,361	443	1,804
Inventory ²	(B)	5,064	2,620	7,684
<i>Residential</i>		4,436	2,620	7,056
Launched		3,117	1,226	4,343
Not Launched		1,319	1,394	2,713
<i>Commercial</i>		628	-	628
Balance cost to go ³	(C)	2,256	1,509	3,765
<i>Residential</i>		2,121	1,509	3,630
Launched		1,706	787	2,493
Not Launched		415	722	1,137
<i>Commercial</i>		135	-	135
Contingencies ⁴	(D)			520
Surplus (A) + (B) – (C) – (D) ⁵		4,169	1,554	5,203
<i>Residential</i>		3,676	1,554	4,710
Launched		2,772	882	3,134
Not Launched		904	672	1,576
<i>Commercial</i>		493	-	493

Note:

1. Includes debtors and unbilled amount of Rs. 570crores
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

Rs. crores

		FY 2014	Q1 FY -15	Q2 FY -15	H1 2015
	Receipts				
	Collection from Sale of Flats	1,283.76	293.89	355.85	649.74
	Advance recd for sale of land	15.82	161.56	-	161.56
	Equity Redemption and Dividend from Associates	40.79	-	38.74	38.74
A	Total Receipts	1,340.37	455.45	394.59	850.04
	Expenses				
	Construction Cost incurred	(758.95)	(233.66)	(214.12)	(447.78)
	Employee Cost	(92.32)	(26.49)	(29.46)	(55.95)
	Admin, Selling & Marketing Expenses	(217.41)	(61.79)	(57.45)	(119.24)
	Income Tax Paid	(79.39)	(13.27)	(15.76)	(29.03)
B	Total Expenses	(1,148.07)	(335.21)	(316.79)	(652.00)
C=A-B	Project Surplus	192.30	120.24	77.80	198.04
<i>C/A</i>	<i>Surplus % of Receipts</i>				
	Interest Cost	(245.14)	(64.72)	(52.14)	(116.86)
	Land Payments including advances & deposits	(78.19)	(11.01)	(6.69)	(17.70)
	Interest Income	11.33	0.83	1.75	2.58
D	Operating Surplus	(119.70)	45.34	20.72	66.06

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

	FY 2014	Q1 FY -15	Q2 FY -15	H1 2015
D Operating Surplus	(119.70)	45.34	20.72	66.06
Investment Activity				
Purchase of Fixed Assets	(13.96)	(3.54)	(15.70)	(19.24)
Investment in Subsidiaries/Associates	-	-	(3.78)	(3.78)
Investment in Mutual Funds	5.72	-	-	-
Net investment in bank deposits and margin monies	9.87	(9.49)	(16.60)	(26.09)
E Total from Investing Activity	1.63	(13.03)	(36.08)	(49.11)
Financing Activity				
Loan (Drawal/Repayments)	7.20	(75.46)	22.07	(53.39)
Share capital (including premium)	176.78	-	-	-
Debentures (Drawal/Repayments)	(97.96)	-	-	-
Loan to Associates/Subsidiaries- Inflow/(Repayment)	4.00	2.65	-	2.65
Dividend including DDT	(33.98)	-	(45.46)	(45.46)
F Total from Financing Activity	56.04	(72.81)	(23.39)	(96.20)
G=D+E+F Net Operating Surplus	(62.03)	(40.50)	(38.75)	(79.25)
Opening Cash and Bank Balances	227.54	165.50	125.00	165.50
Closing Cash and Bank Balances	165.50	125.00	86.25	86.25

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

Income Statement Analysis

Income Statement – Summary

Rs. Crores

Recognised in Q2FY 2015 from Projects		Puravankara	Provident	Others	Total
Revenue Recognised ¹	(A)	280	100	44	424
Land Cost Recognized	(B)	49	4	14	67
Construction Costs Recognised ²	(C)	179	73	3	255
Surplus (A) – (B) – (C)		51	24	27	103

Unrecognised as at 30/09/2014		Puravankara	Provident	Others	Total
Revenue from sold units	(A)	967	391	-	1,358
Inventory Value	(B)	5,064	2,620	-	7,684
Land Cost	(C)	615	139	-	754
Construction Costs ³	(D)	3,605	1,729	-	5,334
Surplus (A) + (B) – (C) – (D)		1,811	1,143	-	2,954

Note:

1. Revenue recognised represents revenue from sale of properties
2. Construction costs have been arrived based on estimates and is subject to revision
3. Others represents income from other subsidiaries net of inter-company transactions
4. Unrecognised revenues / land and construction costs / inventory value pertains to only current ongoing / completed projects and does not include projects under upcoming and land bank

Result Highlights

Rs. crores

Q2FY15	Puravankara	Provident	Starworth	Other Subsidiaries and Eliminations	Consolidated
Total Revenues	284	113	70	-37	429
<i>YoY growth (%)</i>	<i>39%</i>	<i>19%</i>	<i>68%</i>		<i>43%</i>
Profit Before Tax	9	10	6	11	36
<i>YoY growth (%)</i>	<i>-74%</i>	<i>-68%</i>	<i>15%</i>		<i>-49%</i>
<i>margins (%)</i>	<i>3%</i>	<i>9%</i>	<i>9%</i>		<i>8%</i>
Profit After Tax	6	7	4	5	21
<i>YoY growth (%)</i>	<i>-73%</i>	<i>-69%</i>	<i>15%</i>		<i>-53%</i>
<i>margins (%)</i>	<i>2%</i>	<i>6%</i>	<i>6%</i>		<i>5%</i>

H1 FY 15	Puravankara	Provident	Starworth	Other Subsidiaries and Eliminations	Consolidated
Total Revenues	634	189	114	-34	903
<i>YoY growth (%)</i>	<i>38%</i>	<i>-9%</i>	<i>47%</i>		<i>35%</i>
Profit Before Tax	62	12	10	34	119
<i>YoY growth (%)</i>	<i>-22%</i>	<i>-85%</i>	<i>4%</i>		<i>-31%</i>
<i>margins (%)</i>	<i>10%</i>	<i>7%</i>	<i>9%</i>		<i>13%</i>
Profit After Tax	44	8	7	20	79
<i>YoY growth (%)</i>	<i>-15%</i>	<i>-85%</i>	<i>4%</i>		<i>-31%</i>
<i>margins (%)</i>	<i>7%</i>	<i>4%</i>	<i>6%</i>		<i>9%</i>

Note:

1. Eliminations represents inter-company transactions

Consolidated Statement of Profit and Loss for the quarter ended 30 September 2014

Rs. crores

	Q2 FY 15	Q2 FY 14	Q1 FY 15	FY14
Income				
Revenue from operations				
Revenue from projects	425	296	458	1,298
Other operating revenues	4	3	4	12
Other income	0	3	12	3
Total	429	301	474	1,313
Expenses				
Material and contract cost	244	156	183	642
Land cost	67	3	78	470
Decrease/(increase) in inventory of properties under development and properties held for sale	-62	-44	-25	(587)
Employee benefits expense	29	23	26	92
Finance expense, net	49	51	62	228
Depreciation and amortization	4	2	4	8
Other expenses	57	40	62	217
Total	389	230	390	1,071
Profit before tax and share of profit/(loss) in associates, net	40	70	83	243
Share of profit/(loss) in associates, net	-4	0	0	0
Profit before tax	36	70	83	243
Tax expense				
Current tax	15	25	26	85
Deferred tax	-1	0	-1	(0)
Profit after tax and before prior period items	21	46	58	158
Prior period income (net of tax expense)		0	-	1
Net profit for the quarter	21	46	58	159
Earnings per share (Nominal value Rs 5 per share)				
Basic (Rs)	0.90	1.94	2.46	6.86
Diluted (Rs)	0.90	1.94	2.46	6.86

Consolidated Statement of Profit and Loss for the H1 FY15

Rs. crores

	H1 FY15	H1 FY14	FY14
Income			
Revenue from operations			
Revenue from projects	883	662	1,298
Other operating revenues	7	5	12
Other income	12	3	3
Total	903	670	1,313
Expenses			
Material and contract cost	428	290	642
Land cost	145	23	470
Decrease/(increase) in inventory of properties under development and properties held for sale	(87)	(62)	(587)
Employee benefits expense	56	46	92
Finance expense, net	111	107	228
Depreciation and amortization	7	4	8
Other expenses	119	90	217
Total	779	498	1,071
Profit before tax and share of profit/(loss) in associates, net	124	172	243
Share of profit/(loss) in associates, net	(5)	1	0
Profit before tax	119	173	243
Tax expense			
Current tax	41	61	85
Deferred tax	(2)	(1)	(0)
Profit after tax and before prior period items	80	113	158
Prior period income (net of tax expense)		1	1
Net profit for the quarter	80	114	159
Earnings per share (Nominal value Rs 5 per share)			
Basic (Rs)	3.36	4.98	6.86
Diluted (Rs)	3.36	4.98	6.86

Key Financial Indicators

Valuation Matrix (X)	H1FY15	FY 2014	FY 2013	FY 2012	Income Statement (INR crs)	H1FY15	FY 2014	FY 2013	FY 2012
Price/Earnings	15.2	9.95	7.97	10.71	Total Income	903	1,313	1,248	816
Price /BV	1.08	0.74	1.02	0.86	EBITDA from Operations	246	480	595	397
EV/Sales	2.11	2.39	2.8	3.35	Profit before Tax	119	244	356	198
ROE %	7%	7%	13%	8%	Profit after Tax	80	160	243	136
ROCE %	10%	12%	16%	13%	Growth Ratio (%)	H1FY15	FY 2014	FY 2013	FY 2012
Solvency Ratios (X)	H1FY15	FY 2014	FY 2013	FY 2012	Revenues	35%	5%	53%	36%
Debt/Equity	0.73	0.78	0.94	0.8	EBITDA	9%	-19%	50%	41%
Net Debt/Equity	0.69	0.7	0.82	0.76	Net Profit	-30%	-34%	79%	15%
Net Debt/EBITDA	8.09	3.17	2.61	3.22	Per Share (Rs.)	H1FY15	FY 2014	FY 2013	FY 2012
Debt/Capital Employed	0.42	0.44	0.48	0.44	EPS (Diluted)	6.7	6.86	11.41	6.36
Cap Employed /Net worth	1.73	1.78	1.94	1.8	Book Value	94.95	91.64	89.01	79.07
Interest Coverage Ratio	2.1	2.11	2.57	2.06	Cash EPS	7.31	7.11	11.74	6.64
Working Capital Ratio (X)	H1FY15	FY 2014	FY 2013	FY 2012	Balance Sheet (INR crs)	H1FY15	FY 2014	FY 2013	FY 2012
Current Ratio	3.65	4.16	7.1	5.65	Share Capital	119	119	107	107
Working Capital to Sales	1.93	2.02	1.94	2.12	Reserves and Surplus	2,133	2,055	1,793	1,581
Margin / Ratios (%)	H1FY15	FY 2014	FY 2013	FY 2012	Gross Debt	1,642	1,695	1,786	1,349
EBITDA Margin	27%	37%	48%	49%	Fixed Assets	102.11	92	87	73
PBT Margin	14%	19%	29%	24%	Cash and Cash Equivalents	92.25	174	233	73
PAT Margin	3%	12%	19%	17%	Net Current Assets	2,446	2,330	1,554	175
Effective Tax Rate	33%	35%	32%	32%	Shares Outstanding (Cr)	23.72	23.72	21.34	21.34
Dividend Payout Ratio	NA	33%	13%	16%	Headcount	1,330	1,135	1,016	732

Note:
Income, profit and ratios have been disclosed including prior period income, if any
Earnings and EPS are annualised for the purpose of computing ratios.
Dividend Payout ratio is including Dividend Distribution Tax

Balance Sheet and Statement of Capital Employed

Balance Sheet as of 30 September 2014

Rs. crores

Equity and Liabilities	September 2014	March 2014	Assets	September 2014	March 2014
Shareholders' Funds			Non-Current Assets		
Share capital	119	119	Fixed assets	102	92
Reserves and surplus	2,133	2,055	Non-current investments	70	71
	2,252	2,173	Properties held for development	750	743
Non-Current Liabilities			Deferred tax assets (net)	2	0
Long-term borrowings	667	703	Long-term loans and advances	265	253
Other long-term liabilities	2	1	Other non-current assets	38	9
Long-term provisions	10	9		1,227	1,168
	679	713	Current Assets		
Current Liabilities			Current investments		20
Short-term borrowings	558	701	Properties under development	2,297	2,244
Trade payables	254	192	Properties held for sale	496	456
Other current liabilities	1,133	899	Trade receivables	439	346
Short-term provisions	26	59	Cash and bank balances	92	174
	1,969	1,851	Short-term loans and advances	218	187
Total	4,900	4,737	Other current assets	131	142
				3,673	3,549
				4,900	4,737

Statement of Capital Employed

Rs. crores

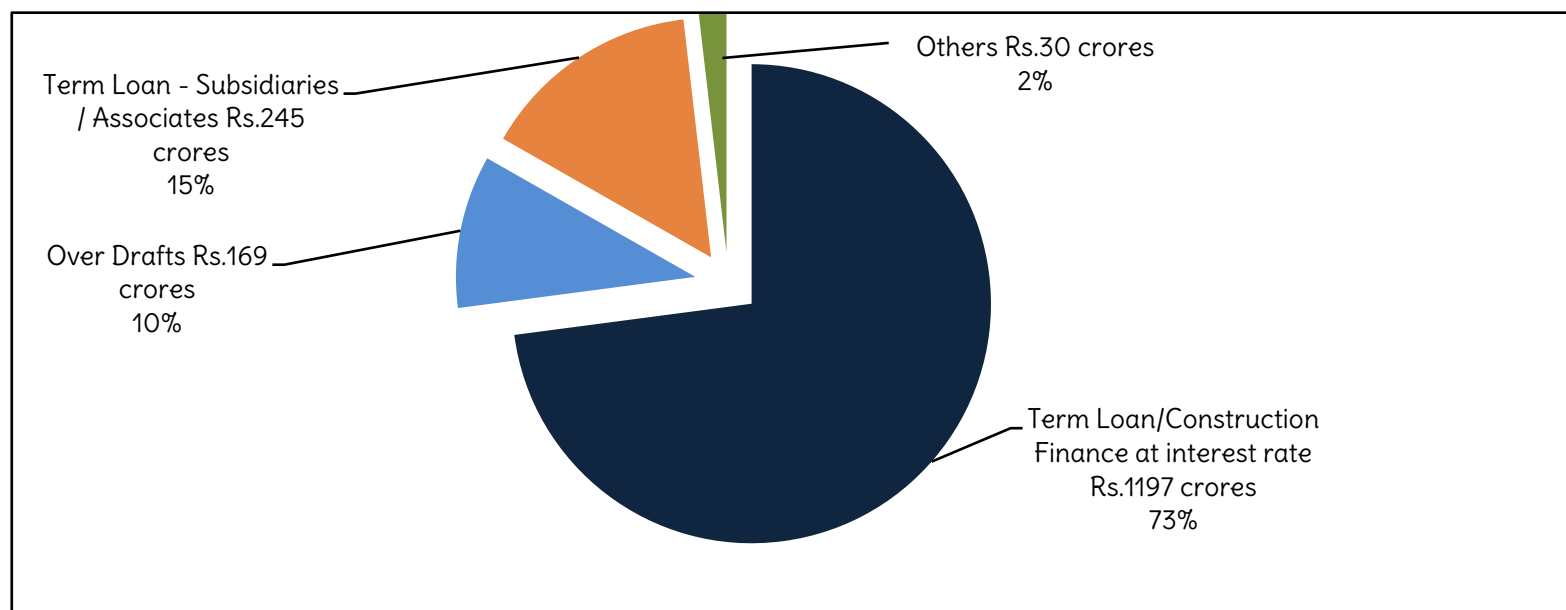
	30-Sep-14			31-Mar-14		
Sources of Funds						
Equity	119			119		
Reserves and Surplus	2,133	2,252	58%	2,055	2,173	56%
Total Debt		1,642	42%		1,695	44%
Total		3,894	100%		3,868	100%
Application of Funds						
Land						
Investments	70			91		
Properties held for development	750			743		
Advances for land contracts	65			68		
Land Deposits	147			148		
		1,032	27%		1,050	27%
Projects						
Properties under development - Ongoing Projects	2,216			1,998		
Properties under development - Nearing completion	81			246		
Projects						
Properties held for sale	496			456		
Fixed, Intangible Assets and Capital work in progress	102			92		
Trade Receivables and other current assets	881			722		
Less: Other Current liabilities and Long Term provisions	(1,007)			(869)		
		2,770	71%		2,645	68%
Cash and cash equivalents		92	2%		174	4%
Total		3,894	100%		3,868	100%

Note:

1. Presentation has been derived based on audited financial statement
2. Figures have been regrouped / re-arranged in the application of funds under land and projects

Debt

Debt Structure – September 2014



<i>in Rs. Cr</i>	<i>Q2-FY15</i>	<i>Q1- FY15</i>	<i>FY2014</i>	<i>FY2013</i>
Opening Balance	1,620	1,696		
Additions during the period	57	85		
Repayments during the period	35	160		
Closing Balance	1,642	1,620	1,696	1,786
Less: Cash and Cash Equivalents	92	133	174	233
Net debt	1,550	1,487	1,522	1,553
Cost of Debt	13%	13%	13.4%	15%
Net Worth	2,252	2,230	2,174	1,900
Net Debt / Equity Ratio	0.69	0.67	0.70	0.82

Debt is rated as BBB (Outlook Positive) by ICRA

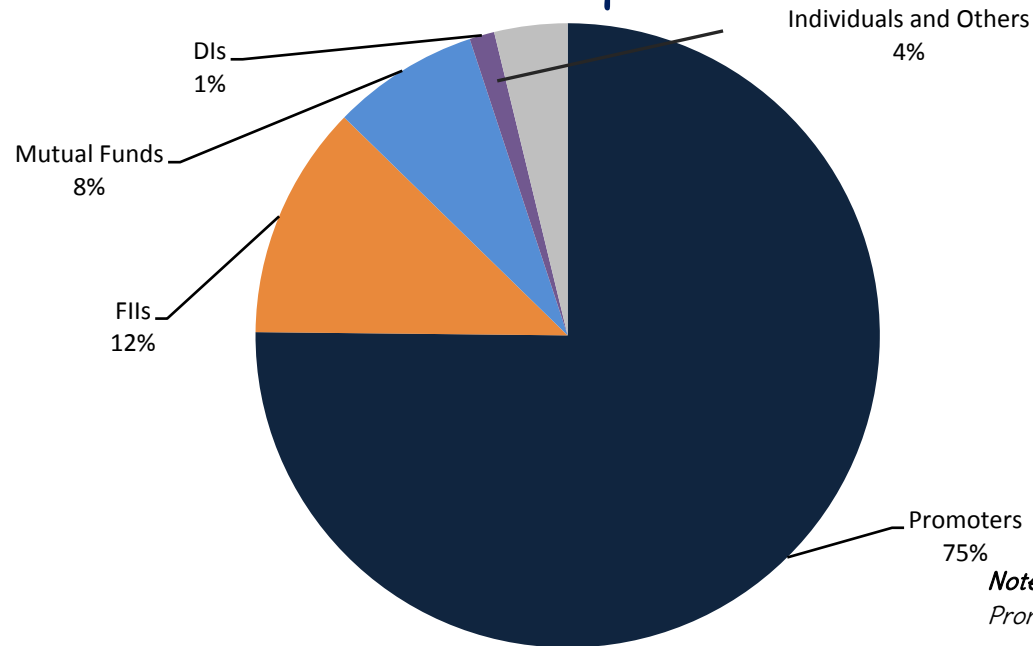
Balance undrawn as of September 30, 2014 stands at Rs. 64.06 crores

Term Loans repayable during the next 12 months is Rs. 509.87 crores other than cash credit limit / OD of Rs. 164.89 crores aggregating to Rs. 674.76 crores

Gross Debt includes Rs 231 crores funded by Promoter

Shareholding Pattern

Shareholding Pattern – as at 30 September 2014

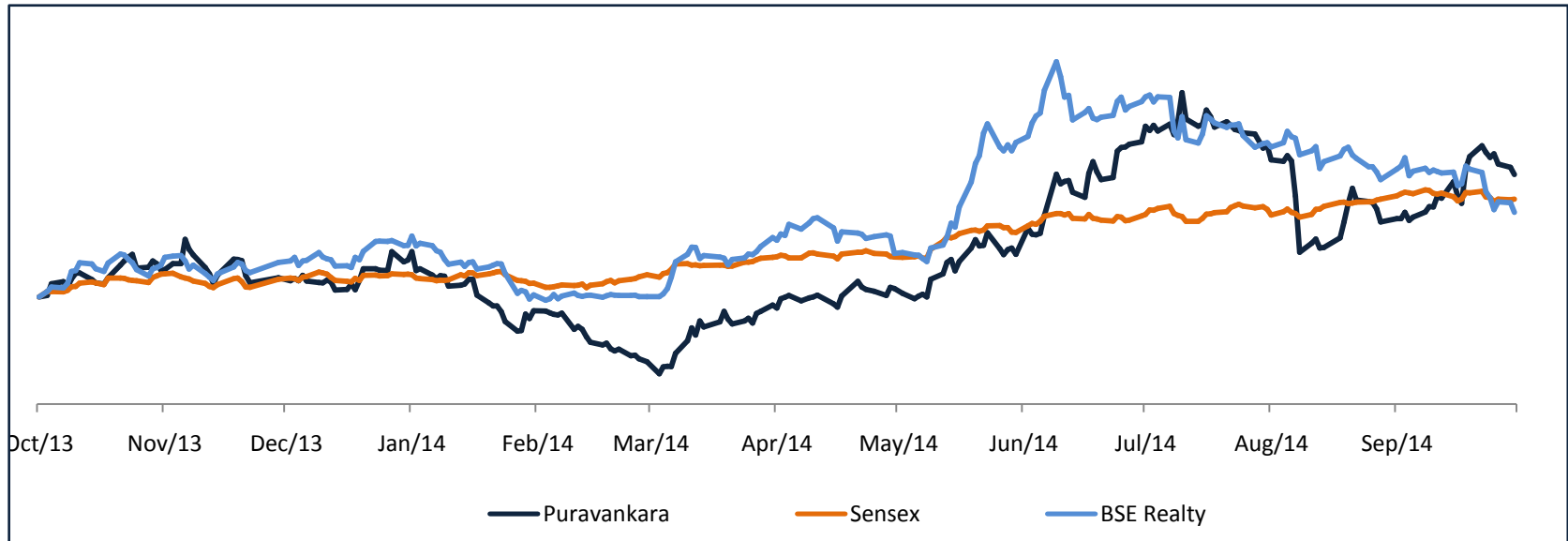


Key Shareholders

Mutual Funds	FII's	Insurance and Bodies Corporate
SBI AMC	HSBC	Life Insurance Corporation
Reliance Capital	College Retirement Equities Fund	General Insurance Corporation
HDFC AMC	GHI	Bajaj Allianz
Axis Mutual Fund	Nomura	Reliance Life Insurance
IDFC AMC	BNP Paribas	Max New York
Goldman Sachs	Macquarie Bank	
BNP Paribas	Alpine Global	
	Atyant Capital	
	Parvest Equity	
	Progressive India Fund	

Stock Movement

Puravankara outperformed BSE Realty Index during October 1, 2013 to September 30, 2014



As on 30th September 2014	30-Sep-14	30-Jun-14	31-Mar-14	31-Dec-13	30-Sep-13
Price on BSE	102	111	68	80	73
% Change QoQ	-8%	63%	-15%	9%	-15%
Number of shares (Millions)	237	237	237	237	237
Market Capitalisation (Rs. crores)	2428	2631	1619	1897	1737
52-week high	123.95				
52-week low	50.15				

Source: BSE as on September 30, 2014

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

Executive team



Ravi Puravankara

Chairman and Managing Director

- Over 39 years of experience in real estate industry
- Former president of the International Real Estate Federation, Indian Chapter Paris



Ashish Puravankara

Joint 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

Deputy Managing Director

- Experience of over 39 years in the real estate development, construction and finance sector
- Associated with the company since inception and responsible for finance and construction function



Jackbastian Kaitan Nazareth

Group Chief Executive Officer

- Bachelor's degree in Civil Engineering and an MBA from the Goa Institute of Management
- Over 20 years of experience in Real Estate



Anil Kumar A

Chief Financial Officer

- Associate, Institute of Chartered Accountants of India
- Associate, Institute of Company Secretaries of India
- Over 23 years of experience in Corporate finance, Accounting and Taxation

Non-Executive team



Anup Shah

Independent Director

- Bachelor's degree in law
- Over 26 years of experience in the legal fieldz



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

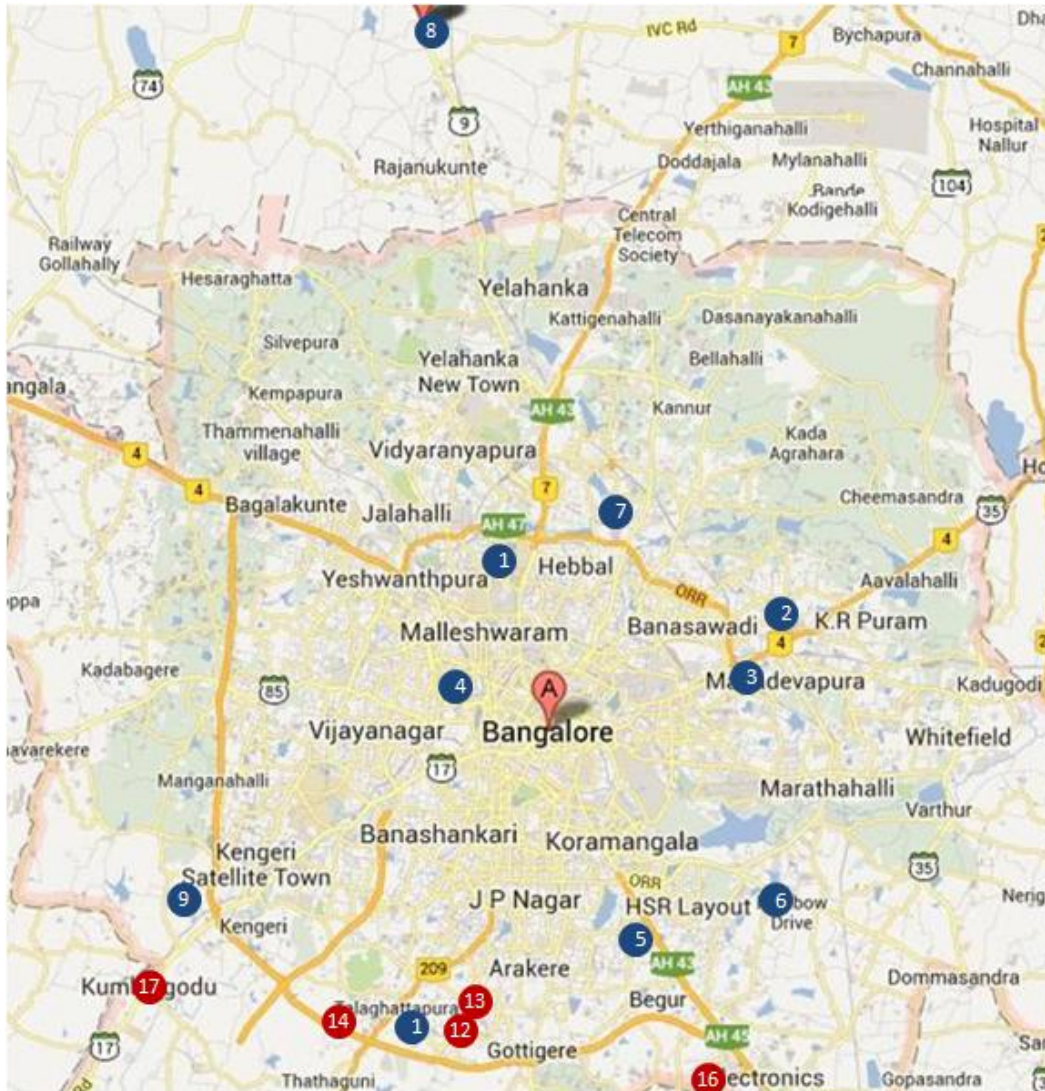


Geetanjali Kirloskar

Independent Director

- Over 20 years of experience as an advertising professional
- An industrialist herself and Director of Kirloskar Systems Ltd and Toyota Tsusho Insurance Brokerage and Chairperson of Sakra World Hospital.

Bengaluru location map



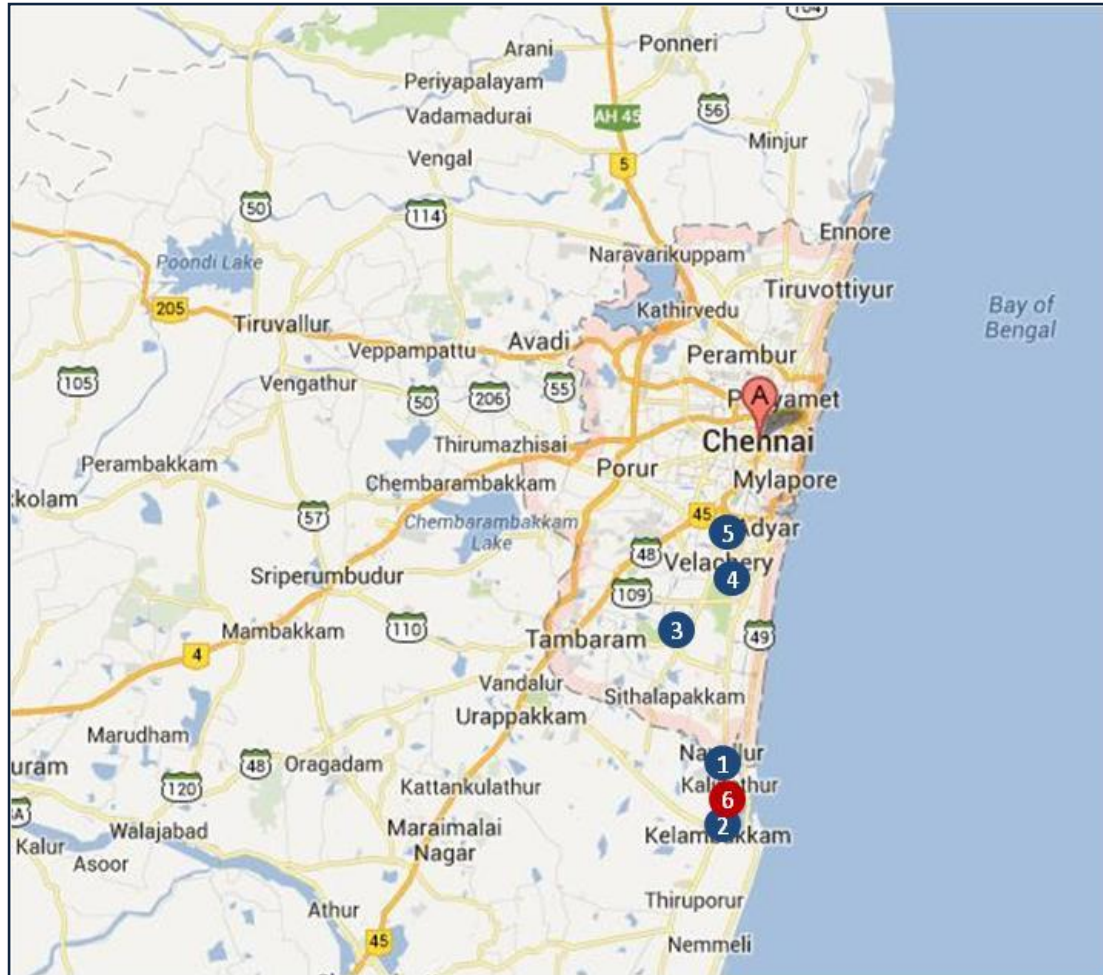
Sl. No. Project Name

- 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

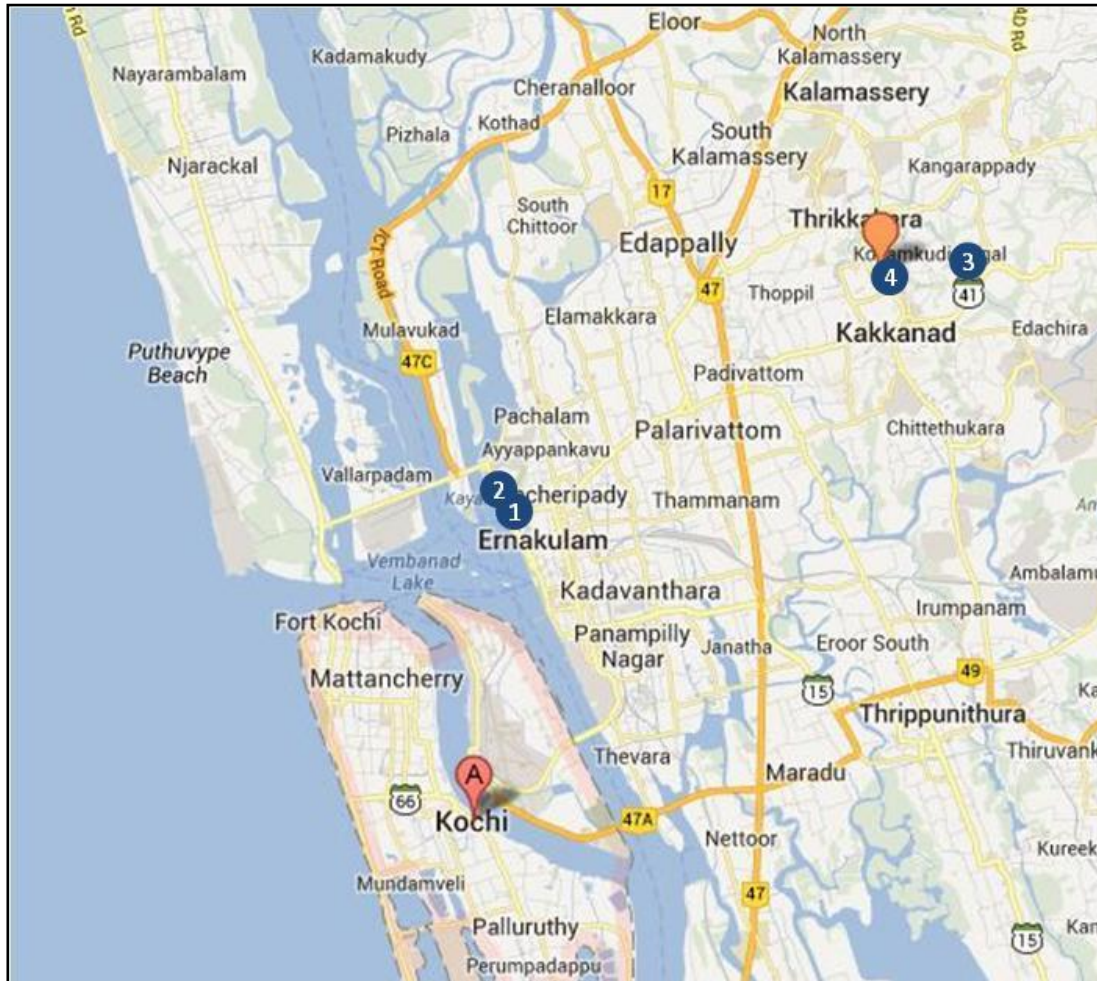
- 1 Cosmo City, Pudupakkam
- 2 Swan Lake, OMR
- 3 Windermere, Medavakkam
- 4 Primus, OMR
- 5 Moneto, Guindy
- 6 Pudupakkam

● Current Projects

● Immediate Launches

Note: Map not to scale

Kochi location map



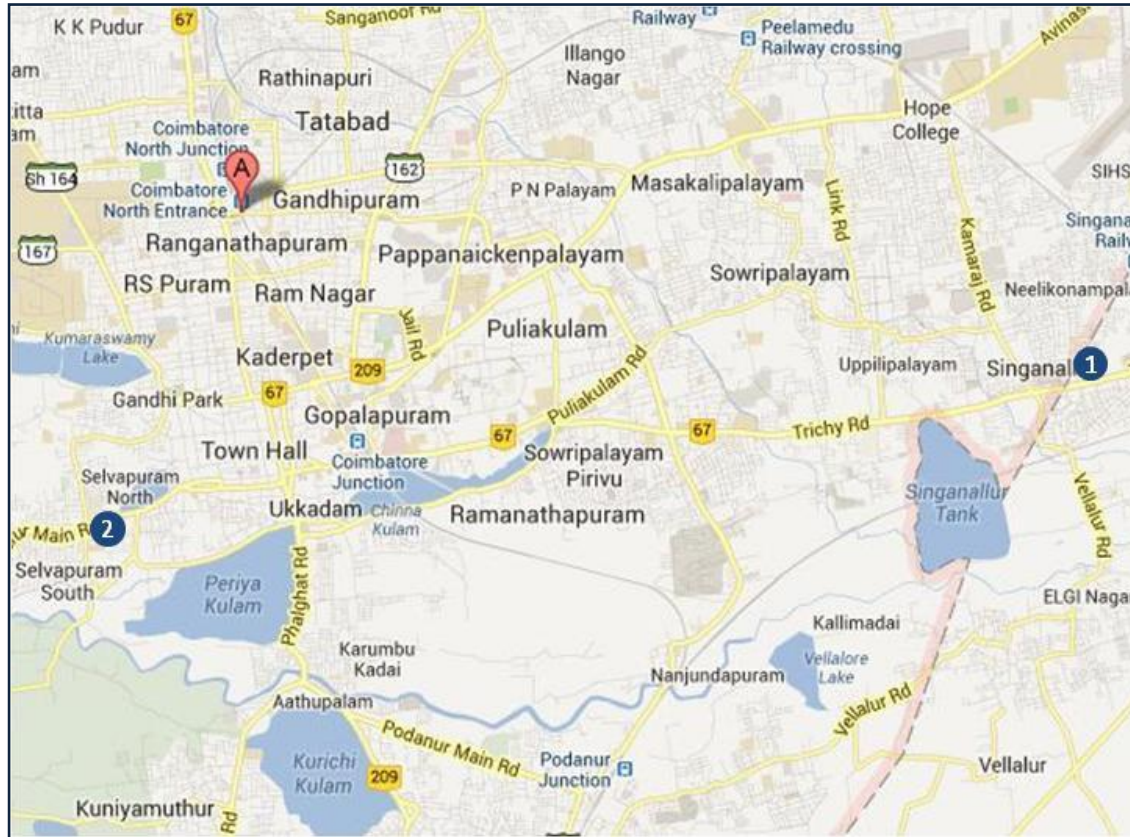
Sl. No. Project Name

- 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



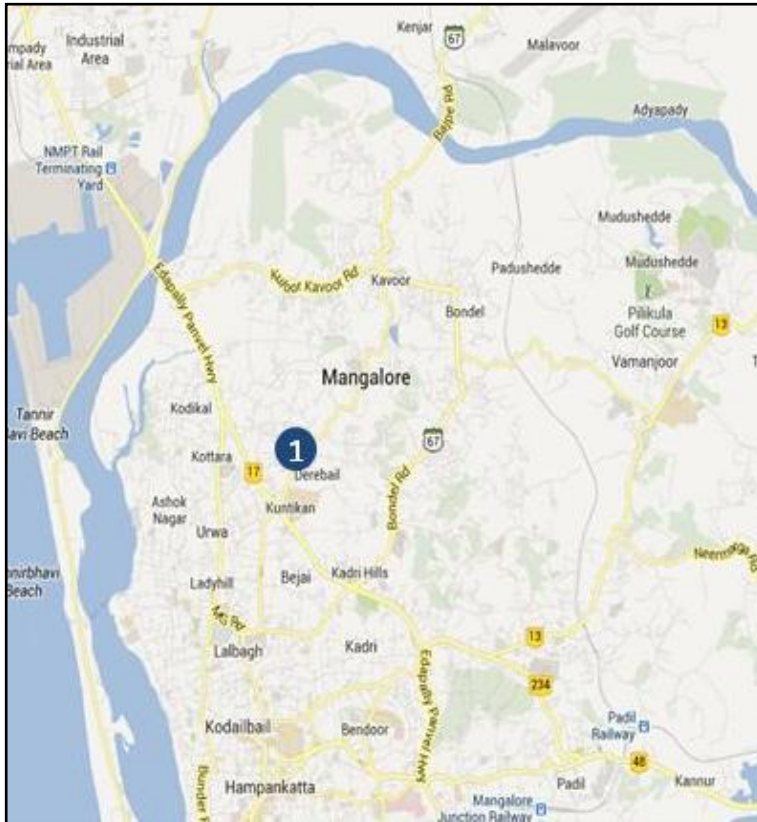
Sl. No. Project Name

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

● Current Projects

Note: Map not to scale

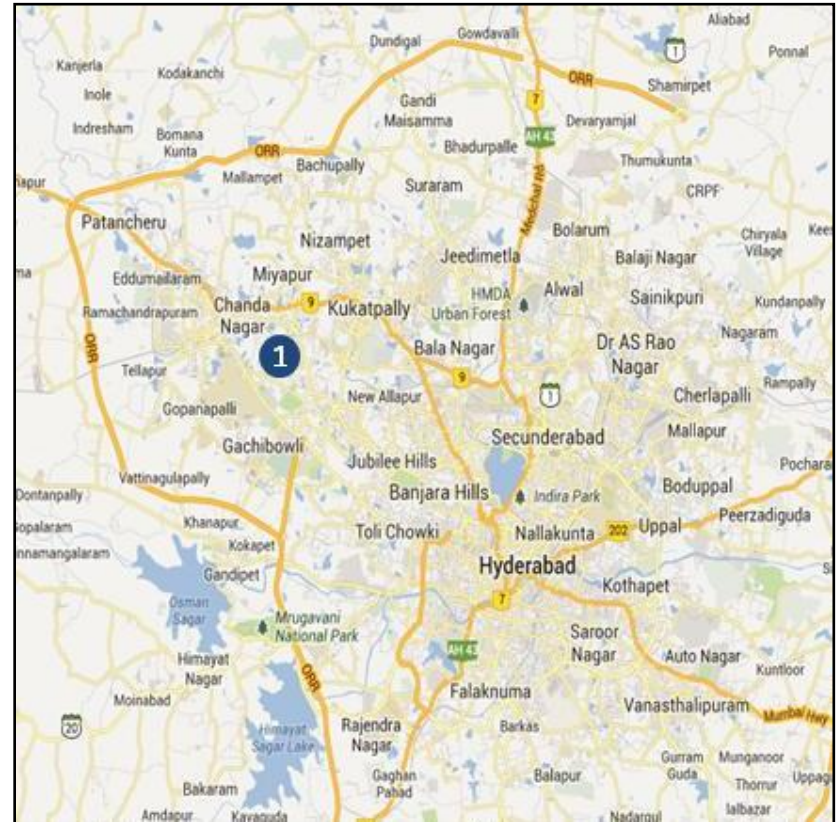
Mangalore location map



Sl. No.	Project Name
1	Skyworth, Derebail

Note: Map not to scale

Hyderabad location map



Sl. No.	Project Name
1	Summit, Kondapur

● Current Projects

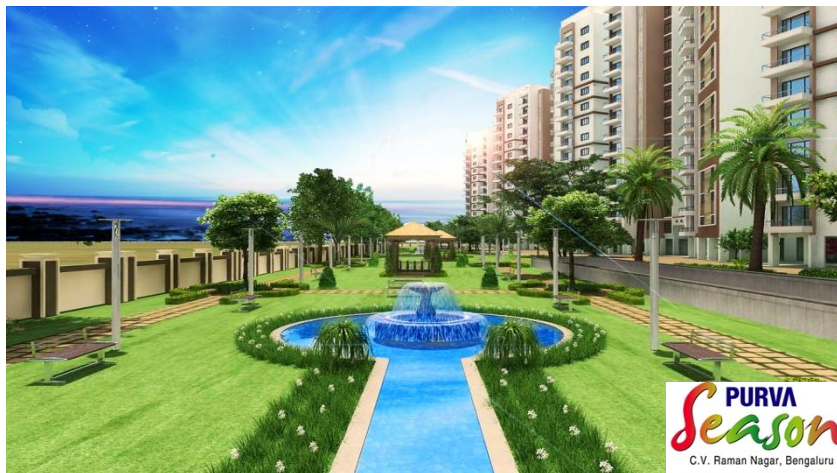
Project Pictures



Project Pictures



Project Pictures



Awards and achievements

Awards for Puravankara projects

Purva Fountain Square

Best Ornamental Garden, 2013 by the Mysore Horticulture Society

Luxury Project of the Year at Realty Excellence Awards, 2011

Purva Windermere - *Most Admired Upcoming Project of the Year, 2013 at Real Estate Awards for Retail Excellence*

Purva Highland - *Environment Friendly Project of the Year (Residential), 2013 at Real Estate Awards for Retail Excellence*

Purva Venezia - *CMO Asia Awards Residential Property of the Year, 2013*

Awards for Provident projects

Welworth City - *CREDAI Real Estate Awards for Best Residential Dwellings above 1500 sq. ft Year, 2013*

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

Management awards

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*

Jackbastian Nazareth

Most Enterprising CXO, 2013 at Real Estate Awards for Retail Excellence

Super Boss of the Year (Real-Estate & Retail), CMO Asia Awards for Retail Excellence 2013

Most Enterprising CXO at Realty Excellence Awards, 2012

Ashish Puravankara - *Young Achievers Award, 2013 at Real Estate Awards for Retail Excellence*

Corporate awards

Puravankara Projects – *Employer of the Year in Real Estate at Realty Excellence Awards, 2011 and 2013*

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 Workplace Award – **Puravankara Projects Limited**, *CMO Asia Awards for Retail Excellence 2013*

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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