

September 03, 2022

To,

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

**Sub: Intimation of date of 36th Annual General Meeting (AGM) and cut-off date**

**Ref: Regulation 30 (2) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ('Listing Regulations')**

We herewith intimate that the 36th Annual General Meeting ('AGM') of Puravankara Limited ('Company') for the year ended March 31, 2022, will be held on Tuesday, September 27, 2022, at 11.30 a.m. (IST), **through Video Conference (VC)/ Other Audio Visual Means (OAVM)** in terms of General Circular No. 02/2022 dated May 05, 2022 issued by the Ministry of Corporate Affairs ("MCA").

In this regard please find attached the Notice of the 36th Annual General Meeting of the Company.

The cut-off date for voting entitlement is September 16, 2022.

The Notice of the AGM and the Annual Report of the Company for the Financial Year Ended March 31, 2022 are displayed on the Company's website, [www.puravankara.com](http://www.puravankara.com) as detailed hereunder:

36th Annual Report\* 2021-22 <https://www.puravankara.com/pages/Annual-Report-2021-22.pdf>

Notice of the 36th AGM <https://www.puravankara.com/pages/notice-of-AGM-2021-22.pdf>

Kindly take this intimation on record.

Thanking you,

Yours sincerely

**FOR PURAVANKARA LIMITED**

**Bindu D**  
**Company Secretary**

## PURAVANKARA LIMITED

# PURAVANKARA

## PURAVANKARA LIMITED

Regd. Office: #130/1, Ulsoor Road, Bengaluru 560 042,  
Telephone: +91 80 25599000/ 43439999, Fax No. +918025599350,  
Website: www.puravankara.com, Email:investors@puravankara.com,  
CIN: L45200KA1986PLC051571

## NOTICE OF THE 36<sup>th</sup> ANNUAL GENERAL MEETING

NOTICE is hereby given that the **Thirty Sixth Annual General Meeting (AGM)** of the Members of **PURAVANKARA LIMITED** will be held on **Tuesday, September 27, 2022 at 11.30 a.m. (IST)**, through Video Conference/ Other Audio Visual Means ('OAVM') to transact the following business:

### ORDINARY BUSINESS:

1. To receive, consider and adopt the standalone and consolidated financial statements of the Company which includes the Audited Balance Sheet as on March 31, 2022, the Statement of Profit and Loss for the financial year ended as on that date and the Cash Flow Statement together with reports of the Board of Directors and the Statutory Auditor's thereon.
2. To declare Dividend of Rs. 5/- (Rupees five only) per equity share.
3. To appoint a Director in place of Mr. Ravi Puravankara (DIN: 00707948), who retires by rotation and being eligible, offers himself for re-appointment.
4. To appoint a Director in place of Mr. Abhishek Nirankar Kapoor (DIN: 03456820), who retires by rotation and being eligible, offers himself for re-appointment.

5. To consider the re-appointment of Statutory Auditors of the Company and in this regard to consider and if thought fit, to pass the following resolution, with or without modification, as an **ORDINARY RESOLUTION:**

**"RESOLVED THAT** pursuant to the provisions of Section 139, 142 and other applicable provisions, if any, of the Companies Act, 2013, and read with the Companies (Audit and Auditors) Rules, 2014 made thereunder and pursuant to the recommendations of the Audit Committee and the Board of Directors, of the Company, the consent of the members is hereby accorded to appoint M/s S. R. Batliboi Associates & LLP, Chartered Accountants, (FRN 101049W/ E300004) as the Statutory Auditors of the Company and shall hold office for term of 5 years from the conclusion of 36th Annual General Meeting till the conclusion of 41st Annual General Meeting to be held in the year 2027, at such remuneration as may be decided by the Board of Directors in consultation with the Statutory Auditors.

### SPECIAL BUSINESS:

6. To fix remuneration payable to the Cost Auditor for the financial year 2022-23 and in this regard to consider and

if thought fit, to pass with or without modification(s), the following resolution as an ORDINARY RESOLUTION:

**"RESOLVED THAT** pursuant to the provisions of Section 148 and other applicable provisions, if any, of the Companies Act, 2013, read with Rule 14 of the Companies (Audit and Auditors) Rules, 2014 (including any statutory modification(s) or re-enactment(s) thereof, for the time being in force), M/s. GNV & Associates, Cost & Management Accountants (Firm Registration No. 000150), who were appointed by the Board of Directors of the Company to conduct the audit of the cost records maintained by the Company for the financial year 2022-23, be paid remuneration of Rs. 75,000/- (Rupees Seventy Five Thousand only) plus GST as applicable and re-imbusement of out-of-pocket expenses incurred by them in connection with the aforesaid audit."

**"RESOLVED FURTHER THAT** the Board of Directors of the Company or the Company Secretary and Compliance Officer of the company, be and are hereby authorised to do all acts and take all such steps as may be necessary, proper or expedient to give effect to this resolution."

7. To approve the remuneration payable to Mr. Ashish Ravi Puravankara (DIN: 00504524) and in this regard to consider and if thought fit, to pass the following resolution with or without modification as a **SPECIAL RESOLUTION:**

**"RESOLVED THAT** pursuant to recommendation of the Nomination & Remuneration Committee and **Article 125 and Article 128** of the Articles of Association of the Company and in accordance with the provisions of Sections 196, 197, 198, 203 read with Schedule V and subject to the terms of Part II of Schedule V, of the Companies Act, 2013, as may be applicable, other applicable provisions, if any, of the Companies Act, 2013 (the "Act"), read with the Companies (Appointment and Qualification of Directors), Rules, 2014 [including any statutory modifications or re-enactments thereof for

the time being in force], pursuant to Regulation 17(6)(e) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (Listing Regulations), if any, and rules made thereunder (including any statutory modification(s) or re-enactment thereof for the time being in force) and the approval of the shareholders be and is hereby accorded for revision of remuneration payable to Mr. Ashish Ravi Puravankara (DIN:00707948), Managing Director of the Company with effect from October 01, 2022 upto September 30, 2025, by way of salary, perquisites and allowances, performance incentive, etc. in excess of the limits mentioned under the aforementioned Listing Regulation and under applicable provisions of the Companies Act, 2013, as detailed herein below with authority to the Board of Directors to revise the terms and conditions of remuneration from time to time based on the recommendations of the Nomination & Remuneration Committee:

Annual salary of up to a maximum of 2.5% of the net profits of the Company or Rs. 3,50,00,000 (Rupees Three Crore Fifty Lakhs only) per annum whichever is higher, which inter alia includes:

- a) Basic Salary and Variable Pay; b) House Rent Allowance / Company Leased Accommodation; c) Conveyance; d) Food Coupons; e) Special Allowance, if any; or ex-gratia not exceeding a sum of Rs. 15,00,000 per annum; f) Corporate Bonus; g) Reimbursement of Medical Expenses for Self and Family as per Company's policy / Medical Allowance ("Family" means the spouse, the dependent children and dependent parents.); h) Reimbursement of Leave Travel Expenses for Self and Family as per Company's policy / Leave Travel Allowance.
- i. The allowances mentioned above which are not fully utilized by the Director would be paid as taxable salary.
  - ii. Car: Use of Company's car with driver including fuel and maintenance expenses as per Company's policy.

- iii. Medical Insurance: As per Company's policy.
- iv. Provident Fund Contribution: As per Company's policy.
- v. Gratuity: As per Company Rules.
- vi. Encashment of Leave: As per Company Rules.
- vii. Pension: As decided by the Board from time to time.

In addition to this:

- viii. Relocation Expenses: If the Director needs to relocate outside Bangalore, he shall be entitled for expenses incurred for self and family relocating from Bangalore to such other place/s.
- ix. Office facilities: Use of telephones, fax, internet, hand phones, computers, laptops, printers and other electronic gadgets for official purposes as per Company's policy shall not be considered as perquisites.
- x. The perquisites would be valued as per the applicable provisions of the Income Tax Act, 1961 read with the Rules made there under.

The Board of Directors may from time to time grant / include any other allowances (in point (i))

and/or perquisites as per the applicable statutory provisions including the Act.

**"RESOLVED FURTHER THAT** notwithstanding anything mentioned herein above about the remuneration, in the absence of profits or inadequate profits, Mr. Ashish Ravi Puravankara:

- i. pursuant to Article 128 of the Articles of Association of the Company and the provisions of Section 197, read with Schedule V and other applicable provisions, if any, of the Act, and subject to the approval of Central Government, if any be paid aforementioned remuneration, otherwise such other remuneration as approved by the Central Government; or

- ii. be paid minimum remuneration as stipulated in Schedule V of the Act, without the approval of the Central Government, and further, the Board of Directors do all acts, deeds and things including the power to delegate for seeking and procuring the Central Government approval.

**"RESOLVED FURTHER THAT** notwithstanding anything mentioned herein above about the term of appointment, either the Board of Directors on behalf of the Company or Mr. Ashish Ravi Puravankara may terminate this appointment by serving 3 (three) months' prior written notice to the other party or payment of 3 (three) months' remuneration (as specified in point (i) herein above) to the other party."

- 8. To approve remuneration to Non-Executive Directors and in this regard to consider and if thought fit, to pass with or without modification(s), the following resolution as a **SPECIAL RESOLUTION:**

**"RESOLVED THAT** pursuant to the provisions of sections 197, 198, Schedule V and all other applicable provisions, if any, of the Companies Act, 2013 and Rules made thereunder and the Articles of Association of the Company, consent of the members of the Company be and is hereby accorded for the payment of remuneration, upto Rs.15,00,000/- p.a. in case of inadequate profits or no profits, for a period of three years commencing from the financial year 2023- 24 to each Non-Executive Director of the Company as may be decided by the Board of Directors from time to time, based on the recommendations of the Board of Directors, subject to the terms of Part II of Schedule V, of the Companies Act, 2013, other applicable provisions, if any, and rules made thereunder (including any statutory modification(s) or re-enactment thereof for the time being in force).

**RESOLVED FURTHER THAT** the above remuneration shall be in addition to the fees payable to the Non-Executive Directors for attending the meetings



of the Board of Directors or any Committee thereof or for any other purpose whatsoever as may be decided by the Board and training expenses, reimbursement of expenses for participation in the Board and other meetings."

9. To alter the object clause in the memorandum of association of the company, in this regard to consider and if thought fit, to pass with or without modification(s), the following resolution as a SPECIAL RESOLUTION:

**"RESOLVED THAT** pursuant to the provisions of Section 13 and other applicable provisions, if any, of the Companies Act, 2013, (including any statutory modifications or re-enactment thereof, for the time being in force), and the rules framed there under, consent of the Board be and is hereby accorded, subject to the approval of the members, Registrar of Companies, Karnataka and such other approvals,

- i) to alter, sub clause 2 & 3 of Clause III (A) of Memorandum of Association ("MOA") titled "The objects to be pursued by the Company on its incorporation are" in the following manner:
2. To carry on the business of promoting and registering housing Co-operative societies, Limited Companies, other incorporated bodies, trusts, partnerships including Limited Liability Partnerships (LLP's) or associations of the purchasers for the purpose of promotion of any of the objects of the company including for the purpose of complexes, theatres, warehouses and tolls, ports, leisure and entertainment centres, association of allottees of flats, garages or other tenements on ownership basis and to pay out of funds of the Company all expenses with respect to the promotion, formation and registration of such societies, limited companies, incorporated bodies or associations and to deal, lease, construct, exchange, remove, repair, alter, pull down, decorate etc. on own or for and on behalf of the Co-operative societies, Limited Companies, incorporated bodies or other associations

and to carry on in India or elsewhere, either alone or jointly with one or more person, government, local or other bodies, the business to build, acquire, convert, erect, establish, equip, develop, dismantle, turn to account, furnish, level, fabricate, install, finish, maintain, search, survey, examine, test, inspect, locate, modify, own, operate, protect, provide, participate, reconstruct, grout, dig, excavate, pour, renovate, remodel, rebuild, undertake, contribute, assist and to act as civil engineer, consultant, advisor, agent, broker, supervisor, administrator, contractor, sub-contractor, turnkey contractor and manager of all types of constructions and developmental work in all its branches such as railways, tramways, water tanks, structures and sewage works, water distribution and filtration systems, foundation works, flyovers, airport, runways, rock drilling, aqueducts, stadiums, hydraulic units, power stations, dharmashalas, multi-storey, colonies, housing projects and other similar works and for the purpose to acquire, handover, purchase, sell, own, cut to size, develop, distribute or otherwise to deal in all sorts of lands and buildings and to carry on all or any of the foregoing activities for goods, plants, machineries, accessories, parts, tools, fittings, articles and facilities of whatsoever nature, to act as sponsors of real-estate fund.

- ii) to alter, the renumbered sub clause 18 of Clause III (B) of MOA titled "Matters which are necessary for furtherance of the objects specified in Part A" in the following manner:

18. To take or otherwise acquire and hold any shares, debentures, debenture-stock, bonds, obligations or securities by original subscription, participation in syndicate, tender, purchase, exchange or otherwise and to subscribe for the same either conditionally or otherwise and to guarantee the subscriptions thereof and to exercise and enforce all rights and powers conferred by or incident to other ownership thereof and to give guarantee and to provide security to the payment of money, unsecured or secured or payable under,

or in respect of promissory note, debentures, stocks, contracts, mortgage, charges, obligations, instruments, securities of the company or of any authority, supreme, municipal, local or otherwise or of any person whosoever whether incorporated or not and to discharge any debts or other obligations or binding upon this or any other company or person by mortgage or charge upon all or any part of the undertaking, property and rights of the company (either present or future or both) including its uncalled capital or by the creation or issue of Debentures, Debentures stocks or other securities or by any other means.

**RESOLVED FURTHER THAT** subject to the approval of the members, Registrar of Companies, Karnataka and such other approvals, the amended Memorandum of Association, a copy whereof is placed before the Board and the clauses contained in the amended Memorandum of Association be and is hereby approved and adopted as the Memorandum of Association of the Company in substitution and amendment of the existing Memorandum of Association of the Company.

**RESOLVED FURTHER THAT** the authorized Directors be and are hereby severally authorized to file necessary forms with the Registrar of Companies, Karnataka and to do all acts, deeds and things which are necessary to give effect to the aforementioned resolution.

10. To approve a scheme of Employees' Stock Option Plan ("**ESOP**") and in this regard to consider and if thought fit, to pass the following resolution as a **SPECIAL RESOLUTION:**

**"RESOLVED THAT** pursuant to the provisions of Section 62(1)(b) and other applicable provisions, if any, of the Companies Act, 2013 ("the Act") read with Securities and Exchange Board of India (Share Based Employee Benefits and Sweat Equity) Regulations, 2021 ("the Rules") made thereunder (including any amendment, modification, variation or re-enactment

thereof), the Memorandum and Articles of Association of the Company, and subject to such other rules, regulations and guidelines as may be applicable from time to time and subject to the approval(s), consent(s), permission(s) and / or sanction(s) as may be required from appropriate regulatory authorities / institutions or bodies and subject to such terms and conditions as may be prescribed / imposed by such authorities while granting such approvals, consents, permissions and sanctions, consent of the members of the Company be and is hereby accorded to introduce and implement the 'Puravankara Stock Option Plan 2022' and to create, grant, offer, issue and allot in one or more tranches at any time, to the benefit of such eligible employees of the Company;

**RESOLVED FURTHER THAT,** the number of stock options to be granted to Eligible Employees under the Plan shall not exceed 50,00,000 equity shares (as may be adjusted for any change in the capital structure of the Company) at a price decided by the Board or the Nomination & Remuneration Committee (hereinafter referred to as "NRC or the Administrator");

**RESOLVED FURTHER THAT** the new equity shares of the Company to be issued and allotted by the Company as specified herein above shall rank pari passu in all respects with the then existing equity shares of the Company;

**RESOLVED FURTHER THAT** in case of any corporate action(s) such as rights issues, bonus issues, mergers and sale of division and others, if any additional equity shares are required to be issued by the Company to the option grantees for the purpose of making a fair and reasonable adjustment to the Options granted earlier, the ceiling in terms of number of equity shares specified above shall be deemed to be increased to the extent of such additional equity shares required to be issued.



**RESOLVED FURTHER THAT** in case the equity shares of the Company are either sub-divided or consolidated, then the ceiling in terms of number of equity shares specified above shall automatically stand augmented or reduced, as the case may be, in the same proportion as the face value per equity share shall bear to the revised face value of the equity share of the Company after such sub-division or consolidation.

**RESOLVED FURTHER THAT** the Company shall conform to the accounting policies prescribed from time to time under the applicable laws.

**RESOLVED FURTHER THAT** the Nomination & Remuneration Committee/ Board of Directors be and is hereby authorised to constitute the Committee of Administrators.

**RESOLVED FURTHER THAT** the Board be and is hereby authorized-

1. to do all such acts, deeds, matters and things including but not limited to the appointment of various intermediaries, experts, professionals, independent agencies and other advisors, valuers, consultants or representatives, being incidental to the effective implementation and administration of the Plan 2022, as it may, in its absolute discretion deem fit, for the aforesaid purpose and also to settle any issues, questions, difficulties or doubts that may arise in this regard at any stage
2. to sub-delegate their powers to the Administrator as per the terms and conditions mentioned in the Plan 2022
3. to execute all such agreements, deeds, documents, writings etc. and to give such directions and / or instructions as may be necessary, proper or expedient to give effect to the Plan 2022 including any modification, alteration, amendment, suspension, withdrawal or termination of the Plan 2022 and to take all such steps and do all such acts, deeds, things as may be incidental or ancillary thereto in compliance with the applicable laws

**RESOLVED FURTHER THAT** any of the Director(s) and/ or Chief Financial Officer and/ or Company Secretary, if any, any authorised representatives of the Company be and are hereby severally authorised to do all such acts, deeds, matters and things as may be necessary or expedient including but not limiting to including the agenda regarding approval of the Plan in the notice convening the ensuing general meeting of the Company, signing (physically and/ or digitally) deeds, documents, letters, forms, and such other papers as may be necessary, desirable and expedient for approval of the Plan, filing of necessary documents, intimations including e-forms with regulatory authorities and to settle any questions, difficulties or doubts that may arise in this regard at any stage in connection to the Plan;

**RESOLVED FURTHER THAT** a certified true copy of the above resolution if required, be submitted to any of the concerned person(s) / authority for their information and record."

11. To issue non-convertible debentures on a private placement basis and in this regard to consider and if thought fit, to pass the following resolution as a SPECIAL RESOLUTION:

**"RESOLVED THAT** in accordance with the provisions of Section 42, 71 and other applicable provisions, if any, of the Companies Act, 2013, (including any amendments thereto or re-enactment thereof, for the time being in force) read with Rule 14 of the Companies (Prospectus and Allotment of Securities) Rules, 2014 and Rule 18 of the Companies (Share Capital and Debentures) Rules, 2014, if any, and any other law for the time being in force and the provisions in the Memorandum and Articles of Association of the Company, the guidelines issued by the Securities and Exchange Board of India ("SEBI"), the Listing Agreements entered into by the Company with the respective stock exchanges and subject to the approval, permissions and sanctions of the lenders of the Company, SEBI, stock exchanges, Reserve Bank of

India ("RBI"), the Foreign Investment Promotion Board ("FIPB"), Government of India and other concerned authorities, as may be necessary and subject to such conditions and modifications as may be prescribed or imposed by any of the aforementioned authorities while granting such approvals, permissions and sanctions, which may be agreed to by the Board of Directors of the Company, the consent of the Members be and is hereby accorded to the Board of Directors of the Company to offer or invite subscription for secured redeemable Non-convertible Debentures in one or more series or tranches, aggregating up to Rs. 1,500 Crores (Rupees One Thousand Five Hundred Crores Only), during a period of 1(One) Year from the date of passing of this Resolution and within the overall borrowing limits of the Company, as approved by the Members, from time to time, on a Private Placement basis, on such terms and conditions as the Board of Directors may, from time to time, determine and consider proper and beneficial to the Company.

**RESOLVED FURTHER THAT** for the purpose of giving effect to the above resolution, the Members hereby authorise the Board of Directors to do all such acts, deeds, matters and things, settle all question, difficulties or doubts that may arise in regard to the issue or allotment of such Debentures, utilisation of the issue proceeds and to do all acts, deeds and things in connection therewith and incidental thereto as the Board may in its absolute discretion deem fit without being required to seek any further consent or approval of the Members or otherwise."

**BY ORDER OF THE BOARD OF DIRECTORS  
FOR PURAVANKARA LIMITED**

**NANI R. CHOKSEY  
VICE CHAIRMAN & WHOLE-TIME DIRECTOR  
DIN : 00504555**

**Bengaluru  
29.08.2022**



## NOTES:

1. Pursuant to the General Circular No. 02/2022 dated May 05, 2022 issued by the Ministry of Corporate Affairs, the Company has convened the 36th Annual General Meeting ('AGM') to be held through video conferencing (VC) or other audio visual means (OAVM) whereby physical attendance of the Members at the Annual General Meeting venue is not required. The facility to appoint proxy to attend and cast vote for the members is not available for this AGM, hence the proxy form, attendance slip, route map are not annexed to this Notice.
2. Securities and Exchange Board of India ("SEBI") vide Circular No. SEBI/HO/CFD/CMD 2/CIR/P/2022/62 dated May 13, 2022 has been decided to provide relaxation upto December 31, 2022, from Regulation 36 (1) (b) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("LODR Regulations") which requires sending hard copy of annual report containing salient features of all the documents prescribed in Section 136 of the Companies Act, 2013 to the shareholders who have not registered their email addresses.

Further, pursuant to Section 101 and Section 136 of the Companies Act, 2013 read with relevant Companies (Management and Administration) Rules, 2014, companies can serve Annual Report and other communications through electronic mode to those Members who have registered their e-mail address either with the Company or with the Depository.

Pursuant to the aforementioned, link to the annual report is provided hereunder, so as to enable shareholders to have access to the full annual report: <https://www.puravankara.com/pages/Annual-Report-2021-22.pdf>

3. Pursuant to Section 102(1) of the Companies Act, 2013, the Explanatory Statement and pursuant to Regulation 36 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, details of directors seeking appointment/re-appointment at the AGM are annexed as **Annexure -A** and forms part of this Notice.
4. The detailed instructions for e-voting including the process and manner for voting by electronic means, time schedule for casting the vote, Login ID etc. are annexed to and forms an integral part of this Notice.

### Attendance:

5. The Company is providing facility of remote e-voting to its Members in respect of the business to be transacted at the AGM. For this purpose, the Company has entered into an agreement with National Securities Depository Limited (NSDL) for facilitating voting through electronic means, as the authorized agency. The facility of casting votes by a member using remote e-voting system as well as voting on the date of the AGM will be provided by NSDL.
6. The Members can join the AGM in the VC/OAVM mode before and after the scheduled time of the commencement of the Meeting by following the procedure mentioned in the Notice.
7. The attendance of the Members attending the AGM through VC/OAVM will be counted for the purpose of reckoning the quorum under Section 103 of the Companies Act, 2013.
8. Bodies Corporate are entitled to appoint authorised representatives to attend the AGM through VC/OAVM and participate thereat and cast their votes through e-voting.

## **9. INSTRUCTIONS FOR MEMBERS FOR ATTENDING THE AGM THROUGH VC / OAVM ARE AS UNDER:**

1. Members will be able to attend the AGM through VC / OAVM or view the live webcast of AGM provided by NSDL at <https://www.evoting.nsdl.com> by using their remote e-voting login credentials and selecting the EVEN for Company's AGM.
2. Members who do not have the User ID and Password for e-voting or have forgotten the User ID and Password may retrieve the same by following the remote e-voting instructions mentioned in the Notice. Further Members can also use the OTP based login for logging into the e-voting system of NSDL.
3. The facility of participation at the AGM through VC/OAVM will be made available for 1000 members on first come first served basis. This will not include large Shareholders (Shareholders holding 2% or more shareholding), Promoters, Institutional Investors, Directors, Key Managerial Personnel, the Chairpersons of the Audit Committee, Nomination & Remuneration Committee and Stakeholders Relationship Committee, Auditors etc. who are allowed to attend the AGM without restriction on account of first come first served basis.
4. Members who need assistance before or during the AGM, can contact NSDL on [evoting@nsdl.co.in](mailto:evoting@nsdl.co.in) / 1800 1020 990 and 1800 22 44 30.
5. Members who would like to express their views or ask questions during the AGM may register themselves as a speaker by sending their request from their registered email address mentioning their name, DP ID and Client ID/folio number, PAN, mobile number at [investors@puravankara.com](mailto:investors@puravankara.com) from Saturday, September 03, 2022 at 9.00 A.M. (IST) to Friday, September 23, 2022 5.00

P.M. (IST). Those Members who have registered themselves as a speaker will only be allowed to express their views/ask questions during the AGM. The Company reserves the right to restrict the number of speakers depending on the availability of time for the AGM.

### **Notice:**

10. In compliance with the Circulars, Notice of the AGM along with the Annual Report 2021-22 is being sent only through electronic mode to those Members whose email addresses are registered with the Company/ Depositories as on August 26, 2022. Members may note that the Notice and Annual Report 2021-22 will also be available on the Company's website on the following links, websites of the Stock Exchanges i.e. BSE Limited and National Stock Exchange of India Limited at [www.bseindia.com](http://www.bseindia.com) and [www.nseindia.com](http://www.nseindia.com) respectively:  
  
<https://www.puravankara.com/pages/notice-of-AGM-2021-22.pdf>  
  
<https://www.puravankara.com/pages/Annual-Report-2021-22.pdf>
11. Regulation 36 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 directs listed companies to send soft copies of the annual report to those shareholders who have registered their e-mail addresses.
12. Sections 101 and 136 of the Companies Act, 2013 read with the Companies (Management and Administration) Rules, 2014 and Companies (Accounts) Rules, 2014 permit prescribed companies to send notice and financial statements through electronic mode. In view of the same, shareholders are requested to update their e-mail IDs with their Depository Participants where shares are held in dematerialised mode and where the shares are held in physical form to update the same in the

records of the Company in order to facilitate electronic servicing of annual reports and other documents.

- All documents mentioned in the Notice will be available for inspection at the Company's Registered Office during normal Business hours on working days upto the date of the Annual General Meeting.

**Dividend:**

- The Board has recommended final Dividend of Rs. 5/- per equity share, for the year ended March 31, 2022.

The Register of Members and the Share Transfer Books of the Company shall remain closed on Friday, September 16, 2022.

The dividend if approved by the Members at the Annual General Meeting will be deposited in a separate bank account within 5 days from the date of the Annual General Meeting and the same will be paid to the shareholders as per the provisions of the Companies Act, 2013, the Rules made thereunder and the Circulars issued from time to time.

Pursuant to Finance Act 2020, dividend income will be taxable in the hands of shareholders w.e.f. April 1, 2020 and the Company is required to deduct tax at source from dividend paid to shareholders at the prescribed rates.

A Resident individual shareholder with PAN and who is not liable to pay income tax can submit a yearly declaration in Form No. 15G/15H, to avail the benefit of non-deduction of tax at source by email to [helpdesk@linkintime.co.in](mailto:helpdesk@linkintime.co.in) or upload on <https://linkintime.co.in/formsreg/submission-of-form-15g-15h.html> on or before Wednesday, September 07, 2022. The forms for tax exemption can be downloaded from Link Intime's website under the 'General' tab. The URL for the same is: <https://www.linkintime.co.in/client-downloads.html>. Further, no tax shall be deducted on the dividend payable to a resident individual shareholders if the total amount of dividend to be received from the Company

during the Financial Year 2021-22 does not exceed Rs. 5,000. Shareholders may note that in case PAN is not updated with the Depository Participant/Registrar of the Company, the tax will be deducted at a higher rate of 20%. Non-resident shareholders can avail beneficial tax rates under Double Tax Avoidance Agreement [DTAA] i.e. tax treaty between India and their country of residence. Non-resident shareholders are required to provide details on applicability of beneficial tax rates and provide following documents:

- Copy of PAN card, if any, allotted by Indian Income Tax Authorities duly self attested by the member
- Copy of Tax Residency Certificate [TRC] for the FY 2021-22 obtained from the revenue authorities of country of tax residence duly attested by the member.
- Self Declaration in Form 10-F.
- No-PE [permanent establishment] certificate.
- Self Declaration of beneficial ownership by the non-resident shareholder.
- Lower withholding Tax certificate, if any, obtained from the Indian Tax Authorities.

The members/shareholders are required to provide above documents/declarations by sending an email to [rnt.helpdesk@linkintime.co.in](mailto:rnt.helpdesk@linkintime.co.in) on or before Wednesday, September 07, 2022. The aforesaid documents are subject to verification by the Company and in case of ambiguity, the Company reserves its right to deduct the TDS as per the rates mentioned in the Income Tax Act, 1961. For the prescribed TDS rates for various categories, the shareholders are requested to visit [https://linkintime.co.in/website/GoGreen/2021/AGM/Thirumalai\\_Chemicals\\_Limited/TDS\\_Rate\\_chart.pdf](https://linkintime.co.in/website/GoGreen/2021/AGM/Thirumalai_Chemicals_Limited/TDS_Rate_chart.pdf)

### **Share Transfer & Nomination:**

15. Shareholders holding shares in the form of Share Certificates i.e.. in physical mode are advised that the said shares may be converted to Demat (electronic) mode, and that Securities and Exchange Board of India (SEBI) vide notification no. SEBI/LAD-NRO/GN/2018/24 dated June 08, 2018 has amended the sub-regulation (1) of Regulation 40 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. Thereby SEBI has stated that w.e.f December 05, 2018 "requests for effecting transfer of securities shall not be processed unless the securities are held in the dematerialized form with a depository". To provide for the future transmission or transposition of securities it is advised that the shares held in physical mode be held in demat/ electronic mode by converting into demat mode.
16. Members holding shares in single name and in physical form are advised to make nomination in respect of their shareholding in the Company. The Nomination Form SH-13 prescribed by the Government can be obtained from Link Intime.
17. The Securities and Exchange Board of India (SEBI) vide its Circular No. MRD/DoP/CIR-05/2007 dated 27 April 2007, has made PAN the sole identification number for all participants transacting in the securities market, irrespective of the amount of transaction. In continuation of the aforesaid circular, it is hereby clarified that for securities market transactions and off market/private transactions involving transfer of shares of listed companies in physical form, it shall be mandatory for the transferee(s) to furnish copy of PAN Card to the Company / Link Intime for registration of transfer.
18. Non-resident Indian shareholders are requested to inform about the following to the Company / Link Intime or the concerned Depository Participant, as the case may be, of:

- i. The change in the residential status on return to India for permanent settlement.
  - ii. The particulars of the NRE Account with a Bank in India, if not furnished earlier.
19. The Investor related queries may also be addressed to the Company, at [investors@puravankara.com](mailto:investors@puravankara.com) or to the Registrar & Share Transfer Agent, Link Intime India Private Limited at the following address:
- C 101, 247 Park, L.B.S. Marg, Vikhroli (West),  
Mumbai - 400083  
Contact Person: Manasi Kandalkar  
Telephone No. : +91 22 49186000 Fax No.  
: +91 22 49186060  
Email id: [rnt.helpdesk@linkintime.co.in](mailto:rnt.helpdesk@linkintime.co.in)
- Further, in all correspondences with the Company and/ or Link Intime, Client ID. & DP ID. or Folio No., as the case may be, must be quoted.

### **Unpaid Dividend Account & Investor Education and Protection Fund:**

20. Members are requested to note that a dividend not encashed or claimed within 7 years from the date of declaration, needs to be transferred from the Company's Unpaid Dividend Account to the Investor Education and Protection Fund (IEPF) of the Central Government, pursuant to the provisions of Section 124 of the Companies Act, 2013.
21. Due dates for Transfer to IEPF and the balance in the Unpaid Dividend Account

Sl. No.	Financial Year Ended	Type of Dividend	Date of Declaration of Dividend	Date by which required to be transferred to the Investor Education and Protection Fund of the Central Government	Unpaid/ Unclaimed Amount (in Rs.)	Bank Account No. with HDFC Bank Ltd.
1.	March 31, 2015	Final	September 24, 2015	October 23, 2022	129,127.40	50200012884998
2.	March 31, 2016	Final	September 27, 2016	October 26, 2023	255,521.50	50200021485454
3.	March 31, 2017	Final	August 29, 2017	September 28, 2024	419,004.00	50200026672305
4.	March 31, 2018	Final	September 26, 2018	October 25, 2025	418,892.00	50200033319608
5.	March 31, 2019	Final	September 27, 2019	October 26, 2025	109,884.00	50200043916277

Further, Members who wish to claim the dividend, which remains unclaimed are requested to make their claims immediately from the Company by corresponding with the Company's Registrar & Transfer Agents - Link Intime, for issuance of duplicate I revalidated dividend warrant(s) or the Company Secretary, at the Registered Office of the Company.

22. Pursuant to the provisions of Investor Education and Protection Fund (uploading of information regarding unpaid and unclaimed amounts lying with companies) Rules, 2012, the Company has uploaded the details of unpaid and unclaimed amounts lying with the Company as on September 28, 2021 (date of the last Annual General Meeting) on the website of the Company at <https://www.puravankara.com/investors> under the investors tab and on the website of the Ministry of Corporate Affairs.
23. Go Green Initiative in Corporate Governance: The Ministry of Corporate Affairs (MCA), vide Circular Nos. 17/2011 dt. 21 April 2011 and 18/2011 dt. 29 April 2011 respectively, has undertaken a 'Green Initiative' and allowed companies to share documents with its shareholders through electronic mode.

#### E- Voting & Cut-off date:

24. Pursuant to the provisions of Section 108 of the Act read with Rule 20 of the Companies (Management and Administration) Rules, 2014 (as amended), the Secretarial Standard on General Meetings issued by the

Institute of Company Secretaries of India and Regulation 44 of the Listing Regulations, as amended and the MCA Circulars, the Company is providing the facility of remote e-Voting to its Members in respect of the business to be transacted at the AGM and for this purpose, it has appointed NSDL to facilitate voting through electronic means. Accordingly, the facility of casting votes by a Member using remote e-Voting system before the AGM as well as remote e-Voting during the AGM will be provided by NSDL. The remote e-Voting facility would be available during the following period:

<b>Commencement of e-Voting</b>	<b>From 9.00 a.m. (IST) on September 24, 2022</b>
<b>End of e-Voting</b>	<b>Upto 5.00 p.m. (IST) on September 26, 2022</b>

The e-voting module shall be disabled by NSDL for voting thereafter. Once the vote on a resolution is cast by the shareholder, it cannot be changed subsequently.

During this period, Members holding shares either in physical form or in dematerialized form as on **September 16, 2022 ('Cut-Off date')** may cast their vote by remote e-Voting before the AGM. The remote e-Voting module shall be disabled by NSDL for voting thereafter. Once the vote on a resolution is cast by the Member, he / she shall not be allowed to change it subsequently. The voting rights of the Members shall be in proportion to their share of the paid-up equity

share capital of the Company as on the Cut-Off date i.e., **September 16, 2022.**

The e-voting period shall be open during the AGM on Tuesday, September 27, 2022 from 10.00 A.M. and ends at 1.00 PM.

**Members who have not registered their e-mail addresses so far are requested to support this green initiative by registering/ updating their e-mail addresses, as specified hereunder, so that they can receive the Annual Report and other communication from the Company electronically:**

- in respect of shares held in Electronic form - with their Depository Participants and

- in respect of shares held in Physical form- with the Registrar & Share Transfer Agent.

10. Company will be disclosing to the Stock Exchanges, as per Regulation 44 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, the details of results of voting on each of the resolutions proposed in this Notice.

11. In terms of Section 108 of the Companies Act, 2013 read with the Companies (Management and Administration) Rules, 2014 (including any statutory modification or re-enactment thereof for the time being in force), listed companies are required to provide members with the facility to exercise their votes at General Meetings through electronic means. The Company has availed the Services of National Securities Depository Limited (NSDL) for providing the necessary e-voting platform to the members of the Company. The detailed Instructions for e-voting including the process and manner for voting by electronic means, time schedule for casting the vote, is as stated herein.

12. Members of the Company, holding shares either in physical form or dematerialised form, as on the cut-off date i.e. September 16, 2022, will be eligible to cast their vote electronically.

The voting rights of Members shall be in proportion to the equity shares held by them in the paid-up equity share capital of the Company as on Friday, September 16, 2022. Any person, who is a Member of the Company as on the cut-off date is eligible to cast vote electronically on all the resolutions set forth in the Notice of AGM.

Members who have acquired the shares of the Company after the dispatch of the Notice of the AGM and whose name appear in the Register of Members of the Company or in the Register of Beneficial owners maintained by the depositories as on the cut-off date September 16, 2022 will be eligible to cast their vote through remote e-voting and such members may obtain the Login ID and password by sending a request to any of the following email ids:

- To NSDL at [evoting@nsdl.co.in](mailto:evoting@nsdl.co.in)
- To the Registrar and Share Transfer Agents at [evoting@linkintime.co.in](mailto:evoting@linkintime.co.in)

13. The Board of Directors has appointed Mr. Nagendra D. Rao, Practising Company Secretary (Membership No. 5553, COP No. 7731) as the Scrutinizer for conducting the remote e-voting and poll process in accordance with law and in a fair and transparent manner. The Scrutinizer shall within a period not exceeding two days from the conclusion of the annual general meeting prepare a Consolidated Scrutinizer's Report of the votes cast in favour or against, if any, and submit it forthwith to the Chairman of the Company. The Results declared along with the Scrutinizer's Report shall

be placed on the website of the Company and on the website of NSDL.

#### 14. STEPS FOR E-VOTING

##### A. In case a Member receives an email from NSDL [for members whose email IDs are registered with the Company/Depository Participant(s)] :

###### Step 1:

1. Visit the e-voting website of NSDL. Open web browser by typing the following URL: <https://www.evoting.nsdl.com/> either on a Personal Computer or on a mobile.

2. Once the home page of e-voting system is launched, click on the icon "Login" which is available under 'Shareholders' section.
3. A new screen will open. You will have to enter your User ID, your Password and a Verification Code as shown on the screen.

Alternatively, if you are registered for NSDL eservices i.e. IDEAS, you can log-in at <https://eservices.nsdl.com/> with your existing IDEAS login. Once you log-in to NSDL eservices after using your log-in credentials, click on e-voting and you can proceed to Step 2 i.e. Cast your vote electronically.

4. Your User ID details are given below :

Manner of holding shares i.e. Demat (NSDL or CDSL) or Physical	Your User ID is:
a) For Members who hold shares in demat account with NSDL.	8 Character DP ID followed by 8 Digit Client ID For example if your DP ID is IN300*** and Client ID is 12***** then your user ID is IN300***12*****.
b) For Members who hold shares in demat account with CDSL.	16 Digit Beneficiary ID For example if your Beneficiary ID is 12***** then your user ID is 12*****.
c) For Members holding shares in Physical Form.	EVEN Number followed by Folio Number registered with the company  For example if folio number is 001*** and EVEN is 101456 then user ID is 101456001***

5. Your password details are given below:

- a) If you are already registered for e-Voting, then you can use your existing password to login and cast your vote.
- b) If you are using NSDL e-voting system for the first time, you will need to retrieve the 'initial password' which was communicated to you. Once you retrieve your 'initial password', you need to enter

the 'initial password' and the system will force you to change your password.

- c) How to retrieve your 'initial password'?
  - (i) If your email ID is registered in your demat account or with the company, your 'initial password' is communicated to you on your email ID. Trace the email sent to you from NSDL from your mailbox. Open the email and

open the attachment i.e. a .pdf file. Open the .pdf file. The password to open the .pdf file is your 8 digit client ID for NSDL account, last 8 digits of client ID for CDSL account or folio number for shares held in physical form. The .pdf file contains your 'User ID' and your 'initial password'.

(ii) If your email ID is not registered, your 'initial password' is communicated to you on your postal address.

6. If you are unable to retrieve or have not received the "Initial password" or have forgotten your password:
  - a) Click on **"Forgot User Details/Password?"**(If you are holding shares in your demat account with NSDL or CDSL) option available on [www.evoting.nsdl.com](http://www.evoting.nsdl.com).
  - b) **"Physical User Reset Password?"** (If you are holding shares in physical mode) option available on [www.evoting.nsdl.com](http://www.evoting.nsdl.com).

If you are still unable to get the password by aforesaid two options, you can send a request at [evoting@nsdl.co.in](mailto:evoting@nsdl.co.in) mentioning your demat account number/folio number, your PAN, your name and your registered address.

7. After entering your password, tick on Agree to "Terms and Conditions" by selecting on the check box.
8. Now, you will have to click on "Login" button.
9. After you click on the "Login" button, Home page of e-Voting will open.

### Step 2:

1. After successful login at Step 1, you will be able to see the Home page of e-voting. Click on e-voting. Then, click on Active Voting Cycles.

2. After click on Active Voting Cycles, you will be able to see all the companies "EVEN" in which you are holding shares and whose voting cycle is in active status.
3. Select "EVEN" of Puravankara Limited.
4. Now you are ready for e-voting as the Voting page opens.
5. Cast your vote by selecting appropriate options i.e. assent or dissent, verify/modify the number of shares for which you wish to cast your vote and click on "Submit" and also "Confirm" when prompted.
6. Upon confirmation, the message "Vote cast successfully" will be displayed.
7. Once you confirm your vote on the resolution, you will not be allowed to modify your vote.

### B. If you are already registered with NSDL for remote e-voting, then you can use your existing User ID and Password/ PIN for casting your vote.

1. Other information:
  - o Login to e-voting website will be disabled upon five unsuccessful attempts to key-in the correct password. In such an event, you will need to go through 'Forgot User Details/ Password' or "Physical User Reset Password" option available on the site to reset the same.
  - o In case Shareholders are holding shares in demat mode, USER-ID is the combination of (DPID+ClientID).
  - o In case Shareholders are holding shares in physical mode, USER-ID is the combination of (Even No+Folio No).
  - o Your login id and password can be used by you exclusively for e-voting on the resolutions placed by the companies in which you are the shareholder.





- o It is strongly recommended not to share your password with any other person and take utmost care to keep it confidential.
  - o Institutional shareholders (i.e. members other than individuals, HUF, NRIs, etc.) are required to send a scanned copy (PDF / JPG format) of the relevant board resolution / authority letter, etc., together with the attested specimen signature(s) of the duly authorised signatory(ies) who are authorised to vote, to the Scrutinizer via email at : nagendradrao@gmail.com, with a copy marked to evoting@nsdl.co.in.
2. In case of any queries, please refer to the Frequently Asked Questions (FAQs) for members and the e-voting user manual for members available in the 'Downloads' section of <https://www.evoting.nsdl.com>. You can also mail your queries to NSDL by sending an email to [evoting@nsdl.co.in.](mailto:evoting@nsdl.co.in), or call on toll free no.:1800 1020 990 and 1800 22 44 30.
3. You can also update your mobile number and e-mail id in the user profile details of the folio which may be used for sending future communication(s).
4. The Members who have cast their vote by remote e-voting prior to the AGM may also attend/ participate in the AGM through VC/OVAM but shall not be entitled to cast their vote again.
5. Instructions for Members for Voting during the AGM: E-voting window shall be activated upon instructions of the Chairman of the Meeting during the AGM and the same is integrated with the VC platform and no separate login is required for the same. The procedure for remote e-voting during the AGM is same as the instructions mentioned below for remote e-voting as the Meeting is being held through VC / OAVM.

## Annexure - A

DETAILS OF DIRECTORS SEEKING APPOINTMENT/ RE-APPOINTMENT AT THE ANNUAL GENERAL MEETING.

(Pursuant to Regulation 36 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015)

Name of the Director	<b>RAVI PURAVANKARA</b>
Date of birth	25-08-1951
Date of appointment	03-06-1986
Relationship with directors	Mr. Ashish Ravi Puravankara, Managing Director, is Mr. Ravi Puravankara's son
Expertise in specific functional areas	<ul style="list-style-type: none"><li>• Expertise in the field of Construction, Real-estate, Technology, Architecture, Interior Design.</li><li>• Expertise in general corporate management, diversity of perspective</li><li>• Expertise in the field of marketing</li><li>• Expertise in the field of finance, taxation, accounts and strategy</li></ul>
Board membership of all companies as on March 31, 2022	Puravankara Limited
Chairman/ member of the committee of the board of directors of Puravankara Limited, as on March 31, 2022	Management Sub- Committee Audit Committee Nomination & Remuneration Committee
Number of shares held in the company as on March 31, 2022	17,78,52,904

### **CHAIRMAN/MEMBER OF THE COMMITTEE OF DIRECTORS OF OTHER COMPANIES IN WHICH HE/ SHE IS A DIRECTOR AS ON MARCH 31, 2022.**

Audit Committee	Member
Name of the Director	<b>ABHISHEK NIRANKAR KAPOOR</b>
Date of birth	02-02-1975
Date of appointment	13-08-2021
Relationship with directors	NIL
Expertise in specific functional areas	<ul style="list-style-type: none"><li>• Expertise in the field of Construction, Real-estate, Technology, Architecture, Interior Design.</li><li>• Expertise in general corporate management, diversity of perspective</li><li>• Expertise in the field of marketing</li><li>• Expertise in the field of finance, taxation, accounts and strategy</li></ul>

Board membership of all companies as on March 31, 2022	<ul style="list-style-type: none"> <li>• Puravankara Limited</li> <li>• Provident Cedar Private Limited</li> <li>• Provident Meryta Private Limited</li> <li>• Purva Sapphire Land Private Limited</li> <li>• Purva Ruby Properties Private Limited</li> <li>• Melmont Construction Private Limited</li> <li>• Purva Asset Management Private Limited (formerly MAP Capital Advisors Private Limited)</li> <li>• Welworth Lanka (P) Limited</li> <li>• Welworth Lanka Holdings (P) Limited</li> </ul>
Chairman/ member of the committee of the board of directors of Puravankara Limited, as on March 31, 2022	Management Sub-Committee
Number of shares held in the company as on March 31, 2022	NIL
<b>CHAIRMAN/MEMBER OF THE COMMITTEE OF DIRECTORS OF OTHER COMPANIES IN WHICH HE/ SHE IS A DIRECTOR AS ON MARCH 31, 2022.</b>	
Audit Committee	NIL

## **EXPLANATORY STATEMENT PURSUANT TO SECTION 102(1) OF THE COMPANIES ACT, 2013:**

### **Resolution No. 6**

The Board of Directors of the Company ('the Board'), on the recommendation of the Audit Committee, approved the appointment and remuneration of M/s. GNV & Associates, Cost & Management Accountants, to conduct the audit of the cost records maintained by the Company in respect of Construction Industry for the financial year 2022-23.

According to Section 148 of the Companies Act, 2013, read with Rule 14 of the Companies (Audit and Auditors) Rules, 2014, the remuneration payable to the Cost Auditor has to be approved by the members of the Company. Hence approval is being sought for the remuneration to be paid for the financial year 2022-23.

None of the directors / key managerial personnel or their relatives, are directly or indirectly concerned or interested,

financial or otherwise, in the resolutions set out at item No. 6 of the accompanying Notice.

The Board of Directors recommend passing of the Ordinary Resolution set out in item No. 6 of the notice.

### **Resolution No. 7**

As per IND-AS 115 relating to recognition of revenue, revenue is recognized upon completion of the project and sale of unit to the customers. Also any extension of time to complete the projects, will lead to the revenue to be recognized on an extended timeline, while, the sales and marketing costs of the new projects being launched will be charged to the profit & loss account affecting the company's profitability in the near future. As this is an accounting aspect in the long run, when the revenue of the projects is recognized upon completion, the same will be neutralized.

On account of the aforementioned the profit in the forthcoming years may or may not be adequate to ensure payment of remuneration and the same is required to be approved vide SPECIAL resolution by the shareholders.

### Statutory Requirements:

In terms of the Companies Act, 2013, the remuneration payable to any executive director shall not exceed 5% of the net profit and the total remuneration payable to all executive directors shall not exceed 10% of the net profits of the company computed in terms of section 198 of the Companies Act, 2013.

Regulation 17(6)(e) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, states that the fees or compensation payable to executive directors who are promoters or members of the promoter group, shall be subject to the approval of the shareholders by special resolution in general meeting, if-

- (i) the annual remuneration payable to such executive director exceeds rupees 5 crore or 2.5 per cent of the net profits of the listed entity, whichever is higher; or

- (ii) where there is more than one such director, the aggregate annual remuneration to such directors exceeds 5 per cent of the net profits of the listed entity:

Provided that the approval of the shareholders under this provision shall be valid only till the expiry of the term of such director.

As it is required to compensate the executive directors adequately for their efforts and the same is currently constrained by the requirements of IND-AS and section 198 of the Companies Act, 2013 read with the SEBI Listing regulations, the Nomination & Remuneration Committee has recommended to the Board of Directors and the Board, deem fit to **SEEK APPROVAL OF THE SHAREHOLDERS BY A SPECIAL RESOLUTION as the remuneration of Mr. Ashish R. Puravankara was not revised since the year 2016 and it is now proposed to revise his remuneration to suitably compensate his efforts.**

The following limits of remuneration were approved by the shareholders vide **SPECIAL** resolution:

Name of the Executive Director	Date of shareholders approval vide Special resolution	Approved through Special Resolution	Previous revised date and validity date of Remuneration	Request for revision of remuneration payable upto a limit of
Ashish Ravi Puravankara	28.09.2020	Rs.2.5 crore p.a.	01.04.2016 to 31.03.2024	Annual salary of up to a maximum of 2.5% of the net profits of the Company or Rs. 3,50,00,000 (Rupees Three Crore Fifty Lakhs only) per annum whichever is higher

The proposal is to revise the remuneration of Mr. Ashish Ravi Puravankara with effect from October 01, 2022 upto September 30, 2025.

Mr. Ashish Ravi Puravankara has 21 years of experience in the field. Leading the organization as Director since the year 2000, as Joint Managing Director from 2011 and in the current position as Managing Director since 2015. His presence ensures value addition to the Company through strategic leadership, stakeholder relations, marketing innovation, operational integration, sustainability best practices.

**I. General Information:**

Nature of industry	Construction & Real Estate																
Date or expected date of commencement of commercial production.	Company with turnover. Company has been in operation since 1986.																
In case of new companies, expected date of commencement of activities as per project approved by financial institutions appearing in the prospectus.	Company was incorporated in the year 1986																
Financial performance based on given indicators. (Standalone) (Rs.in crores)	<table border="1"> <thead> <tr> <th>Sl.no.</th> <th>Turnover</th> <th>Profit</th> <th>Net worth</th> </tr> </thead> <tbody> <tr> <td>2021-2022</td> <td>941.38</td> <td>166.07</td> <td>1,805.93</td> </tr> <tr> <td>2020-2021</td> <td>630.65</td> <td>(9.71)</td> <td>1639.49</td> </tr> <tr> <td>2019-2020</td> <td>1271.36</td> <td>30.51</td> <td>1650.46</td> </tr> </tbody> </table>	Sl.no.	Turnover	Profit	Net worth	2021-2022	941.38	166.07	1,805.93	2020-2021	630.65	(9.71)	1639.49	2019-2020	1271.36	30.51	1650.46
Sl.no.	Turnover	Profit	Net worth														
2021-2022	941.38	166.07	1,805.93														
2020-2021	630.65	(9.71)	1639.49														
2019-2020	1271.36	30.51	1650.46														
Foreign investments or collaborators if any	Welworth Lanka (P) Limited-100% wholly owned step-down subsidiary Welworth Lanka Holdings (P) Limited-wholly owned subsidiary.																

**II. Information about the appointee:**

<b>Name of the appointee</b>	<b>Ashish Ravi Puravankara</b>																				
Background details	Mr. Ashish Puravankara holds a Bachelor's degree in Business from Virginia Polytechnic Institute and State University and graduated as a MBA from Willamette University in Salem, Oregon.																				
Past remuneration	<table border="1"> <thead> <tr> <th>Remuneration for the year</th> <th>Gross Salary Rs. In crores</th> <th>PF Rs. In crores</th> <th>Incentive Rs. In crores</th> <th>Rs. In crores</th> </tr> </thead> <tbody> <tr> <td>2021-2022</td> <td>2.20</td> <td>-</td> <td>-</td> <td>2.20</td> </tr> <tr> <td>2020-2021</td> <td>2.06</td> <td>-</td> <td>-</td> <td>2.06</td> </tr> <tr> <td>2019-2020</td> <td>1.32</td> <td>-</td> <td>-</td> <td>1.32</td> </tr> </tbody> </table>	Remuneration for the year	Gross Salary Rs. In crores	PF Rs. In crores	Incentive Rs. In crores	Rs. In crores	2021-2022	2.20	-	-	2.20	2020-2021	2.06	-	-	2.06	2019-2020	1.32	-	-	1.32
Remuneration for the year	Gross Salary Rs. In crores	PF Rs. In crores	Incentive Rs. In crores	Rs. In crores																	
2021-2022	2.20	-	-	2.20																	
2020-2021	2.06	-	-	2.06																	
2019-2020	1.32	-	-	1.32																	
Recognition or awards	<p>CONSTRUCTION WEEK INDIA 2015 - Real Estate Person of the Year - Mr. ASHISH PURAVANKARA</p> <p>SIBA (South Indian Business Achievers Awards) Awards 2017 - Achiever in the Business Sector South - Mr. Ashish Puravankara</p> <p>SOUTH INDIA - Real Estate Leadership Awards 2017- Most Enterprising CEO of the Year - Ashish Puravankara</p> <p>9th REALTY PLUS EXCELLENCE AWARDS (SOUTH) 2017 - CXO of the Year - Mr. Ashish Puravankara (MD)</p> <p>10th Realty+ Excellence Awards SOUTH 2018 - Scroll of Honour - Mr. Ashish Puravankara</p>																				

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Construction Week Awards 2019 - Real Estate Person of the Year -  
Runner Up - Mr. Ashish Puravankara

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CIA World Awards 2020 - Best MD of the Year - Ashish Puravankara

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Job profile and his suitability

**Nature of Work:**

Overall responsibility to ensure formulation of short, medium and long term strategy for the group and responsible for driving the commercial growth and financial performance, identifying new investment opportunities and fostering existing ventures.

- a. Business Development & Growth** - Provide strategic advice and inputs to the Board to ensure the institutionalization of the right systems and policies to meet the organization's objective while complying to all the statutory norms and regulations. Responsible for Techno-Commercial activities, managing ongoing businesses, acquire new business, contracts, analyze and develop appropriate construction methodology and new technology like precast technology, GFRC etc. based on technical feasibility, business needs, desired production and overall cost economy. Ensure building and maintaining good relation with stakeholders.
  - b. Profitability** - Responsible for cost control and cost management from the initial stages of the project, enforce inventory control, manpower planning, resource planning, contract management, introduce new construction technology. Responsible for reviewing activity reports and financial statements to determine progress and status in achieving objectives and plans in accordance with the organization's strategic and business plans in addition to market conditions. Build into the DNA of the organization the lens of cost-effectiveness and a mindset of obtaining and delivering higher value for spend.
  - c. Projects & Operations** - Ensuring timely completion and delivery of projects including managing the overall operations with high quality standards, efficiency & productivity levels and cost effectiveness with financial sustainability. Ensure complete synchronization between all the functions of the organization and their alignment to the broader objectives of the organization.
-

Head the management committee comprising of head of all functions, setting operational and financial targets so as to achieve the overall business plan and objectives. Active engagement in the annual business target setting cycle, periodic monitoring and overall operations and management of the business entity. Develop and implement an integrated marketing strategy to position the organization as a partner that delivers quality products and services in a timely manner in the minds of the customers and the wider community

- d. Health & Safety** - Ensure a safe and healthy work environment and promote an accident free environment across projects and offices.
- e. People and team Management** - Build and maintain a strong and motivated team by supporting direct reports in professional development; provide guidance and mentoring to develop required knowledge and skills for better performance.

**Suitability:**

With 22 years of experience Mr. Ashish Ravi Puravankara adds value to the Board through Strategic leadership, stakeholder relations, marketing innovation, operational integration, sustainability best practices.

Mr. Ashish R. Puravankara, as the new-age leader, has played a pivotal role in the growth of the Company through his emphasis on innovation, strategy formulation, operational control, financial management and enterprise capacity development.

Mr. Ashish Puravankara manages the day-to-day operations of the business with his primary focus anchored on opportunity identification. He has also been instrumental in implementing best construction practices through acquiring new material resources and focusing on technology as a means to achieve quality construction

Remuneration proposed	Up to a maximum of 2.5% of the net profits of the Company or Rs. 3,50,00,000 (Rupees Three Crore Fifty Lakhs only) per annum	
Comparative remuneration profile with respect to industry, size of the Company, profile of the position and person (2020-2021)	Brigade Enterprises Limited, CMD	Rs.. 4.84 crs
	Prestige Estates Projects Limited, CMD	Rs.4.8 crs
	Sobha Limited, MD	Rs.7.00 crs
Pecuniary relationship directly or indirectly with the Company, or relationship with the managerial personnel, if any	As stated below	

Age	43 years								
Date of first appointment on the Board	14-Jul-2000								
No. of share held	4800 (Four Thousand Eight Hundred) as on date.								
Relationship with Directors, Managers & KMP	Son of Mr. Ravi Puravankara, Chairman								
Number of Board meeting attended during previous year	07 (Seven).								
Other Directorship	<ul style="list-style-type: none"> <li>• Puravankara Limited</li> <li>• Provident Housing Limited.</li> <li>• Starworth Infrastructure &amp; Construction Limited.</li> <li>• Purva Asset Management Private Limited (formerly MAP Capital Advisors Private Limited)</li> <li>• Varishtha Property Developers Private Limited</li> <li>• Propmart Technologies Limited</li> <li>• Dealwel Estates Private Limited</li> <li>• Purva Good Earth Properties Private Limited</li> <li>• Handiman Services Limited</li> <li>• Argan Properties Private Limited</li> <li>• Welworth Lanka (P) Limited</li> <li>• Welworth Lanka Holdings (P) Limited</li> </ul>								
Chairman/ member of the committee of the board of directors of Puravankara Limited, as on date	Stakeholders Relationship Committee -Member Corporate Social Responsibility Committee -Member Management Sub Committee -Member Risk Management Committee -Member								
Chairman / Member of the Committees of Boards of other companies	<table border="1"> <tr> <td>Audit Committee</td> <td>Provident Housing Limited-Member</td> </tr> <tr> <td>Nomination &amp; Remuneration Committee</td> <td>Provident Housing Limited-Member</td> </tr> <tr> <td>Corporate Social Responsibility Committee</td> <td>Provident Housing Limited -Member Starworth Infrastructure &amp; Construction Limited-Member</td> </tr> <tr> <td>Management Committee</td> <td>Provident Housing Limited-Member; Starworth Infrastructure &amp; Construction Limited-Member;</td> </tr> </table>	Audit Committee	Provident Housing Limited-Member	Nomination & Remuneration Committee	Provident Housing Limited-Member	Corporate Social Responsibility Committee	Provident Housing Limited -Member Starworth Infrastructure & Construction Limited-Member	Management Committee	Provident Housing Limited-Member; Starworth Infrastructure & Construction Limited-Member;
Audit Committee	Provident Housing Limited-Member								
Nomination & Remuneration Committee	Provident Housing Limited-Member								
Corporate Social Responsibility Committee	Provident Housing Limited -Member Starworth Infrastructure & Construction Limited-Member								
Management Committee	Provident Housing Limited-Member; Starworth Infrastructure & Construction Limited-Member;								



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**III. Other Information**

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Reasons of loss or inadequate profits

The company is in the business of real estate development and sale thereof. The company is following IND AS 115 for the purpose of recognition of revenue, according to which, the revenue can be recognised only when the house/unit is delivered to the customer. The development and delivery of units take substantial time of three to five years and hence, the revenue in respect of such projects can be recognised only upon such completion. Accordingly, the revenue recognition depends on such completion and delivery to the customers. Thus, there is a substantial lag in the revenue recognition. Although the sale is confirmed and customer advance is collected and construction is substantially completed, revenue cannot be recognised. Further, as and when the company incurs any sales and marketing expenses, the same would have to be accounted as period cost. The company is planning to launch new projects and is likely to incur huge marketing expenses which has to be recognised as period cost. If there is a bunching of project completion, with periods of time during which there is no project delivery, or periods of time when registration of units by the customers is lower (such as the holiday period), the variation happens in reported profitability. Due to COVID-19, we expect that, there may be an impact on the project completion and hand over, while, we would be launching new projects incurring marketing expenses, which will impact the profit for the year.

Steps taken or proposed to be taken for improvement

The company is planning to have several projects with different completion dates so that there is continuous delivery of projects throughout the period. This will take a while as there has been delay in getting the plan sanctions and also due to market conditions, some of the projects have to be put under hold or deferred. The company is also planning for plotted development projects which have a shorter cycle-time and fast completion.

Expected increase in productivity and profits in measurable terms.

The productivity of the company is growing, while, the revenue recognition is getting delayed. Due to COVID-19 and various other uncertainties in the economy, the company is not in a position to estimate the productivity and profits in absolute measurable terms in the near future, though, in the long term, these imbalances are expected to even out. Collections are growing at a steady pace, even with these imbalances.

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Except Mr. Ashish Ravi Puravankara and Mr. Ravi Puravankara, none of the Directors, Key Managerial Personnel and their relatives are in any way concerned or interested financially or otherwise in the said resolution.

The Board of Directors recommend the resolution for approval by the members as a **SPECIAL RESOLUTION**.

### **Resolution No.8**

The shareholders vide special resolution passed on September 27, 2019 had approved the commission payable to the Non-Executive Directors based on the profits of the Company.

As per IND-AS 115 relating to recognition of revenue, revenue is recognized upon completion of the project and sale of unit to the customers. Also any extension of time to complete the projects, will lead to the revenue to be recognized on an extended timeline, while, the sales and marketing costs of the new projects being launched will be charged to the profit & loss account affecting the company's profitability in the near future. As this is an accounting aspect in the long run, when the revenue of the projects is recognized upon completion, the same will be neutralized.

On account of the aforementioned the profit during the year and in the forthcoming years may not be adequate to pay commission and it is proposed to pay remuneration based on the recommendation of the Board of Directors, subject to the terms of Part II of Schedule V, of the Companies Act, 2013, other applicable provisions, if any, and rules made thereunder (including any statutory modification(s) or re-enactment thereof for the time being in force) and the same requires approval of the shareholders through a SPECIAL resolution.

Except Mr. Anup Shah, Prof. Shailaja Jha, Mr. K. G. Krishnamurthy, Mr. Sanjeeb Chaudhuri Non-Executive Directors none of the Directors or the Key Managerial Personnel or their relatives are in any way interested or concerned, financially or otherwise in the resolutions set out at item No. 8 of the accompanying Notice.

The Board of Directors recommend the resolution for approval by the members as a **SPECIAL RESOLUTION**.

### **Resolution No.09**

To ensure that the objects clause is concise and to enable business requirements, the Company proposes:

- i) to alter the following sub clause 2 & 3 of Clause III (A) of Memorandum of Association ("MOA") titled "**The objects to be pursued by the Company on its incorporation are**":

#### **Existing:**

"2. To carry on the business of promoting and registering housing Co-operative societies, Limited Companies, other incorporated bodies, trusts, partnerships including Limited Liability Partnerships (LLP's) or associations of the purchasers for the purpose of promotion of any of the objects of the company including for the purpose of operation of malls, complexes, theatres, hospitals, hotels, warehouses, roads, bridges and tolls, ports, leisure and entertainment centres, industrial parks, association of allottees of flats, garages or other tenements on ownership basis and to pay out of funds of the Company all expenses with respect to the promotion, formation and registration of such societies, limited companies, incorporated bodies or associations and to buy, sell, deal, lease, construct, exchange, remove, repair, alter, manage, improve, pull down, decorate, maintain office premises, shops, residential accommodation, godowns, warehouses etc. on own or for and on behalf of the Co-operative societies, Limited Companies, incorporated bodies or other associations."

"3. To carry on in India or elsewhere, either alone or jointly with one or more person, government, local or other bodies, the business to construct, build, alter, acquire, convert, improve, design, erect, establish, equip, develop, dismantle, pull down, turn to account, furnish, level, decorate, fabricate, install, finish, repair, maintain, search, survey, examine, test, inspect, locate, modify, own, operate, protect, provide,

participate, reconstruct, grout, dig, excavate, pour, renovate, remodel, rebuild, undertake, contribute, assist and to act as civil engineer, interior decorator, consultant, advisor, agent, broker, supervisor, administrator, contractor, sub-contractor, turnkey contractor and manager of all types of constructions and developmental work in all its branches such as roads, ways, culverts, dams, bridges, railways, tramways, water tanks, reservoirs, canals, wharves, warehouses, factories, buildings, structures, drainage and sewage works, water distribution and filtration systems, docks, harbours, piers, irrigation works, foundation works, flyovers, airport, runways, rock drilling, aquaducts, stadiums, hydraulic units, sanitary work, power supply works, power stations, hotels, hospital, dharmashalas, multi-storey, colonies, complexes, housing projects and other similar works and for the purpose to acquire, handover, purchase, sell, own, cut to size, develop, distribute or otherwise to deal in all sorts of lands and buildings and to carry on all or any of the foregoing activities for building materials, goods, plants, machineries, equipment, accessories, parts, tools, fittings, articles, materials and facilities of whatsoever nature, to act as sponsors of real-estate fund."

**Proposed:**

2. To carry on the business of promoting and registering housing Co-operative societies, Limited Companies, other incorporated bodies, trusts, partnerships including Limited Liability Partnerships (LLP's) or associations of the purchasers for the purpose of promotion of any of the objects of the company including for the purpose of complexes, theatres, warehouses and tolls, ports, leisure and entertainment centres, association of allottees of flats, garages or other tenements on ownership basis and to pay out of funds of the Company all expenses with respect to the promotion, formation and registration of such societies, limited companies, incorporated bodies or associations and to deal, lease, construct, exchange, remove, repair, alter, pull down, decorate etc. on own or for and on behalf of the Co-operative societies, Limited Companies, incorporated bodies or other associations and to carry on in India or elsewhere, either

alone or jointly with one or more person, government, local or other bodies, the business to build, acquire, convert, erect, establish, equip, develop, dismantle, turn to account, furnish, level, fabricate, install, finish, maintain, search, survey, examine, test, inspect, locate, modify, own, operate, protect, provide, participate, reconstruct, grout, dig, excavate, pour, renovate, remodel, rebuild, undertake, contribute, assist and to act as civil engineer, consultant, advisor, agent, broker, supervisor, administrator, contractor, sub-contractor, turnkey contractor and manager of all types of constructions and developmental work in all its branches such as railways, tramways, water tanks, structures and sewage works, water distribution and filtration systems, foundation works, flyovers, airport, runways, rock drilling, aquaducts, stadiums, hydraulic units, power stations, dharmashalas, multi-storey, colonies, housing projects and other similar works and for the purpose to acquire, handover, purchase, sell, own, cut to size, develop, distribute or otherwise to deal in all sorts of lands and buildings and to carry on all or any of the foregoing activities for goods, plants, machineries, accessories, parts, tools, fittings, articles and facilities of whatsoever nature, to act as sponsors of real-estate fund.

ii) to alter the following renumbered **sub clause 18 of Clause III (B)** of Memorandum of Association titled "**Matters which are necessary for furtherance of the objects specified in Part A**":

**Existing:**

"18. To take or otherwise acquire and hold shares in any other Company having objects altogether or in part similar to those of this Company or carrying on any business capable of being conducted so as directly or indirectly to benefit this Company."

**Proposed:**

18. To acquire any shares, debentures, debenture-stock, bonds, obligations or securities by original subscription, participation in syndicate, tender, purchase, exchange or otherwise and to subscribe for the same either conditionally or otherwise and to guarantee the subscriptions thereof and

to exercise and enforce all rights and powers conferred by or incident to other ownership thereof and to give guarantee and to provide security to the payment of money unsecured or secured by or payable under, or in respect promissory note, Debentures, stocks, contracts, mortgage, charges, obligations, instruments, securities of the company or of any authority, supreme, municipal, local or otherwise or of any person whosoever whether incorporated or not and to discharge any debts or other obligations or binding upon this or any other company or person by mortgage or charge upon all or any part of the undertaking, property and rights of the company (either present or future or both) including its uncalled capital or by the creation or issue of Debentures, Debentures stocks or other securities or by any other means."

In this regard, the Memorandum of Association is required to be altered by passing the necessary Resolutions in the Annual General Meeting of the members of the Company.

The proposal to alter the Memorandum of Association of the Company requires approval of members at a general meeting.

The Board of Directors recommend passing of the **Special Resolution** set out in **Item No.09** of the Notice.

A copy of the Memorandum of Association of the Company is available for inspection at the Registered Office of the Company during working hours on any working day.

None of the directors /key managerial personnel or any of their relatives, is / are directly or indirectly concerned or interested, financial or otherwise, in the resolutions set out at item No. 09.

### **Resolution No.10**

The explanatory statement to the notice and the resolution proposed to be passed for the schemes in general meeting shall, inter alia, contain the following information:

- a. brief description of the scheme(s):  
The stock option plan 'Puravankara Employee Stock Option Plan 2022' ("Plan or ESOP 2022") has been formulated by the Board of Puravankara Limited. The Company has structured this Plan for its employees, whose present and potential contributions are important to the success of the Company, by offering them an opportunity to participate in the Company's future.  
  
The objectives of this Plan are: a. Create sense of ownership of the business to the employees; b. Drive performance of employees; c. Attract premium talent to join the Company; d. Retention of key talent within the Company; e. Reward key employees of the organization; f. Wealth creation and sharing with employees.
- b. the total number of options to be offered and granted:  
The total number of options to be granted is 50,00,000 (one or more tranches).
- c. identification of classes of employees entitled to participate and be beneficiaries in the scheme(s):  
The Board/ Nomination and Remuneration committee will identify the participants to the Plan based on the criteria to be determined by them (including but not limited to Band of the Employee, criticality of the role, period of service with the Company, future potential or any other criteria, as the Committee determines).
- d. requirements of vesting and period of vesting:  
The criteria for vesting is Profit after Tax (PAT) of the Company, Individual Performance Rating and service of the employee for the entire Vesting Period of 5 years. Further, the Board and/or the Nomination & Remuneration Committee at its own discretion define Profit after Tax (PAT), Individual Performance Rating for each year.



- e. maximum period (subject to regulation 18(1) and 24(1) of these regulations, as the case may be) within which the options shall be vested:  
5 years from the date of grant of options in compliance with Regulation 18(1).
- f. exercise price, SAR price, purchase price or pricing formula:  
The Exercise Price of the Vested Options shall be the face value of the shares as provided in the Letter of Grant.
- g. exercise period/offer period and process of exercise/ acceptance of offer:
- Acceptance of offer – Letter of Acceptance to be given to the employer by the employee in order to become a participant in the scheme.
  - Exercise period: 3 years from the end of vesting (i.e., beginning 6th year, the participant can exercise the options).
  - Offer period and process of exercise: Participant can exercise entire 100% of the Vested Options by applying to the Company during the Exercise Period, by way of an Exercise Application and upon payment of the Exercise Price. Further the Board and/or the Nomination & Remuneration Committee will decide the procedure for the exercise of Options and Allotment of Shares.
- h. the appraisal process for determining the eligibility of employees for the scheme(s):  
The eligibility to participate in this Plan is subject to such criteria as may be decided by the Board and/or the Nomination and Remuneration Committee at its own discretion, including, but not limited to the Band of the Employee, criticality of the role, period of service with the Company, future potential or any other criteria, as the Committee determines. It is clarified that Employees working abroad will be entitled to participate in this ESOP 2022, subject to compliance of Applicable Laws including applicable laws of the jurisdiction in which such Employee is working for the Company.
- i. maximum number of options, SARs, shares, as the case may be, to be offered and issued per employee and in aggregate, if any:  
Maximum number of options to be granted per employee will be less than 1% of the issued share capital excluding outstanding warrants and conversions (as understood under SEBI Regulations) of the Company at the time of Grant of Options, unless an approval from the Shareholders is taken by way of special resolution in a General Meeting.  
The total number of Shares that may be issued pursuant to Exercise of Options granted to the Participants under this Plan shall not exceed 5% of the diluted equity share capital of the Company as on the date of implementation of this Plan.
- j. maximum quantum of benefits to be provided per employee under a scheme(s):  
The Committee shall determine the maximum quantum of benefits to be provided per employee under the scheme.
- k. whether the scheme(s) is to be implemented and administered directly by the company or through a trust:  
Currently, the Plan will be implemented and administered directly by the Company. However, the Nomination and Remuneration Committee constituted by the Board and as may be reconstituted by the Board from time to time may decide on the implementation of the Plan.

- l. whether the scheme(s) involves new issue of shares by the company or secondary acquisition by the trust or both:  
The scheme involves new issue of shares by the company.
- m. the amount of loan to be provided for implementation of the scheme(s) by the company to the trust, its tenure, utilization, repayment terms, etc.:  
Not Applicable.
- n. maximum percentage of secondary acquisition (subject to limits specified under the regulations) that can be made by the trust for the purposes of the scheme(s):  
Not Applicable.
- o. a statement to the effect that the company shall conform to the accounting policies specified in regulation 15:  
The company shall abide and conform to the accounting policies in accordance with Regulation 15 of the Securities and Exchange Board of India (Share based Employee Benefits and Sweat Equity) Regulations, 2021.
- p. the method which the company shall use to value its options or SARs:  
The method will be determined by the company in accordance with the applicable laws.
- q. the following statement, if applicable:  
'In case the company opts for expensing of share based employee benefits using the intrinsic value, the difference between the employee compensation cost so computed and the employee compensation cost that shall have been recognized if it had used the fair value, shall be disclosed in the Directors' report and the impact of this difference on profits and on earnings per share ("EPS") of the company shall also be disclosed in the Directors' report';
- r. period of lock-in:  
Lock-in for vesting: Options granted under the Plan shall vest not before one (1) year and not after maximum Vesting Period of 5 years from the date of Grant of such Options, as specified in the Letter of Grant issued to the Employees. In the event of death or permanent incapacity of an Employee, the minimum vesting period of one (1) year shall not be applicable.  
  
There is no lock-in period once the shares are exercised by the participant.
- s. Terms & conditions for buyback, if any, of specified securities covered under these regulations:  
The applicable terms and conditions, including:
- i. Permissible sources of financing for buy-back.
  - ii. Any minimum financial thresholds to be maintained by the Company as per its last financial statements; and
  - iii. Limits upon quantum of specified securities that the Company may buy-back in a financial year.
- t. the conditions under which option vested in employees may lapse e.g. in case of termination of employment for misconduct:  
Cause: "Cause" shall mean any act or omission by an Eligible Employee amounting to misconduct, fraud, breach of any contract with the Company or any of its Subsidiary Companies, as the case may be, including breach of a non-compete covenant, negligence, unethical practices or any other non-compliance or violation of any Applicable Laws in India and includes any misconduct under the Company's policies and/or
- Yes, if applicable, the appropriate disclosures shall be made in the Director's report.



under labour laws or any act as determined by the Board or the Nomination and Remuneration Committee to be detrimental to the Company, its financial position and its interests, in any manner.

In addition, if the eligible participant resigns within 5 years from the date of enrolment into the Plan, the options vested in the employee shall lapse. Additionally, a Participant abandons employment or his office (i.e. absents himself) for a continuous period of 30 (thirty) days or as specified by the relevant internal policy of the Company or as specified by the Board and/or the Nomination & Remuneration Committee, all Options granted to the Participant, including the Vested Options, at the time of abandonment of employment, shall stand terminated with immediate effect.

- u. the specified time period within which the employee shall exercise the vested options in the event of a proposed termination of employment or resignation of employee: and  
"Exercise Period" shall mean a period of 3 years, after Vesting, within which the Participant/Beneficiary should Exercise his right to apply for Shares against the Vested Option in pursuance of this ESOP 2022, as applicable.

The stock option plan shall be termed the 'Puravankara Employee Stock Option Plan 2022' ("Plan or ESOP 2022"). This Plan is subject to approval of Shareholders by way of a special resolution in order to grant Options to Employees of Puravankara or Subsidiary Companies of Puravankara.

None of the Directors, Key Managerial Personnel and their relatives are in any way concerned or interested financially or otherwise in the said resolution.

The Board of Directors recommend the resolution for approval by the members as a SPECIAL RESOLUTION.

### **Resolution No. 11**

The Company in order to execute various projects has to borrow money from banks and other financial institutions as a means of finance.

The Company has currently availed project specific or general purpose borrowings from various Banks and Financial Institutions to finance the execution of the projects of the Company. The Board of Directors envisages a need for the funding requirements of the Company to be met with various Instruments, viz. equity, project loans, general purpose corporate loans, borrowings from Banks and financial institutions, non-convertible debentures, a mix of these instruments would result in optimum utilization of funds at optimum cost and help to meet the various business requirements of the Company.

The Board of Directors of the Company are contemplating the feasibility of borrowing money through the issue of non-convertible debentures, subject to the approval of the Members of the Company by passing a Special Resolution and such approval shall be valid for all private placements made during a period of one year.

Pursuant to Rule 14 of The Companies (Prospectus and Allotment of Securities) Rules 2014, issue of any non-convertible debentures on a private placement basis requires a prior approval of the members of the Company by way of a Special Resolution and such approval shall be valid for all private placements made during the year.

Accordingly consent of the members is being sought to enable the Board of Directors to offer or invite subscriptions for redeemable non-convertible debentures in one or more series or tranches as may be required, aggregating up to Rs. 1500,00,00,000 (Rupees One Thousand Five Hundred Crores Only), during a period of 1(One) Year from the date of passing of this Resolution and within the overall Borrowing

Limits of the Company, as approved by the Members, from time to time.

None of the Directors or the Key Managerial Personnel or their relatives are in any way interested or concerned, financially or otherwise in the resolutions set out at item No. 11 of the accompanying Notice except to the extent of their Shareholding, if any in the Company.

The Directors recommend the resolution for approval by the members as Special Resolution.

**BY ORDER OF THE BOARD OF DIRECTORS  
FOR PURAVANKARA LIMITED**

**NANI R. CHOKSEY  
VICE- CHAIRMAN & WHOLE-TIME DIRECTOR  
DIN : 00504555**

**Bengaluru  
29.08.2022**



**PURAVANKARA**  
PURAVANKARA LIMITED

Poised for  
**Leap**

ANNUAL REPORT 2021-22



# Poised for Leap

*At Puravankara Limited, we are committed to unlocking institutional value for our shareholders and stakeholders.*

We are doing so by harnessing our deep rooted strengths and building for the future. This is affiliated strongly to an industry environment that is becoming more and more favourable for real estate development companies like ours who have a brand heritage and a sound track record. Thus, we are preparing the launch of over 16 million square feet (msft) of projects in our chosen gateway cities of south and west India, looking at accelerated monetisation. This will not only enable market share gains, but also offer strong and sustainable volume and revenue visibility.

Building on the fundamentals of our business, we have also made investment in expanding our leadership team during the year, which will not only enrich our management bandwidth but is also a sign of the growth we envisage in the future.

Hence, our robust project pipeline, strong executive leadership and brightening sectoral prospects make us perfectly Poised for Leap, which will enable forward momentum in shareholder value creation.

*Provident Park Square, Bengaluru*

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**At** Puravankara, our robust governance framework enables us to achieve performance with conformance and is a key determinant of our success. While our effective governance practices are anchored on responsible stewardship, transparency, accountability and integrity, it also enables sustainability, which is a critical dimension of our business.



**RAVI PURAVANKARA**  
CHAIRMAN

### Forward looking Message

This report contains certain forward-looking statements relating to future performance. Such statements are premised on current assumptions and circumstances, which could change, hence they unavoidably involve uncertainty. Various factors could cause actual results to differ materially from those expressed or implied by these forward-looking statements.



You can access the online version of this report by scanning the QR code.



## About this Report

# Welcome!

***This report is a part of our primary communication to stakeholders. It has been prepared with the aim of providing a balanced, transparent and integrated review of Puravankara's performance during the 12-month period ended 31 March 2022 and our ability to create value in the future.***

### Scope and boundary

Puravankara's Annual Report FY2021-22 covers our governance, strategy and opportunity management systems, and provides an overview of our strategic, financial, operational and sustainability performance and prospects. It assesses our material factors and incorporates the risks, opportunities and outcomes associated with stakeholders outside our financial reporting boundary.

These relationships contribute to our ability to generate sustainable revenue and targeted returns for our shareholders over the short, medium and long term.

### Reporting framework

Our integrated reporting process, as well as the contents of this report, is guided by the principles and requirements of the International <IR> Framework published by the Value Reporting Foundation (erstwhile International Integrated Reporting Council or IIRC). The report also aligns with the principles and guidelines of:

- The Companies Act, 2013 (and the Rules made thereunder)
- Indian Accounting Standards
- Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015
- Secretarial Standards issued by the Institute of Company Secretaries of India

### What's new

In line with the growing attention to ESG concepts under sustainability, we have provided an overview of our ESG approach and practices. Further, we have added another realm of impact through the SDGs- SDG #17 Partnerships for the Goals.

### SDGs adopted and impacted



### Help us save our carbon footprint

This report is available online for the convenience of our shareholders and all our readers:



[www.puravankara.com/investors](http://www.puravankara.com/investors)

THE PROMISE OF PURPOSE

The year **that was**



*Provident Aroha, Goa*





*The year 2021-22 was a busy one for Puravankara as the Company, despite the persistent COVID-related challenges and elections in some states, remained on-track with the launch of 6 new projects during the year.*

Thus, efforts in closing transactions in new launches coupled with continued sales momentum and reduction in ready-to-move (RTM) inventory enabled the Company to achieve 3.52 msft sales in 2021-22, with sales of 2,616 housing units.

Among the many highlights of the year, a significant one was the establishment of a new business vertical comprising plotted developments under “Purva Land” and the launch of Purva Tivoli Hills in Devanahalli, Bengaluru, which commanded a significant premium over market rates, testifying to our ability to create sound propositions that resonate with our customers. Our next endeavour in Purva Land came under Southbay in Chennai, which was a sell-out on launch that re-emphasised our brand value and trust we garner among customers. During the year, we also launched Provident Winworth in Kochi, which was received well by the market. The project comprises a residential development spread over 16 acres in Edapally, a new growth centre with easy access to all transportation and daily essential facilities. The project also boasts of 40+ amenities in a clubhouse spread over 20,000 sft and fittings and fixtures by global brands.

Some of the major month-wise developments of the accounting year are listed below.

**Apr, 2021**

- Entered into discussions with global institutional investors for separate investment platforms with a combined corpus of ₹ 3,000 crore
- ICRA maintained previous rating and assigned long-term rating of [ICRA] "BBB+", with outlook upgraded from "Stable" to "Positive"



**Jul, 2021**

- Amanda Puravankara, Director, Provident Housing, bagged the prestigious Realty+ "Real Estate's Young Turks of 2021" award



**Oct, 2021**

- Launched a fully automated productivity tracking software that would help unlock human capital value and enhance organizational productivity
- Provident Housing, a 100% subsidiary, launched an affordable housing development project, "Provident Palm Vista" located near Shil Phata, Mumbai, with a total saleable area of 1 msft
- Partnered with IBM to deploy RISE with SAP to fast-track digitisation and enable tech-led innovations



**Jun, 2021**

- Rolled out a vaccination program on-site as per our commitment to vaccinate 100% of our staff; the drive offered free-of-cost vaccines to all employees and contractual staff as well as their immediate family members

**Sep, 2021**

- India Ratings and Research (Ind-Ra) upgraded Puravankara's long-term rating from "IND BBB+" to "IND A-", reflecting positive progress achieved across key organisational metrics



**Nov, 2021**

- Launched an inspiring brand campaign under #GharBantaHaiApnoSe to showcase the essence of community diversity and yet a deep sense of interconnectedness
- Gained consent to acquire additional 52% stake in Propmart Technologies to make it a subsidiary and accelerate business potential



### Jan, 2022

- Planned out the launch of 14 msft projects across 9 cities



### Feb, 2022

- Provident Housing debuted with its first residential project in Kerala through the launch of Provident Winworth in Edapally, Kochi, comprising 2.6 msft of residential and 0.4 msft of commercial space

### Mar, 2022

- Launched a ₹ 750 crore Alternative Investment Fund (AIF) for affordable housing projects and plotted developments under subsidiary company, Purva Asset Management Pvt. Ltd
- Lined up ₹ 3,500 crore expansion plan for Provident Housing
- Curated an exclusive soiree to celebrate the ultra-luxe WorldHome Collection (WHC)

#### Track record

**47 years**

#### Projects completed

**74**

#### Ongoing projects

**27**

#### Area sold (FY2022)

**3.52 msft**

#### Units sold (FY2022)

**2,616**

#### Revenue achieved (FY2022)

**₹ 1,382 Crore**

#### Total assets

**₹ 8,623 Crore**

#### Land bank

**56.95 msft**

**Who we are, what we do****CORPORATE IDENTITY**

*Puravankara is a public-listed Company and one of India's leading property developers with an established presence in luxury residences, commercial, premium affordable housing and plotted development.*

*Purva Sound of Water, Bengaluru*

Over the years, Puravankara has demonstrated core competency in large, self-sustainable project development, including high-rise residential, commercial and integrated/mixed-use developments. The Company has created a unique distinction as a renowned and pioneering developer of award-winning, upmarket/premium affordable real estate developments located in many gateway cities of South India. The Company has extended its mark to other regions of the country too, with acclaimed properties coming up in major cities of West India.

Inspired by the ethos of fostering peaceful and comfortable community living, the Company endeavours to inspire joy and happiness one space at a time, with its team of domain specialists committed to customer delight.

## Our Vision

We aspire to provide complete solutions across residential, commercial and plotted developments and unlock value through our focus on integrated real estate development.

## Our approach to sustainability

Sustainability is at the core of all we do to create value and positive impacts on our business and stakeholders. Our sustainability actions are anchored on the key pillars of liveability, affordability, agility and resilience, which are supported by our enablers of digital, innovation, knowledge management, stakeholder engagement and ESG values.

## Our philosophy

At Puravankara, all our endeavours revolve around just one entity – our customers. Their need, dreams and aspirations are pivotal to our decisions. We call this “The You” philosophy.

## Our business

Puravankara was established in 1975 with a principled objective– enabling home ownership among the masses. The Company today has prospered into one of India’s leading diversified property development companies with three distinct brands: Puravankara (luxury residences and commercial), Provident (premium affordable housing) and Purva Land (plotted development). Puravankara and Provident projects are located in the major cities of Bengaluru, Hyderabad, Chennai, Kochi, Coimbatore, Mangaluru, Mumbai, Pune, Goa and Kolkata, with an overseas presence in Sri Lanka. Purva Land projects are in Chennai, Bengaluru and Coimbatore.

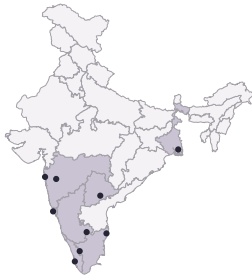
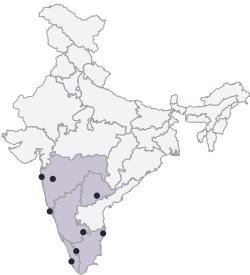

Achieving true diversification, the Company was also one of the first Indian developers to secure FDI in real estate through a joint venture (JV) with Keppel Land (a Singapore Government development company) in 2005. Furthermore, in December 2020, the Company was able to mobilise US\$ 76 mn from the International Finance Corporation (IFC) and IFC Emerging Asia Fund (EAF) for investment in Provident Housing, which will ensure a more rapid scale-up of the Company’s affordable housing platform.

## Awards and commendations

During the year, the Company was bestowed with a number of prestigious awards and accolades, including CNBC Awards 2021 - Top Builder in the South Region - Provident Housing Limited, in May 2021; Real Estate Grand Champions Award in association with ET Now - Luxury Project of the Year – Purva Clermont, etc. The full list of awards has been given in the MDA section of this report.

## Our brands and propositions

### 1. Brand framework

	<b>PURAVANKARA</b>	<b>PROVIDENT<sup>®</sup></b>	<b>PURVA LAND</b>
<b>Brand salience</b>	Luxury/upmarket residential and commercial real estate development	Premium affordable luxury housing	Premium plotted development
<b>Brand attributes</b>	Modern luxury lifestyle living with tech-centred features and amenities	Aspirational, value-driven home ownership with projects comprising contemporary facilities	Offering evolved buyers with greater flexibility in space design and planning, along with a lucrative investment opportunity
<b>Primary locations</b>	<p>Projects in major gateway cities of:</p> <ul style="list-style-type: none"> <li>• <b>South India:</b> Bengaluru, Chennai, Hyderabad, Kochi, Coimbatore</li> <li>• <b>West India:</b> Pune, Mumbai, Goa</li> <li>• <b>East India:</b> Kolkata</li> </ul> 	<p>Projects in major gateway cities of:</p> <ul style="list-style-type: none"> <li>• <b>South India:</b> Bengaluru, Chennai, Hyderabad, Kochi, Coimbatore, Mangaluru</li> <li>• <b>West India:</b> Pune, Mumbai, Goa</li> </ul> 	<p>Projects in major gateway cities of:</p> <ul style="list-style-type: none"> <li>• Bengaluru</li> <li>• Chennai</li> <li>• Coimbatore</li> </ul> 
<b>Land assets</b>	<ul style="list-style-type: none"> <li>• 47.45 msft developable area</li> <li>• 36.68 msft saleable area (economic interest)</li> </ul>	<ul style="list-style-type: none"> <li>• 9.50 msft developable area</li> <li>• 4.95 msft saleable area (economic interest)</li> </ul>	
<b>Ongoing projects</b>	<b>13.79 msft</b>	<b>11.20 msft</b>	<b>3.17 msft</b>
<b>Launch pipeline</b>	<b>6.35 msft</b>	<b>6.75 msft</b>	<b>3.18 msft</b>

## 2. Brand framework

City/region	Ongoing projects	Launch pipeline	Analysis
<b>Bengaluru</b>	12.37 msft	8.75 msft	<ul style="list-style-type: none"> <li>• 51% of ongoing projects</li> <li>• 74% of launch pipeline</li> </ul>
<b>Non-Bengaluru</b>	12.62 msft	7.52 msft	<ul style="list-style-type: none"> <li>• 49% of ongoing projects</li> <li>• 26% of launch pipeline</li> </ul>
<b>Total</b>	<b>24.99 msft</b>	<b>16.27 msft</b>	

## 3. Non-Bengaluru projects

City/region	Ongoing projects	Launch pipeline	Analysis
<b>Chennai</b>	2.75 msft	3.97 msft	<ul style="list-style-type: none"> <li>• 11% of ongoing projects</li> <li>• 31% of launch pipeline</li> </ul>
<b>Hyderabad</b>	0.68 msft	0	<ul style="list-style-type: none"> <li>• 3% of ongoing projects</li> </ul>
<b>Kochi</b>	3.97 msft	0	<ul style="list-style-type: none"> <li>• 16% of ongoing projects</li> </ul>
<b>West India</b>	4.51 msft	2.34 msft	<ul style="list-style-type: none"> <li>• 18% of ongoing projects</li> <li>• 8% of launch pipeline</li> </ul>
<b>Others</b>	0.70 msft	1.21 msft	<ul style="list-style-type: none"> <li>• 3% of ongoing projects</li> <li>• 7% of launch pipeline</li> </ul>
<b>Total</b>	<b>12.62 msft</b>	<b>7.52 msft</b>	

*Note: Figures have been rounded-off*

## Performance **at a glance**



*Purva Venezia, Bengaluru*

### Key highlights

Puravankara has a financially sound business model which has proven its robust and resilient nature as it has delivered strong results amid tough economic times, most visibly reflected in the swing-back to profitability in 2021-22. Key growth triggers include:

- Proven strategy with a robust, flexible and sustainable business model
- Good traction in sales and ready-to-move (RTM) inventory
- Strong financial performance
- Robust project pipeline across three brands

### Factors contributing to our success

- Determination to lead in the form of best projects in central locations with diverse amenities, backed by strong customer service and brand promise
- A clear focus on delivering value to customers
- Comprehensive project variety, including upmarket, affordable premium and plotted developments
- Agile and adaptive business model
- Improved systems and drive for operational efficiencies
- Strong cash generation and sound balance sheet



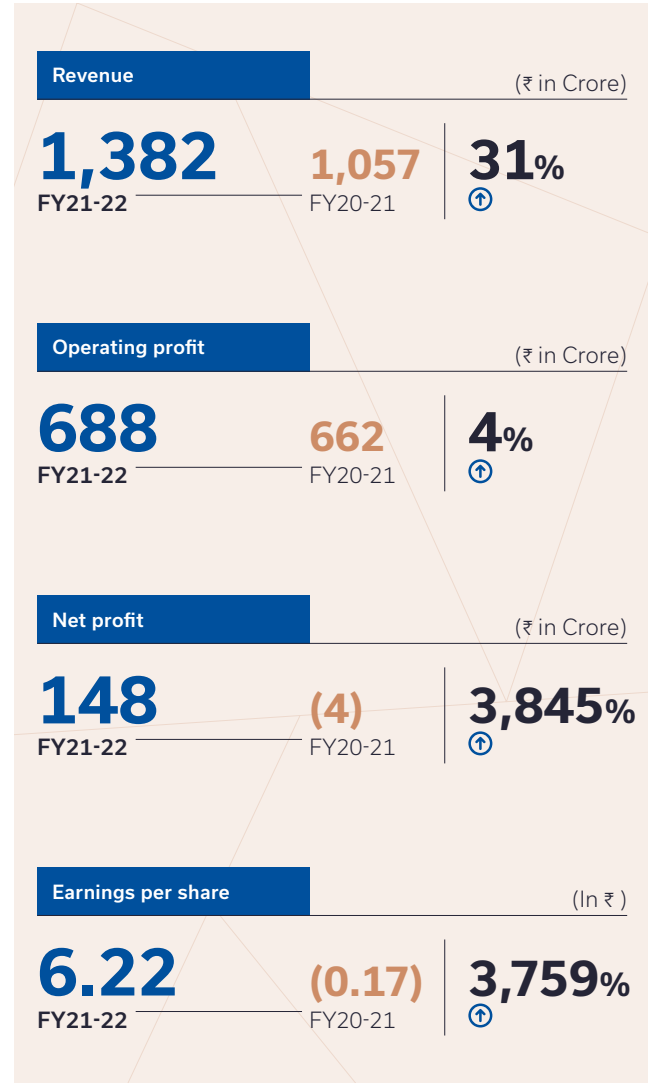


## Prospects

Strong underlying demand for home ownership is being driven by:

- Post-Covid expectations of own home
- Tilt towards developers with an established track record
- Low mortgage rates; improved affordability
- Strong wage growth, especially in the IT industry
- Attractive, limited-time government incentives

## Key performance metrics, 2021-22



 **ESG highlights**

Purva Westend, Bengaluru

*The Puravankara Board gives full and close consideration to environmental, social and governance (ESG) factors while assessing the impact of the decisions it makes and supports.*

As a result of its early focus on sustainability agendas, the Company now has a robust position in high-growth markets of the future with growing brand trust and recognition, thus creating a strong position to accelerate growth. We see it as our responsibility to make a positive difference to society and the environment and continue to deliver good outcomes for our customers and attractive long-term returns for our shareholders.



## Environment

- Incorporate natural elements as an embedded part of our projects, including open green spaces, rainwater harvesting systems and ecological novelty, such as the integration of a Japanese Miyawaki Forest at Purva Atmosphere
- Partnered with an environmental trust to accelerate the Million Wells campaign to construct and rejuvenate open wells across Bengaluru and hence ensure recharge of aquifers
- Focused on low-carbon project development through optimised use of water, electricity, etc., while aligning to GBC's Green Building norms
- Installation of solar-assisted water heating systems in all our projects as per statutory requirements
- We are adopting many initiatives to reduce our Scope 1 and Scope 2 emissions, which stood at 63,059 kg CO<sub>2</sub>e and 3,85,271 kg CO<sub>2</sub>e in 2020-21 (**Scope 1 emissions:** 16,492 kg CO<sub>2</sub>e; **Scope 2 emissions:** 3,71,620 kg CO<sub>2</sub>e in 2019-20). One of these include the proposed installation of a 40 ft air purification tower at Purva Atmosphere, which will purify 32 mn m<sup>3</sup> of air every day once ready
- We maintain strong water management standards through such initiatives as rainwater harvesting, water recycling and drinking water availability straight from the tap in a few of our projects, etc.





## Social

- Strong emphasis on employee satisfaction and fulfilment with fair distribution of benefits

### Employee benefits

(₹ in Crore)

**137.68**

FY21-22

**114.67**

FY20-21

- Organisation geared for workforce futurisation, with a deep focus placed on learning and development with consistent training spends
- Incentives in place for high performers, in line with our rewards and recognition (R&R) policy
- Prioritised diversity and inclusion programs with a large number of women working across managerial and leadership roles and them being a large part of the workforce. Our target is to ensure workforce diversity of 40% over the next 2-3 years

### Women in the workforce

**23%**



## Governance

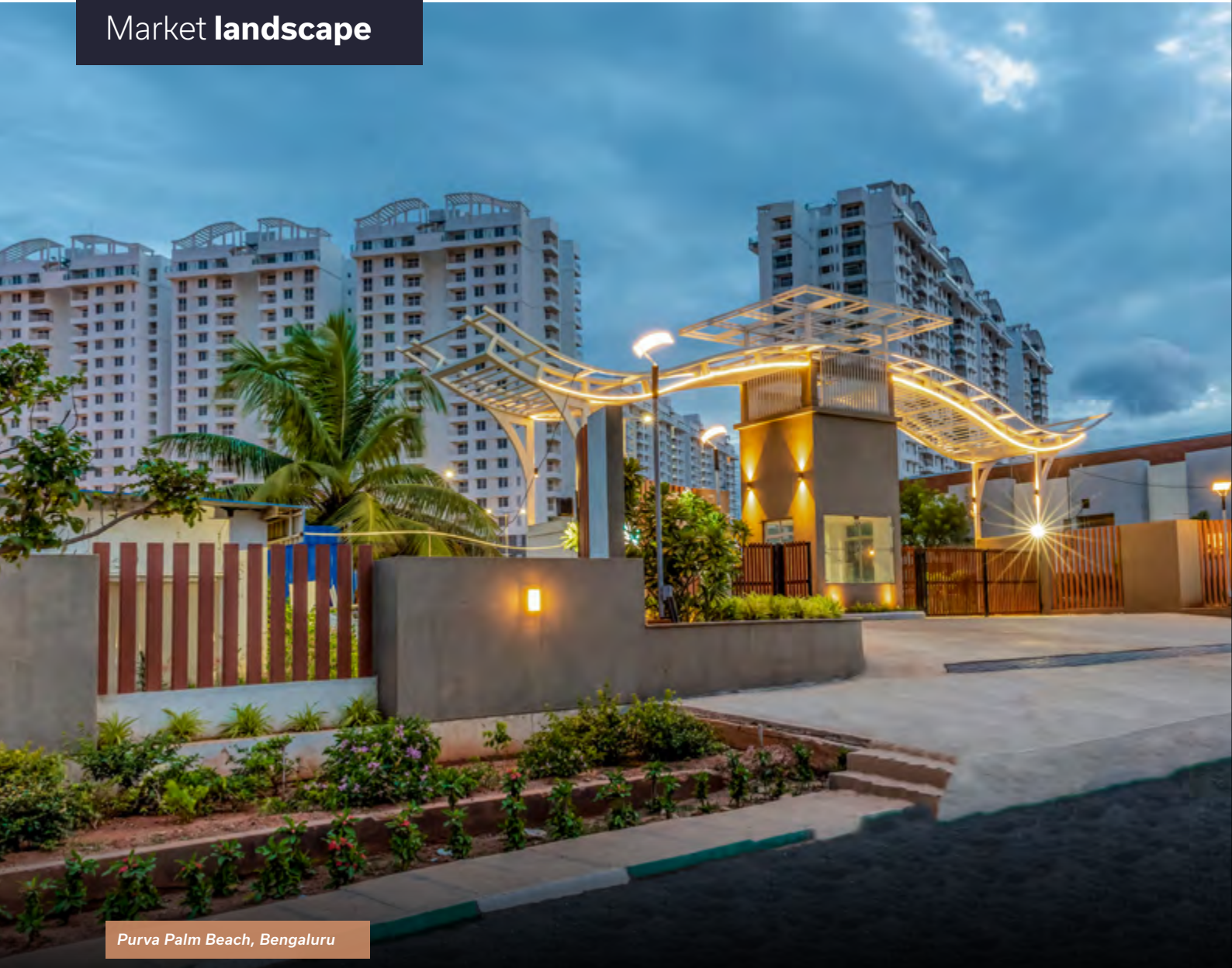
- Strong, diversified and well-experienced Board with four Independent Directors

### Independent Directors on the Board

**50%**

- Robust health and safety management systems for worker protection, reinforced by a deputation of safety managers across project sites to ensure adherence to safety norms
- Several policies are in place to protect interest of stakeholders, including minority shareholders. These include whistle-blower policy, POSH policy, remuneration policy, etc.
- There are no materially significant related party transactions entered into by the Company with related parties that may have a potential conflict of interest with the Company
- Puravankara has duly complied with all the requirements of regulatory authorities on capital market transactions. This is evident in no penalties or strictures being imposed or passed against the Company during the last three years

Market **landscape**



*Purva Palm Beach, Bengaluru*



### The world in brief

The year 2021 brought hope for global economic growth following the previous year's Covid-19-induced downturn, largely tied to vaccine development and its widespread deployment. Yet, despite surging growth forecasts, soaring stock markets and high commodity prices, as the year drew to a close, two shadows loomed over economic prospects - threat from the Omicron variant that appeared in November-December 2021 and the spectre of rising global inflation trends.

However, reservations caused by the new variant did not affect the world economy from recovery in 2021. The International Monetary Fund ("IMF") estimated global GDP growth at 5.9 per cent in the course of the year, a turnaround from the 3.1 per cent decline that total GDP suffered in 2020 when the pandemic hit and all countries went into lockdown. However, the threat of the pandemic lurks in the shadows, with the global economy remaining cautious on its near-term outlook. The first quarter of 2022 saw another major event taking shape: Russia's invasion of Ukraine. The ongoing turmoil has caused a major humanitarian crisis and disrupted supply chains, forcing a sharp spike in commodity prices.

### India in brief

The resurgence of Covid-19 infections in the first quarter of 2021-22 saw the return of lockdown restrictions in the country. Stringent movement controls were reimposed amid a national state of emergency. The environment at the time tapered hopes of a quick recovery for the property market, which had taken root after the first lockdown in March 2020. Movement limitations had a significant impact on most economic sectors, and the property sector was no different. A drop in transactional activity added downward pressure on prices. However, in the second and third quarters of 2021-22, a pick was visible due to factors such as pent-up demand, easy credit availability, historic low-interest rates, government incentives through reduction in stamp duty and registration values, and effective deployment of consumer savings of the past two lockdown years.

In response to the challenging macroeconomy, the government continued to intervene with a series of measures to soften the pandemic impact. These included a moratorium on loan repayments and a low-interest rate environment, among other reprieve measures.

### Our perspective

At Puravankara, we believe that the pandemic is an event that will truly accelerate the growth potential of the real estate industry. We are of the view that property sales will remain strong given the current property prices and pent-up demand amid economic recovery in addition to positive consumer sentiment. Furthermore, though risks persist amid an environment where mortgage rates are on the rise, it will not be a major threat on account of the relatively small quantum of EMI (equated monthly installment) increase that

will be more than offset by wage growth, especially in the IT and other new-age sectors. Moreover, there has been a fundamental change in buyers' expectations and attitude towards home ownership and this will largely withstand marginal fluctuations in interest rates.

On a fundamental level, the industry will likely go into consolidation, with bigger and organised participants with strong brand and product DNA gaining increased share of the market. A larger development pipeline and propensity for acquisitions by the bigger players will also be supported by capital availability and in that sense consolidation of capital will also be a key trend as financial institutions pivot to top-rated companies with good credit profiles.

At Puravankara, we are well-poised amid an improving industry environment and are building for the future, readying for launch a 50+ msft project pipeline across our diverse brands, backed by our solid understanding of customer requirements, sound space planning and design, and our unique capabilities around developing sustainable communities that foster harmonious integrated lifestyles. Of course, within our cities of presence our focus will be on excavating greater potential out of our 4-5 key markets of Bengaluru, Chennai, Hyderabad, Mumbai and Pune. This is already visible in the Company creating a dedicated regional team for the Mumbai market that will be focused on executing plans and accelerating the Company's business potential in the region.

With a view to support our overall growth aspirations, we are building key growth drivers of our business, including bolstering our executive leadership team through recruitment across the business, creating a technology and digital roadmap via our partnership with IBM, and reinforcing our governance standards for conformance and regulatory alignment.



## Major market trends and our responses

### 1. Work from home/anywhere

During the pandemic, employees demonstrated success in effectively working from home and many expect to work more flexibly. However, most organisations are clear that the office plays a vital role in shaping the culture of the business by fostering teamwork, innovation and collaboration. In this scenario, successful workspaces will likely be modern and sustainable, offering a mix of collaborative and private spaces while providing high-tech solutions to complement more flexible working patterns.

#### How we are responding:

- Factoring new requirements for "home offices" during the project design stage with space planning for functional workspaces within the home setup
- Incorporating low-touch high-tech features that enhance the convenience of occupants, especially working families
- Promoting locational advantages of our projects situated in the outskirts of city centres in response to flexible working arrangements



## 2. Flexible retail

The pandemic has upended the retail sector, and abrupt shifts have left many in the industry to adopt an omnichannel sales model as a business imperative. Digital-first and omnichannel retail participants have pivoted more easily. Further, with the shift in consumer behaviour as a result of fears over hygiene and safety, many shoppers no longer want to wait in line or stand in a crowded space with strangers.

### How we are responding:

- We are actively working towards developing residential projects with a mixed use component that would enable users to access daily groceries and other household articles without having to go far
- An opportunity exists for the Company in logistics/e-commerce storage areas with the presence of ample and strategically located land banks

## 3. ESG factors

Tackling climate change continues to gain momentum as the need becomes more pressing and urgent. Businesses are under increasing pressure from stakeholders to reduce their climate impact. The environmental and commercial imperatives for sustainability are therefore intertwined. The implication for the real estate industry is the growing demand for green buildings and self-sustaining projects.

### How we are responding:

- We are well-known for our eco-themed developments and allocate a large percentage of the land for green areas and landscaping
- We published our first ESG report for 2020-21 to reaffirm our commitment to corporate responsibility and showcase our ESG achievements while being held accountable for our goals and objectives

## 4. Digital trends

E-commerce has been on the rise globally for a number of years, and this has been pulled into quicker adoption by the pandemic. Going forward, technology will play a key role in delivering successful developments that promise convenient living with a digital lifestyle being a big factor in property decisions.

### How we are responding:

- We are taking into account new requirements for smart home features in the design stage, with many smart living features now a standard part of Puravankara homes
- We are pushing for enhancing customer experience across the lifecycle of engagement, and digital is a big part of this push

### Other key trends that continue to shape our environment:

- Urbanisation
- Expectations of larger and well-designed homes
- Need for own private spaces such as plotted developments

*For more information please refer to the Business Responsibility Report which forms a part of this report.*

## Chairman's **letter**

### Key highlights

Units sold

**2,616**

Combined sales value

**₹ 2,407 crore**



*Dear Stakeholders,*

Puravankara achieved a strong performance during the fiscal year 2021-22, and I acknowledge your support and encouragement. I thank you for your association with us.



*During the year, we made substantial progress in our ready-to-move inventory. It showed our customers' affinity with our brands- Puravankara, Provident, and now Purva Land, our plotted development offering.*

### General overview of the year

The financial year 2021-22 was a year of hope and rejuvenation as we started looking into the post-pandemic reality with a renewed focus and from a position of strength. During the year, we made substantial progress in our ready-to-move inventory. It showed our customers' affinity with our brands- Puravankara, Provident, and now Purva Land, our plotted development offering.

I am proud of how our brands plugged into the opportunity as buyers not only just looked at properties but also the history of property developers. Projects that promised excellent locations with connectivity, green and sustainable themes, judicious space planning and assorted amenities were preferred, and our projects ticked all the boxes. We were also preparing for this moment where our proven track record, clean governance standards and adherence to ethics at all times and under all circumstances would come to be factored into purchase decisions. I am thankful to my team, who have a solid allegiance to our culture and know that it will create significant differentiation for us in the future.

### The external environment

The external landscape in which we achieved our performance was fraught with risk, which required a more careful steer as we navigated the challenges compounded by inflation and dislocations due to the Russia-Ukraine conflict.

On the macro-economic front, central banks tightened monetary policy aggressively, using policy rate hikes and running down balance sheets to tame inflation levels not seen in a generation. Combined with disruptions in energy supply and regional value chains, global growth and trade are expected to slow further. India is not devoid of these problems and is likely to be affected by global spill-overs, yet its inherent strengths will likely allow it to perform much better than the rest of the world. The Reserve Bank of India has retained its 2022-23 GDP growth forecast of 7.2%, which is robust by all standards.

As we have seen, uncertainty tends to favour financially stronger companies with a more significant say in the marketplace. In that sense, this would present an opportunity for the organised institutions, including those in the real estate development space, to gain market share. I believe Puravankara is one of them.

We take pride in building beautiful homes where communities from all walks of life can live harmoniously. We have stayed the course and continued to defy the challenges, creating sustainable opportunities for economic growth within and beyond our developments. Thus, we look at our future with confidence and resolve toward even better performance.

### **Shining a light on our strengths**

In the last four decades, Puravankara has gathered unparalleled expertise, enabling the Company to remain highly responsive to market needs. This is reflected in our ability to sell 2,616 units across many project locations during the year, with a combined sales value of ₹ 2,407 crore. This volume is among the highest ever and is evidence of customer affinity with our product. With such sales, we gained traction in our ready-to-move inventory, which has given impetus to our development pipeline, with planned launches of 18 projects across 16.28 msft in the current year.



*We take pride in building beautiful homes where communities from all walks of life can live harmoniously.*

We have stepped into west India to explore all growth-positive opportunities. We currently have five ongoing projects in Mumbai, Pune and Goa. Our focus is on building high-quality products and achieving delivery excellence.

We had always sensed demand for plotted projects, and structuring a well-thought-out business under Purva Land has enabled us to create another growth engine. Our plotted projects, including Purva Tivoli Hills in Devanahalli, Bengaluru North, and Purva Land Southbay in Kelambakkam, Chennai, received tremendous response, which is yet again a testament to our ability to meet customer expectations even in new products. This major institutional strength- getting relevant projects into markets within a short yet secure development cycle- is what will continue to place us well in the future.

We also filled several senior management positions during the year, with individuals bringing specialisation, experience and knowledge into their new roles. We have bolstered our employer brand, which reflects our ability to attract senior hires in leadership positions where we offer a challenging yet fulfilling and rewarding opportunity to make a difference. I believe that the right people make all the difference. They can together make an organisation great. And it is our job to make sure that all our people feel better after every interaction with the leadership than they did before.

### **Focus on sustainability and governance**

As part of our sustainability goals, Puravankara published its first Environmental, Social and Corporate Governance ("ESG") report for the year 2020-21. It delineates our efforts towards



implementing our objectives efficiently across our project developments and how we are extending our responsibility efforts beyond our projects into solving significant community challenges, such as access to water. In this project, we have partnered with an environmental trust, which is majorly working on water planning to ensure water availability in Bengaluru, which is already facing deficit challenges. Our association with this trust directly impacts SDG #11 Sustainable Cities and Communities, SDG #15 Life on Land and SDG #17 Partnerships for the Goals. We are committed to sharing our knowledge in civil works to explore ways to charge underground aquifers. I see this as a great start towards accelerating our focus on sustainability and responsibility to the community.

We do not just believe in good governance but also live by it. We set the tone from the top and ensure that ethics and transparency are percolated deep down our organisation. We believe our reputation and goodwill are the most critical asset and build an outlook around every decision that protects this asset. We have continued to emphasise the enforcement of anti-bribery/anti-corruption, whistleblowing and prevention of sexual harassment policies and take any matter that comes to light very seriously that deters the occurrence of any untoward incidents in the first place.

## Prospects

Looking forward, we will continue to focus on aligning our strategies to the evolving trends in the industry. Our priority is to deliver excellent value to all our stakeholders.



*Provident Kenworth, Hyderabad*

The outlook for 2022-23 appears promising, with the vaccination rate for India's adult population crossing the two billion mark recently, coupled with the full reopening of the country's economy and international borders. Puravankara is well-poised to ride this positive momentum, backed by our portfolio of quality projects, sound operating fundamentals and strategic plans driven by our competent team. Having said this, we remain vigilant on the risks posed by rising raw material costs and possible negative implications of the Russia-Ukraine war.

In closing, on behalf of my colleagues on the Board, I would like to express my heartfelt gratitude to our shareholders, bankers, business partners, suppliers, customers and employees for having journeyed with us over the years. You have been instrumental to our many successes.

There are exciting times ahead and we look forward to creating immense value.

**Thank you.**  
**Ravi Puravankara**  
CHAIRMAN

Report by the **Managing Director**

**Key highlights**

Units sold by Puravankara

**937**

Units sold by Provident

**1,679**



*Dear shareholders and friends of Puravankara,*

I am pleased to connect with you again through this Annual Report for the 2021-22 financial year. FY 2021-22 was a momentous year for us where we could capitalise on the opportunities that came our way.

We invested in building our organisational strength and professionalising the Company. Today, we are poised for a leap as our people continue to lead the change.

Every Company is only as good as its team. I am proud of my co-workers who have risen to the challenges and whose efforts and initiatives have collectively helped report a sound performance during the year. Challenging situations build strong people, precisely what has happened at Puravankara. Today, we are stronger, bolder and ready for the leap.

As management, our job is to foster a high-performance and inclusive culture where all employees believe in themselves and are empowered to take decisions. Though our business may be cyclical, our leadership is not. We have created a very reassuring and enabling work environment. We see it as our role to protect our office culture that is free of bias, open and welcoming for all. From attracting the best people to developing talent with global capabilities, our management has always been at the forefront

of creating and adopting best-in-class people practices where everyone has a real opportunity to transform their professional and personal life. The pandemic has significantly disrupted lives and we must help people settle down, keep our teams together and continue working on building our differentiation.

Recovery in the property market gained from the re-opening of the economy in stages at the start of the third quarter of 2021-22, and market activity increased with the acceleration of pent-up demand, augmented by the ongoing expectations around the need for own home. The state government of Maharashtra and Karnataka also supported the industry by reducing stamp duty and registration values to stir the market. In addition, historically low home loan interest rates and push by banks and other financial institutions contributed to increased market activity.



Purva Highland, Bengaluru



*With low RTM currently, we are ready for the next stage, and decisive, proactive actions will be taken to fortify and unlock value from our product pipeline.*

At Puravankara, one of our principal differentiators is that our real estate brands meet the needs of significant consumer segments. As demand played out, customers chose Provident as a means to upgrade their lifestyle to projects in excellent locations with intelligent space planning and diverse amenities and the convenience of living the community life. Provident caught the tailwind, and we sold 1,679 units during the year, generating sales value of ₹ 1,144 crore, which is up sharply from ₹ 621 crore in the previous year. This performance also helped clear our ready-to-move (RTM) inventory and has renewed our focus to bolster our pipeline, with five Provident projects lined up in the current year.

Similarly, brand Puravankara which caters to consumer expectations of larger homes with more flexible spaces and premium amenities in prime locations also performed credibly. We were able to sell 937 units during the year, mobilising sales value of ₹ 1,263 crore, against ₹ 1,581 crore in the previous year. Likewise, demand for projects under Purva Land, our plotted development offering, was also spontaneous as it resonated well with the evolved buyer's expectations for flexible spaces in scenic locations. Our plotted developments are well-planned and have caught the imagination of upwardly mobile professionals who want quality amenities, social infrastructure and a spacious lifestyle.

With low RTM currently, we are ready for the next stage, and decisive, proactive actions will be taken to fortify and unlock value from our product pipeline and improve our financial performance while safeguarding the business for the long term.

We are poised for a leap as we focus on the innovative mobilisation of growth capital. Financial capital is an essential component of our business, and its availability at favourable terms is critical to our long-term viability and success. While banks/FIs have been the natural source of debt capital, we must look beyond to see if we could supplement this by garnering resources from other options. Our study found the AIF (Alternative Investment Fund) route to be the most suitable as it provides access to long-term finance

at a reasonable cost. In addition, our investors get assured returns with an upside component.

Our thinking led to the establishment of Purva Asset Management Pvt. Ltd, a subsidiary company we incorporated in April 2022 (post balance sheet development). With this, we launched a ₹ 750 crore AIF to invest in a mix of Provident and Purva Land projects. The fund envisages investment in 6-8 mid-sized projects under affordable housing with a four-year development timeline and plotted projects of up to 1.1-1.5 msft. These projects typically have lower gestation cycles and will enable a quicker return of capital and yields that meet investor expectations. We have invested a lot of effort, created a specialist team, and are confident in the performance of the AIF, which we hope to share with you next year. It is a core part of our capital transformation strategy. We believe there is scope to lower our cost of capital, enhance capital efficiency and generate long-term surplus funds for investment in larger projects.

One of Puravankara's most significant strengths lies in its preparedness and ability to rise to the challenges. With our headquarters in Bengaluru, we are geographically well-placed. We have forayed into Mumbai, Pune and Goa in the west and are increasing our presence in Chennai, Hyderabad and other parts of south India. With our focus on consistent operational excellence, diversification strategies, and

We are poised for a leap as we renew our relationships with you to prosper together and unlock immense shareholder value. Engagement with all our stakeholders is instrumental in our business, and the Board is committed to transparent and honest dialogue.

innovative capital mobilisation, our business will remain relevant, purposeful and sustainable.

We are poised for a leap as we renew our relationships with you to prosper together and unlock immense shareholder value. Engagement with all our stakeholders is instrumental in our business, and the Board is committed to transparent and honest dialogue. We are focussed on building trust and making improvements, yielding better performance and a more sustainable enterprise. Thank you to all our stakeholders for their continued support and engagement.

I also thank the CEO, the executive leadership team and all Purvankarites for executing the Company's strategy through challenging times. You continue to remain unwavering in your commitment, which is remarkable. It is a pleasure to work alongside you and help build the organisation's future for a collective purpose which is compelling and sustainable.

*Sincerely,*  
**Ashish Puravankara,**  
MANAGING DIRECTOR

Statement by our **Chief Executive Officer**

**Key highlights**

Total area sold

**3.52 msft**

Net profit

**₹ 146 crore**



*Dear Stakeholders,*

I am delighted to share that Puravankara achieved a solid performance in 2021-22, with strong numbers reported across key metrics.





*We are readying to launch a 16+ msft pipeline comprising projects from all three of our brands – Puravankara, Provident and Purva Land, thus allowing us to capture demand in our key markets.*

Total area sold climbed to 3.52 msft, up 9% from the previous year, we achieved sales value growth of 9.3% to ₹ 2,407 crore, EBIDTA rose 69.7% to ₹ 635 crore, and there was a swing-back in profitability to ₹ 146 crore from a net loss of ₹ 6 crore in the previous year.

In many ways, this performance harks back to the fundamental strengths of Puravankara as a brand with a 47-year heritage and a track record of successfully completing 74 projects. Strong performance achieved during the year, paired with the vital underlying strengths of the business, gives me the confidence that we are entering a new growth cycle that will help unlock tremendous value for our investors.

I want to outline some of the organisation's key developments that will drive future sustainable growth.

### **Developing a future-strong pipeline**

We are readying to launch a 16+ msft pipeline comprising projects from all three of our brands – Puravankara, Provident and Purva Land, thus allowing us to capture demand in our key markets and real estate hubs of the country. While we have a robust presence in the south and a growing print in the west, our strategy is to go and grow deeper in these geographies, including those of acquisitions and joint developments. Post-Covid, increased consolidation and market shake-up have opened up a broader canvas of opportunity for organised players. We expect to leverage this fully and have created dedicated geographic business units with P&L responsibility to execute our strategy.

### **Assembling a seasoned executive leadership team**

As a function of the future growth in the enterprise, we have scaled our hiring practices and assembled a seasoned leadership team with clear mandates and decentralised responsibility to grow their respective business functions/divisions. Professionalising the business is critical, especially as we scale our operations.



*Going forward, our focus on creating multiple sound platforms for capital mobilisation is expected to enable further reduction in debt levels over the medium to long-term.*

We incessantly work towards cultivating a collaborative framework and streamlining our processes for greater operational excellence. I believe these strategic measures will help unlock new paths to value-driven growth that has defined Puravankara's legacy.

### **Creating an edge through technology and digital**

Now, more than ever, digitisation and technology have emerged as significant business enablers. In fact, as we advance, the ability of an enterprise to adopt and leverage technology will be a crucial determinant in staying ahead of the curve.

At Puravankara, we have embraced end-to-end digital transformation, keeping operational efficiency and customer engagement at the core. In line with this, we onboarded IBM as a partner in this exciting journey because of their demonstrated success in digital transformation consultancy and complex tech platform implementation.

With this partnership, we have successfully implemented SAP which is being rolled out across the organisation. Furthermore, IBM is also evaluating our current IT setup, infrastructure, platforms and processes and is building a roadmap to help achieve our goals in digital transformation. As we advance, this collaboration will open up limitless possibilities, from data modelling to gauging business insights, to bringing efficiency throughout our operations and hence addressing execution risks, to achieving higher customer engagement using AI, ML, bots, drone tech, AR/VR technologies, etc.

### **Strengthening and preparing our balance sheet for future growth**

We are committed to strengthening our balance sheet. The Group has already been able to reduce net debt to ₹ 1,846 crore as on 31 March 2022 from its peak of ₹ 2,743 crore as on 31 March 2019, supported by comfortable cash generation from operations, limited land-bank investments and receipt of funds from IFC (International Finance Corporation) for identified projects.

#### **EQUITY**

(₹ in Crore)

# 2,049

FY19-20	1,915.05
FY20-21	1,894
<b>FY21-22</b>	<b>2,049</b>



The success with the IFC transaction spurred us to appraise other such transactions. We could successfully develop an Alternative Investment Platform (AIF), housing it under a separate wholly-owned subsidiary that closed its mandate of mobilising ₹ 214 crore in the month of July 2022 (post balance sheet development). This fund will be deployed in quicker gestation projects of Purva Land and Provident Housing.

Going forward, our focus on creating multiple sound platforms for capital mobilisation is expected to enable further reduction in debt levels over the medium to long-term. Our improving financials gave a boost to our credit profile, with ICRA upgrading our ratings to [ICRA]A- and [ICRA]A2+ with a revision in outlook to "Stable" in July 2021. The ratings also continue to draw comfort from the track record of Puravankara Group in the residential real estate market and steady market share gains in both our existing and new markets.

### **In summary**

The Puravankara Group has significant expansion plans, which exposes the Company to execution and market risks. We are realistic about this and are addressing it through all the initiatives listed above that will enable us to deliver on our plans and thwart any untoward risk formations. We witnessed a healthy response to our six new project launches over the financial year under review and in the past, which helped us book unsold ready-to-move inventory, which is currently at low levels.

In summation, our diverse projects in multiple high-potential geographies, our strong business fundamentals and new growth vectors will help unlock value for our shareholders.

Thank you for being with us on our journey. I believe the best of Puravankara is on its way.

*Thank you,*  
**Abhishek Kapoor**  
CHIEF EXECUTIVE OFFICER

**THE CONVICTION TO GROW**

# Value creation model

We uphold value creation in our businesses through all possible facets to bring distinctions to our products and services. Our business sustainability focus aligns with our corporate values to fulfil both shareholders' and stakeholders' needs and expectations.

## Strategic Goal

To remain a leading property developer in India with distinctive projects.

## Key Focus Areas

- Achieve sales targets
- Propel growth through efficient capital structure
- Optimise resources, including land bank to create value
- Diversify into new chosen markets of west India
- Achieve fast-tracked growth through exploring acquisition/ JV opportunities

### INPUTS

#### FINANCIAL

Our solid financials, achieved through prudent financial management empower the Company to develop new value propositions.

#### MANUFACTURED

Our investment in our properties, paired with our robust digital infrastructure, ensures long-term profitability and sustainability.

#### HUMAN

We embrace a corporate culture that values diversity, inclusion, meritocracy and trust, with a committed workforce being a backbone of our operations.

### MATERIAL MATTERS

- Economic performance
- Direct and indirect economic impacts
- Capital management

- Strong employer branding
- Learning, training and up-skilling
- Rewards and recognition

- Strong employer branding
- Learning, training and up-skilling
- Rewards and recognition

### Value added by Puravankara

#### INTELLECTUAL

We continuously seek to improve our expertise with a long-term approach to talent management, regulatory compliance, digitalisation, etc.

#### SOCIAL AND RELATIONSHIP

Our strong relationships with all our stakeholder enable us to foster a conducive business environment where everyone benefits.

#### NATURAL

We endeavour to minimise our environmental impacts and optimise use of resources, while creating harmonious living environments.

- Building internal capabilities
- Harnessing strategic data insights
- Building a digital culture

- Multi-stakeholder approach
- Benefit local communities
- Building brand trust and reputation

- Materials planning and management
- Environmental compliance
- Green incorporation in projects

## KEY RISKS



Purva Coronation Square, Bengaluru

Pandemic Risks

Economic Risks

Market Risks

Attrition Risks

Cybersecurity Risks

Regulatory Risks

Competition Risks

Occupational health and safety Risks

## OUTCOMES

### INVESTORS/SHAREHOLDERS

- Equity attributable to shareholders: ₹ 2,049 crore
- Sales value: ₹ 2,407 crore
- Net profit: ₹ 146 crore

### CUSTOMERS

- 2,616 units sold in 2021-22
- Strong customer inputs / feedback mechanism

### EMPLOYEES

- Salaries and benefits of ₹ 11.15 crore in 2021-22
- Female participation: 25%

## Value created for Stakeholders

### COMMUNITIES

- Local benefits through CSR
- Local employment / local business development
- Tax contribution

### REGULATORS

- Well-governed operations
- Uncompromising stance on compliance

### ENVIRONMENTAL

- Underground water recharge project
- Green themed projects
- Measured use of natural resources

Capitals **report**

**Financial Capital**

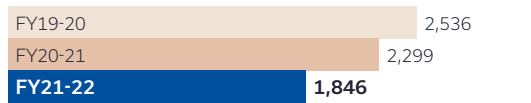
**EQUITY** (₹ in Crore)

**2,049**



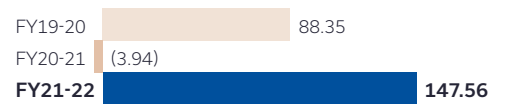
**BORROWINGS** (₹ in Crore)

**1,846**



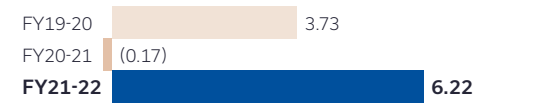
**NET PROFIT/LOSS** (₹ in Crore)

**147.56**



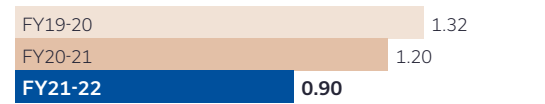
**EARNINGS/SHARE** (In ₹)

**6.22**



**DEBT-EQUITY RATIO** (In Times)

**0.90**



## Human capital

**FEMALE EMPLOYEES** (In %)

# 25



## Social and relationship capital

**CSR SPENDS** (₹ in Crore)

# 0.57



**SALARY AND BENEFITS** (₹ in Crore)

# 11.15



**CSR INITIATIVES**

FY19-20

- Maintenance of medians and park -BBMP
- Eradication of hunger
- Donation to flood relief fund

FY19-20

- Maintenance of medians and park – BBMP
- Water rejuvenation project
- Livelihood enhancement
- Hospital project

FY21-22

- Maintenance of medians and park – BBMP
- Promoting education
- Promoting healthcare

THE CONVICTION TO GROW

01

# Financial Capital



What

## What is our Financial Capital?

Our financial capital includes cash, investments, debt and equity resources. We use a combination of these financial resources in our business operations to ensure financial sustainability. Financial capital is used as part of our daily business operations to ensure we achieve the Company's financial expectations. When using our capital resources, we engage with stakeholders, consider our material matters and balance the capital trade-offs with other capitals that are impacted. This process culminates in sustainable value creation and preservation.

Why

## Why is this Capital important?

We use cash generated by our business activities as well as funding, both debt and equity, to finance business growth to support the Company's short, medium and long-term sustainability and growth plans. We provide our shareholders with a return on their investments through regular dividend payments.





The sustenance of sound credit ratings and the Company's ability to manage its costs and expenses significantly contribute to our sustainability agenda. Further, our robust financial management strategies expand our ability to create sustainable value for our shareowners.

### How we create value using Financial Capital

#### SDGs supported



- Research and implement best practices
- Focused on adhering to internal policies and processes
- Robust governance practices that have been endorsed through awards by both national and international bodies







### Developing a platform approach for our Financial Capital

At Puravankara, we are in discussion with several interested investors and individuals to create platforms to raise capital which we believe is the way forward for the industry. We envisage future fund raising at both the segment and project level. We have worked hard towards formalising our plans which have fructified into two ongoing fundraising platforms to cater to projects under Provident Housing and Purva Land.

To begin with, in 2020, IFC and IFC Emerging Asia Fund partnered with Puravankara to invest \$76 million in Provident Housing projects in India. The partnership aims to develop up to four residential projects for the Provident brand.

Two of these four projects are planned in Kochi and Bengaluru with a 4.5 msft saleable area. About 4,000 housing units will be built in 5-7 years. The Bengaluru project was launched in November 2021 and the Kochi project in February 2022.

The second platform, Purva Asset Management Private Limited has been created as a subsidiary of Puravankara Ltd and has launched a ₹ 750 crore Alternative Investment Fund (AIF) to invest in Provident Housing projects and Purva Land plotted development projects. The Category II, AIF Purva Real Estate Fund, received the mandatory SEBI approval and will be managed by Purva Asset Management. The first fund scheme is called 'Purva Residential Excellence Fund-1'. This fund will invest in 6-8 mid-sized affordable housing projects with a four-year development timeline and plotted projects of up to 1.1-1.5 msft.

THE CONVICTION TO GROW

02

# Manufactured Capital



What

## What is our Manufactured Capital?

This capital consists of our projects, offices and facilities that enable us to conduct our business. We invest Financial Capital in these assets to expand our brands to deliver on our brand-specific value propositions. We also deploy these capital resources to create systems and processes conducive to constant improvement, enabling our organisation to meet its full potential, ensuring alignment to environmental norms while minimising our carbon footprint and making continuous advancements in our workflows and operational techniques and processes.

Why

## Why is this Capital important?

Our Manufactured Capital is vital to us as our projects are our identity. Our goal is to serve our buyers/customers in a responsible and ethical way and build value for the society through our citizenship actions. We continue to invest in our business for growth and optimise how we use our Financial and Manufactured Capital to provide an appropriate return on investment to our shareholders.



Our Manufactured Capital is manifest in our assets and infrastructure that enable us to engage in business operations. Our residential and plotted development projects comprise our assets, while we hire and use a wide range of equipment and machinery to build our projects. Furthermore, our in-house pre-cast facility is also a part of our Manufactured Capital.

### How we create and preserve value using Manufactured Capital?

#### SDGs supported



- We had a total of 25 msft. ongoing projects as on 31 March 2022 across all three brands
- We implemented several initiatives in operational efficiency improvement across our project sites, including the use of pre-cast
- We utilised ways to lower traditional energy consumption
- We ensured strong cost discipline

THE CONVICTION TO GROW

03

# Human Capital



What

## What is our Human Capital?

Our employees comprise our Human Capital. Most of our managerial cadre are professionally qualified and contribute a wealth of Intellectual Capital to our expertise and integrity. We invest significant Financial Capital in building our Human and Intellectual Capital to attract and retain these high-calibre employees who are the backbone of our Company. They are passionate and committed to quality and operational excellence, which is key to creating and maintaining sustainable value.

Why

## Why is this Capital important?

We are a people business and our employees are instrumental in delivering exceptional customer and stakeholder value. The past two years have been particularly challenging, as we grappled with the impacts of the pandemic. We employed resilience, flexibility and commitment in adapting to the challenges. The pandemic also provided opportunity to showcase the Company's ability to be innovative in customer value proposition and it allowed us to identify key talented individuals and potential leaders.





What helps us stand out is the quality of our Human Capital. We have strived over the years to ensure that our employees are empowered, inspired and driven to be high performers who not only believe in adding value to the organisation but also grow as professionals. Our tactically designed processes and inclusive leadership culture welcome and nurture diverse talents to become the best version of themselves.

## How we create and preserve value using Human Capital

### SDGs supported



- Invested in training and development in 2021-22
- Focused on inclusion, diversity and fair treatment of all employees
- Successfully closed a number of senior level appointments to fill key positions

### Overview of our Human Capital

Behind the success of Puravankara are the skills, support, hard work, dedication and loyalty of our people. We continuously focus on enriching our Human Capital by strengthening our workforce through enhancing people competencies and helping them build their careers through providing more opportunities and incentives. We provide a conducive working environment by maintaining diversity at the workplace, prioritising occupational health and safety and supporting employee aspirations.

During the year, we focused on putting together a seasoned and specialist leadership team that would help deliver volumes and scale up the business, specifically meeting our launch pipeline of 16 msft over the next 12-18 months. The brief profile of the new leaders who have strengthened our leadership team is presented in the Management Discussion & Analysis section of this report.

In preparing for the future, we also redesigned the organisation structure to reflect the business strategy and the growing needs of the business. We have now respective business heads who have taken up P&L responsibility, both in terms



of geographies (south and west) as well as in terms of business verticals (Puravankara, Provident, Purva Land, SICL, Prop Mart and Purva Streaks). Each of the business heads are accountable to deliver on the annual business plans. Thus, empowering our teams with key decision-making and accountability, we have thus set the foundations for future growth.

With the revamp of organisational structure and with a view to support the aspirations of the business, new-age leaders with strong demonstrated experience were appointed to drive growth across business verticals. As such, there was significant top talent hiring at the senior level that was planned and executed over the last few months of the fiscal year under report. This was complemented by a



comprehensive exercise undertaken by an external consultant to draw up a clear role authority and accountability matrix, which provided direction in terms of empowerment and responsibility. Also, a clear focus and accountability of business leaders for their respective business verticals/geographies has also contributed to a high performance culture. The same is ensured by cascading business goals into clear and transparent KRAs from business leaders to all employees. This would facilitate professional evaluation of performance and consequent rewards and recognition.

The ability to attract top talent attests to Puravankara as a strong employer brand with a formidable market presence and a people-friendly culture that supports

decentralisation and values new ideas and innovation. Our recruitment success is a significant achievement considering the high competition for the best talent in the industry, as our propositions around a challenging and fulfilling work environment, strategic decision-making and empowerment, and strong compensation and reward systems resonate with senior leaders and make our institution a magnet for specialist new-age talent.

We have always believed that all employees should have a clear understanding of their individual responsibilities and know that rewards are commensurate with effort. With a view to reinforce this culture, a comprehensive exercise was undertaken with the support of an external consultant in charting clear performance goals and processes. The fundamental idea underlying this exercise was to provide clarity and transparency in terms of efforts and results. While judgement and bias are inherent in any performance evaluation system, sufficient care has been taken to focus on objective evaluation of goals and responsibilities. With consensus-driven KRAs and evaluation process, we believe we are well-poised now to leverage the best out of this performance evaluation process and thus meet overall business targets and goals.

THE CONVICTION TO GROW

04

# Intellectual Capital



What

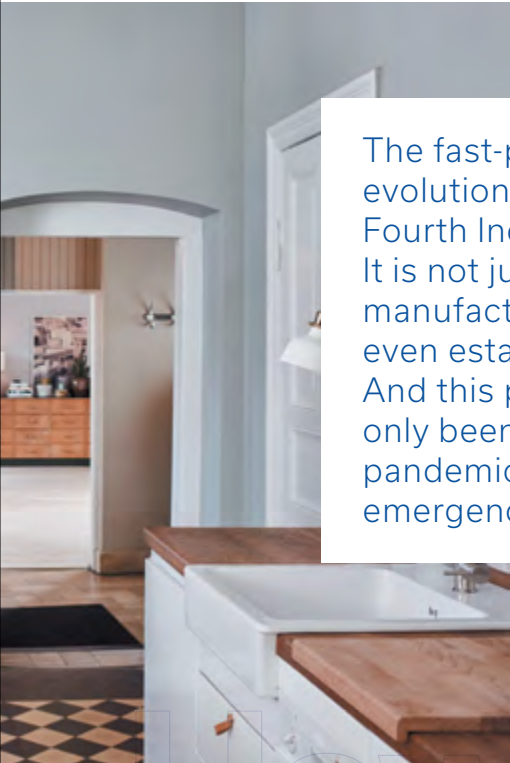
## What is our Intellectual Capital?

Offering our customers superior living spaces and services is at the heart of our Intellectual Capital. Internally, our Intellectual Capital is bolstered by our technology, systems and processes that facilitate day-to-day business. Key focus areas include deployment of appropriate and effective technology, process methodologies, data-driven insights, sector-leading policies and processes, excellent corporate governance and strong qualifications of our people.

Why

## Why is this Capital important?

As a large organisation committed to fostering a conducive business environment, Puravankara's Intellectual Capital, particularly as manifested through operational, customer and stakeholder excellence, is what enables the delivery of our strategy. Structural and operational support, at brand and site level as well as centrally, enables effective and efficient development of the Intellectual Capital capability of the Company.



The fast-paced technological evolution is the pedestal of the Fourth Industrial Revolution. It is not just transforming manufacturing but is disrupting even established businesses. And this pace of change has only been accelerated by the pandemic. Today, the diversified emergence of frontier

technologies is evident across different sectors; yet, in general, the most common feature is that these are changing our way of communication, our analysis or problem-solving, our service modality and how we do business. Aligned with this fast-paced change, at Puravankara, we are cultivating a culture of thoughtful employees – people who understand the local and global operating context and enable the development of innovative processes and solutions.

### How we create value using Intellectual Capital

#### SDGs supported



- Research and implement best practices
- Focused on adhering to internal policies and processes
- Robust governance practices that have been endorsed through awards by both national and international bodies



### Overview of our Intellectual Capital

At Puravankara, the knowledge, processes, technologies and systems embedded in our operations nurture the capacity for innovation, which is key to maintaining our competitive edge.

Intellectual Capital provides the Company opportunities to implement future digital initiatives to support decision-making and planning. The possibilities of utilising technology to positively impact our stakeholders and to create value is endless, with the opening up of such facets as better data accessibility for greater precision in strategic decision-making; ability to reduce cost, improvise delivery processes, enhance product quality and space-making to create surplus value for customers; and streamline MIS and documentation processes for accurate financial modelling and project information.

With a view to meet our future growth expectations, we also worked upon improving our internal control systems and processes to prepare for scalability. Furthermore, we also safeguarded our operations against any fraud or defalcations through bolstering processes and mechanisms and having policies in place, while also through reinforcing a zero tolerance culture.

Our human resources, their experience, ideas and insights form a key part of our Intellectual Capital, which we strengthened through the acquisition of key talent during the year. Please refer to the section on Human Capital for more information.





**PURAVANKARA®**



THE CONVICTION TO GROW

05

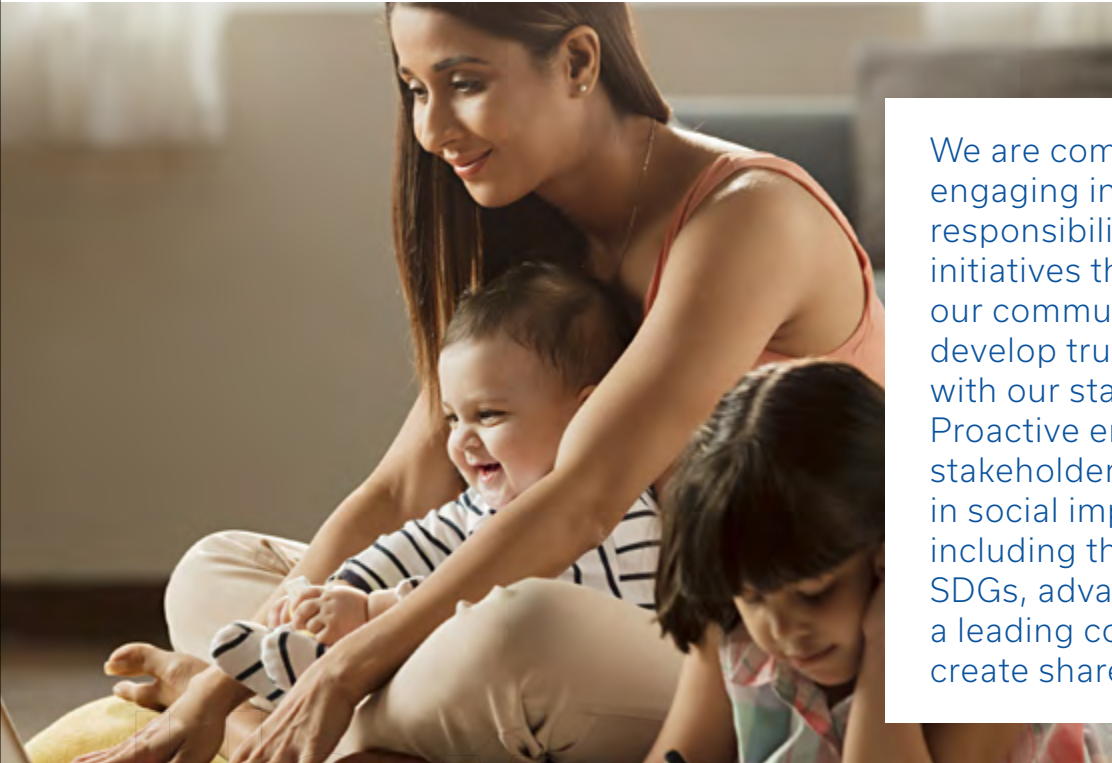
# Social and Relationship Capital

## What is our Social and Relationship Capital?

This capital incorporates our relationships with the communities around which we operate and that we serve as well as other key stakeholders who benefit from or impact on our work. Transparency, responsiveness and open dialogue characterises our stakeholder relationship management approach. We also engage in corporate citizenship by giving back to the broader society as well as by instilling a culture of respect, diversity and inclusion in all aspects of our work.

## Why is this Capital important?

We recognise the impact of our business actions on our key stakeholders and ensure that their input forms an integral part of our strategy development and implementation in our sustainable stakeholder value creation process. We also participate in activities that support and sustain communities in those areas where we operate and have a presence. Our citizenship programs focus largely on positive outcomes through fulfilling the fundamental needs of society and also via local employment and procurement opportunities in areas in which we operate. In terms of our sustainability goals we align with the SDGs, focusing on inclusive and equitable growth and development for all.



We are committed to engaging in corporate responsibility and sustainability initiatives that support our communities and help develop trusted relationships with our stakeholders. Proactive engagement with our stakeholders and investment in social impact initiatives, including those aligned with the SDGs, advance our position as a leading corporate citizen and create shared value for all.

## How we create and preserve value using Social and Relationship Capital

### SDGs supported



- Invested in training and development in 2021-22
- Focused on inclusion, diversity and fair treatment of all employees
- Successfully closed a number of senior level appointments to fill key positions



Execution track record

**42,500+**

Happy customers

**45,000+**

Homes delivered

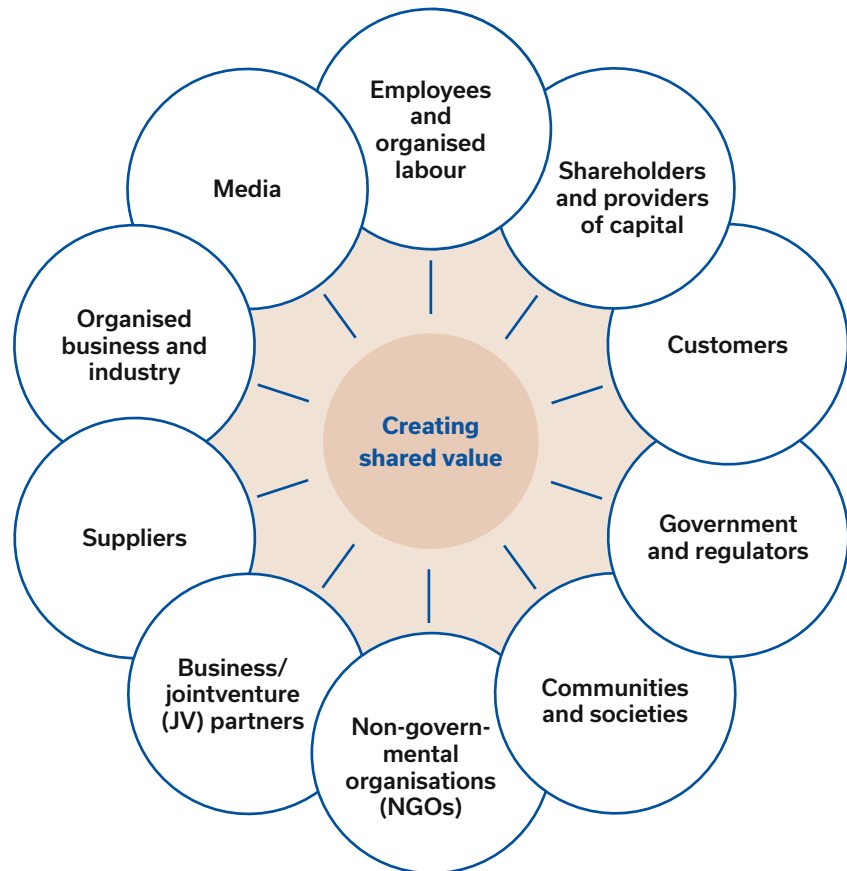
**42,500+**





## Stakeholder engagement as a key part of our Social and Relationship Capital

At Puravankara, our aim is to be a credible partner in creating sustainable shared value. Our relationship with stakeholders, formed through goodwill, build trust and credibility in our brand and create an ecosystem where every stakeholder is a beneficiary through their association with us. We have a broad range of stakeholders who we impact, and, in turn, they impact us. We recognise that trust is a key element and we aim to build and maintain trust through open dialogue and transparency.



Stakeholder Engagement Framework				
Stakeholders	Engagement frequency	Why we engage	Material matters	Our response
<b>Customers</b>	<b>H</b>	Our customers are core to our business. Being customer-centric means being responsive to their needs and expectations, delivering delightful service and improving the overall customer experience	<ul style="list-style-type: none"> <li>• Consistent and predictable delivery of high-quality apartments</li> <li>• Competitive pricing</li> <li>• Attractive locations proximate to multi-modal connectivity</li> </ul>	<ul style="list-style-type: none"> <li>• Efficient execution leading to timely project delivery</li> <li>• Maintained constructive and transparent engagements, understanding customer needs and meeting their expectations</li> <li>• Worked with customers on incorporating expectations into our planning and design</li> <li>• Improved customer experience and offerings with enhanced digital applications</li> </ul>
<b>Shareholders and providers of capital</b>	<b>H</b>	To make consistent and clear communication, promoting our investment case, strategy and strategic objectives enables informed decision-making and manage expectations.	<ul style="list-style-type: none"> <li>• Articulation of long-term industry and Company prospects</li> <li>• Strengthening balance sheet management and ability to service debt</li> <li>• Sharing estimated operational projections</li> <li>• Environmental and regulatory compliance</li> <li>• Capacity and ability to manage a larger and greater variety of projects</li> </ul>	<ul style="list-style-type: none"> <li>• Maintained sustainability and ensured strong financial visibility through a vibrant project pipeline</li> <li>• Strengthened balance sheet through disciplined capital allocation</li> <li>• Continued entrenching our enterprise risk management process</li> <li>• Engaged in innovative and cost-effective capital mobilisation through AIF (Alternative Investment Fund) structure</li> </ul>
<b>Communities and societies</b>	<b>M</b>	Business sustainability depends on the relationship we build with the communities and societies in which we operate and our contribution to societal upliftment.	<ul style="list-style-type: none"> <li>• Strategic direction, including our environmental impact</li> <li>• Contributing to improving community living standards, including support during peak pandemic</li> <li>• Enabling sustainable economic transformation through livelihood creation</li> <li>• Engaging in solving pressing community issues, such as water shortage</li> </ul>	<ul style="list-style-type: none"> <li>• Continued with a multi-pronged approach to social investment</li> <li>• Engage in partnerships for maximising impact</li> </ul>



## Stakeholder Engagement Framework

Key **H** High **M** Medium

Stakeholders	Engagement frequency	Why we engage	Material matters	Our response
<b>Governments and regulators</b>	<b>H</b>	Engaging with governments and regulators presents opportunity to enhance our relationships, secure our operating license, advance mutually beneficial key commercial objectives and contribute to national policy formulation.	<ul style="list-style-type: none"> <li>• Compliance with all relevant legislations</li> <li>• Occupational health and safety management</li> <li>• Responsible tax contributions</li> <li>• Support national and local agendas, including employment</li> </ul>	<ul style="list-style-type: none"> <li>• Complied with applicable legislation, including environmental obligations</li> <li>• Ensured workers' safety</li> </ul>
<b>Employees</b>	<b>H</b>	Our employees are the backbone of the organisation. They help execute and deliver our goals, and we provide them with strong long-term career opportunities.	<ul style="list-style-type: none"> <li>• Career progression</li> <li>• Employment safety</li> <li>• Rewards and recognition (R&amp;R)</li> <li>• Learning and development</li> <li>• Grievance redress</li> </ul>	<ul style="list-style-type: none"> <li>• We have a robust R&amp;R platform that recognises achievers and top performers</li> <li>• We offer strong long-term career progression opportunity</li> <li>• We focus on diversity and inclusion as a means to create a unique workforce that draws from diverse experiences and insights</li> </ul>

THE CONVICTION TO GROW

06

# Natural Capital



What

## What is our Natural Capital?

We rely on natural resources, such as land, energy and water for our operations and we are mindful that we need to preserve them by mitigating potentially negative environmental impacts through responsible use.

Why

## Why is this Capital important?

We recognise the impact of our business actions on our key stakeholders and ensure that their input forms an integral part of our strategy development and implementation in our sustainable stakeholder value creation process. We also participate in activities that support and sustain communities in those areas where we operate and have a presence. Our citizenship programs focus largely on positive outcomes through fulfilling the fundamental needs of society and also via local employment and procurement opportunities in areas in which we operate. In terms of our sustainability goals we align with the SDGs, focusing on inclusive and equitable growth and development for all.



As the frontrunner in Environmental, Social and Governance (ESG) practices, Puravankara has been at the forefront of sustainable business since inception. Our environmental, occupational health and safety practices are the primary enablers of workplace safety and environmental stewardship.

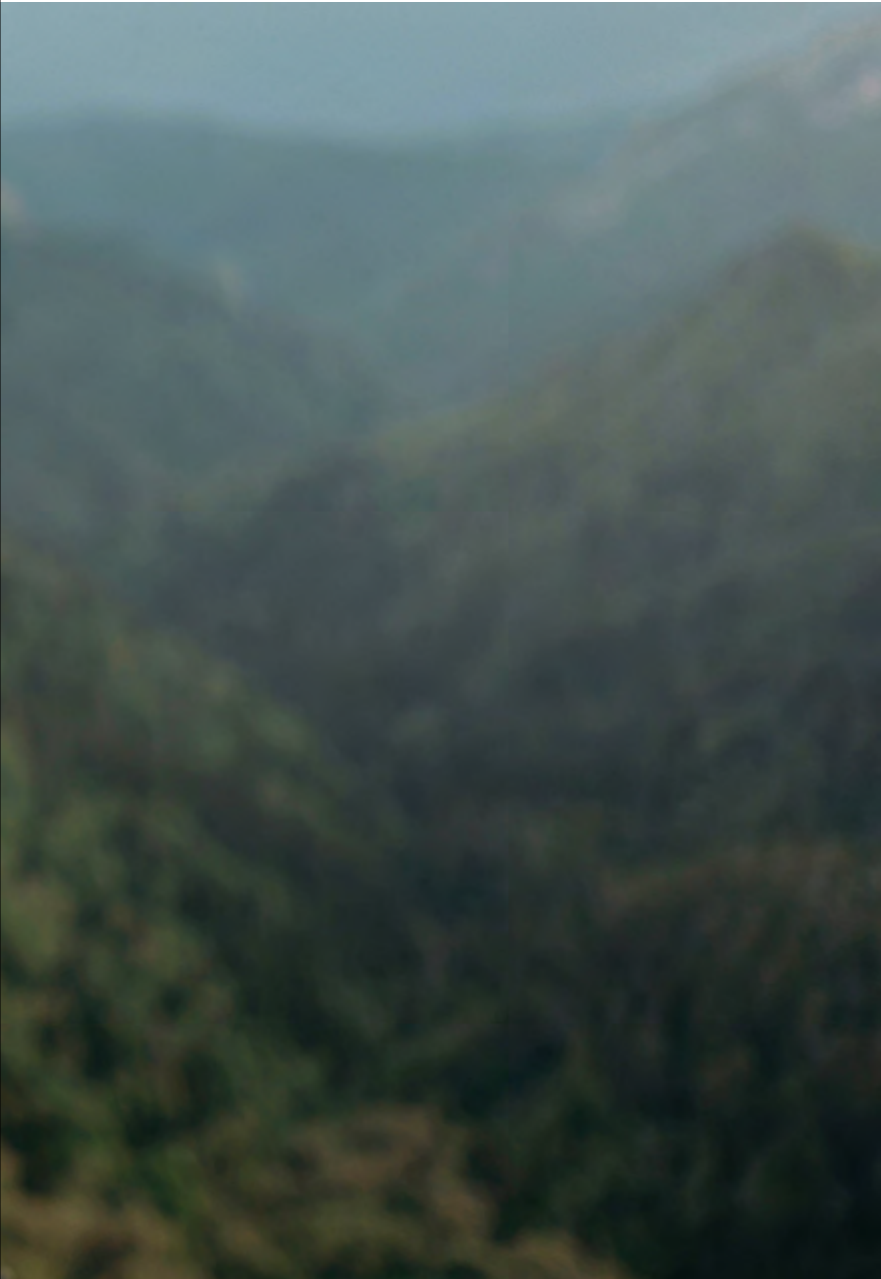
## How we create and preserve value using Natural Capital

### SDGs supported



- Uncompromised adherence to policies and processes to maintain environmental and ecological goals and considerations
- Targets have been consistently achieved for reduction in water consumption, electricity use and emissions
- Environmental awareness has been integrated into our training programs, especially for our site workers
- Focused initiatives have been directed towards eliminating wastages
- Celebration of all major days, including World Environment Day, etc., that helps raise awareness





## Overview of our Natural Capital

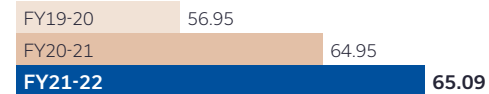
The natural resources used for our business activities comprise our Natural Capital.

Our un-developed land banks that unlocks future revenue potential is also a key Natural Capital.

### TOTAL LAND BANK

(In msft)

# 56.95



We are focused on preserving the environment against the impact of our site operations through a number of measures that include conservation of natural resources such as water and optimising the use of energy generated from fossil fuels. We also advance the sense of natural living through incorporating many ecological elements in our projects, including theme-based landscaping, preserving natural waterbodies, etc. Further, with regards to air emissions at construction sites, we monitor pollutant levels, follow stringent standards and ensure that levels of pollutants like PM10, PM2.5, NO2, SO2 are always below the NAAQ (National Ambient Air Quality) standards.

***For more information please refer to the Business Responsibility Report.***

## Our board

Directors

**08**

Independent  
Non-Executive Directors

**04**

Woman Director

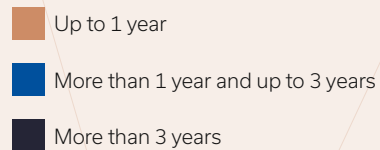
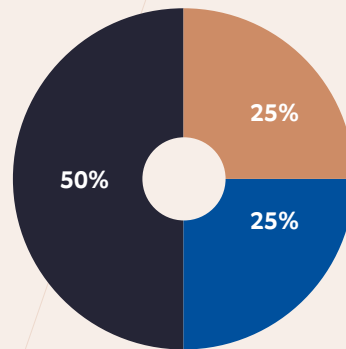
**01**

Meetings held in FY2021-22

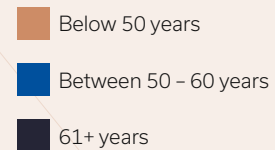
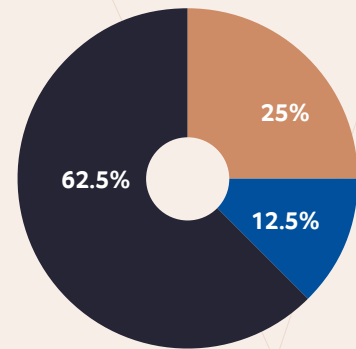
**07**

### Key features of our Board

Board tenure



Age group







**RAVI PURAVANKARA**  
FOUNDER & CHAIRMAN

Mr. Ravi Puravankara is the Founder & Chairman of Puravankara Limited. Under his guidance, supervision and mentorship, the Company today has emerged as one of India's largest residential real estate conglomerates. Renowned for pioneering new trends, Mr. Puravankara has been recognised for introducing mid-income consumer premium homes within easy and affordable reach by launching Provident Housing Limited, a wholly-owned subsidiary. An iconic leader and a disruptive forward-thinker, Mr. Puravankara's strategic planning gave genesis to affordable luxury for aspirational Indians, creating the foundations of the premium affordable housing industry. Mr. Puravankara was also one of the first to obtain FDI in the Indian real estate sector, forging a joint venture with Singapore-based Keppel Land Limited. Mr. Puravankara has also been instrumental in implementing best practices in construction by focusing on technology to achieve quality in execution as well as in sales and customer relations.



**ASHISH R. PURAVANKARA**  
MANAGING DIRECTOR

Mr. Ashish R. Puravankara, as the new-age leader, has played a pivotal role in the growth of the Company through his emphasis on innovation, strategy formulation, operational control, financial management and enterprise capacity development. Today, he is responsible for the business's day-to-day operations, with his primary focus anchored on opportunity identification. Mr. Ashish holds a Bachelor of Science degree in Business from Virginia Polytechnic Institute and State University and graduated with an MBA from Willamette University in Salem, Oregon.



**NANI R. CHOKSEY**

VICE CHAIRMAN

Mr. Nani R. Choksey possesses over four decades of rich experience in the real estate development, construction and finance sectors, thriving on his strong business instincts. He has played an instrumental role in the growth of the Group since its inception in 1975. In the early days, Mr. Choksey was a one-person team, overseeing most departments, from legal to CRM. Even today, he is actively involved in all of the Company's projects, bringing his rich industry experience, attention to detail and appetite for growth to the business.



**ANUP SHAH S.**

NON-EXECUTIVE  
INDEPENDENT DIRECTOR

Mr. Anup Shah Sanmukh holds a bachelor's degree in commerce from HR College, Mumbai, and a degree in law from Government Law College, Mumbai. He has over 35 years of experience in the field of law, specifically real estate law. Since founding his own firm in 1993, he has consulted developers, builders and foreign and domestic investors in structuring real estate transactions, leases, development agreements and joint ventures. He specialises in commercial and property documentation, corporate and commercial litigation, property-related issues, land laws and arbitration and alternative dispute resolutions. He is the Founder Partner of Anup S Shah Law Firm in Bengaluru.



**K G KRISHNAMURTHY**

NON-EXECUTIVE  
INDEPENDENT DIRECTOR

Mr. K G Krishnamurthy is an alumnus of IIT-Kharagpur with a Management degree from Jamnalal Bajaj Institute of Management, Mumbai. He has vast experience of over three decades in the real-estate sector and has been widely consulted by the industry on real estate matters. Mr. Krishnamurthy has also advised international and domestic real estate funds having an aggregate corpus of ₹ 71 billion. He has offered his expertise to the Asian Development Bank to develop a housing package for project-affected individuals under Karnataka Urban Infrastructure Project and also to the USAID to build up a mortgage market in Sri Lanka.



### **SHAILAJA JHA**

NON-EXECUTIVE  
INDEPENDENT DIRECTOR

Prof. Shailaja Jha is the Area Head for Information Management at SP Jain Institute of Management & Research (SPJIMR), one of India's top B-schools. An alumna of BITS, Pilani, she has rich experience of over three decades. Before transitioning to being an academic, she was part of the prestigious civil services for a decade. She has varied experiences with the Indian Ordnance Factories, and another two decades of top IT consulting expertise across global markets and industry domains with companies like Wipro, Infosys, Cognizant and L&T Infotech. In her last assignment at L&T Infotech, Prof. Jha was the technology leader and delivery head for the Consumer Goods, Media and Technology practice.



### **SANJEEB CHAUDHURI**

NON-EXECUTIVE  
INDEPENDENT DIRECTOR

Mr. Sanjeeb Chaudhuri has over four decades of senior multinational business experience across global banks and consumer companies. He was on the list of the Top-25 Media Visionaries in the Asia Pacific in 2016 and is a featured speaker at premier global marketing and media events in Europe and Asia. Mr. Chaudhuri has deep knowledge of consumer and commercial markets for products and services across major developed and emerging markets of India, the rest of Asia, the Middle East, Africa and Europe. His operational experience includes driving digital transformation at global banks across Europe, Asia, the Middle East and Africa.



### **ABHISHEK NIRANKAR KAPOOR**

EXECUTIVE DIRECTOR,  
CHIEF EXECUTIVE OFFICER  
& CHIEF FINANCIAL OFFICER

Mr. Abhishek Kapoor is the Executive Director, Chief Executive Officer & Chief Financial Officer of Puravankara Limited. He is responsible for driving the growth of the Group's businesses under the Puravankara and Provident brands. A seasoned real estate professional with 22+ years of experience in such organisations as CBRE, his vast experience and highly successful track record in real estate encompass strategic planning and implementation, project optimisation, joint ventures, private equity and sales and marketing across all sectors of real estate, especially residential and commercial.

## The Ability to **Accelerate**

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## The Potential for **Progress**

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## CORPORATE INFORMATION

### I. BOARD & ITS COMMITTEES

#### BOARD MEMBERS

Mr. Ravi Puravankara, Chairman  
 Mr. Ashish Ravi Puravankara, Managing Director  
 Mr. Nani R. Choksey, Vice Chairman  
 Mr. Abhishek Nirankar Kapoor, Executive Director  
 Mr. Anup Shah Sanmukh\*  
 Prof (Ms.) Shailaja Jha\*  
 Mr. K.G. Krishnamurthy\*  
 Mr. Sanjeeb Chaudhuri\*

#### AUDIT COMMITTEE

Mr. Anup Shah Sanmukh, Chairman  
 Mr. Ravi Puravankara, Member  
 Prof (Ms.) Shailaja Jha, Member  
 Mr. K.G. Krishnamurthy, Member

#### STAKEHOLDERS RELATIONSHIP COMMITTEE

Mr. Nani R. Choksey, Member  
 Mr. Ashish Ravi Puravankara, Member  
 Mr. Anup Shah Sanmukh, Chairman

#### NOMINATION & REMUNERATION COMMITTEE

Mr. Anup Shah Sanmukh, Chairman  
 Mr. Nani R. Choksey, Member  
 Mr. Ashish Ravi Puravankara,  
 Member  
 Mr. K.G. Krishnamurthy, Member

#### MANAGEMENT SUB COMMITTEE

Mr. Ravi Puravankara, Member  
 Mr. Nani R. Choksey, Member  
 Mr. Ashish Ravi Puravankara, Member  
 Mr. Abhishek Nirankar Kapoor, Member

\* Non Executive Independent Director

\*\* w.e.f. May 27, 2022

#### CORPORATE SOCIAL RESPONSIBILITY COMMITTEE

Mr. Ashish Ravi Puravankara, Member  
 Mr. Nani R Choksey, Member  
 Mr. Anup Shah Sanmukh, Member

#### RISK MANAGEMENT COMMITTEE

Mr. Ashish Ravi Puravankara,  
 Chairman\*\*  
 Mr. Nani R Choksey,  
 Member  
 Mr. Anup Shah Sanmukh  
 Member

### II. CORPORATE DETAILS

#### Chief Executive Officer

Mr. Abhishek Nirankar Kapoor

#### Chief Financial Officer

Mr. Abhishek Nirankar Kapoor

#### Company Secretary & Compliance Officer

Ms. Bindu D.

#### Registered Office:

Puravankara Limited  
 # 130/1, Ulsoor Road,  
 Bengaluru – 560042.

#### Legal Advisor:

Anup Shah S Law Firm  
 #37, 7th Cross, Vasanthnagar  
 Cunningham Road,  
 Bengaluru-560052

#### Statutory Auditors

S R Batliboi & Associates LLP  
 12th Floor Canberra Block, UB City,  
 No.24 Vittal Mallya Road,  
 Corporate Division No.61  
 Bengaluru – 560 091

#### Internal Auditors

Grant Thornton Bharath LLP  
 (formerly Grant Thornton India LLP)  
 #65/02, Bagmane Tridib, Block A,  
 5th Floor, Bagmane Tech Park,  
 CV Raman Nagar,  
 Bengaluru - 560093

#### Cost Auditors

GNV & Associates  
 No.8, I Floor, 4th Main, Chamarajapet  
 Bengaluru – 560 018.

#### Secretarial Auditor

JKS & Co.  
 Flat 9, JMJ Apartments, 100ft road,  
 Indiranagar, HAL Stage 2, Bengaluru-560038

#### Bankers

Union Bank of India  
 Bank of India  
 Citi Bank N.A  
 Dhanlaxmi Bank Ltd.  
 HDFC Bank Ltd.  
 ICICI Bank Ltd.  
 IndusInd Bank Ltd.  
 South Indian Bank  
 Standard Chartered Bank PLC.  
 State Bank of India  
 SBM Bank (India) Limited  
 RBL Bank

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## Directors' Report

To  
The Shareholders,

Your Directors have the pleasure of presenting the 36th Annual Report on the business and operations of the Company, together with the audited results for the financial year ended March 31, 2022.

(₹ in crore)

Valuation technique used	Standalone		Consolidated	
	Fiscal 2022	Fiscal 2021	Fiscal 2022	Fiscal 2021
Total income	941.38	630.65	1381.65	1056.57
Profit before tax	307.18	(14.04)	285.78	(2.16)
Profit after tax/ Total Profit for the year	166.07	(9.71)	147.56	(3.94)
Total Comprehensive Income	166.44	(10.96)	146.04	(5.35)

### FINANCIAL PERFORMANCE

The standalone revenues of the Company stood at ₹941.38 crores compared to ₹630.65 crores in the previous fiscal. Correspondingly, the company has earned income (after tax) of ₹166.07 crores for the year 2021-22 as against loss (after tax) of ₹9.71 crores in the previous fiscal.

Taking into account the revenues and performance of the subsidiaries of the Company, consolidated revenues of the Company stood at ₹1381.65 crores, as compared to ₹1056.57 crores in the previous fiscal, showing an increase of 30.77%. Total consolidated profit after tax for the year stood at ₹147.56, compared to loss after tax of ₹3.94 crore in the previous fiscal.

The Company is in the business of real estate development and sale. The Company is following IND AS 115 for recognition of revenue. Accordingly, the revenue can be recognised only when, apart from other related conditions, the house/unit is delivered to the customer. The development and delivery of homes/units takes substantial time - often of three to five years and hence the revenue in respect of such projects can be recognised only upon such completion. Thus, there

is a substantial lag in the revenue recognition. Although the sale is confirmed and customer advance is collected and construction is substantially completed, revenue cannot be recognised. Further, as and when the Company incurs any sales and marketing expenses, the same would have to be accounted as a period cost. The Company has huge marketing expenses and in the financial year 2021-22 also, the Company has incurred sales and marketing expenses which have been recognised as a period cost.

The numbers for revenue and losses for the Company on a standalone and consolidated basis reflect the aforementioned recognition of revenue on the basis of accounting standards.

The Company is planning to have an even spread of projects with different completion dates to enable continuous delivery of projects throughout the period. As there have been delays in obtaining the sanction of project plans and due to market conditions, few of the projects had to be deferred temporarily. The Company has launched plotted development projects as they have a shorter time cycle and will enable improved/ timely revenue recognition.

The productivity of the Company is growing, though revenue recognition is delayed. Due to COVID-19 and various other uncertainties in the economy, the productivity and profits in absolute measurable terms in the near future are unascertainable. In the long term, these imbalances are expected to wane off as collections are growing at a steady pace.

## OPERATIONAL PERFORMANCE

Puravankara Limited achieved 3.52 msft (including 1.55 msft on standalone basis) of sales during FY 22 despite significant challenges due to the COVID pandemic. Sales value increased by 9% year on year basis to ₹2407 crore compared to ₹2202 crore during the last financial year. We accelerated our digital initiatives, which include an exclusive digital launch of two projects and online booking. During the year, six projects were launched -PalmVista, Provident Equinox, Provident Winworth, Purva South Bay, Tivoli Hills and Tree Haven.

Further, the company witnessed an increase in homebuyers with interest in larger homes, better amenities and projects that are well designed, driving consumers to consider Puravankara and Provident, both, known to offer these features. The resilient demand of residential units, including residential plots motivated us to have a healthy launch pipeline for FY23 with a new vertical Purva Land for plotted development projects. We are fully poised to capture the upcoming recovery in real estate sector with our full-fledged experience and capabilities.

## DIVIDEND

Your Board approved a dividend policy of the Company at its meeting held on August 6, 2013. The said dividend policy indicates that the Company shall endeavour to pay 33.33% of the Profit after Tax (PAT) earned by the Company during each financial year, with regard to the business exigencies and general economic outlook for distribution as dividend to shareholders.

In line with the aforesaid dividend policy and in line with the results of the Company, the Board has recommended Dividend of ₹5.00/- per Equity Share (100% on the paid up share of ₹5.00 each), on 23,71,49,686 Equity Shares, for the financial year ended March 31, 2022, to all the Shareholders, aggregating to ₹118,57,48,430/- subject to the approval of the same by the shareholders at the Annual General Meeting (AGM) of the Company. The said dividend is 71.4% of the profit after tax for the year 2021-22. The following is the financial implication of the dividend.

No. of paid up shares	Dividend per share (Rs.)	Total Dividend (Rs. crore)
23,71,49,686	5.00/-	118.57

[https://www.puravankara.com/backend/assets/uploads/investors\\_reports/d2fe959c777dc8cc755e79b34eefc2e7.pdf](https://www.puravankara.com/backend/assets/uploads/investors_reports/d2fe959c777dc8cc755e79b34eefc2e7.pdf)

## TRANSFER TO RESERVES

Pursuant to Section 123 of the Companies Act, 2013, there is no proposal to transfer any amount to the General Reserve.

## DETAILS OF ADEQUACY OF INTERNAL FINANCIAL CONTROLS (IFC)

Pursuant to Section 134(5)(e), your Company has a proper and adequate system of internal financial controls (IFC) in place to ensure that all transactions are authorized, recorded and reported correctly, and assets are safeguarded and protected against loss from unauthorized use or disposition and smooth functioning of its business. The processes and the systems are reviewed constantly and changed to address the changing regulatory and business environment. The control systems provide a reasonable assurance of recording the transactions of its operations in all material aspects and of providing protection against misuse or loss of Company's assets. In addition, there are a wide variety of operational controls and fraud risk controls, covering the entire spectrum of IFC.

The existing IFC and their adequacy are frequently reviewed and improved upon to meet the changing business environment. The internal auditors periodically review the internal control systems, policies and procedures for their adequacy, effectiveness, and continuous operation for addressing risk management and mitigation strategies.

## SHARE CAPITAL

The paid-up equity share capital remained unchanged at ₹118.58 crore as on March 31, 2022. There were no public issues, rights issues, bonus issues or preferential issues, etc. during the year.

The Company has not issued any shares with differential voting rights, sweat equity shares, nor has it granted any stock options.

## DEBENTURES

During the year your Company issued 1800, Secured, Unlisted, Redeemable, Non-Convertible Debentures aggregating to ₹180 crores, the same are outstanding as on the date of this report.

During the year, the Company has fully redeemed 1000 unlisted, unrated, secured, redeemable non-convertible debentures ("NCDs") aggregating to ₹100 crores of different series.

## FIXED DEPOSITS

During the year, your Company did not invite nor accept any fixed deposits from the public and as such, there existed no outstanding principal or interest obligations for fixed deposits as on the Balance Sheet date.

## DIRECTORS AND KEY MANAGERIAL PERSONNEL (KMP)

Pursuant to Section 149(4) of the Companies Act, 2013, every listed company is required to have at least one-third of

its directors to be Independent Directors. The Board has one half of its Directors in the category of Independent Directors in terms of Regulation 17 of the Securities Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, (hereinafter referred to as 'Listing Regulations').

In terms of the provisions of the Companies Act, 2013 and Regulation 17 of the Listing Regulations the Board shall be comprised with at least one woman director.

Prof. Shailaja Jha (DIN: 09060618) was appointed as NEID on February 11, 2021 and Mr. Kulumani Gopalratnam Krishnamurthy (DIN: 00012579) was appointed as NEID on June 25, 2021 by the Board of Directors, for a term of five years and the shareholders approved the same at the 35th AGM.

On account of demise of Mr. Pradeep Guha (DIN: 00180427), he ceased to be Independent Director of the Company with effect from August 21, 2021.

On the recommendation of the Nomination & Remuneration Committee, Mr. Sanjeeb Chaudhuri, 'Non-Executive Independent Director (NEID) was appointed by the Board of Directors in the capacity of Additional Director with effect from November 12, 2021. The members have approved his appointment vide special resolution dated December 29, 2021.

The limit of remuneration (in the form of commission) payable to the NEID will be approved by the shareholders at the said AGM and the Board of Directors of the Company have been empowered to decide the annual remuneration payable, subject to the said limit.

According to Section 149(13) of the Companies Act, 2013, the Independent Directors shall not be liable to retire by rotation.

All the continuing Non-Executive Independent Directors have submitted the Declaration of Independence, pursuant to Section 149(7) of the Companies Act, 2013, stating that they meet the criteria of independence as per Section 149(6)

of the said Companies Act, 2013 and Regulation 25 of the Listing Regulations.

The conditions relating to appointment of a Non-Executive Independent Director specified in the Companies Act, 2013 and the rules made thereunder and the Listing Regulations have been complied with.

The Whole-time Directors, Mr. Ravi Puravankara, Mr. Ashish Ravi Puravankara, Mr. Nani R. Choksey, Mr. Abhishek Nirankar Kapoor, are liable to retire by rotation. In line with this requirement, Mr. Ravi Puravankara and Mr. Abhishek Nirankar Kapoor, Whole-time Directors of the Company, are liable to retire by rotation at the forthcoming Annual General Meeting and being eligible for re-appointment offers themselves for reappointment as Directors. The Board has recommended their reappointment.

Mr. Ashish Ravi Puravankara (DIN: 00504524) resigned as the Chief Executive Officer of the Company on August 13, 2021.

Mr. Abhishek Nirankar Kapoor (DIN: 03456820) was appointed as Additional Director in the capacity of Executive Director, on the Board of Directors of the Company for a period of 5 years and the shareholders approved the same at the 35th AGM.

Mr. Abhishek Nirankar Kapoor was appointed as the Chief Executive Officer and the Chief Financial Officer of the Company on August 13, 2021.

Ms. Bindu D. continues in office as the Company Secretary & as Compliance Officer of the Company, under the Listing Regulations.

## PERFORMANCE EVALUATION

The criteria for performance evaluation of Independent Directors, Board, Committees and other individual Directors includes criteria for performance evaluation of the non-Executive Directors and Executive Directors. Pursuant to the provisions of the Companies Act, 2013 and Regulation 25 of the Listing Regulations, the Board has carried out the

annual performance evaluation of its own performance, its Committees and the Directors individually. The details are stated in the Corporate Governance section of this report.

The formal annual evaluation of the performance of the Board, its committees, individual and independent Directors based on the criteria approved by the Nomination and Remuneration Committee was undertaken by the Board. As per the prescribed mechanism the performance evaluation of Independent Directors by the entire Board of Directors was undertaken in the absence of the Director being evaluated.

The Board placed on record the satisfactory performance of the Directors, the Board and its Committees.

## MEETINGS OF THE BOARD

A minimum of four meetings of the Board of Directors are required to be held during a year in line with the requirement under the Listing Regulations and the interval between any two meetings shall not exceed 120 days.

However, the mandatory requirement of holding meetings of the Board of Directors of the companies i.e., within the intervals provided in section 173 of the Companies Act, 2013 (CA13) 120 days has been complied with.

According to Regulation 17(2), the maximum time gap between any two Board Meetings cannot be more than 120 days, which has been complied with and seven meetings of the Board of Directors were held during the year. For further details, please refer to the report on Corporate Governance forming part of this Annual Report.

The recommendations and suggestions of the Audit Committee were duly considered and accepted by the Board of Directors. There were no instances of non-acceptance of any recommendations.

The Board of Directors confirm that the secretarial standards have been complied with in respect of all meetings held during the year.

## POLICIES

Policies as required to be formulated under the Listing Regulations, have been adopted by the Company. The following policies have been placed on the website of your Company and can be accessed at [www.puravankara.com/investors](http://www.puravankara.com/investors) under the tab Policies.

### 1. Code of conduct for prevention of insider trading

[https://www.puravankara.com/CodeofConduct/CODE%20OF%20CONDUCT%20FOR%20PREVENTION%20OF%20INSIDER%20TRADING%20\(2\).pdf](https://www.puravankara.com/CodeofConduct/CODE%20OF%20CONDUCT%20FOR%20PREVENTION%20OF%20INSIDER%20TRADING%20(2).pdf)

### 2. Code of practices and procedures for fair disclosure of UPSI (Unpublished Price Sensitive Information).

<https://www.puravankara.com/CodeofConduct/CODE%20OF%20PRACTICES%20AND%20PROCEDURES%20FOR%20FAIR%20DISCLOSURE%20OF%20UNPUBLISHED%20PRIC....pdf>

### 3. Policy for determining material subsidiaries

[https://www.puravankara.com/backend/assets/uploads/investors\\_reports/ffbd2de7ef26a9e0446199833722ed4b.pdf](https://www.puravankara.com/backend/assets/uploads/investors_reports/ffbd2de7ef26a9e0446199833722ed4b.pdf)

### 4. Policy on materiality of related party transactions

[https://www.puravankara.com/backend/assets/uploads/investors\\_reports/ffbd2de7ef26a9e0446199833722ed4b.pdf](https://www.puravankara.com/backend/assets/uploads/investors_reports/ffbd2de7ef26a9e0446199833722ed4b.pdf)

### 5. Policy for corporate social responsibility

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### 6. Nomination & remuneration policy including criteria for making payment to Directors (Non-Executive and Executive) and senior management personnel.

<https://www.puravankara.com/Financials/NOMINATIONANDREMUNERATION.pdf>

### 7. Risk management policy

[https://www.puravankara.com/backend/assets/uploads/investors\\_reports/1b1250e43727e6f75b168082da0acf9d.pdf](https://www.puravankara.com/backend/assets/uploads/investors_reports/1b1250e43727e6f75b168082da0acf9d.pdf)

### 8. Whistle Blower Policy

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### 9. Dividend Policy:

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## DIRECTORS' RESPONSIBILITY STATEMENT

Pursuant to Section 134(5) of the Companies Act, 2013, your Directors hereby confirm that:

- in preparation of the annual accounts the applicable accounting standards have been followed;
- the Directors have selected such accounting policies and applied them consistently and made judgments and estimates that are reasonable and prudent so as to give a true and fair view of the state of affairs of the Company at the year ended March 31, 2022 and of the profit/loss of the Company for that period;
- the Directors have taken proper and sufficient care for the maintenance of adequate accounting records in accordance with the provisions of the Companies Act, 2013, for safeguarding the assets of the Company and for preventing and detecting fraud and other irregularities;
- the annual accounts of the Company have been prepared on a 'going concern' basis;
- the Directors have laid down internal financial controls to be followed by the company and that such internal

financial controls are adequate and were operating effectively; and

- f) the Directors have devised proper systems to ensure compliance with the provisions of all applicable laws and that such systems were adequate and operating effectively.

## **BOARD TRAINING, FAMILIARISATION PROGRAMME**

With a view to familiarise the Directors including Independent directors of the Company of their roles, rights, responsibilities in the Company, nature of the industry in which the Company operates, business model of the Company, etc., and as required under Listing Regulation 25(7), the Company has held various familiarisation programmes throughout the year on an ongoing basis.

The Executive Directors also have one-on-one discussion with the Directors on a regular basis. In addition, the Senior Management of the Company interacts regularly with the Directors, both individually and collectively. The above initiatives help the Directors to understand and keep themselves updated about the Company, its business and the regulatory framework in which the Company operates and equip themselves to effectively fulfill their role as Directors of the Company. Some of the familiarisation programmes carried out during the year include:

1. Various presentations made by business heads of the Company from time to time on different functions and areas.
2. Deliberations were held and the Directors were updated from time to time on major developments in the areas of the Companies Act, 2013, and the Listing Regulations.

The details of the familiarisation programmes are also placed on the Company's website: [www.puravankara.com/investors](http://www.puravankara.com/investors)

## **AUDITORS & AUDITORS' REPORT**

### **Statutory Auditors**

M/s. S R Batliboi & Associates LLP, Chartered Accountants, FRN 101049W/ E300004, were appointed by the members, as Statutory Auditors of the Company for a period of five years from the conclusion of the 31st AGM held on August 29, 2017 till the conclusion of 36th AGM.

The company proposes to re-appoint the Statutory Auditors for a further tenure of 5 years till the conclusion of 41st AGM to be held in the year 2027.

M/s. S R Batliboi & Associates LLP, Chartered Accountants, have expressed their consent for re-appointment and to continue for a further period of 5 years as Statutory Auditors of the company. They further stated that their appointment as Statutory Auditors of the Company, would be within the prescribed limits under Section 141(3) (g) of the Companies Act, 2013. In this connection, the Company has received from M/s R Batliboi & Associates LLP, Chartered Accountants, a consent letter to the effect that they are eligible for re-appointment and their appointment, if made would be within the prescribed limits under Section 141 of the Companies Act, 2013.

The Statutory Auditors have expressed an unmodified opinion in their Consolidated Auditors' Report and the Standalone Auditors' Report in respect of the audited financial statements for the financial year ended March 31, 2022.

With regard to the Emphasis of Matter stated in the Statutory Report, as part of the notes to the financial statements, the Board of Directors state that with regard to:

### **Covid-19 pandemic:**

The outbreak of Covid-19 pandemic globally and in India has caused significant disturbance and slowdown of economic activities. Due to the lockdown announced by the Government, the Group's operations were slowed down/suspended and accordingly the consolidated financial results for the year ended March 31, 2022 are adversely impacted.



The Group has considered the possible effects that may result from the COVID-19 pandemic on the carrying value of assets [including property, plant and equipment, investment property, investments, inventories, loans, land advance/deposits and receivables]. In developing the assumptions relating to the possible future uncertainties in the economic conditions because of this pandemic, the Group, as at the date of approval of these financial results has used internal and external sources of information to assess the expected future performance of the Group. The Group has performed sensitivity analysis on the assumptions used and based on the current estimates, the Group expects that the carrying amount of these assets as at period end, are fully recoverable. The management has estimated the future cash flows for the Group with the possible effects that may result from the COVID-19 pandemic and does not foresee any adverse impact on realising its assets and in meeting its liabilities as and when they fall due. The actual impact of the COVID-19 pandemic may be different from that estimated as at the date of approval of these financial results.

Further, the Group's management has also made a detailed assessment of the progress of construction work on its ongoing projects during the period of lockdown and has concluded that the same was only a temporary slowdown in activities and has accordingly inventorised the borrowing costs incurred in accordance with Ind AS 23.

The outbreak of Covid-19 has impacted construction operations and project completion timelines of certain ongoing customer contracts of a wholly-owned subsidiary (WOS). The WOS is carrying construction work in progress as at March 31, 2022 and having regard to the WOS's ongoing discussions with its customers towards the construction work, the WOS is confident of billing the same in the ensuing quarters. Further, the WOS has also initiated proceedings with its customer for extension of certain projects' completion timeline and waiver of liquidated damages thereon amounting to ₹12 crores. Pending resolution of the aforesaid matter, no provision has been made towards such liquidated damages

in the accompanying financial results based on the terms of the customer contracts and impact of Covid-19 pandemic.

The Group will continue to closely observe the evolving scenario and take into account any future developments arising out of the same.

**b) Litigation 1:**

The Group had initiated legal proceedings against its customer for recovery of receivables of ₹15 crores, inventories of ₹1 crore and customer's counter claim thereon, which is currently pending before the High Court. Pending resolution of the aforesaid litigation, no provision has been made towards the customer's counter-claims and the underlying receivables and other assets are classified as good and recoverable in the accompanying financial results based on the legal opinion obtained by the management and management's evaluation of the ultimate outcome of the litigation.

**c) Litigation 2:**

The Group is subject to legal proceedings for obtaining clear and marketable title for certain properties wherein the Group has outstanding deposits and advances of ₹113 crores. Further, the Group has ₹11 crores recoverable from parties and claims from government authorities of ₹6 crores, which are subject to ongoing legal proceedings. Further, in relation to certain property previously owned by the Group, an individual has initiated legal proceedings claiming title over such property, which is disputed by the Group. Pending resolution of the aforesaid legal proceedings, no provision has been made towards any claims and the underlying recoverable, deposits and advances are classified as good and recoverable in the accompanying financial results based on the legal evaluation by the management of the ultimate outcome of the legal proceedings.

All the matters emphasized by the Statutory Auditor are explained in the notes to the financial statements as mentioned above and the same is self-explanatory.

### **COST AUDITORS**

The Board appointed M/s. GNV & Associates, Cost & Management Accountants; for conducting the audit of cost records of the Company for the financial year ended 2021-22. There are no qualifications or adverse remarks in the Cost Audit Report which require any explanation from the Board of Directors.

The Board has re-appointed M/s. GNV & Associates, Cost & Management Accountants for conducting the audit of cost records for the financial year 2022-23. The Notice convening the 36th Annual General Meeting contains the proposal of remuneration payable to the Cost Auditors during the period 2022-23.

### **SECRETARIAL AUDITORS**

The Board appointed M/s JKS & Co., Company Secretaries to conduct the secretarial audit of the Company for the financial year 2021-22. The Secretarial Audit Report for the financial year ended March 31, 2022 is attached herewith marked as Annexure I to this Report. In connection with the observations in the said report, the Board of Directors state that :

- The Company's management was able to inform NSE on time. However, BSE could not be informed, in spite of several attempts, due to technical issue.
- The inclusion of the agenda item was extremely crucial for the company. The Management was able to obtain requisite clearances in the matter on 11.11.2021 and were unable to ensure availability of directors on an immediate next date and the matter could not be deferred. As such, this item was included in the meeting in the best interest of the Company, though at shorter notice. The lapse in 1 day prior intimation was not intentional.

The Board has advised the Management to ensure measures to avoid lapses.

Pursuant to Regulation 24A, material unlisted subsidiaries incorporated in India shall undertake a secretarial audit. The same has been complied with. The Secretarial Audit Report of the unlisted material subsidiary for the financial year ended March 31, 2022 is attached herewith marked as Annexure IA to this Report.

### **PARTICULARS OF INVESTMENTS MADE, LOANS GIVEN, GUARANTEES GIVEN AND SECURITIES PROVIDED**

Particulars of investments made, loans given, guarantees given and securities provided are disclosed in Note 6 and 7 to the standalone financial statement of the Company.

### **CONTRACTS AND ARRANGEMENTS WITH RELATED PARTIES**

All contracts/arrangements/transactions entered into by the Company during the financial year ended March 31, 2022 with related parties were in the ordinary course of business and on an arms length basis. During the year, the Company did not enter into any new contracts/arrangements/transactions with related parties which could be considered material in accordance with the Company's policy pertaining to the materiality of related party transactions. A statement to the effect is attached herewith as Annexure II Form AOC-2.

The details of related party transactions form part of note no. 40 of the Standalone Financial Statements of the Company.

The policy on materiality of related party transactions and dealing with related party transactions as approved by the Board may be accessed on the following weblink of the Company's website: [https://www.puravankara.com/backend/assets/uploads/investors\\_reports/1b1250e43727e6f75b168082da0acf9d.pdf](https://www.puravankara.com/backend/assets/uploads/investors_reports/1b1250e43727e6f75b168082da0acf9d.pdf)

## CONSOLIDATED FINANCIAL STATEMENTS

The Consolidated Financial Statements of the Company, pursuant to Section 129(3) of the Companies Act, 2013 and Regulation 33 and Regulation 34 of the Listing Regulations and prepared in accordance with the Indian Accounting Standards (IndAS) prescribed by the Institute of Chartered Accountants of India, forms part of this Annual Report.

The Indian Accounting Standards (IndAS) were notified by the Ministry of Corporate Affairs (MCA), vide its notification in the official gazette on February 16, 2015, applicable to certain classes of companies. IndAS has replaced the existing Indian GAAP prescribed under section 133 of the Companies Act, 2013 read with rule 7 of the Companies Accounts Rules, 2014.

Your Company, its subsidiaries have adopted IndAS with effect from April 1, 2016 pursuant to the notification by the Ministry of Corporate Affairs on February 16, 2015 notifying the Companies (Indian Accounting Standard) Rules, 2015.

The accounting policies as set out in note 2 to the financial statements have been applied in preparing the financial statements for the year ended March 31, 2022.

## SUBSIDIARIES

The Company has 24 subsidiary companies (including four step-down subsidiaries in India and a step-down subsidiary in Sri Lanka) out of which 22 companies are in India and two are overseas. Of these, Provident Housing Limited, unlisted Indian Company is a material subsidiary as defined under the Listing Regulations.

Pursuant to Regulation 24 of the Listing Regulations, at least one Independent Director on the Board of the Company shall be a Director on the Board of Directors of an unlisted material subsidiary. Mr. Anup S. Sanmukh, Independent Director on the Board of the Company is also a member of the Board of Provident Housing Limited, which is an unlisted material subsidiary. None of the other subsidiaries are unlisted material subsidiaries.

During the year, the Company acquired Purva Asset Management Private Limited (formerly, MAP Capital Advisors Private Limited) as a wholly-owned subsidiary of the Company w.e.f. August 04, 2021.

Vagishwari Land Developers Private Limited ceased to be a subsidiary of the Company w.e.f. June 10, 2021.

Vaigai Developers Private Limited ceased to be a subsidiary of the Company w.e.f. November 09, 2021.

Nile Developers Private Limited ceased to be a subsidiary of the Company w.e.f. November 10, 2021.

Propmart Technologies Limited became a subsidiary of the Company w.e.f. March 31, 2022.

Details of other entities which became/ceased to be the Company's subsidiaries, joint ventures or associate companies are specified in Annexure III.

## STATEMENT RELATING TO SUBSIDIARIES AND THEIR FINANCIAL STATEMENTS

Information regarding each subsidiary, pertaining to capital, reserves, total assets, total liabilities, details of investment, turnover, profit before taxation, provision for taxation, profit after taxation/ loss, etc. are attached herewith as Annexure IV (i.e. Form AOC-1).

Your Directors hereby inform you that the audited annual accounts and related information of the subsidiaries will be available for inspection on any working day during business hours at the registered office of the Company.

In accordance with the provisions of Sections 136 of the Companies Act, 2013, the annual financial statements and the related documents of the subsidiary companies of the Company are placed on the Company's website and may be accessed on the following weblink of the Company's website under the tab Financials, sub-tab Subsidiary Financials 2021-2022: <https://www.puravankara.com/investors>

## **MATERIAL CHANGES AND COMMITMENTS**

There have been no material changes and commitments affecting the financial position of the Company which have occurred between the end of the financial year of the Company to which the Balance Sheet relates and the date of this Report except the below mentioned transaction:

The Company was allotted 79,50,000 bonus shares by each of the wholly owned subsidiaries, Starworth Infrastructure & Construction Limited ("SICL") and in Provident Housing Limited ("PHL") on account of capitalization of reserves.

During May 2022, the Company was allotted 47,72,047 equity shares in Bangalore Tower Private Limited, the resulting Company on account of Demerger of Keppel Puravankara Development Private Limited, the Demerged Company.

The Company sold 47,72,047 equity shares held in Bangalore Tower Private Limited ("BTPL"), an associate of the Company, at ₹235.266 aggregating to ₹112.27 crores on 27.06.2022, consequently, BTPL has ceased to be an associate of the Company during June 2022.

The Board has approved a scheme of Employee Stock Option Plan 2022 subject to approval of the members at the forthcoming Annual General Meeting and such other approvals as may be required.

## **ENERGY, TECHNOLOGY ABSORPTION AND FOREIGN EXCHANGE**

Information in accordance with the provisions of Section 134 (3) (m) of the Companies Act, 2013, read with Rule 8 of the Companies (Accounts) Rules, 2014, regarding conservation of energy, technology absorption and foreign exchange earnings and outgo:

**Technology absorption:** Your Company firmly believes that adoption and use of technology is a fundamental business requirement for carrying out business effectively and efficiently. While the industry is labor intensive, mechanisation of development through technological innovations is the way

to address the huge demand-supply gap in the industry. Accordingly, the Company is constantly upgrading its technology to reduce costs, improve quality and achieve economies of scale.

As one of the known top brands, we will lead as early technology adopters by partnering with tech giants and startups & experiment digital innovations keeping customer experience at center to take the brand value to next level. This will enable us to counter competition, rising prices, meet increasing customer expectations, achieved an end-to-end digital transformation keeping efficiency and customer engagement at the helm which is the need of the hour.

**Energy:** The Company is in the business of property development and does not require large quantities of energy. However, wherever possible energy saving measures are undertaken across all projects. The details are stated in the Business Responsibility Report which forms part of this Directors' Report.

**Foreign exchange:** Foreign exchange earned during the year ended March 31, 2022, stood at ₹1.51 crores while the expenditure stood at ₹10.89 crores.

## **RISK MANAGEMENT POLICY**

Information on the development and implementation of a risk management policy for the Company including identification therein of elements of risk which in the opinion of the Board may threaten the existence of the Company is given in the Management Discussion and Analysis section.

## **CORPORATE SOCIAL RESPONSIBILITY (CSR)**

According to Section 135 of the Companies Act, 2013, read together with Companies (Corporate Social Responsibility Policy) Rules, 2014 and revised Schedule VII to the said Act which came into effect from April 1, 2014, all companies having net worth of ₹500 crore or more, or turnover of ₹1,000 crore or more or a net profit of ₹5 crore or more during the immediately preceding financial year are required to

constitute a Corporate Social Responsibility (CSR) Committee of the Board of Directors comprising three or more directors, with at least one of them being an Independent Director. The Company has complied with the requirement.

The corporate social responsibility framework, approved by the Board of Directors, and under the direct involvement of our senior management, establishes the foundations for responsible activity and socio-economic development of underprivileged and vulnerable communities. Through the framework, Puravankara conducts its CSR activities that are comprehensive and promise sustainable action with the adoption of a long-term view in decision making and constant innovation, which contributes as much as possible to the sustainable development of communities. This commitment provides added value to the Company and to its stakeholders and positively influences the reputation and credibility of our business. The Company's major CSR initiatives comprise sponsoring education of the needy and the deserving, enhancing civic beautification and promoting interest in the arts, culture and sports.

Further, the Company's initiatives also include maintenance of roads, parks, fire stations and a war memorial, apart from extending financial support to schools and creches for children of unskilled labourers. The Company also ensures welfare for seniors living in old-age homes in Bengaluru.

It is essential that the Company remains an active welcomed member of the community and that our contributions to society are shared and valued. The Company subscribes to and actively pursues positive social outcomes, while working diligently to use scale and socio-economic reach to effect meaningful transformation within the communities, the Company operates in. Importantly, the permit to conduct our business is premised on the Company's ability to demonstrate its commitment to create true significant and sustainable value for all stakeholders and to practice sound environmental stewardship.

Puravankara strongly believes that corporates have a special and continuing responsibility towards the society. The Group focuses on creating a sustainable impact on the development of communities through initiatives in education, health and safety, civic amenities as well as the environment. The philanthropic and CSR initiatives of the Group over the past decade are a proof of this belief. It has strengthened its internal processes and established long-lasting partnerships with various organizations in doing so. The impact of the CSR initiative of the Company is outlined herein below:

**Rainwater harvesting:** An initiative in rainwater harvesting (RWH) whereby 6 open wells were dug, 3 recharge wells made, 4 wells were rejuvenated and this enabled

- Reduction in the withdrawal of groundwater and reduced hiring of water tankers for Gardening / other office purposes.
- Reduction in flooding due to rainwater.
- Improvement of the aquifer levels - Recharge wells wherein a precast concrete ring lined structure, typically a meter or 1.5 meters in diameter and of depth of 3 to 8 meters is used and the recharge well helps water run-off from rooftops, paved areas and roads, filters it and sends it underground to increase the water table. Unlike a conventional well which taps into the aquifer, the recharge well sends water into the aquifer.

**Scholarship program:** Scholarships were provided to students pursuing Graduation from Pune, Chennai, and Goa. The scholarship covers the tuition and non-tuition fees. This has

- benefited 102 students in 2021-22
- benefited 166 students from 2019-20 to 2021-22

**Health:** The contribution has helped in providing a large ration bundle, supplements, in-meals, hot meals, and fruits for a month to approx. 80 children affected by cancer.

Educational Infrastructure: The contribution has helped in improving the infrastructure of a school run by an NGO.

Support extended to the Mentally Challenged: The contribution has supported about 166 children challenged by intellectual or developmental ability, by sponsoring training, for one year, at a special school educating children with special needs within the age group of 4-16 years.

Maintenance of Medians and Park: This has enabled in improving the Civic beautification and greenery throughout the year, improving the aquifer levels, increase in joggers/walkers/health enthusiasts/cyclists on the cycle track median.

The report on CSR activities is attached herewith as Annexure V.

## **ANNUAL RETURN**

The annual return of the Company, pursuant to Section 92 of the Companies Act, 2013 is accessible on the link <https://www.puravankara.com/investors>

## **PARTICULARS OF EMPLOYEES AND RELATED DISCLOSURES**

The statement containing particulars of employees, including ratio of remuneration to Directors, among others, as required under Section 197(12) of the Companies Act, 2013, read with Rule 5 of Companies (Appointment and Remuneration of Managerial Personnel), Rules, 2014 are attached herewith as Annexure VI to this Report.

## **REMUNERATION POLICY AND CRITERIA FOR MATTERS REQUIRED UNDER SECTION 178**

The Board, as per the recommendation of the Nomination & Remuneration Committee, has framed a Nomination & Remuneration policy, providing: (a) criteria for determining qualifications, positive attributes and independence of Directors and (b) a policy on remuneration for Directors, Key Managerial Personnel and other employees. The detailed

Remuneration policy may be accessed on the following weblink: <https://www.puravankara.com/Financials/NOMINATIONANDREMUNERATION.pdf>

## **BUSINESS RESPONSIBILITY REPORTING**

As per clause (f) of sub regulation (2) of regulation 34 of Listing Regulations, the annual report of the top one thousand listed entities based on market capitalization (calculated as on March 31 of every financial year) shall contain a Business Responsibility Report describing the initiatives taken by the listed entity from an environmental, social and governance perspective, in the format as specified by the SEBI. Your company is ranked 655 amongst the listed entities on the basis of market capitalization as on March 31, 2022. The Business Responsibility Report is attached herewith as Annexure VII.

## **CORPORATE GOVERNANCE**

A separate section on Corporate Governance and a certificate from a practising Company Secretary, regarding the compliance of the conditions of Corporate Governance as stipulated under Regulation 34, read with Schedule V of the Listing Regulations forms part of this Annual Report.

The aforementioned certificate from a practising Company Secretary is attached herewith as Annexure VIII.

## **MANAGEMENT DISCUSSION AND ANALYSIS**

A separate section on the Management Discussion and Analysis as stipulated under Regulation 34 of the Listing Regulations forms part of this Annual Report.

## **CREDIT RATING**

During July 2021, the Rating Committee of ICRA has upgraded the previous rating and assigned a long-term rating of [ICRA] A- and outlook has been revised to Stable from Positive and has upgraded the previous short term rating to [ICRA] A2+ for ₹3,000 crore bank facilities of the Company.



## SHARES UNDER COMPULSORY DEMATERIALIZATION:

The Company's equity shares are compulsorily tradable in electronic form. As on March 31, 2022, 0.0000006% of the Company's total paid-up equity capital representing 162 shares (five shareholders) is in physical form and the remaining shares i.e. 23,71,49,524 (99.9999994%) are in electronic form.

In view of the numerous advantages offered by the depository system, the members holding shares in physical form are advised to avail of the facility of de-materialisation.

With effect from April 1, 2019, requests for effecting transfer of securities shall not be processed unless the securities are held in the dematerialized form with a depository. To provide for the future transmission or transposition of securities, the Company has advised that the shares held in physical mode be held in demat/ electronic mode by converting it into demat mode.

Particulars	Number of shares	%
DEMAT	23,71,49,524	99.9999994%
PHYSICAL	162	0.0000006%
TOTAL	23,71,49,686	100%

During the year 2021-22, 1,814 shares, belonging to 33 shareholders, in respect of which dividend had not been claimed by the shareholders for seven consecutive years or more, were transferred to the Investor Education and Protection Fund. The details are provided on the website of the Company.

## INSIDER TRADING REGULATIONS

SEBI had brought in a new regulation named as SEBI (Prohibition of Insider Trading Regulation) 2015, in place of SEBI Insider Trading Regulations, 1992. Pursuant to the new regulation, your Company has a Code of Conduct for Prevention of Insider Trading & Code of Practices

and Procedures for Fair Disclosure of Unpublished Price Sensitive Information and the same is placed on the website of your Company.

## STATUTORY DISCLOSURES

Your Directors state that:

- a) No disclosure or reporting is required in respect of the following items as there were no transactions on these items during the year under review:
  1. Neither the Managing Director nor the Whole-time Directors of the Company receive any remuneration or commission from any of its subsidiaries.
  2. No significant or material orders were passed by the Regulators or Courts or Tribunals which impact the 'going concern' status and Company's operations in future.
- b) In compliance with the requirements of 'Prevention, Prohibition and Redressal of Sexual Harassment of Women at Workplace Act, 2013', introduced by the Government of India, which came into effect from December 9, 2013, the Company has adopted a 'Policy to provide Protection Against Sexual Harassment of Women in Workplace', which has been displayed on the website of the Company and an Internal Complaints Committee has been constituted and functions duly. The status of complaints is as follows:
  - a. number of complaints filed during the financial year- NIL
  - b. number of complaints disposed-off during the financial year - NIL
  - c. number of complaints pending as on end of the financial year - NIL

There are no frauds reported by auditors under sub-section (12) of section 143 and there are no frauds which are reportable to the Central Government.

Maintenance of cost records as specified by the Central Government under sub-section (1) of section 148 of the Companies Act, 2013, is required by the Company and accordingly such accounts and records are made and maintained.

### **ACKNOWLEDGEMENTS**

Your Directors express their grateful appreciation for the assistance and co-operation received from the financial institutions, banks, governmental authorities, customers,

vendors and shareholders during the financial year. Your Directors would also like to once again place on record their appreciation to the employees across levels, who through their dedication, cooperation, support and intelligence have enabled the Company to move towards achieving its corporate objectives.

#### **For and on behalf of the Board of Directors**

**Ashish Ravi Puravankara**

Managing Director

DIN: 00504524

Bengaluru

August 11, 2022

**Nani R. Choksey**

Vice-Chairman

DIN: 00504555

Bengaluru

August 11, 2022

## ANNEXURE I

### SECRETARIAL AUDIT REPORT

To,  
The Members  
**Puravankara Limited,**  
No.130/1, Ulsoor Road,  
Bengaluru - 560042

Our report of even date is to be read along with this letter.

1. Maintenance of secretarial records is the responsibility of the management of the Company. Our responsibility is to express an opinion on these secretarial records based on our audit.
2. We have followed the audit practices and processes as were appropriate to obtain reasonable assurance about the correctness of the contents of the Secretarial records. The verification was done on test basis to ensure that correct facts are reflected in secretarial records. We believe that the processes and practices we followed provide a reasonable basis for our opinion.
3. We have not verified the correctness and appropriateness of financial records and Books of Accounts of the Company.
4. Wherever required, we have obtained the Management representation about the compliance of laws, rules and regulations and happening of events etc.
5. The compliance of the provisions of Corporate and other applicable laws, rules, regulations, standards is responsibility of management. Our examination was limited to the verification of procedures on test basis.
6. The Secretarial Audit report is neither an assurance as to the further viability of the Company nor of the efficacy or effectiveness with which the management has conducted the affairs of the Company.

For **JKS & Co.**  
Company Secretaries

**Karthick V.**

Partner

Membership No. ACS - 11910

C.P. No. - 4680

Firm Unique No. P2015KR040800

PR - 1143/2021

Place : Bengaluru  
Date : August 10, 2022  
UDIN : A011910D000775079

**Form No. MR-3**  
**Secretarial Audit Report**

for the financial year ended March 31, 2022

[Pursuant to Section 204(1) of the Companies Act, 2013 and Rule No.9 of the Companies  
(Appointment and Remuneration of Managerial Personnel) Rules, 2014]

To,  
The Members  
**Puravankara Limited,**  
No.130/1, Ulsoor Road,  
Bengaluru - 560042

We have conducted the secretarial audit of the compliance of the applicable statutory provisions and the adherence to good corporate practices by **Puravankara Limited** (hereinafter called "the Company"). Secretarial Audit was conducted in the manner that provided us a reasonable basis for evaluating the corporate conducts/statutory compliances and expressing our opinion thereon.

Based on our verification of the Company's books, papers, minute books, forms and returns filed and other records maintained by the Company, the information provided by the Company, its officers, agents and authorised representatives during the conduct of secretarial audit, the explanations and clarifications given to us and the representations made by the Management and considering the relaxations granted by the Ministry of Corporate Affairs warranted due to the spread of the COVID-19 pandemic, we hereby report that in our opinion, the Company has during the audit period covering the financial year ended on March 31, 2022, generally complied with the statutory provisions listed hereunder and also that the Company has proper Board processes and compliance mechanism in place to the extent, in the manner and subject to the reporting made hereinafter:

We have examined the books, papers, minute books, forms and returns filed and other records maintained by the Company for the financial year ended on 31st March 2022 according to the provisions of:

- (i) The Companies Act, 2013 (the 'Act') and the rules made thereunder;
- (ii) The Securities Contracts (Regulation) Act, 1956 ('SCRA') and the rules made thereunder;
- (iii) The Depositories Act, 1996 and the Regulations and Bye-laws framed thereunder;
- (iv) Foreign Exchange Management Act, 1999 and the rules and regulations made thereunder to the extent of Foreign Direct Investment, Overseas Direct Investment and External Commercial Borrowings;
- (v) The following Regulations and Guidelines prescribed under the Securities and Exchange Board of India Act, 1992 ('SEBI Act'):-
  - (a) The Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011. Except for requirement of annual reporting, there was no instance / trigger leading to compliance under these Regulations;
  - (b) The Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015;

- (c) The Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018 [Not Applicable to the Company during the audit period under review];
  - (d) The Securities and Exchange Board of India (Share Based Employee Benefits) Regulations, 2014 [Not Applicable to the Company during the audit period];
  - (e) The Securities and Exchange Board of India (Issue and Listing of Debt Securities) Regulations, 2008 [Not Applicable as the Company has not issued any listed debt security during the audit period];
  - (f) The Securities and Exchange Board of India (Registrars to an Issue and Share Transfer Agents) Regulations, 1993 regarding the Companies Act and dealing with clients [Not Applicable as the Company is not registered as Registrar to Issue and Share Transfer Agent during the audit period];
  - (g) The Securities and Exchange Board of India (Delisting of Equity Shares) Regulations, 2009 [Not Applicable as the Company has not delisted / proposed to delist its equity shares from any stock exchange during the audit period]; and
  - (h) The Securities and Exchange Board of India (Buyback of Securities) Regulations, 2018 [Not Applicable during the audit period as the Company has not bought back any security];
- (vi) Other laws applicable to the Company are:
- a) The Building & Other Construction Workers (Regulation of Employment and Conditions of Service) Act, 1996 read with Rules
  - b) Transfer of Property Act, 1882
  - c) Indian Easements Act, 1882
  - d) Real Estate (Regulation & Development) Act, 2016
  - e) The Registration Act, 1908

**We have also examined** compliance with the applicable clauses of the following:

- (i) Secretarial Standards with respect to Meetings of Board of Directors (SS-1) and General Meetings (SS-2) issued by The Institute of Company Secretaries of India;
- (ii) Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015.

And report that during the year under review, on two occasions the Company was unable to give prior intimation of a Board meeting, to the stock exchanges within the time limits under Regulation 29 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 and the intimation was done with short notice. The Company has paid the requisite fine in compliance with the SEBI Circular no. 2018/77 dated May 3, 2018.

During the period under review the Company has complied with the provisions of the Act, Rules, Regulations, Guidelines, Standards, etc. mentioned above. During the year, the Company has unspent amount against the prescribed amount on Corporate Social Responsibility. The Board has identified on-going projects where such amount would be spent.

**We further report that,** the Board of Directors of the Company is duly constituted with proper balance of Executive Directors, Non-Executive Directors and Independent Directors. The changes in the composition of the Board of Directors that took place during the audit period were carried out in compliance with the provisions of the Act.

Adequate notice is given to all directors to schedule the Board Meetings, agenda and detailed notes on agenda were sent and a system exists for seeking and obtaining further information and clarifications on the agenda items before the meeting and for meaningful participation at the meeting.

As represented by the Company, all decisions at the Meetings of the Board of Directors and Board Committees are carried out unanimously or with requisite majority as recorded in the Minutes of the respective meetings as the case may be and no dissenting views were recorded.

**We further report that** there are adequate systems and processes in the Company commensurate with the size and operations of the Company to monitor and ensure compliance with applicable laws, rules, regulations and guidelines.

The Unspent CSR Bank A/c for the financial year ended on 31st March 2021 was opened on 20.04.2021 and the transfer of unspent CSR amount was made on 07.05.2021. The Company has unspent amount during the year in the amount to be spent towards Corporate Social Responsibility. The Board has identified on-going projects where such amount would be spent.

**We further report that** during the audit period, :

1. The following special resolutions were passed at the 35th Annual General Meeting:
  - a. towards issue of non-convertible debentures on a private placement basis for such amount not exceeding ₹1500 Crores;
  - b. to appoint Mr. Abhishek Kapoor (DIN: 03456820) as Director and Whole-time Director (Executive Director) for a term of 5 years and approve his remuneration for a term of 3 years;
  - c. to approve the remuneration to Non-Executive Directors
  - d. to appoint Mr. K G Krishnamurthy (DIN: 00012579) as Non-Executive Independent Director
2. The following special resolutions with requisite majority were passed through postal ballot
  - a. to appoint of Mr. Sanjeeb Chaudhuri (DIN: 03594427) as Non-Executive Independent Director
  - b. to alter the Object Clause in the Memorandum of Association of the Company (u/s 13 of the Companies Act, 2013)
3. 180 units of Unlisted Redeemable Secured Non-Convertible Debentures of ₹10 Lacs each aggregating to ₹180 Crores were allotted to Kotak Mahindra Investments Limited on 31.12.2021.
4. The Company acquired MAP Capital Advisors Private Limited (now called Purva Asset Management Private Limited) as a wholly owned subsidiary w.e.f. 04.08.2021

For **JKS & Co.**  
Company Secretaries

**Karthick V.**  
Partner

Membership No. ACS - 11910

C.P. No. - 4680

Firm Unique No. P2015KR040800

PR - 1143/2021

Place : Bengaluru  
Date : August 10, 2022  
UDIN : A011910D000775079



## ANNEXURE IA

### Secretarial Audit Report

To,  
The Members  
**Provident Housing Limited,**  
#130/1, Ulsoor Road,  
Bengaluru - 560 042

Our report of even date is to be read along with this letter.

1. Maintenance of secretarial records is the responsibility of the management of the Company. Our responsibility is to express an opinion on these secretarial records based on our audit.
2. We have followed the audit practices and processes as were appropriate to obtain reasonable assurance about the correctness of the contents of the Secretarial records. The verification was done on test basis to ensure that correct facts are reflected in secretarial records. We believe that the processes and practices we followed provide a reasonable basis for our opinion.
3. We have not verified the correctness and appropriateness of financial records and Books of Accounts of the Company.
4. Wherever required, we have obtained the Management representation about the compliance of laws, rules and regulations and happening of events etc.
5. The compliance of the provisions of Corporate and other applicable laws, rules, regulations, standards is responsibility of management. Our examination was limited to the verification of procedures on test basis.
6. The Secretarial Audit report is neither an assurance as to the further viability of the Company nor of the efficacy or effectiveness with which the management has conducted the affairs of the Company.

For **JKS & Co.**  
Company Secretaries

**Karthick V.**

Partner

Membership No. ACS - 11910

C.P. No. - 4680

Firm Unique No. P2015KR040800

PR - 1143/2021

Place : Bengaluru  
Date : August 10, 2022  
UDIN : A011910D000763804

**Form No. MR-3**  
**Secretarial Audit Report**

for the financial year ended 31st March 2022

[Pursuant to Section 204(1) of the Companies Act, 2013 and Rule No.9 of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014]

To,  
The Members,  
**Provident Housing Limited,**  
No.130/1, Ulsoor Road,  
Bengaluru - 560 042

We have conducted the secretarial audit of the compliance of the applicable statutory provisions and the adherence to good corporate practices by **Provident Housing Limited** (hereinafter called "the Company"). Secretarial Audit was conducted in the manner that provided us a reasonable basis for evaluating the corporate conducts/statutory compliances and expressing our opinion thereon.

Based on our verification of the Company's books, papers, minute books, forms and returns filed and other records maintained by the Company, the information provided by the Company, its officers, agents and authorised representatives during the conduct of secretarial audit, the explanations and clarifications given to us and the representations made by the Management and considering the relaxations granted by the Ministry of Corporate Affairs warranted due to the spread of the COVID-19 pandemic, we hereby report that in our opinion, the Company has during the audit period covering the financial year ended on March 31, 2022, generally complied with the statutory provisions listed hereunder and also that the Company has proper Board processes and compliance mechanism in place to the extent, in the manner and subject to the reporting made hereinafter:

We have examined the books, papers, minute books, forms and returns filed and other records maintained by the

Company for the financial year ended on 31st March 2022 according to the provisions of:

- i) The Companies Act, 2013 (the Act) and the rules made there under;
- ii) The Securities Contracts (Regulation) Act, 1956 ('SCRA') and the rules made there under [Not applicable to the Company];
- iii) The Depositories Act, 1996 and the Regulations and Bye-laws framed there under [Not applicable to the Company];
- iv) Foreign Exchange Management Act, 1999 and the rules and regulations made there under to the extent of Foreign Direct Investment, Overseas Direct Investment and External Commercial Borrowings [Not applicable to the Company during the audit period under review];
- v) The following Regulations and Guidelines prescribed under the Securities and Exchange Board of India Act, 1992 ('SEBI Act') [SEBI Act & the following Regulations are not applicable to the Company] :-
  - a. The Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011;
  - b. The Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015;

- c. The Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018;
- d. Securities and Exchange Board of India (Share Based Employee Benefits) Regulations, 2014;
- e. The Securities and Exchange Board of India (Issue and Listing of Debt Securities) Regulations, 2008;
- f. The Securities and Exchange Board of India (Registrars to an Issue and Share Transfer Agents) Regulations, 1993 regarding the Companies Act and dealing with clients;
- g. The Securities and Exchange Board of India (Delisting of Equity Shares) Regulations, 2009; and
- h. The Securities and Exchange Board of India (Buyback of Securities) Regulations, 2018;
- vi) Other laws applicable to the Company are:
  - a) The Building & Other Construction Workers (Regulation of Employment and Conditions of Service) Act, 1996 read with Rules
  - b) Transfer of Property Act, 1882
  - c) Indian Easements Act, 1882
  - d) Real Estate (Regulation & Development) Act, 2016 and Rules made thereunder
  - e) The Registration Act, 1908

**We have also examined** compliance with the applicable clauses of the following:

- (i) Secretarial Standards with respect to Meetings of Board of Directors (SS-1) and General Meetings (SS-2) issued by The Institute of Company Secretaries of India;

- (ii) Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015.

During the period under review the Company has complied with the provisions of the Act, Rules, Regulations, Guidelines, Standards, etc. mentioned above.

**We further report that**, the Board of Directors of the Company is duly constituted with proper balance of Executive Directors, Non-Executive Directors and Independent Directors. The changes in the composition of the Board of Directors that took place during the period under review were carried out in compliance with the provisions of the Act.

Adequate notice is given to all directors to schedule the Board Meetings, agenda and detailed notes on agenda were sent and a system exists for seeking and obtaining further information and clarifications on the agenda items before the meeting and for meaningful participation at the meeting.

As represented by the Company, all decisions at the Meetings of the Board of Directors and Board Committees are carried out unanimously or with requisite majority as recorded in the Minutes of the respective meetings as the case may be and no dissenting views were required to be recorded.

**We further report that** there are adequate systems and processes in the Company commensurate with the size and operations of the Company to monitor and ensure compliance with applicable laws, rules, regulations and guidelines.

The Unspent CSR Bank A/c for the financial year ended on 31st March 2021 was opened on 27.04.2021 and the transfer of unspent CSR amount was made on 28.06.2021. The Company has unspent amount during the year in the amount to be spent towards Corporate Social Responsibility. The Board has identified on-going projects where such amount would be spent.

**We further report that** during the audit period, the following resolutions were passed during the year:

- a. Special resolution at the 13th Annual General Meeting held on 27th September, 2021 to re-appoint Ms. Amanda Joy Puravankara as Executive Director from 12.08.2021 to 11.08.2026 for a term of 5 years and approve her remuneration for three years;
- b. Ordinary resolution at the Extra-ordinary General Meeting held on 17th March, 2022 to increase the Authorised share capital from ₹10 Lacs to ₹25 Crores and consequent alteration to the Memorandum of Association of the Company; and
- c. Special resolution at the Extra-ordinary General Meeting held on 17th March, 2022 to alter the 'ancilliary' objects and consequent alteration to the Memorandum of Association of the Company.

For **JKS & Co.**  
Company Secretaries

**Karthick V.**  
Partner  
Membership No. ACS - 11910  
C.P. No. - 4680  
Firm Unique No. P2015KR040800  
PR - 1143/2021

Place : Bengaluru  
Date : August 10, 2022  
UDIN : A011910D000763804

**FORM AOC-2****ANNEXURE II**

(Pursuant to clause (h) of sub-section (3) of section 134 of the Companies Act, 2013 and Rule 8(2) of the Companies (Accounts) Rules, 2014)

**1. DETAILS OF CONTRACTS OR ARRANGEMENTS OR TRANSACTIONS NOT AT ARM'S LENGTH BASIS**

(a) Name(s) of the related party and nature of relationship	
(b) Nature of contracts/arrangements/transactions	There were no
(c) Duration of the contracts/arrangements/transactions	contracts or
(d) Salient terms of the contracts or arrangements or transactions.	transactions or
(e) Justification for entering into such contracts or arrangements or transactions	arrangements which
(f) Date(s) of approval by the Board	were not at arm's length
(g) Amount paid as advances, if any:	
(h) Date on which the special resolution was passed in general meeting as required under first proviso to section 188	

**2. DETAILS OF MATERIAL CONTRACTS OR ARRANGEMENTS OR TRANSACTIONS AT ARM'S LENGTH BASIS**

(a) Name(s) of the related party and nature of relationship	
(b) Nature of contracts/arrangements/transactions	There were no material contracts or
(c) Duration of the contracts/arrangements/transactions	transactions or arrangements made during
(d) Salient terms of the contracts or arrangements or transactions including the value, if any:	the year.
(e) Date(s) of approval by the Board	
(f) Amount paid as advances, if any:	

**For and on behalf of the Board of Directors****Ashish Ravi Puravankara**

Managing Director  
DIN: 00504524

Bengaluru  
August 11, 2022

**Nani R. Choksey**

Vice-Chairman  
DIN: 00504555

Bengaluru  
August 11, 2022

**ANNEXURE III****COMPANIES WHICH HAVE BECOME SUBSIDIARIES/ASSOCIATES/JOINT VENTURES DURING THE FINANCIAL YEAR 2021-22:**

Sl. No.	Name of the Company/ Entity	Type	Remarks
1	Purva Asset Management Private Limited (formerly, MAP Capital Advisors Private Limited)	Wholly owned subsidiary	August 04, 2021
2	Propmart Technologies Limited	Subsidiary	March 31, 2022

**COMPANIES WHICH CEASED TO BE SUBSIDIARIES/ ASSOCIATES/ JOINT VENTURES DURING THE FINANCIAL YEAR 2021-22:**

Sl. No.	Name of the Company/ Entity	Type	Remarks
1	Vagishwari Land Developers Private Limited	Wholly owned subsidiary	June 10, 2021
2	Nile Developers Private Limited	Wholly owned subsidiary	November 10, 2021
3	Vaigai Developers Private Limited	Wholly owned subsidiary	November 09, 2021

**A. Salient features of financial statements of subsidiaries/jointly controlled entities as per Companies Act, 2013**

No.	Name of the subsidiary	Reporting period	Reporting Currency	Exchange rate	Share capital	Reserves	Total Assets	Total Liabilities
1	Centurions Housing & Constructions Private Limited*	31-Mar-22	INR	N.A	0.010	7.464	7.557	0.083
2	Devas Global Services LLP	31-Mar-22	INR	N.A	0.100	(0.084)	210.457	210.441
3	D.V. Infrahomes Private Limited (formerly D.V. Infrhomes Private Limited)	31-Mar-22	INR	N.A	3.000	(0.082)	13.826	10.907
4	Grand Hills Developments Private Limited	31-Mar-22	INR	N.A	0.010	(0.035)	102.597	102.623
5	IBID Homes Private Limited*	31-Mar-22	INR	N.A	0.010	(4.737)	10.577	15.305
6	T-Hills Private Limited (formerly Jaganmata Property Developers Private Limited )	31-Mar-22	INR	N.A	0.010	(6.922)	399.141	406.053
7	Purva Property Services Private Limited	31-Mar-22	INR	N.A	0.010	0.214	5.865	5.641
8	Melmont Construction Private Limited	31-Mar-22	INR	N.A	0.010	(5.865)	195.038	200.894
9	Provident Cedar Private Limited	31-Mar-22	INR	N.A	0.010	(0.010)	0.007	0.007
10	Provident Housing Limited*@	31-Mar-22	INR	N.A	0.050	237.660	1,876.809	1,748.667
11	Provident Meryta Private Limited	31-Mar-22	INR	N.A	0.010	(0.010)	0.007	0.007
12	Prudential Housing & Infrastructure Development Limited	31-Mar-22	INR	N.A	0.050	(1.561)	0.368	1.879
13	Purva Good Earth Properties Private Limited *	31-Mar-22	INR	N.A	0.010	(90.035)	311.977	402.002
14	Purva Oak Private Limited	31-Mar-22	INR	N.A	0.010	(0.011)	0.003	0.005
15	Purvaland Private Limited (formerly Purva Pine Private Limited)	31-Mar-22	INR	N.A	0.010	(0.010)	0.003	0.004
16	Purva Realities Private Limited	31-Mar-22	INR	N.A	0.010	(3.172)	68.582	71.743
17	Purva Ruby Properties Private Limited	31-Mar-22	INR	N.A	0.010	(0.729)	183.389	184.108
18	Purva Sapphire Land Private Limited	31-Mar-22	INR	N.A	0.010	(0.045)	0.083	0.118
19	Purva Star Properties Private Limited*	31-Mar-22	INR	N.A	0.010	54.113	96.699	42.575
20	Starworth Infrastructure & Construction Limited*	31-Mar-22	INR	N.A	0.050	27.947	227.863	199.866
21	Varishtha Property Developers Private Limited	31-Mar-22	INR	N.A	0.010	(0.015)	0.003	0.008
22	Welworth Lanka Holding Private Limited#	31-Mar-22	LKR	0.25	37.430	(0.612)	0.000	0.208
23	Welworth Lanka Private Limited#	31-Mar-22	LKR	0.25	37.026	(15.558)	21.592	0.124
24	Purva Woodworks Private Limited	31-Mar-22	INR	N.A	0.010	(0.156)	2.533	2.679
25	Purvacom	31-Mar-22	INR	N.A	0.100	(0.002)	0.099	0.001
26	Propmart Technologies Limited	31-Mar-22	INR	N.A	0.010	(31.733)	5.513	37.236



Investments	Turnover	Profit before taxation	Provision for Taxation	Profit/ Loss	Interim dividend paid	Proposed dividend	Percentage of shareholding/ economic interest	Date of acquiring interest in subsidiary
-	1.925	(0.092)	0.027	(0.120)	-	-	100%	22-Jun-00
-	0.022	(0.001)	-	(0.001)	-	-	100%	30-Jul-18
-	0.015	(0.009)	-	(0.009)	-	-	60%	05-Oct-18
-	0.009	(0.005)	-	(0.005)	-	-	100%	10-Apr-07
-	0.001	(1.951)	(0.493)	(1.459)	-	-	100%	19-Feb-18
-	-	(9.167)	(2.307)	(6.860)	-	-	100%	27-Nov-15
-	17.052	0.123	0.031	0.092	-	-	100%	26-Nov-15
-	5.600	(2.447)	(0.616)	(1.831)	-	-	100%	04-Oct-04
-	-	(0.002)	-	(0.002)	-	-	100%	03-Nov-16
109.568	462.673	13.002	5.092	7.911	-	-	100%	14-Nov-08
-	-	(0.002)	-	(0.002)	-	-	100%	29-Aug-16
-	-	(0.022)	-	(0.022)	-	-	100%	03-Nov-99
-	-	(37.071)	-	(37.071)	-	-	25%	01-Apr-07
-	-	(0.002)	-	(0.002)	-	-	100%	01-Sep-16
-	-	(0.002)	-	(0.002)	-	-	100%	14-Jul-16
-	-	(4.107)	(1.034)	(3.073)	-	-	100%	10-May-06
-	0.059	0.054	-	0.054	-	-	100%	10-Apr-07
-	-	(0.001)	-	(0.001)	-	-	100%	10-Apr-07
-	11.837	4.985	1.758	3.227	-	-	100%	13-Apr-07
-	246.345	6.947	1.745	5.202	-	-	100%	13-Aug-08
-	-	(0.001)	-	(0.001)	-	-	100%	20-Nov-15
37.026	-	(0.053)	-	(0.053)	-	-	100%	06-Dec-06
-	-	(0.226)	-	(0.226)	-	-	100%	06-Dec-05
-	-	(0.175)	(0.052)	(0.123)	-	-	100%	08-Aug-20
-	-	(0.001)	-	(0.001)	-	-	100%	25-Jan-21
-	3.178	(2.239)	-	(2.239)	-	-	100%	

## INFORMATION OF THE ASSOCIATES FOR THE YEAR ENDED 31 MARCH 2022

Sl. No.	Particulars	Keppel Puravankara Development Private Limited	Sobha Puravankara Aviation Private Limited	Pune Projects LLP	WHITEFIELD VENTURES
1	Latest audited balance sheet date	31 March 2022	31 March 2022	31 March 2022	31 March 2022
2	Shares of associate held by the company on the year end				
	(a) Numbers	16,414,999	4,775,000	-	-
	(b) Amount of investment in associates	4.41	4.78	0.016	7.380
	(c) Extent of holding (%)	49.00%	49.75%	32.00%	42.00%
3	Description of how there is significant influence	Control	Control	Control	Control
4	Reason why the associate is not consolidated	Consolidated	Consolidated	Consolidated	Consolidated
5	Networth attributable to shareholding as per latest audited balance sheet				
6	Profit/(loss) for the year				
	(a) Considered in consolidation*				
	(b) Not considered in consolidation	-	-	-	-

\*considered in consolidation during the year

For and on behalf of the Board of Directors of Puravankara Limited

**Ashish Ravi Puravankara**  
**Managing Director**  
**DIN 00504524**

**Nani R Choksey**  
**Vice Chairman**  
**DIN 00504555**

**ANNEXURE V****THE ANNUAL REPORT ON CSR ACTIVITIES FOR FINANCIAL YEAR 2021-22****1. Brief outline on CSR Policy of the Company.**

The Board of Directors of your company constituted a CSR Committee on 07/08/2014 under Section 135 of the Companies Act, 2013 with the following objectives:

- a) To Formulate and recommend to the Board, a CSR Policy which shall indicate the activities to be undertaken by the Company.
- b) To Recommend the amount of expenditure to be incurred on the CSR activities
- c) To Monitor the CSR policy from time to time.

The Board has formulated a CSR policy providing the activities to be undertaken under CSR and an amount of 2% of the Average Net Profits of the Company made during the immediately preceding three financial year be spent on CSR during the year.

**2. Composition of CSR Committee:**

Sl. No.	Name of Director	Designation /Nature of Directorship	Number of meetings of CSR Committee held during the year	Number of meetings of CSR Committee attended during the year
1.	Anup Shah Sanmukh	Independent Director (Member)	2	2
2.	Ashish Ravi Puravankara	Managing Director (Member)	2	2
3.	Nani R. Choksey	Vice Chairman (Member)	2	2

3. Provide the web-link where Composition of CSR committee, CSR Policy and CSR projects approved by the board are disclosed on the website of the company. - [https://www.puravankara.com/backend/assets/uploads/investors\\_reports/8c7121b2b88ddd400dd23a74deb1a834.pdf](https://www.puravankara.com/backend/assets/uploads/investors_reports/8c7121b2b88ddd400dd23a74deb1a834.pdf)  
[https://www.puravankara.com/backend/assets/uploads/investors\\_reports/0b75124807e3f122eefb49c0298bfd96.pdf](https://www.puravankara.com/backend/assets/uploads/investors_reports/0b75124807e3f122eefb49c0298bfd96.pdf)
4. Provide the details of Impact assessment of CSR projects carried out in pursuance of sub-rule (3) of rule 8 of the Companies (Corporate Social responsibility Policy) Rules, 2014, if applicable (attach the report). - NA
5. Details of the amount available for set off in pursuance of sub-rule (3) of rule 7 of the Companies (Corporate Social responsibility Policy) Rules, 2014 and amount required for set off for the financial year, if any.

Sl. No.	Financial Year	Amount available for set-off from preceding financial years (in Rs. Crore)	Amount required to be setoff for the financial year, if any (in Rs)
1	2020-21	NIL	NIL
2	2019-20	NIL	NIL
3	2018-19	NIL	NIL
	TOTAL	NIL	NIL

6. Average net profit of the company as per section 135(5). - ₹48.62.crores
7. (a) Two percent of average net profit of the company as per section 135(5) - ₹0.97 crores  
 (b) Surplus arising out of the CSR projects or programmes or activities of the previous financial years- NIL  
 (c) Amount required to be set off for the financial year, if any -NIL  
 (d) Total CSR obligation for the financial year (7a+7b-7c) - ₹0.97 crores
8. (a) CSR amount spent or unspent for the financial year:

Total Amount Spent for the Financial Year. (in Rs. Crores)	Amount Unspent (in Rs.)				
	Total Amount transferred to Unspent CSR Account as per section 135(6).		Amount transferred to any fund specified under Schedule VII as per second proviso to section 135(5).		
	Amount.	Date of transfer.	Name of the Fund	Amount	Date of transfer
0.57*	0.78	30.04.2022	-	-	-

\*In addition to this ₹0.27 crores was spent before July 2022.

(b) Details of CSR amount spent against ongoing projects for the financial year:

1	2	3	4	5	6	7	8	9
Sl. No.	Project ID	Name of the Project	Financial Year in which the project was commenced	Project duration	Total amount allocated for the project (in Rs.)	Amount spent on the project in the reporting Financial Year (in Rs)	Cumulative amount spent at the end of reporting Financial Year. (in Rs.)	Status of the project - Completed/ Ongoing
1	PL/CSR/01	Vidyasaarathi with NSDL	2020-21	Upto March, 2024	0.12	-	-	Ongoing
2	PL/CSR/02	Namma Ooru Namma Koduge – BBMP and BMRCL	2020-21	Upto March, 2024	0.7	0.52	-	Ongoing
3	PL/CSR/06	Vidyanikethan	2021-22	Upto March, 2024	0.1			Ongoing
4	PL/CSR/07	Cuddles Foundation	2021-22	-	0.05	0.05	-	Completed
	TOTAL				0.97	0.57	-	

9. In case of creation or acquisition of capital asset, furnish the details relating to the asset so created or acquired through CSR spent in the financial year (asset-wise details). – Not Applicable
- (a) Date of creation or acquisition of the capital asset(s).
  - (b) Amount of CSR spent for creation or acquisition of capital asset.
  - (c) Details of the entity or public authority or beneficiary under whose name such capital asset is registered, their address etc.
  - (d) Provide details of the capital asset(s) created or acquired (including complete address and location of the capital asset).
10. Specify the reason(s) if the company has failed to spend two per cent of the average net profit as per section 135(5).  
The balance of unspent amount has been transferred to the "Unspent CSR account" and the company is taking adequate steps to ensure timely completion of ongoing projects.

**Anup Shah Sanmukh**

DIN: 00317300

Independent Director

Member, CSR Committee

**Ashish Ravi Puravankara**

DIN: 00504524

Managing Director

Chairman, CSR Committee

### Particulars of employees and related disclosures

#### Details of Ratio of Remuneration of Director[Section 197(12), r/w Rule 5 of Companies (Appointment and Remuneration of Managerial Personnel), Rules, 2014

	Name	Ratio to the median	
I. the ratio of the remuneration of each whole-time director to the median remuneration of the employees of the company for the financial year;	Mr. Ravi Puravankara	43.24	
	Mr. Ashish Ravi Puravankara	31.61	
	Mr. Nani R. Choksey	33.64	
	Mr. Abhishek Nirankar Kapoor	55.75	
	Name	% Increase	
		2021-22	2020-21
II. the percentage increase in remuneration of each whole-time director, Chief Financial Officer, Chief Executive Officer, Company Secretary or Manager, if any, in the financial year	Mr. Ravi Puravankara	112.37	21.59
	Mr. Ashish Ravi Puravankara	6.76	57.71
	Mr. Nani R. Choksey	38.42	(29.49)
	Mr. Abhishek Nirankar Kapoor*	N.A.	N.A.
	Ms. Bindu D	19.56	(18.63)
III. the percentage increase in the median remuneration of employees in the financial year;	The percentage increase in the median remuneration of Employees of Puravankara Limited during the financial year 2021-22 was Negative 2.57 % (arrived at based on the median remuneration of the Financial Year 2021-22.)		
IV. the number of permanent employees on the rolls of Company;	The total number of permanent employees as on 31 March 2022 was 584, and as on 31 March 2021 was 494.		
V. average percentile increase already made in the salaries of employees other than the managerial personnel in the last financial year and its comparison with the percentile increase in the managerial remuneration and justification thereof and point out if there are any exceptional circumstances for increase in the managerial remuneration;-	The average % increase was 10.57% for employees other than the managerial personal in the last financial year who went through the compensation Review cycle in the year. For the Key Managerial Personnel, the average % increase was 41.33%.		
VI. the key parameters for any variable component of remuneration availed by the directors;	The key parameters for variable components are Company PAT, EBITDA, Revenue and share price.		
VII. Affirmation that the remuneration is as per the remuneration policy of the company.	Yes. the remuneration is as per the remuneration policy of the company.		



**INFORMATION AS REQUIRED UNDER RULE 5(2), RULE 5(3) OF THE COMPANIES (APPOINTMENT AND REMUNERATION OF MANAGERIAL PERSONNEL) RULES, 2014, AND FORMING PART OF THE DIRECTORS' REPORT FOR THE FINANCIAL YEAR ENDED MARCH 31, 2022.**

Names of top ten employees in terms of remuneration drawn and the name of every employee employed throughout the 12 months period and who were in receipt of remuneration which in aggregate was not less than ₹1.02 crore for the year ended March 31, 2022

Employee Name	Designation in the Company	Qualification	Age in Years	Previous Employer	Total Experience in Years	Designation at previous employment	Date of Joining	31-03-2022
Ravi Puravankara	Chairman and Managing Director		70	-	47	-	1986 - Promoter	3.01
Nani R Choksey	Vice Chairman	B.Com	71	-	46	-	1986	2.34
Ashish Puravankara	Managing Director	BBA, MBA	43	-	22	-	14-Jul-10	2.20
Abhishek Kapoor*	Executive Director/ Chief Financial Officer	BA, PGDM (Finance & Marketing)	48	Sobha Developers Limited	24	CEO	11-Sep-2019	3.88
Vishnu Moorthi	Sr V P - Property R C	B.Com, FCA	56	Consultant	34	Consultant	01-Feb-2007	1.06
Patil D S	President - BD & LA	B.E.,(Mech), Dip Finance, LLB, LLM	61	Mile Stone Capital	38	Vice President	01-Oct-2013	1.23
Sanjay Sharma	President - Technical	B.Tech	58	Emmar India	31	COO (Projects)	21-Sep-2018	1.55
Abbasali Ookabhoy	President - Design	B. Arch	45	Niteen Perulekar Architects P.L.	18	VP - Architect & design	15-Jan-2021	1.15
Dharmesh Pramod Shah**	Executive Vice President	B.Tech,MBA	44	Consultant	21	Vice President (SMC)	31-Mar-2020	1.17

\* Chief Operating Officer upto 12.08.2021

\*\*Resigned on 25.02.2022

**Persons employed for the part of the financial year who were in receipt of remuneration at a rate which in aggregate was not less than ` 8.5 lakh per month**

Employee Name	Designation in the Company	Qualification	Age in Years	Previous Employer	Total Experience in Years	Designation at previous employment	Date of Joining	31-03-2022
Sanjay Ugam Raj Daga	Chief Operating Officer - West	B.com, LLB, CA	51	Runwal Developers Private Limited	27	COO	07-Mar-2022	0.15
Praveer Gill	Executive Vice President- Purva Land	MA	41	Godrej Properties Limited	15	AVP - Head Marketing and Sales	20-Dec-2021	0.30

## Business Responsibility Report

This report is comprised of four sections to assess compliance with Environmental, Social and Governance Norms based on the following principles:

- Principle 1 (P1): Businesses should conduct and govern themselves with Ethics, Transparency and Accountability.
- Principle 2 (P2): Businesses should provide goods and services that are safe and contribute to sustainability throughout their life cycle.
- Principle 3 (P3): Businesses should promote the well-being of all employees.
- Principle 4 (P4): Businesses should respect the interests of and be responsive towards all stakeholders, especially those who are disadvantaged, vulnerable and marginalized.
- Principle 5 (P5): Businesses should respect and promote human rights.
- Principle 6 (P6): Business should respect, protect and make efforts to restore the environment.
- Principle 7 (P7): Businesses, when engaged in influencing public and regulatory policy, should do so in a responsible manner.
- Principle 8 (P8): Businesses should support inclusive growth and equitable development.
- Principle 9 (P9): Businesses should engage with and provide value to their customers and consumers in a responsible manner.

### SECTION A: GENERAL INFORMATION ABOUT THE COMPANY

1.	Corporate Identity Number (CIN) of the Company	L45200KA1986PLC051571
2.	Name of the Company	PURAVANKARA LIMITED
3.	Registered address	130/1, Ulsoor Road, Bangalore - 560042
4.	Website	www.puravankara.com
5.	E-mail id	investors@puravankara.com
6.	Financial Year reported	2021-22
7.	Sector(s) that the Company is engaged in (industrial activity code-wise)	Real Estate Development, Construction, of Commercial and Residential Property NIC: 41001
8.	List three key products/services that the Company manufactures/ provides (as in balance sheet)	Construction, Sale and Leasing of Property
9.	Total number of locations where business activity is undertaken by the Company	(a) Marketing office at UAE and representative office at Sri Lanka
	(a) Number of International Locations (Provide details of major 5)	(b) same as below mentioned in point 10
	(b) Number of National Locations	
10.	Markets served by the Company – Local/State/ National/International	The Company has projects in Bengaluru, Hyderabad, Chennai, Mumbai, Pune, Goa, Kochi, Coimbatore, Mangalore, Sri Lanka

## SECTION B: FINANCIAL DETAILS OF THE COMPANY

1. Paid up Capital (INR)	118.58 crores
2. Total Turnover (INR)	941.38 crores
3. Total profit/ (loss) after taxes (INR)	166.07 crores
4. Total Spending on Corporate Social Responsibility (CSR) as percentage of profit after tax (%)	1.96% (CSR expense during 2021-22 as % of profit after tax of 2020-21)
5. List of activities in which expenditure in 4 above has been incurred:-	Annexure- V of the Directors' Report
(a) Environment and Sustainability	Education, Environment sustainability, Livelihood enhancement,
(b) Reducing Child Mortality and improving Maternal health	Promoting health

## SECTION C: OTHER DETAILS

- Does the Company have any Subsidiary Company/ Companies?  
Yes
- Do the Subsidiary Company/Companies participate in the Business Responsibility (BR) Initiatives of the parent company? If yes, then indicate the number of such subsidiary company(s).  
One material subsidiary and 8 other major subsidiaries which have undertaken projects, undertake the BR initiatives. The holding company's initiatives are applicable to the Group's subsidiaries.
- Do any other entity/entities (e.g. suppliers, distributors etc.) that the Company does business with, participate in the BR initiatives of the Company? If yes, then indicate the percentage of such entity/entities? [Less than 30%, 30-60%, More than 60%]  
No

## SECTION D: BR INFORMATION

### 1. Details of Director/Directors responsible for BR

(a) Details of the Director/Director responsible for implementation of the BR policy/policies

- DIN Number: 00504555
- Name: Mr. Nani R. Choksey
- Designation: Vice-Chairman

(b) Details of the BR head

No.	Particulars	Details
1	DIN Number (if applicable)	00504555
2	Name	Mr. Nani R.Choksey
3	Designation	Vice-Chairman
4	Telephone number	080-43439999
5	e-mail id	investors@puravankara.com

## 2. Principle-wise (as per NVGs) BR Policy/policies:

(a) Details of compliance (Reply in Y/N)

No.	Questions	P1	P2	P3	P4	P5	P6	P7	P8	P9
1	Do you have a policy/ policies for....	Y	Y	Y	Y	Y	Y	Y	Y	Y
2	Has the policy being formulated in consultation with the relevant stakeholders?	The policies are in accordance with applicable regulations. The policies are framed in the interest of the stakeholders								
3	Does the policy conform to any national / international standards? If yes, specify? (50 words)	The policies are in due compliance of the applicable Indian Laws. The policies/ practices broadly confirms to the National Voluntary Guidelines issued by the Ministry of Corporate Affairs.								
4	Has the policy being approved by the Board? If yes, has it been signed by MD/ owner/ CEO/ appropriate Board Director?	The approval of the Board has been taken on mandatory policies and is signed by respective process owners of each of the respective policies.								
5	Does the company have a specified committee of the Board/ Director/ Official to oversee the implementation of the policy?	The Head of the respective Departments oversee the implementation of the policies.								
6	Indicate the link for the policy to be viewed online?	<a href="https://www.puravankara.com/investors">https://www.puravankara.com/investors</a> under the tab policies								
7	Has the policy been formally communicated to all relevant internal and external stakeholders?	Yes. The internal stakeholders are made aware of the policies through the employees portal. External stakeholders are communicated to the extent applicable.  Please also refer to point 6, hereinabove.								
8	Does the company have in-house structure to implement the policy/ policies.	Y	Y	Y	Y	Y	Y	Y	Y	Y
9	Does the Company have a grievance redressal mechanism related to the policy/ policies to address stakeholders' grievances related to the policy/ policies?	Y	Y	Y	Y	Y	Y	Y	Y	Y
10	Has the company carried out independent audit/ evaluation of the working of this policy by an internal or external agency?	Y*	Y*	Y*	Y*	Y*	Y*	Y*	Y*	Y*

\*internal agency

(b) If answer to the question at serial number 1 against any principle, is 'No', please explain why: (Tick up to 2 options)  
- NOT APPLICABLE

### 3. Governance related to BR

(a) Indicate the frequency with which the Board of Directors, Committee of the Board or CEO to assess the BR performance of the Company. Within 3 months, 3-6 months, Annually, More than 1 year	Business responsibility is an essential constituent of business of the Company and the reviews by the Board and its Committee, CEO on a quarterly basis or if required more frequently.
(b) Does the Company publish a BR or a Sustainability Report? What is the hyperlink for viewing this report? How frequently it is published?	The Company's Annual report along with the Business Report is placed on the website of the company. <a href="https://www.puravankara.com/uploads/pdf/annual-report-2021-22.pdf">https://www.puravankara.com/uploads/pdf/annual-report-2021-22.pdf</a>

#### Principle 1

- Does the policy relating to ethics, bribery and corruption cover only the company? Yes/ No. Does it extend to the Group/ Joint Ventures/ Suppliers/Contractors/NGOs / Others?

No. The policy is applicable to all the employees of the Company, its subsidiaries and group companies.

- How many stakeholder complaints have been received in the past financial year and what percentage was satisfactorily resolved by the management? If so, provide details thereof, in about 50 words or so.

The Customer relationship management reviews the complaints of our customers. The Stakeholders Relationship Committee review the shareholders complaints and the redressal measures taken by the Registrar & Transfer Agents/ Company. No complaints were received from shareholders.

#### Principle 2

- List up to 3 of your products or services whose design has incorporated social or environmental concerns, risks and/ or opportunities.

Following is the list our products or services whose design has incorporated social or environmental concerns, risks and/ or opportunities:

At project, Orient Grand and Purva Zenium

- It is ensured that vegetation areas on ground and built structure are more than 40% of total site area •We have integrated social and active zones within landscape • The design ensures elevations which offer good shading on the facades to reduce glare.
- 30% of total landscaped area include drought tolerant/ native/ adaptive species
- Adequate RWH Tanks and recharge pits as per PCB/MOEF requirement are ensured.
- Provided on-site STP treated water which enables:

- o 100% of landscape water requirement
- o 100% of flushing water demands • Accessible Design
- Organic Waste Converter installed for 100% of wastes
- Electric Charging points provided • Limited use of generator during power failure to reduce air and noise pollution.

At project, Purva Zentech

- Maximizing Daylight penetration – by planning of building core as a central core limiting the depth of floor plates
  - Use of performance glass to increase high visual light transmission and reduce Solar heat gain
  - Energy Efficient HVAC Equipment has been installed.
  - Energy Metering has been installed.
  - Provided LED lighting for all common areas .
  - Solar Hot water panel, Energy efficient Air conditioning, Electrical, PHE, FPS & Control system ensured
  - High COP Water cooled Centrifugal Chillers and Air cooled chillers ensured.
  - Equipped with demand control ventilation with indoor air quality sensors, MERV 13 filters to enhance indoor air quality.
  - Low Loss. energy efficient transformers to limit the transformer loss, lower LPD by selection of energy efficient LED light fixtures, high efficiency and low water consuming fixtures are in place.
2. For each such product, provide the following details in respect of resource use (energy, water, raw material etc.) per unit of product(optional):
- (a) Reduction during sourcing/production/ distribution achieved since the previous year throughout the value chain?
  - (b) Reduction during usage by consumers (energy, water) has been achieved since the previous year?

Following are the details in respect of resource use:

- Use of High efficient LED lights to reduce power consumption
- Use of Solar energy for water Heating partially , Solar PV Panels for Electricity backup of Common area Lighting, external street lighting in few projects.
- Using STP (sewage treatment plant) treated water (recycled) for toilet flushing and for irrigating the landscaped areas. Efficient solid waste management is employed in the projects. Every project has an organised process of segregating the organic and non-organic waste. The organic waste is converted to manure, utilising environment friendly organic waste converters, thereby ensuring cleaner project premises. The manure is used for landscaping.
- Our design proposes use of Copper wound Transformer to minimise the Losses and better efficiency in terms of Distribution.



- DG set used for the projects are complying to CPCB Norms for low emission standards and reducing carbon footprints. Efficient sourcing of materials locally available is part of our procurement process. Our designs incorporate the use of solar water heaters and lighting. The technology is very evolved and are virtually maintenance free. The toilet fixtures used by us in our projects are efficient and we encourage waterless urinals in our commercial projects. It would result in 10 to 20% reduction in water quantity.
3. Does the company have procedures in place for sustainable sourcing (including transportation)?
    - (a) If yes, what percentage of your inputs was sourced sustainably? Also, provide details thereof, in about 50 words or so.
 

Effort is made to source most of the products from nearby regions in order to reduce the carbon footprint and reduction in consumption of fossil fuels. 60-70% of the products are sourced from nearby manufacturing units. This results in reduced transportation and reduction in consumption of Diesel/ Petrol.
  4. Has the company taken any steps to procure goods and services from local & small producers, including communities surrounding their place of work?
    - (a) If yes, what steps have been taken to improve their capacity and capability of local and small vendors?
 

Quite a few products like Electrical panels, Aggregates, pre-fabricated steel items, grills etc., ready mixed concrete, solid concrete blocks, Doors are sourced from local SME / MSME vendors.

We have close to 50 active SME / MSME vendors listed with us. We have been working closely with them to provide technical inputs and upgrade their capabilities.
  5. Does the company have a mechanism to recycle products and waste? If yes what is the percentage of recycling of products and waste (separately as <5%, 5-10%, >10%). Also, provide details thereof, in about 50 words or so.
    - The company provides for sustainable products in the projects which have the ability to recycle and this enables the collection of waste water generated in the wash rooms /toilets/ kitchens and is treated to acceptable quality. Every project has a Sewage Treatment plant (STP).
    - Such treated water is utilised for flushing of the toilets – which reaches the STP and gets recycled. The excess treated water from STP is used for irrigating the plants in the landscape areas.
    - The recycled component of water could be 90%
    - The Organic waste converter results in manure – generation which could be an indirect recycling to an extent of 20%.

### Principle 3

1. Please indicate the Total number of employees.  
584 employees in total.
2. Please indicate the Total number of employees hired on temporary/contractual/casual basis.  
21 employees.

3. Please indicate the Number of permanent women employees.  
147 women employees.
4. Please indicate the Number of permanent employees with disabilities.- NIL .
5. Do you have an employee association that is recognized by management.- NO.
6. What percentage of your permanent employees is members of this recognized employee association? - Not applicable.
7. Please indicate the Number of complaints relating to child labour, forced labour, involuntary labour, sexual harassment in the last financial year and pending, as on the end of the financial year. NIL  
  
The company does not employ child labour, forced labour or involuntary labour. No complaint of sexual harassment was received during the year.
8. What percentage of your under mentioned employees were given safety & skill up-gradation training in the last year?
  - (a) Permanent Employees  
Site Safety & Fire Evacuation – 100%  
Skill Up-gradation - 50%
  - (b) Permanent Women Employees- N.A.
  - (c) Casual/Temporary/Contractual Employees  
Site Safety & Fire Evacuation – 100%
  - (d) Employees with Disabilities – N.A.

#### **Principle 4**

1. Has the company mapped its internal and external stakeholders? Yes
2. Out of the above, has the company identified the disadvantaged, vulnerable & marginalized stakeholders.  
All stakeholders are equally significant to the Company.
3. Are there any special initiatives taken by the company to engage with the disadvantaged, vulnerable and marginalized stakeholders. If so, provide details thereof, in about 50 words or so.  
  
Special initiatives are not taken for any category of stakeholders as all stakeholders are equal.

## Principle 5

1. Does the policy of the company on human rights cover only the company or extend to the Group/Joint Ventures/Suppliers/Contractors/NGOs/Others?

It is the policy of the company and practice as well to ensure protection of human rights which is non-engagement of child labor, assuring safety measures etc. The same principle is applied not only to the Company but also to the subsidiaries and external stakeholders like contractors.

2. How many stakeholder complaints have been received in the past financial year and what percent was satisfactorily resolved by the management?

The Company has not received any human rights complaints.

## Principle 6

1. Does the policy related to Principle 6 cover only the company or extends to the Group/Joint Ventures/Suppliers/Contractors/NGOs/others. Yes

The policy covers the Company and the practice includes the Company and the group companies.

2. Does the company have strategies/ initiatives to address global environmental issues such as climate change, global warming, etc? Y/N. If yes, please give hyperlink for webpage etc.

Yes, the company is in the process of certifying all their completed, upcoming and to be launched projects under IGBC Rain water harvesting and reuse of the same for domestic purposes.

Use of water efficient low flow fixtures.

Use of native species in landscape.

Reduced basement footprint and larger landscape areas on natural ground for ground water recharge and percolation

3. Does the company identify and assess potential environmental risks? Y/N

Yes

4. Does the company have any project related to Clean Development Mechanism? If so, provide details thereof, in about 50 words or so. Also, if Yes, whether any environmental compliance report is filed?

The Company has implemented Precast technology in some of its projects & accordingly, is in process of achieving Clean development mechanism.

The procedures adopted for construction ensure reduced pollution with the use of pre-cut stones to reduce noise pollution and dust including reduced waste at site. Also Prefabricated reinforcement Steel cages from factory, use of ready-mix concrete reduce the noise pollution, dust and reduced scrap at site.



5. Has the company undertaken any other initiatives on – clean technology, energy efficiency, renewable energy, etc. Y/N. If yes, please give hyperlink for web page etc.  
Use of CFC Free refrigerants
  - Use of renewable energy systems like solar etc.
  - Energy metering would be BMS enabled to monitor the energy use.
  - Compliance to BIS, ASHRAE standards.Electrical/Electronic equipments used in the project are of Highest energy efficiency standards specified by Bureau of energy standards.
6. Are the Emissions/Waste generated by the company within the permissible limits given by CPCB/SPCB for the financial year being reported?  
Yes
7. Number of show cause/ legal notices received from CPCB/SPCB which are pending (i.e. not resolved to satisfaction) as on end of Financial Year.  
Nil

### **Principle 7**

1. Is your company a member of any trade and chamber or association? If Yes, Name only those major ones that your business deals with:
  - (a) Confederation of Indian Industry (CII)
  - (b) Confederation of Real Estate Developers Association of India (CREDAI)
  - (c) Bangalore Chamber of Industry and Commerce (BCIC)
2. Have you advocated/lobbied through above associations for the advancement or improvement of public good? Yes/No; if yes specify the broad areas ( drop box: Governance and Administration, Economic Reforms, Inclusive Development Policies, Energy security, Water, Food Security, Sustainable Business Principles, Others)  
Yes. Governance and Administration, Economic Reforms, Inclusive Development Policies.

### **Principle 8**

1. Does the company have specified programmes/initiatives/projects in pursuit of the policy related to Principle 8? If yes details thereof.  
Yes. The details are provided in Annexure- V of the Directors' Report.
2. Are the programmes/projects undertaken through in-house team/own foundation/external NGO/government structures/ any other organization?  
It is a combination of in-house team and external organization.
3. Have you done any impact assessment of your initiative?  
The expenditure on CSR activities and the impact of such expenditure is periodically monitored by the CSR committee of the Board.
4. What is your company's direct contribution to community development projects- Amount in INR and the details of the projects undertaken.  
INR 0.52 crores were spent on CSR activity relating to Environment sustainability.

5. Have you taken steps to ensure that this community development initiative is successfully adopted by the community? Please explain in 50 words, or so.

The details are provided in Annexure- V of the Directors' Report.

## **Principle 9: CUSTOMER VALUE**

1. What percentage of customer complaints/consumer cases are pending as on the end of financial year.  
90 consumer cases were pending at the end of the financial year 2021-22.
2. Does the company display product information on the product label, over and above what is mandated as per local laws? Yes/No/N.A. /Remarks (additional information)  
Yes, company displays and follows RERA rules and regulations diligently- we mention RERA number prominently in every Print ad, Hoardings, Radio, website, microsites, project videos, Collaterals, Site branding, Brochures, Customer Emailers. We also mention Artist Impression wherever we use Rendered Images of elevation, club house, landscaping. Even in walk through, show apartment disclaimers and dimensions are mentioned. In case of reference imagery used - we mention images for representation purpose only to avoid any mis-communication. We also mention actual images shot on location, we showcase construction museum which clearly and transparently displays what will be the construction materials used and how they will look to convey actual quality of construction and what actually the customer will get as end product. We also mention in collaterals and other mediums in case the project is mortgaged against any bank or financial institutions in the process of obtaining no objection certificate.
3. Is there any case filed by any stakeholder against the company regarding unfair trade practices, irresponsible advertising and/or anti-competitive behaviour during the last five years and pending as on end of financial year. If so, provide details thereof, in about 50 words or so.  
No
4. Did your company carry out any consumer survey/ consumer satisfaction trends?  
Annually, the company undertakes Customer Satisfaction Research (CSAT), apart from this constant feedback from customer is undertaken to know of our customer experience at site, project, post sales, during possession etc. Company also conducts mystery audits of VDNB customers.

For and on behalf of the Board of Directors

### **Ashish Ravi Puravankara**

Managing Director  
DIN: 00504524

Bengaluru

Date: August 11, 2022

### **Nani R. Choksey**

Vice-Chairman  
DIN: 00504555

**Corporate Governance Compliance Certificate**

To  
The Members,  
**Puravankara Limited,**  
No.130/1, Ulsoor Road,  
Bengaluru – 560 042.

I have examined the compliance of the conditions of Corporate Governance by Puravankara Limited ('the Company') for the year ended on March 31, 2022, as stipulated under Regulations 17 to 27, clauses (b) to (i) of sub- regulation (2) of Regulation 46 and para C, D and E of Schedule V of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI Listing Regulations").

The compliance of the conditions of Corporate Governance is the responsibility of the management of the Company. My examination was limited to the review of procedures and implementation thereof, as adopted by the Company for ensuring compliance with conditions of Corporate Governance. It is neither an audit nor an expression of opinion on the financial statements of the Company.

In my opinion and to the best of my information and according to the explanations given to me, and the representations made by the Directors and the Management, I certify that the Company has complied with the conditions of Corporate Governance as stipulated in the SEBI Listing Regulations for the year ended on March 31, 2022.

I further state that such compliance is neither an assurance as to the future viability of the Company nor of the efficiency or effectiveness with which the management has conducted the affairs of the Company.

**Nagendra D. Rao**

Practicing Company Secretary  
FCS No: 5553CP No: 7731  
UDIN: F005553D000780129  
Peer Review Certificate No.:672/2020  
543/A, 7th Main,  
3rd Cross, S. L. Byrappa Road,  
Hanumanthanagar,  
Bengaluru – 560 019.

Place : Bengaluru  
Date: August 11, 2022

# REPORT ON CORPORATE GOVERNANCE

## CONTENTS:

- 1. COMPANY'S PHILOSOPHY ON CODE OF GOVERNANCE**
- 2. STRUCTURE: Board and its Committees**
- 3. BOARD OF DIRECTORS:**
  - ✓ Composition of Board and Directorship held as on March 31, 2022
  - ✓ Meetings - Board of Directors
  - ✓ Board Meetings/ Annual General Meeting during the Financial Year
  - ✓ Circular Resolutions passed by the Board of Directors
  - ✓ Core Skills/ Expertise/ Competencies
  - ✓ Performance evaluation
  - ✓ Confirmation
  - ✓ Meeting of Independent Directors
  - ✓ Period of tenure of the Managing Director and the Whole-time Directors
  - ✓ Remuneration to Whole-time Directors & Independent Directors
  - ✓ Shares / Stock Options held by the Directors
  - ✓ Code of Conduct - Board Members & Senior Management
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- 4. COMMITTEES OF THE BOARD OF DIRECTORS:**
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  - ✓ Management Sub-Committee
- 5. GENERAL BODY MEETINGS**
  - ✓ Details of Annual General Meetings (AGM) held during the last 3 Years.
- ✓ Extraordinary General Meeting (EGM)
- ✓ Passing of Resolutions by Postal Ballot
- 6. COMPLIANCE & DISCLOSURES**
- 7. MEANS OF COMMUNICATION**
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  - ✓ Outstanding GDRs / ADRs / Warrants / any other Convertible Instruments
  - ✓ Commodity price risk or foreign exchange risk and hedging activities
  - ✓ Plant Locations
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  - ✓ Share Transfer System
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  - ✓ Distribution of Shareholding (DS) as on March 31, 2022
  - ✓ Dividend History (Rs.)
  - ✓ Share Capital - Past History
  - ✓ Other Shareholder Information
- 9. Certificate of Non-Disqualification of Directors**
- 10. CEO, CFO Certification**



## Corporate Governance Report

### 1. COMPANY'S PHILOSOPHY ON CODE OF GOVERNANCE

The Company believes that good corporate governance is essential for achieving long term corporate goals and enhancing value to all stakeholders. The philosophy of the Company on corporate governance is to attain a high level of accountability, transparency and fairness in its functioning and conduct of business with due emphasis on statutory compliances in letter and spirit. The management acknowledges and appreciates its responsibility towards society at large.

At Puravankara, we define corporate governance as a systemic process by which companies are directed and controlled to enhance their wealth-generating capacity for all stakeholders. Puravankara strives for excellence with the objective of enhancing shareholder value and protecting the interest of stakeholders. Decisions are based on a set of principles influenced by the values, context and culture of the organisation. All functions of the Company are discharged in a professionally sound, competent and transparent manner.

### 2. STRUCTURE: Board and its Committees

#### Board of Directors

Mr. Ravi Puravankara, Chairman (Promoter)

Mr. Nani R. Choksey, Vice-Chairman

Mr. Ashish Ravi Puravankara,  
Managing Director# (Promoter)

Mr. Anup Shah Sanmukh,  
Non-Executive Independent Director

Ms. Shailaja Jha,  
Non-Executive Independent Director\*

Mr. K.G. Krishnamurthy  
Non-Executive Independent Director\*\*

Mr. Abhishek Nirankar Kapoor  
Executive Director, CEO & CFO\*\*\*

Mr. Sanjeeb Chaudhuri,  
Non-Executive Independent Director##

#### Committees of the Board

- Audit Committee
- Stakeholders Relationship Committee
- Nomination and Remuneration Committee
- Corporate Social Responsibility Committee
- Risk Management Committee
- Management Sub-Committee

*#Mr. Ashish Ravi Puravankara demitted the office of Chief Executive Officer w.e.f August 13, 2021*

*\*Ms.. Shailaja Jha was appointed as Independent Director w.e.f. February 11, 2021*

*\*\*Mr. K.G. Krishnamurthy was appointed as Independent Director of the Company w.e.f. June 25, 2021*

*\*\*\*Mr. Abhishek Nirankar Kapoor was appointed as Executive Director, CEO & CFO of the Company w.e.f August 13, 2021*

*##Mr. Sanjeeb Chaudhuri was appointed as Independent Director w.e.f. November 12, 2021*

*Mr. Pradeep Guha ceased as Independent Director w.e.f. August 21, 2021*

### 3. BOARD OF DIRECTORS

The composition of the Board of Directors (Board) of the Company is in accordance with the requirements of the Companies Act, 2013 ("Act") and is also in compliance with the requirements of Regulation 17 of the Securities Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (hereinafter referred to as "Listing Regulations"). The Board comprises of a balanced combination of Executive Directors & Independent Directors. The Board of Directors of the Company comprises of eight Directors, of which four are Executive Directors & four are Independent Directors, including a woman director, being eminent persons with considerable professional expertise & experience in their respective fields.

Matters of policy and other relevant and significant information are furnished regularly to the Board. To provide better corporate governance & transparency, your Board has constituted an Audit Committee, a Stakeholders Relationship Committee, a Nomination and Remuneration Committee, a Corporate Social Responsibility Committee, a Risk Management Committee & a Management Sub-Committee. The composition and scope of each of the committees is in accordance with the provisions of the Act, the Listing Regulations, business requirements. The committees regularly look into various aspects, for which they have been constituted.

Mr. Ashish Ravi Puravankara is the son of Mr. Ravi Puravankara. There are no other inter-se relationships between the Directors of the Company.

In compliance with the Companies Act, 2013 and / or the Listing Regulations, as applicable, the Board's approvals are obtained and Minutes of the Committee meetings, as well as Minutes of the subsidiaries meetings are regularly placed before the Board. Further matters which are of significant importance are also placed before the Board.

According to Section 165 of the Companies Act, 2013, no person shall, after the commencement of this Act, hold office

as a Director, including any alternate directorship, in more than twenty companies at the same time. Provided that the maximum number of public companies in which a person can be appointed as a Director shall not exceed ten. For reckoning the limit of public companies in which a person can be appointed as a Director, directorship in private companies that are either a holding company or a subsidiary company of a public company shall be included. Further to an amendment of the Listing Regulations, and pursuant to regulation 17A, the maximum number of directorships are restricted to not more than seven listed entities with effect from April 1, 2020.

Further, under Regulation 17A of the Listing Regulations, a person shall not serve as an Independent Director in more than seven listed companies. Any person who is serving as a Whole Time Director of any listed company shall serve as an Independent Director in not more than three listed companies.

Also, under Regulation 26 of the Listing Regulations, Directors can hold membership of not more than ten Committees or act as a Chairperson of not more than five Committees across all listed entities. Further, for the purpose of determination of such limit, chairpersonship and membership of the Audit Committee and the Stakeholders' Relationship Committee alone shall be considered.

Independent Director(s) of the Company have been appointed in terms of specified criteria of 'independence' and/or 'eligibility' as specified under Regulation 16(1)(b) & 17 of the Listing Regulations.

The Board and its committees are constituted in compliance with the provisions of the Companies Act, 2013 and the Listing Regulations. On the basis of written representations received from the Directors as on March 31, 2022, and taken on record by the Board of Directors, read with the National Company Law Tribunal order dated March 13, 2018 with respect to a Director of the Company, as on March 31, 2021, none of the Directors of the Company are disqualified in terms of section 164 (2) of the Act, read together with the Companies (Appointment & Qualification of Directors) Rules, 2014.

Necessary disclosures have been received from all the Directors in compliance to the aforesaid requirements.

Mr. Pradeep Guha ceased as Independent Director w.e.f. August 21, 2021.

Mr. K.G. Krishnamurthy was appointed as Non-Executive Independent Director at the meeting of the Board of Directors held on June 25, 2021.

Mr. Abhishek Nirankar Kapoor was appointed as Executive Director of the Company w.e.f. August 13, 2021.

The appointment of Ms. Shailaja Jha as Non-Executive Independent Director, Mr. K.G. Krishnamurthy as Non-Executive Independent Director, Mr. Abhishek Nirankar Kapoor as Executive Director, was approved by the members at the Annual General Meeting held on September 28, 2021.

Director's Name (DIN)	Designation	Directorships€	Committee Memberships#	Chairmanship of Committees#	Other Listed entities on which the Director is a Director
Mr. Ravi Puravankara (00707948)	Chairman (E)	1	1	-	-
Mr. Ashish Ravi Puravankara (00504524)	Managing Director (E)	10	2	-	-
Mr. Nani R. Choksey (00504555)	Vice- Chairman (E)	9	1	-	-
Mr. Abhishek Nirankar Kapoor (03456820)	Executive Director	7	-	-	-
Mr. Anup S. Shah (00317300)	Independent Director (NEID)	5	5	2	Sobha Limited Stovekraft Limited
Ms. Shailaja Jha* (09060618)	Independent Director (NEID)	1	1	-	-
Mr. K.G. Krishnamurthy (00012579)	Independent Director (NEID)	9	6	1	-
Mr. Sanjeeb Chaudhuri (03594427)	Independent Director (NEID)	2	1	0	IDFC First Bank Limited

E – Executive Director, NEID – Non- Executive Independent Director

€ Denotes Directorships in public companies and private companies pursuant to Section 165 of the Companies Act, 2013.

# Denotes Memberships of Audit Committee and Stakeholders Relationship Committee only of Indian public limited companies listed/ unlisted pursuant to Regulation 26 of the Listing Regulations, Chairmanship of Audit Committee and Stakeholders Relationship Committee only of Indian listed companies

### Meetings - Board of Directors

According to Section 173 of the Companies Act, 2013, four Board Meetings are required to be held every year in such a manner that not more than 120 days shall intervene between two consecutive meetings.

However, the mandatory requirement of holding meetings of the Board of Directors of the companies within the intervals provided in section 173 of the Companies Act, 2013 (CA13) (120 days)

According to Regulation 17(2), the maximum time gap between any two Board Meetings cannot be more than 120

days, which has been complied with. Further, the quorum for the Board Meeting is one-third (1/3rd) of the total strength (excluding interested Directors, if any) or 3 Directors, whichever is higher, including at least one independent director.

Meetings of the Board and its Committees are normally held at the Corporate Office of the Company located at Bengaluru and through other Audio Visual Means.

During the year 2021-22, 7 Meetings of the Board of Directors were convened. The meetings of the Board vis-a-vis attendance of the Directors are provided herein below:

**Board Meetings (BM) / Annual General Meeting (AGM) during the Financial Year**

Sl. No.	BM Date	BM held at	Mr. Ravi Puravankara	Mr. Ashish Ravi Puravankara	Mr. Nani R Choksey	Mr. Abhishek Nirankar Kapoor***	Mr. Anup S. Shah	Mr. Pradeep Guha###	Ms. Shailaja Jha*	Mr. K.G. Krishnamurthy **	Mr. Sanjeeb Chaudhuri##	Total Board Strength	No. of Directors Present
1.	May 31, 2021	Bengaluru & VC	✓	✓	✓	N.A.	✓	✓	✓	N.A.	N.A.	6	6
2.	June 25, 2021	Bengaluru & VC	✓	✓	✓	N.A.	✓	✓	✓	✓	N.A.	7	7
3.	August 13, 2021	Bengaluru & VC	✓	✓	x	✓	x	✓	✓	✓	N.A.	7	6
4.	October 20, 2021	Bengaluru & VC	x	✓	✓	✓	✓	N.A.	✓	✓	N.A.	7	6
5.	November 12, 2021	Bengaluru & VC	x	✓	✓	x	✓	N.A.	x	✓	✓	8	5
6.	December, 24, 2022	Bengaluru & VC	x	✓	✓	x	✓	N.A.	x	✓	✓	8	5
7.	February 11, 2022	Bengaluru & VC	x	✓	x	✓	x	N.A.	✓	✓	✓	8	5
No. of meetings held			7	7	7	5	7	3	7	6	3		
No. of meetings attended			3	7	7	3	5	3	5	6	3		
Attendance at the last AGM held on September 28, 2021			x	✓	✓	✓	✓	N.A.	✓	✓	N.A.	7	6

BM - Board Meeting; AGM - Annual General Meeting; VC- Video Conference

\*Ms. Shailaja Jha was appointed as Independent Director w.e.f. February 11, 2021

\*\*Mr. K.G. Krishnamurthy was appointed as Independent Director of the Company w.e.f. June 25, 2021

\*\*\*Mr. Abhishek Nirankar Kapoor was appointed as Executive Director, CEO & CFO of the Company w.e.f. August 13, 2021

##Mr. Sanjeeb Chaudhuri was appointed as Independent Director w.e.f. November 12, 2021

###Mr. Pradeep Guha ceased as Independent Director w.e.f. August 21, 2021

**Circular Resolutions passed by the Board of Directors and its Committees**

Sl. No.	Authority passing the resolution	Date of Resolution	Item of Business	Passed on
1.	Board of Directors	May 28, 2021	Approval to revise the balance of CSR budget for the period 2020-2021	May 30, 2021
2.	Board of Directors	August 21, 2021	To place on record Mr. Pradeep Guha's (DIN: 00180427) cessation as, Independent Director of the Company.	August 22, 2021
3.	Board of Directors	August 24, 2021	<p>a. Amendment of Nomination &amp; Remuneration Policy of the Company.</p> <p>b. Re-constitution of the Management Sub-Committee of the Company to appoint Mr. Abhishek Nirankar Kapoor as member.</p> <p>c. Approval for remuneration payable to Non-Executive Directors.</p> <p>d. Approval for altering the Notice for the 35th Annual General Meeting.</p>	August 24, 2021

Sl. No.	Authority passing the resolution	Date of Resolution	Item of Business	Passed on
4	Board of Directors	November 11, 2021	<ul style="list-style-type: none"> <li>a. Approval of appointment of Mr. Sanjeeb Chaudhuri (DIN: 03594427), as an Additional Director in the capacity of a Non-Executive Independent Director of the Company.</li> <li>b. Approval of revision in payment of sitting fees to Non-Executive Independent Directors (NEID) for attending meetings.</li> <li>c. Appointment of Mr. K.G. Krishnamurthy, (DIN: 00012579) as member of the Nomination and Remuneration Committee of the Company and appointment of Mr. Anup Shah as Chairman of the Committee.</li> <li>d. Appointment of Mr. K.G. Krishnamurthy, (DIN: 00012579) as member of the Audit Committee of the Company.</li> </ul>	November 11, 2021
5	Corporate Social Responsibility Committee	May 28, 2021	To revise the balance of CSR budget for the period 2020-2021	May 28, 2021
6	Nomination & Remuneration Committee	August 23, 2021	<ul style="list-style-type: none"> <li>a. Approval to amend the Nomination &amp; Remuneration Policy of the Company</li> <li>b. Approval and recommendation of the remuneration payable to Non-Executive Directors</li> </ul>	August 24, 2021
7	Nomination & Remuneration Committee	November 11, 2021	<ul style="list-style-type: none"> <li>a. Approval and recommendation of the appointment of Mr. Sanjeeb Chaudhuri, (DIN: 03594427), as an additional director in the capacity of Non-Executive Independent Director of the Company</li> <li>b. Approval and recommendation of the revision in payment of sitting fees to Non-Executive Independent Directors (NEID) for attending meetings</li> </ul>	November 11, 2021
8	Audit Committee	December 10, 2021	Approval of revision in fees for Non-Audit/ Certification services payable to Statutory Auditors and recommendation of the same to the Board.	December 14, 2021
9	Audit Committee	March 30, 2022	<ul style="list-style-type: none"> <li>a. Approval for a related party transaction - Quotes from few vendors for contract of Kitchen cabinets for project "Silversands" of Pune Projects LLP, an associate of the Company.</li> <li>b. Approval for a related party transaction - Sale of 3 equipments of Starworth Infrastructure &amp; Construction Limited, a wholly-owned subsidiary.</li> <li>c. Approval for Audit/ Non-Audit Services from M/s. S R Batliboi &amp; Associates LLP, Statutory Auditors and limit of fees.</li> </ul>	March 31, 2022
10	Corporate Social Responsibility Committee	March 25, 2022	Approval of CSR contribution to Cuddles Foundation, Mumbai	March 25, 2022

### Core Skills/ Expertise/ Competencies

The Core Skills/ Expertise/ Competencies required in the context of its Business(es) and Sector(s) for the Board to function effectively have been identified by the Board of Directors

The Board has identified below mentioned expertise which the Directors of the Company are required to possess in the context of the business:

1. Expertise in the field of Construction, Real-estate, Technology, Architecture, Interior Design: Expertise with respect to business specific technologies, R&D, focus on environment and sustainability, future ready skills such as E-Commerce, use of Digital technology, etc;
2. Expertise in general corporate management, diversity of perspective: Enabling diversity of views to the Board that is valuable to manage our consumer, employee, key stakeholder or shareholders; as well as experience in human resource management, such that they bring in a considered approach to the effective management of people in an organization.
3. Expertise in the field of marketing: Expertise with respect to the geography in which the organization operates, as well as a deep understanding of the macro-economic environment, the nuances of the business, consumers and trade in the geography, and knowledge of the regulations & legislations of the markets the business operates in.
4. Expertise in the field of finance, taxation, accounts and strategy: An understanding of the law and application of corporate governance principles in a commercial enterprise of a similar scale and size. Capability to provide inputs for strategic financial planning, assessing financial statements and overseeing budgets for the efficient use of resources. Ability to identify key risks for the business in a wide range of areas including legal and regulatory.

In the table below, the specific areas of focus or expertise of individual Board members have been highlighted:

Name of the Director	Areas of Skill/ Expertise			
	Expertise in the field of Construction, Real-estate, Technology, Architecture, Interior Design	Expertise in general corporate management, diversity of perspective	Expertise in the field of marketing	Expertise in the field of finance, taxation, accounts and strategy
Mr. Ravi Puravankara	✓	✓	✓	✓
Mr. Ashish Ravi Puravankara	✓	✓	✓	✓
Mr. Nani R. Choksey	✓	✓	✓	✓
Mr. Abhishek Nirankar Kapoor	✓	✓	✓	✓
Mr. Anup Shah	-	-	-	✓
Ms. Shailaja Jha	✓	✓	-	-
Mr. K. G. Krishnamurthy	✓	-	-	✓
Mr. Sanjeeb Chaudhuri	✓	✓	✓	-

### **Performance Evaluation**

The evaluation of Independent Directors by the entire Board of Directors was based on the following:

- (a) performance of the Directors; and
- (b) fulfillment of the independence criteria as specified in these regulations and their independence from the management:

The performance evaluation of Independent Directors was done by the entire Board of Directors and in such evaluation the Directors who are subject to evaluation had not participated.

The criteria for performance evaluation covered the areas relevant to the functioning as Independent Directors such as preparation, participation, conduct and effectiveness.

### **Confirmation**

In the opinion of the Board, the Independent Directors fulfill the conditions specified in the regulations and are independent of the management.

### **Meeting of Independent Directors**

During the year, meeting of the Independent Directors was held on February 11, 2022. All Independent Directors attended the said meeting without the attendance of non-Independent Directors (except for the agenda item relating to briefing on the performance of the non-Independent Directors).

### **Period of tenure of the Managing Director and the Whole-time Directors**

At the 35th Annual General Meeting of the Company held on September 28, 2021, the Members of the Company approved the appointment of Mr. Abhishek Nirankar Kapoor as Executive Director for a period of 5 years from August 13, 2021 to August 12, 2026.

At the 34th Annual General Meeting held on September 28, 2020, Mr. Ravi Puravankara, Chairman, Mr. Nani R. Choksey, Vice-Chairman and Mr. Ashish Ravi Puravankara, Managing Director of the

Company were appointed for a period of 5 years commencing from April 1, 2021 – March 31, 2026. The shareholders have approved the remuneration payable for a period of 3 years commencing from April 01, 2021 to March 31, 2024.

### **Remuneration to Whole-time Directors & Independent Directors**

Remuneration to the Managing Director and Whole-time Directors and Independent Directors for the Financial Year 2021-22 are as tabulated below.

The payment of remuneration to the Managing Director and Whole-time Directors is governed by the resolution recommended by the Board and approved by the Shareholders as stated here-in-above.

The shareholders vide special resolution passed on September 27, 2019 had approved the commission payable to the Non-Executive Directors based on the profits of the Company. Vide special resolution passed on September 28, 2021 the shareholders to pay remuneration to the Non-Executive Directors based on the recommendation of the Board of Directors, subject to the terms of Part II of Schedule V, of the Companies Act, 2013, other applicable provisions, if any, and rules made thereunder (including any statutory modification(s) or re-enactment thereof for the time being in force in case the profit during the year and in the forthcoming years is not adequate to pay commission.

### **Pecuniary Relationship of Non-Executive Directors:**

The Company, its promoters, its management or its subsidiaries and associate companies have no pecuniary relationship or transaction with its Non-Executive & Independent Directors other than payment of sitting fees to them for attending Board and Committee meetings and Commission except to the extent permitted under applicable laws and the same is in terms of the provisions of the Companies Act, 2013 and the Listing Regulations.

During the financial year April 1, 2021 to March 31, 2022, on attending Meetings of the Board of Directors & its



Committees during a day, each Independent Director was paid ₹1,00,000/- as sitting fees.

the meetings of the Board/ its Committees/ Independent Directors/ with effect from 11.11.2021:

The Board approved the following sitting fees to be paid to Independent directors of the Company for attending

<b>Type of meeting</b>	<b>Sitting fee payable to each Independent Director</b>
Meetings (including adjournments thereof) of the Board and of its committees held on the day of Board Meeting for approval of results of every quarter.	₹1,00,000
Meetings (including adjournments thereof) of the Board and of its committees held on the day of Board Meeting for approval of any matter other than quarterly results.	₹50,000
Meetings (including adjournments thereof) of Committees of the Board (including the meeting of Independent Directors)/ on a day other than the day of Board meeting	₹20,000

### Summary of Compensation paid/ outstanding to Directors for the Financial Year 2021-22

<b>Name</b>	<b>Total Gross Remuneration</b>	<b>Contribution to Provident Fund</b>	<b>Incentive / Commission*</b>	<b>Sitting Fee</b>	<b>Total</b>
Mr. Ravi Puravankara#	2.89	0.12	-	-	3.01
Mr. Ashish Ravi Puravankara#	2.20	0.002	-	-	2.202
Mr. Nani R Choksey#	2.27	0.075	-	-	2.345
Mr. Abhishek Nirankar Kapoor *** # (w.e.f. 13.08.2021)	2.79	0.001	-	-	2.791
Mr. Pradeep Guha	-	-	0.467	0.032	0.499
Mr. Anup S. Shah	-	-	0.12	0.049	0.169
Ms. Shailaja Jha	-	-	0.12	0.062	0.182
Mr. K.G. Krishnamurthy **	-	-	0.092	0.057	0.149
Mr. Sanjeeb Chaudhuri ##	-	-	0.046	0.027	0.073
<b>Total</b>	<b>10.15</b>	<b>0.198</b>	<b>0.845</b>	<b>0.227</b>	<b>11.42</b>

\*Amount outstanding

#Executive Directors are not eligible as per shareholders resolution to receive commission/ sitting fees and hence not paid the same.

\*\*Mr. K.G. Krishnamurthy was appointed as Independent Director of the Company w.e.f. June 25, 2021

\*\*\*Mr. Abhishek Nirankar Kapoor was appointed as Executive Director, CEO & CFO of the Company w.e.f. August 13, 2021

##Mr. Sanjeeb Chaudhuri was appointed as Independent Director w.e.f. November 12, 2021

Mr. Pradeep Guha ceased as Independent Director w.e.f. August 21, 2021

The total of the shares issued by the Company as on March 31, 2022 are 23,71,49,686 shares. Below mentioned is the shares and stock options held by Directors as on March 31, 2022.

### Shares & Stock Options held by the Directors as on March 31, 2022

Name	Equity Shares	Percentage of Shareholding	Stock Options
Mr. Ravi Puravankara	17,78,52,904	74.9960%	N.A
Mr. Ashish Ravi Puravankara	4,800	0.0020%	N.A
Mr. Nani R. Choksey	1,920	0.0008%	N.A
Mr. Abhishek Nirankar Kapoor	Nil	N.A.	N.A.
Mr. Anup S. Shah	Nil	N.A	N.A
Ms. Shailaja Jha	Nil	N.A	N.A
Mr. K.G. Krishnamurthy	Nil	N.A	N.A
Mr. Sanjeeb Chaudhuri	1,000	0.0004%	N.A

### Code of Conduct – Board Members & Senior Management

The Board has laid down a Code of Conduct for the Board of Directors and the Senior Management of the Company which is also placed on the website of the Company. All the Board members and the Senior Management have affirmed compliance with the Code for the year ended March 31, 2022.

Declaration by Mr. Abhishek Nirankar Kapoor, Chief Executive Officer & Chief Financial Officer is annexed to this report.

Mr. Abhishek Nirankar Kapoor was appointed as CEO & CFO w.e.f August 13, 2021.

### Whistle Blower policy

The whistle blower policy is updated periodically. During October, 2013, the Board adopted the Whistle blower policy and the same has been posted on the Intranet of the Company. We have established a mechanism for employees to report concerns about unethical behavior, actual or suspected fraud, or violation of our Code of Conduct and Ethics with adequate safeguards against the victimization of employees and allows direct access to the Chairperson of the Audit Committee in exceptional cases. The Policy has been appropriately communicated to the employees

within the organisation. We further affirm that no employee has been denied access to the Audit Committee during the fiscal year 2021-22.

### 4. COMMITTEES OF THE BOARD OF DIRECTORS

The Company has the following committees of the Board:

- i. Audit Committee
- ii. Stakeholders Relationship Committee
- iii. Nomination & Remuneration Committee
- iv. Corporate Social Responsibility Committee
- v. Risk Management Committee
- vi. Management Sub-Committee

The Company Secretary of the company, acts as the Secretary of the Committees.

#### i. Audit Committee:

The Audit Committee was constituted on April 9, 2003 & its meetings are normally held at the Corporate Office of the

Company located at Bengaluru, and precedes the meeting of Board of Directors.

According to Regulation 18 of the Listing Regulations and u/s 177 of the Companies Act, 2013, every listed company is required to constitute an Audit Committee to review the Quarterly, Half-yearly and Annual Financial statements.

According to Regulation 18(2)(a) of the Listing Regulations, the Audit Committee should meet at least four times in a year and not more than 120 days shall elapse between two meetings, which has been complied with.

Regulation 18 of the Listing Regulations makes it mandatory to constitute an Audit Committee. The Audit committee reviews information as per the role stated in the Listing Regulations and the broad role of the said Committee is to review:

- i. financial reporting process;
- ii. adequacy of internal control systems;
- iii. the financial statements for approval of the Board; and
- iv. the performance of statutory and internal auditors.

- v. review as per mandatory requirement stated in the Listing Regulations.

The Committee comprised of Mr. Anup Shah Sanmukh, Mr. Pradeep Guha, Mr. Ravi Puravankara and Ms. Shailaja Jha as the members with Mr. Anup Shah Sanmukh as its Chairman. Further to Mr. Pradeep Guha's cessation as member of the Committee, Mr. K.G. Krishnamurthy was appointed as Member of the Audit Committee w.e.f. November 11, 2021. Under Regulation 18(2)(a) of the Listing Regulations, the quorum for the Meeting is one-third of the Members on the Committee (or) two Members, whichever is higher and further that at least two Independent Members should be present.

During the year five Meetings of the Audit Committee were convened and held on May 21, 2021, June 25, 2021, August 13, 2021, November 12, 2021 and February 11, 2022. The meetings of the Audit Committee vis-a-vis attendance of the Members are provided herein below. Mr. Anup S. Shah represented the Audit Committee as its Chairman to answer shareholders' queries in the Annual General Meeting of the Company held on September 28, 2021.

### Audit Committee Meetings (ACM) during the Financial Year

SI. No.	ACM Date	ACM held at	Mr. Ravi Puravankara	Mr. Pradeep Guha###	Mr. Anup Shah Sanmukh	Ms. Shailaja Jha	Mr. K.G. Krishnamurthy**	Total Committee Strength	No. of Members Present
1	May 21, 2021	Bengaluru & VC	✓	✓	✓	x	N.A.	4	3
2	June 25, 2021	Bengaluru & VC	✓	✓	✓	✓	N.A.	4	4
3	August 13, 2021	Bengaluru & VC	✓	✓	x	✓	N.A.	4	3
4	November 12, 2021	Bengaluru & VC	x	N.A.	✓	x	✓	4	2
5	February 11, 2021	Bengaluru & VC	x	N.A.	x	✓	✓	4	2
No. of ACM held			<b>5</b>	<b>3</b>	<b>5</b>	<b>5</b>	<b>2</b>		
No. of ACM attended			<b>3</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>2</b>		

VC - Video Conference

\*\*Mr. K.G. Krishnamurthy was appointed as member of the Audit Committee of the Company w.e.f. November 11, 2021.

###Mr. Pradeep Guha ceased as Member of the Audit Committee w.e.f. August 21, 2021

## ii. Stakeholders Relationship Committee (SRC):

The Stakeholders Relationship Committee (formerly Investor Grievance Committee) was constituted on December 26, 2006. Its meetings are normally held at the Corporate Office of the Company located at Bengaluru, before the Board Meeting. The Company Secretary has been designated as the Compliance Officer.

The Committee comprises of Mr. Anup S. Shah as the Chairman of the Committee, Mr. Nani R. Choksey and Mr. Ashish Ravi Puravankara as the members. Further, the quorum for the Stakeholders Relationship Committee Meetings is 2 Members and shall include an Independent Director.

According to Regulation 20 of the Listing Regulations, it is mandatory to constitute a Stakeholders Relationship Committee. The basic function of the Stakeholders Relationship Committee is to consider and resolve the grievances of the security holders of the listed entity including complaints related to transfer of shares, non-receipt of annual report and non-receipt of declared dividends, issue of new/duplicate certificates, general meetings, etc.

During the year three meetings of the Stakeholders Relationship Committee were convened and held on June 25, 2021, November 12, 2021 and February 10, 2022. The meetings of the Stakeholders Relationship Committee vis-a-vis attendance of the members are provided herein below.

### Stakeholders Relationship Committee Meetings during the Financial Year

Sl. No.	SRC Meeting Date	SRC Meeting held at	Mr. Ashish Ravi Puravankara	Mr. Nani R Choksey	Mr. Anup S. Shah	Total Committee Strength	No. of Members Present
1	June 25, 2021	Bengaluru & VC	✓	✓	✓	3	3
2	November 12, 2021	Bengaluru & VC	✓	✓	✓	3	3
3	February 10, 2022	Bengaluru & VC	✓	✓	✓	3	3
	No. of SRC meetings held		<b>3</b>	<b>3</b>	<b>3</b>		
	No. of SRC meetings attended		<b>3</b>	<b>3</b>	<b>3</b>		

VC - Video Conference

SRC - Stakeholders Relationship Committee

Brief summary on the Stakeholders Grievances are as summarised hereunder:

### Stakeholders Grievances - Sources of Complaints:

Particulars	Balance as on April 1, 2021	Received during the year	Resolved during the year	Balance as on March 31, 2022
Complaints Received	0	0	0	0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**iii. Nomination & Remuneration Committee (NRC) :**

The Nomination & Remuneration Committee (formerly Compensation Committee) was constituted on 28 June 2006. This Committee is comprised of Mr. Ravi Puravankara, Mr. Anup S. Shah, Ms. Shailaja Jha, Mr. K.G. Krishnamurthy as the Members. Mr. Pradeep Guha ceased to be a Member of the Committee on August 21, 2021. Mr. K. G. Krishnamurthy was appointed as member of the Committee and Mr. Anup Shah was designated as Chairman of the Committee w.e.f. November 11, 2021.

**OBJECTIVES OF THE NOMINATION AND REMUNERATION POLICY**

The Committee assists the Board in establishing remuneration policies and practices broadly relating to:

- a) Formulation of the criteria for determining qualifications, positive attributes and independence of a director and recommend to the Board a policy, relating to the remuneration of the directors, key managerial personnel and other employees;

- b) Formulation of criteria for evaluation of Independent Directors and the Board;
- c) Devising a policy on Board diversity;
- d) Identifying persons who are qualified to become directors and who may be appointed in senior management in accordance with the criteria laid down, and recommend to the Board their appointment and removal.
- e) whether to extend or continue the term of appointment of the independent director, on the basis of the report of performance evaluation of independent directors.
- f) recommend to the board, all remuneration, in whatever form, payable to senior management.

Nomination & Remuneration Policy is placed on the Company's website - [www.puravankara.com](http://www.puravankara.com)

During the year four meetings of the Nomination and Remuneration Committee were convened and held on June 25, 2021, August 13, 2021, November 12, 2021 and February 11, 2022. The meetings of the Nomination and Remuneration Committee vis-a-vis attendance of the members are provided herein below.

**Nomination and Remuneration Committee (NRC) Meetings during the Financial Year**

Sl. No.	NRC meeting Date	NRC meeting held at	Mr. Ravi Puravankara	Mr. Pradeep Guha###	Mr. Anup S. Shah	Ms. Shailaja Jha	Mr. K.G. Krishnamurthy**	Total Committee Strength	No. of Members Present
1	June 25, 2021	Bengaluru & VC	✓	✓	✓	✓	N.A.	4	4
2	August 13, 2021	Bengaluru & VC	✓	✓	×	✓	N.A.	4	3
3	November 12, 2021	Bengaluru & VC	×	N.A.	✓	×	✓	4	2
4	February 11, 2021	Bengaluru & VC	×	N.A.	×	✓	✓	4	2
		No. of meetings held	<b>4</b>	<b>2</b>	<b>4</b>	<b>4</b>	<b>2</b>		
		No. of meetings attended	<b>2</b>	<b>2</b>	<b>2</b>	<b>3</b>	<b>2</b>		

VC – Video Conference; NRC - Nomination and Remuneration Committee

\*\*Mr. K.G. Krishnamurthy was appointed as member of the Audit Committee of the Company w.e.f. November 11, 2021.

###Mr. Pradeep Guha ceased as Member of the Audit Committee w.e.f. August 21, 2021

#### iv. Corporate Social Responsibility (CSR) Committee

At the meeting of its Board of Directors held on August 7, 2014, the CSR Committee was constituted. The CSR Committee is currently constituted with the following Directors:

1. Mr. Ashish Ravi Puravankara
2. Mr. Nani R. Choksey
3. Mr. Anup S. Shah

The terms of reference of the CSR Committee is:

- (a) Formulate and recommend to the Board, a Corporate Social Responsibility Policy which shall indicate the

activities to be undertaken by the Company as specified in Schedule VII to the Companies Act, 2013;

- (b) Recommend the amount of expenditure to be incurred on the activities referred to in clause (a); and
- (c) Monitor the Corporate Social Responsibility of the Company from time to time.

The Policy on Corporate Social Responsibility as approved by the Board may be accessed on the Company's website at the link: [https://www.puravankara.com/backend/assets/uploads/investors\\_reports/8c7121b2b88ddd400dd23a74deb1a834.pdf](https://www.puravankara.com/backend/assets/uploads/investors_reports/8c7121b2b88ddd400dd23a74deb1a834.pdf)

#### Corporate Social Responsibility Committee Meetings during the Financial Year

Sl. No.	CSR meeting Date	CSR meeting held at	Mr. Ashish Ravi Puravankara	Mr. Nani R. Choksey	Mr. Anup S. Shah	Total Committee Strength	No. of Members Present
1	November 12, 2021	Bengaluru & VC	✓	✓	✓	3	3
2	February 10, 2022	Bengaluru & VC	✓	✓	✓	3	3
No. of CSR meetings held			<b>2</b>	<b>2</b>	<b>2</b>		
No. of CSR meetings attended			<b>2</b>	<b>2</b>	<b>2</b>		

VC – Video Conference; CSR –Corporate Social Responsibility Committee

#### v. Risk Management Committee

The Risk Management Committee is comprised with the following members:

1. Mr. Ashish Ravi Puravankara
2. Mr. Nani R Choksey
3. Mr. Anup S. Shah

Mr. Pradeep Guha ceased to be a Member of the Committee on August 21, 2021. Mr. Ashish Ravi Puravankara is the Chairman of the Risk Management Committee, w.e.f. May 27, 2022.

The Risk Management Committee is entrusted with the responsibility to assist the board by:

#### vi. Management Sub-Committee

The Management Sub-Committee was constituted on March 29, 2007 and its Meetings are normally held at the Corporate Office of the Company located at Bengaluru.

The Committee comprises of Mr. Ravi Puravankara, Mr. Nani R. Choksey, Mr. Ashish Ravi Puravankara and Mr. Abhishek Nirankar Kapoor (appointed as member w.e.f. 20.10.2021) as the Members. Further the quorum for the Management Sub-Committee Meetings is 2 Executive Directors.

The Management Sub-Committee of the Board of Directors has been vested with executive powers to manage all matters pertaining to investments, formation of subsidiaries, borrowings, statutory compliances and other routine business activities.

- a) ensuring that all the Current and Future Material Risks of the Company are Identified, Assessed/ Quantified and effective steps are taken to mitigate/ minimize the effects emanating from such Risks, to assure business growth with financial stability. With effect from May 05, 2021 the provisions of this regulation shall be applicable to top 1000 listed entities, determined on the basis of market capitalisation, as at the end of the immediate previous financial year. From the said date the regulation is applicable to the Company.
- b) enabling compliance with appropriate Regulations, wherever applicable.

Sl. No.	RMC Meeting Date	SRC Meeting held at	Mr. Ashish Ravi Puravankara	Mr. Nani R Choksey	Mr. Anup S. Shah	Total Committee Strength	No. of Members Present
1	February 10, 2022	Bengaluru & VC	✓	✓	✓	3	3
2	March 31, 2022	Bengaluru & VC	✓	✓	✓	3	3
No. of SRC meetings held			2	2	2		
No. of SRC meetings attended			2	2	2		

## 5. GENERAL BODY MEETINGS:

Details of Annual General Meetings (AGM) held during the last 3 Years are as follows:

For Financial Year	Nature of Meeting	Day, Date & Time	Venue	Special Resolutions
2020-21	35th AGM	Tuesday, September 28, 2021 at 11.30 a.m	Through Audio visual means	<ol style="list-style-type: none"> <li>Approval to issue Non-Convertible Debentures on a private placement basis.</li> <li>Approval to appoint Mr. Abhishek Kapoor (DIN: 03456820) as Director in the category of Executive Director for a period of 5 years and to fix the limit of his remuneration for a period of 3 years.</li> <li>Approval of remuneration payable to Non-Executive Directors</li> <li>Approval to appoint Mr. K G Krishnamurthy (DIN: 00012579) as Non-Executive Independent Director</li> </ol>
2019-20	34th AGM	Monday, September 28, 2020 at 11.30 a.m	Through Audio visual means	<ol style="list-style-type: none"> <li>Approval to issue Non-Convertible Debentures on a private placement basis.</li> <li>Approval to re-appoint Mr. Ravi Puravankara (DIN : 00707948), Chairman and Whole-Time Director of the company for a period of 5 years and to approve the remuneration payable for a period of 3 years</li> <li>Approval to re-appoint Mr. Ashish Ravi Puravankara (DIN : 00504524), as Managing Director of the company for a period of 5 years and to approve the remuneration payable for a period of 3 years</li> <li>Approval to re-appoint Mr. Nani R. Choksey (DIN : 00504555), as Vice-Chairman and Whole-Time Director of the company for a period of 5 years and to approve the remuneration payable for a period of 3 years</li> </ol>
2018-19	33rd AGM	Friday, September 27, 2019 at 11.30 a.m	The Taj West End Hotel, # 25, Race Course Road,	<ol style="list-style-type: none"> <li>To approve the appointment of Mr. Pradeep Guha in his second term as Non-Executive Independent Director</li> <li>To issue non-convertible debentures on a private placement basis</li> </ol>



### Extraordinary General Meeting (EGM):

During the year, no Extraordinary General Meeting (EGM) was held.

### Passing of Resolutions by Postal Ballot:

During the year 2021-2022, the e-voting for the Postal Ballot ended on December 29, 2021. The following matters were put to vote.

<b>SPECIAL BUSINESS:</b>	<b>DESCRIPTION</b>	<b>Result</b>
1.	SPECIAL RESOLUTION -To approve the revision in remuneration payable to Mr. Ashish Ravi Puravankara, Managing Director of the Company.	Not Approved
2.	SPECIAL RESOLUTION -To approve the appoint of Mr. Sanjeeb Chaudhuri as Non-Executive Independent Director of the Company	Approved
3.	SPECIAL RESOLUTION -To approve the alteration to the objects clause of the Memorandum of Association of the Company	Approved

## 6. COMPLIANCE & DISCLOSURES

1. The Company has complied with all the requirements, to the best of its knowledge and understanding of the regulations & guidelines issued by the Securities Exchange Board of India (SEBI). The Stock Exchanges, SEBI or any other statutory authority have not imposed any penalties or strictures relating to capital market transaction since the listing of the equity shares of the Company.
2. There are no materially significant related party transactions entered by the Company with related parties that may have a potential conflict with the interests of the Company.
3. The Company has duly complied with the requirements of the regulatory authorities on capital market transactions. There are no penalties imposed nor any strictures have been passed against the Company during the last three years.
4. The Consolidated Auditors' Report and the Standalone Auditors' Report to the shareholders for the year ended March 31, 2022, is an unmodified report.
5. The policy for determining material subsidiaries, dealing with related party transactions and other applicable policies are displayed on the Company's website [www.puravankara.com](http://www.puravankara.com). The details of familiarization programmes imparted to Independent Directors are also disclosed on the Company's website.
6. The mandatory requirements laid down in the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 for Corporate Governance have been duly complied by your Company and the status on adoption of non-mandatory requirements are as follows:
  - a. The Company has an Executive Chairman.
  - b. The Company does not send Half-yearly financial results, including summary of significant events in the last six months since the same are being posted on the website of the Company as well as published in newspapers.
  - c. Mr. Ravi Puravankara was re-appointed as Chairman of the Company, Mr. Nani R Choksey was re-appointed as Vice-Chairman and Mr. Ashish Ravi Puravankara was re-appointed as the Managing Director of the Company w.e.f. April 01, 2021.

Mr. Ashish Ravi Puravankara demitted office as Chief Executive Officer w.e.f August 13, 2021. The tenure of office of the Executive Directors was completed on March 31, 2021. The Members of the Company at their meeting held on September 28, 2020 approved the reappointment of Mr. Ravi Puravankara, Chairman and Whole-time Director, Mr. Ashish Ravi Puravankara, Managing Director and Mr. Nani R Choksey, Vice Chairman and Whole-time Director for a period of 5 years w.e.f. April 1, 2021 till March 31, 2026. Mr. Abhishek Nirankar Kapoor was appointed as Executive Director, Chief Executive Officer and Chief Financial Officer of the company w.e.f August 13, 2021.

- d. The Internal Auditor of the Company directly reports to the Audit Committee.

## 7. MEANS OF COMMUNICATION

### (a) Financial Results:

The Financial Results (Quarterly, Half yearly & Yearly), post approval of the Board of Directors are furnished to NSE / BSE, within 30 Minutes after the completion of the respective Board Meeting.

Further, the financial results of the Company are normally published in "Financial Express, Economic Times & Samyukta Karnataka, Vijaya Karnataka" within 48 hours after their approval by the Board and are displayed on the Company's website - [www.puravankara.com](http://www.puravankara.com) along with Audited Financial Statements, Results Advertisement and the Investor Corporate presentations.

### (b) Other Business updates including New Project Launches:

These are disseminated through NSE (<http://www.nseindia.com/>) & BSE. (<http://www.bseindia.com/>) and also updated on the Company's website.

### (c) Presentations made to Institutional Investors/ Analysts

These are disseminated through NSE (<http://www.nseindia.com/>) & BSE. (<http://www.bseindia.com/>) and also updated on the Company's website

## 8. GENERAL SHAREHOLDER INFORMATION Outstanding GDRs / ADRs / Warrants / any other Convertible Instruments

The Company has not issued any GDRs / ADRs / Warrants / any convertible instruments.

### Commodity price risk or foreign exchange risk and hedging activities

The Company has foreign exchange risk management policies in place to manage its exposure to exchange rate fluctuations which includes hedging contracts, as applicable.

### Plant Locations

As Puravankara belongs to the real estate development industry, we do not have any plant locations.

We currently have various projects spread across Bengaluru, Chennai, Hyderabad, Kochi, Coimbatore, Mumbai, Pune and Colombo. We have our branch offices at Bengaluru, Chennai, Kochi, Mumbai, Coimbatore and representative offices at Colombo and the UAE.

### Credit Rating

During July 2021, the Rating Committee of ICRA has upgraded the previous rating and assigned a long-term rating of [ICRA] A- and outlook has been revised to Stable from Positive and has upgraded the previous short term rating to [ICRA] A2+ for ₹3,000 crore bank facilities of the Company.

### Certificate of Non-Disqualification of Directors

As required under clause 10(i) of para C of Schedule V of the Listing Regulations a certificate from Company Secretary in Practice is annexed herewith.

### Fee to Statutory Auditor & Affiliates

Total fees for the year ended March 31, 2022, for all services paid by Puravankara Limited and its subsidiaries, on a consolidated basis, to S.R. Batliboi & Associates LLP (statutory auditor of the Company) and other firms in the network entity of which the statutory auditor is a part, is as follows:

Particulars	Rs. in crores
Fees for audit and related services paid to S.R. Batliboi & Affiliates firms and to entities of the network of which the statutory auditor is a part	1.70
Other fees paid to S.R. Batliboi & Affiliates firms and to entities of the network of which the statutory auditor is a part	0.38
<b>Total Fees</b>	<b>2.08</b>

### Disclosure in relation to the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013:

- number of complaints filed during the financial year - 0
- number of complaints disposed of during the financial year - 0
- number of complaints pending as on end of the financial year- 0

As regards Discretionary Requirements specified in Part E of Schedule II of the SEBI Listing Obligations and Disclosure Requirements) Regulations, 2015, the company has complied with items C, D and E.

### Share Transfer System

Share transfer is restricted to demat form and in terms of the provisions of the Listing Regulations in case of transmission and transposition.

### Transfer to IEPF account

The balance in the Unpaid/ Unclaimed Dividend Account, of the Company, not claimed by the shareholders for a period of seven years from the date of transfer of the dividend amount

to the Unpaid Dividend Account shall be transferred by the Company to the Investor Education and Protection Fund (IEPF) established by the Central Government.

During the financial year 2021-22 the Company transferred unclaimed amount of ₹1,66,900/- of the unclaimed dividend of 2013-14 to the IEPF account.

Pursuant to rule 6(5) of the Investor Education and Protection Fund (Audit, Transfer and Refund) Rules, 2016, the equity shares belonging to shareholders who have not claimed dividends for a continuous period of seven years are required to be transferred to the suspense account opened by the company.

The Company has transferred to the IEPF account 1,814 equity shares belonging to 33 shareholders. The voting rights of such equity shares remain frozen till the rightful owner claims the shares. The list of shareholders with details of the unclaimed dividends along with the names and addresses of the shareholders has been uploaded on the website of the Company. The transfer of shares is further to communication sent to each shareholder. The respective shareholders may claim the same by sending a communication to the registered office of the company or email to [linkintime.co.in](mailto:linkintime.co.in) or [investors@puravankara.com](mailto:investors@puravankara.com)

### Equity Shares in Suspense Account

As per Part F of Schedule V of the Listing Regulations, there are no Equity shares lying in the suspense account.

During the year 2017-18 the equity shares lying in the demat account IN301549 37397596 with HDFC Bank Ltd.

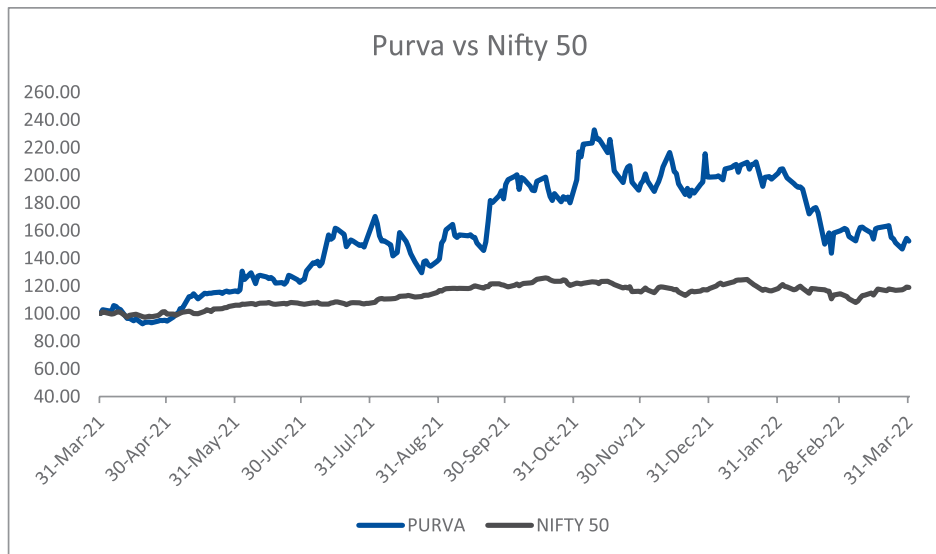
linked to Puravankara Projects Limited Unclaimed Suspense A/C 05230350002129, being 511 shares, as on April 1, 2017, and belonging to 21 shareholders were transferred to the IEPF account, pursuant to rule 6(5) of the Investor Education and Protection Fund (Audit, Transfer and Refund) Rules, 2016.

### DETAILS OF SHARES IN DEMATERIALISED & PHYSICAL FORM AS ON 31 MARCH 2022:

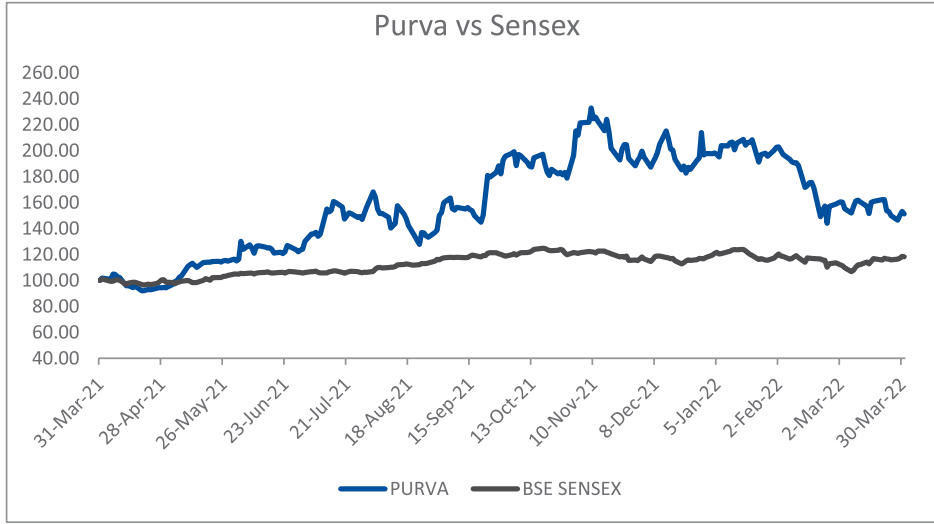
Particulars	No. of Share Holders	No. of Shares	% of shares
NSDL	16,154	22,90,90,747	96.60
CDSL	19,781	80,58,777	3.40
Physical	05	162	0.00
<b>TOTAL</b>	<b>35,930</b>	<b>23,71,49,686</b>	<b>100.00</b>

### Market Price Data and Performance – BSE Ltd. (BSE)/ National Stock Exchange Ltd. (NSE)

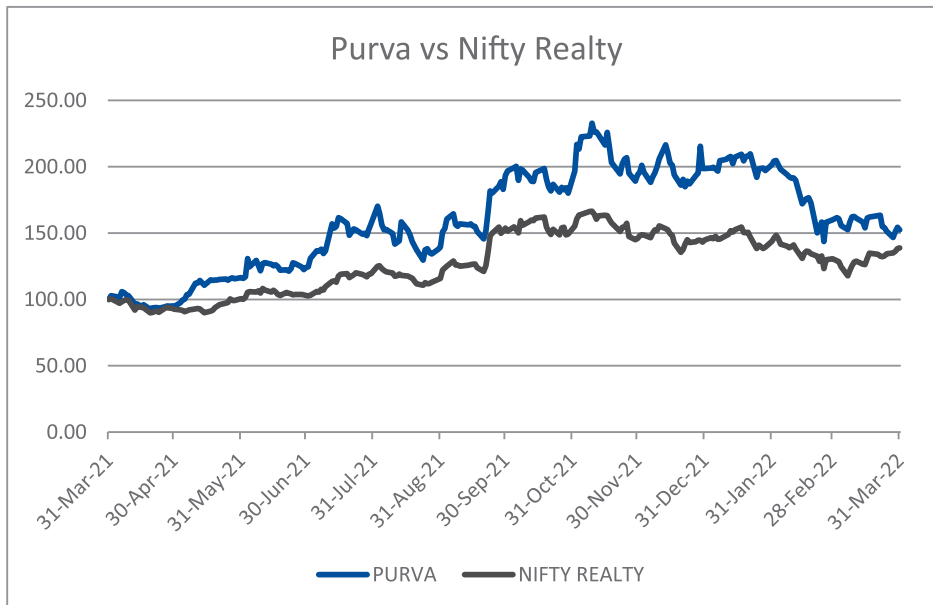
#### Puravankara vs. Nifty



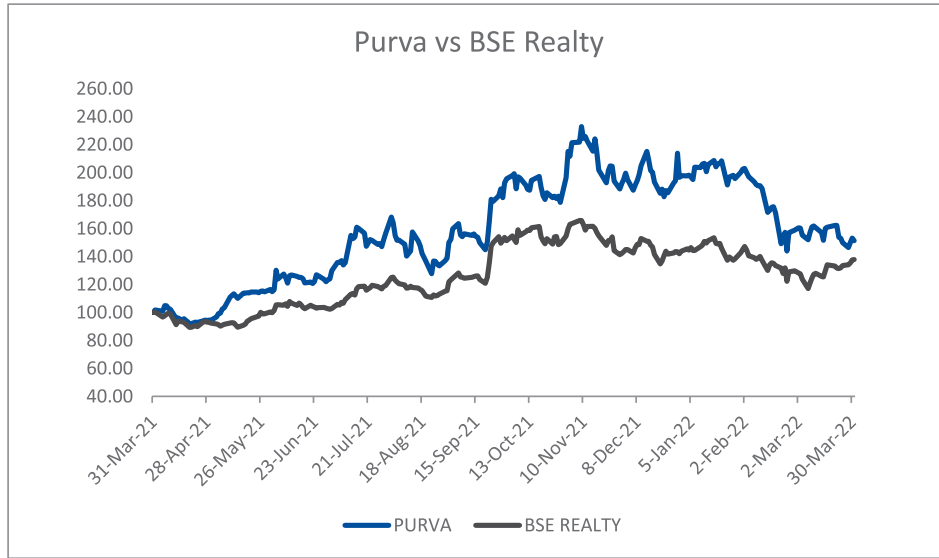
**Puravankara vs. Sensex**



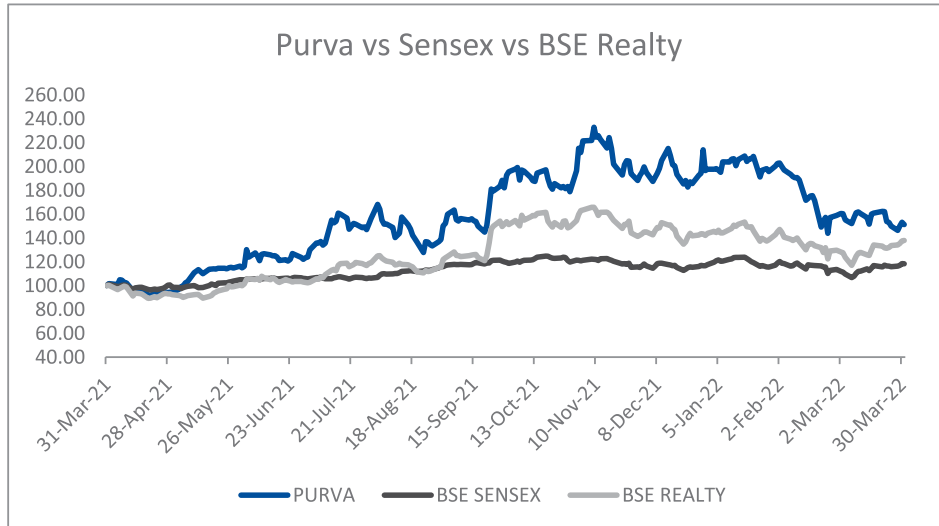
**Puravankara vs. Nifty Realty**



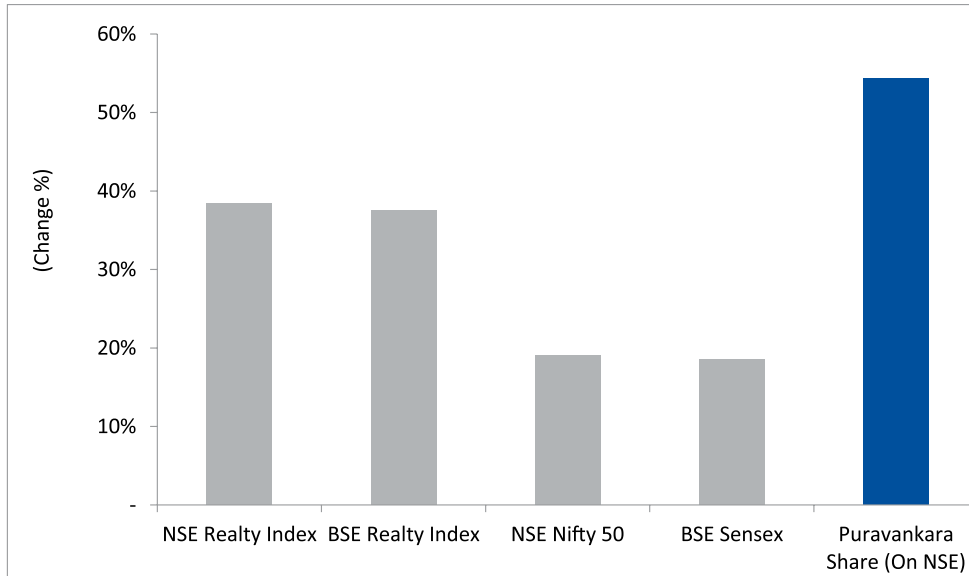
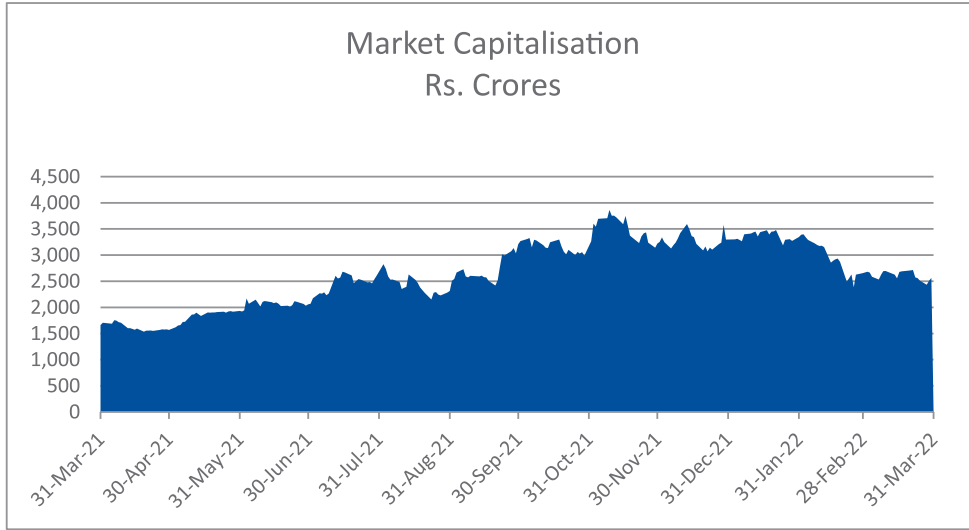
### Puravankara vs. BSE Realty



### Puravankara vs. BSE Sensex and Realty



**Market Capitalization (NSE) for year ended March 31, 2022**





**Market Price Data and Performance - BSE Limited (BSE)**

DATE	HIGH	LOW	No. of Shares	Total Turnover (Rs. In lakhs)
Apr-21	74.90	63.80	85153.57895	100.17
May-21	84.40	65.40	302091.1	1134.33
Jun-21	94.50	80.10	784670.9091	1570.64
Jul-21	116.80	86.05	1449399.19	3077.99
Aug-21	120.40	89.10	796847.1905	1340.06
Sep-21	139.40	97.50	1312655.952	2670.11
Oct-21	144.70	120.15	499205.75	1299.09
Nov-21	166.50	126.15	457006.6	1439.19
Dec-21	159.40	127.50	215774.5652	697.00
Jan-22	152.90	130.85	195728.65	589.09
Feb-22	146.50	99.60	205097.3	452.27
Mar-22	117.65	100.95	128170.8571	243.45

**Market Price Data and Performance - National Stock Exchange Ltd. (NSE)**

DATE	HIGH	LOW	No. of Shares	Total Turnover (Rs. In lakhs)
Apr-21	74.900002	63.799999	1617918	58.59
May-21	84.400002	65.400002	6041822	239.08
Jun-21	94.5	80.099998	17262760	703.45
Jul-21	116.800003	86.050003	30437383	1,531.98
Aug-21	120.400002	89.099998	16733791	853.75
Sep-21	139.399994	97.5	27565775	1,581.52
Oct-21	144.699997	120.150002	9984115	680.26
Nov-21	166.5	126.150002	9140132	682.68
Dec-21	159.399994	127.5	4962815	306.47
Jan-22	152.899994	130.850006	3914573	281.62
Feb-22	146.5	99.599998	4101946	244.85
Mar-22	117.650002	100.949997	2691588	140.71

**NSE and BSE data on volume and value**

Date	Total Volume (Shares)	Total Value (Rs. In Lakh)
Apr-21	17,63,643	158.77
May-21	74,55,911	1,373.41
Jun-21	1,90,21,123	2,274.09
Jul-21	3,33,49,546	4,609.97
Aug-21	1,79,88,257	2,193.81
Sep-21	2,97,74,211	4,251.63
Oct-21	1,09,42,650	1,979.35
Nov-21	1,01,02,435	2,121.87
Dec-21	54,54,315	1,003.48
Jan-22	43,24,808	870.71
Feb-22	44,82,819	697.12
Mar-22	29,14,695	384.17

**Shareholding Pattern (SHP) as on March 31 2022**

Category of Shareholder	No. of Shareholders	No. of Equity Shares	%
<b>Promoter :</b>			
Mr. Ravi Puravankara*	1	177,852,904	74.9961
Relatives of Promoter*	4	9,360	0.0039
<b>Public - Institutions:</b>			
Foreign Institutional Investors	17	3,88,40,760	16.3782
Insurance Companies	2	9,26,247	0.3905
Financial Institutions / Banks	0	0	0.000
Mutual Fund	4	37,82,893	1.5951
<b>Public - Non-institutions:</b>			
Individual Shareholders	34,449	117,59,015	4.959
NBFCs registered with RBI	1	359	0.0002
IEPF	1	17,432	0.0074
Trusts	1	894	0.0004
HUF	705	5,77,628	0.2436
Bodies Corporate	144	5,33,402	0.2249
Clearing Members	71	89,454	0.0377
Non Resident Indians (Repat)	337	25,93,476	1.0936
Non Resident Indians (Non Repat)	186	1,62,820	0.0687
Directors or Director's Relatives	2	2,920	0.0012
<b>TOTAL</b>	<b>35,925**</b>	<b>23,71,49,686</b>	<b>100.00</b>

\*Shares held directly & are not pledged or encumbered.

\*\*Based on Shareholder's PAN

**Top 10 Shareholders as on March 31 2022**

Sl. No.	FOLIO NO.	SHAREHOLDER'S NAME	SHARES	%
1	IN30016710061500	Ravi Puravankara	177852904	74.9961
2	IN30016710144014	Gothic Corporation	10389487	4.381
3	IN30014210743921	Vanderbilt University - Atyant Capital Management Limited	9079650	3.8287
4	IN30016710121990	Atyant Capital India Fund I	8979282	3.7863
5	IN30016710144039	The Duke Endowment	4126748	1.7401
6	IN30016710145445	Gothic Hsp Corporation	3893398	1.6417
7	IN30154956589808	Manhar Mooney	2265730	0.9554
8	IN30016710144022	Employees' Retirement Plan Of Duke University	2101863	0.8863
9	IN30014210769500	Franklin Build India Fund	1900000	0.8012
10	1601550000004927	LIC MF Large & Mid Cap Fund	1438304	0.6065

**Top 10 Shareholders as on March 31 2022**

Sl. No.	FOLIO NO.	SHAREHOLDER'S NAME	SHARES	%
1	'IN30016710061500	Ravi Puravankara	177852904	74.9961
2	'IN30016710144014	Gothic Corporation	10389487	4.381
3	'IN30014210743921	Vanderbilt University - Atyant Capital Management Limited	9079650	3.8287
4	'IN30016710121990	Atyant Capital India Fund I	8979282	3.7863
5	'IN30016710144039	The Duke Endowment	4126748	1.7401
6	'IN30016710145445	Gothic Hsp Corporation	3893398	1.6417
7	'IN30154956589808	Manhar Mooney	2265730	0.9554
8	'IN30016710144022	Employees' Retirement Plan Of Duke University	2101863	0.8863
9	'IN30014210769500	Franklin Build India Fund	1900000	0.8012
10	'1601550000004927	LIC MF Large & Mid Cap Fund	1438304	0.6065

**Distribution of Shareholding (DS) as on March 31 2022**

Range of Equity Shares			No. of Shareholder	Percentage of total	No. of equity shares	Percentage of total
1	to	500	32658	90.8934	2978732	1.2561
501	to	1000	1623	4.5171	1302925	0.5494
1001	to	2000	752	2.093	1130403	0.4767
2001	to	3000	313	0.8711	800604	0.3376
3001	to	4000	137	0.3813	494430	0.2085
4001	to	5000	121	0.3368	569465	0.2401
5001	to	10000	167	0.4648	1228967	0.5182
10001	to	*****	159	0.4425	228644160	96.4134
Total			35930	100	237149686	100

## DIVIDEND HISTORY

FINANCIAL YEAR	DIVIDEND (As % of paid-up capital)	DIVIDEND PER SHARE (Rs.)	REMARKS
March 31, 2021	NIL	NIL	-
March 31, 2020	NIL	NIL	-
March 31, 2019	20%	1.00	Final Dividend
March 31, 2018	32%	1.60	Final Dividend
March 31, 2017	49.45%	2.25	Final Dividend
March 31, 2016	15.61%	0.782	Final Dividend
March 31, 2015	31.00%	1.55	Final Dividend
March 31, 2014	38.40%	1.92	Final Dividend
March 31, 2013	20.00%	1.00	Final Dividend
March 31,2013	50.00%	2.50	Interim Dividend on May10, 2013 - (To all Shareholders other than Promoters & Promoter Group)
March 31,2012	20.00%	1.00	Final Dividend
March 31,2011	20.00%	1.00	Final Dividend
March 31,2010	20.00%	1.00	Final Dividend
March 31,2009	NIL	NIL	-

## SHARE CAPITAL – PAST HISTORY

Date of allotment of Equity Shares	No. of Equity Shares	Cumulative No. of Equity Shares	Face Value (Rs.)	Issue Price (Rs.)	Nature of payment	Particulars of Issue Details	Cumulative Issued Capital (Rs.)	Cumulative Share Premium (Rs.)
03 June 1986	15	15	100	100	Cash	Allotment at subscription	1,500	Nil
27 April 1987	85	100	100	100	Cash	Preferential Allotment <sup>1</sup>	10,000	Nil
22 June 1992	4,900	5,000	100	100	Cash	Preferential Allotment <sup>2</sup>	5,00,000	Nil
20 March 1995	45,000	50,000	100	100	Cash	Preferential Allotment to Mr. Ravi Puravankara	50,00,000	Nil
23 June 1995	50,000	1,00,000	100	100	Cash	Preferential Allotment to Mr. Ravi Puravankara	1,00,00,000	Nil
23 March 2000	4,00,000	5,00,000	100	100	Cash	Preferential Allotment to Mr. Ravi Puravankara	5,00,00,000	Nil
29 March 2001	3,00,000	8,00,000	100	Nil	Bonus Issue in ratio of 3:5	Bonus issue	8,00,00,000	Nil
26 December 2006		1,60,00,000	5			Face Value per Equity Share reduced from ₹100 to ₹5 Per Equity Share <sup>3</sup>		
26 December 2006	17,60,00,000	19,20,00,000	5	Nil	Bonus Issue in ratio of 1:11	Bonus issue	96,00,00,000	Nil
26 December 2006	17,455	19,20,17,455	5	572.92	Cash	Preferential Allotment to Mr. Jaithirth Rao	96,00,87,275	99,13,043.60
31 July 2007	2,14,06,880	21,34,24,335	5	400	Cash	Public issue	1,06,71,21,675	7,98,88,11,9155
28 May 2013	2,37,25,351	23,71,49,686	5	81	Cash	IPP Issue <sup>4</sup>	1,18,57,48,430	9,63,79,75,4955

- 1 Preferential allotment of 75 Equity Shares to Mr. Ravi Puravankara and 5 Equity Shares each to Vasanti Puravankara and Satish Puravankara.
- 2 Preferential allotment of 4,885 Equity Shares to Ravi Puravankara and 5 Equity Shares each to Kunhambu Nair, Vishalakshi Puravankara and Chaula N. Choksey.
- 3 The authorised shares capital of ₹10,00,00,000 was increased to ₹1,20,00,00,000 consisting of 24,00,00,000 Shares of ₹5 each pursuant to a resolution of the shareholders passed at their EGM dated December 23, 2006.
- 4 The authorised shares capital of ₹1,20,00,00,000 was increased to ₹1,60,00,00,000 consisting of 32,00,00,000 Shares of ₹5 each pursuant to a resolution of the shareholders passed at their EGM dated June 22, 2009.
- 5 IPP Programme of the Company was completed on May 28, 2013 by allotting 23,725,351 Equity Shares of ₹5 each at a premium of ₹76 to the Qualified Institutional Buyers (QIB'S).

## OTHER - SHAREHOLDER INFORMATION:

Corporate Identification Number (CIN)	L45200KA1986PLC051571
Address - Registered Office & Corporate Office	<b>Registered Office:</b> Puravankara Limited #130/1, Ulsoor Road, Bengaluru – 560042.  <b>Corporate Office:</b> Puravankara Limited #130/2, Ulsoor Road, Bengaluru – 560042.
Annual General Meeting Date, time and virtual meeting details	Tuesday, September 27, 2022 Time : 11.30 a.m IST Venue : The Company will conduct the Annual General Meeting (AGM) by means of VC / OAVM, pursuant to the MCA Circular dated May 5, 2020. Requisite details are stated in the Notice of AGM.
Financial year	2022-23
Date of Book closure	16.09.2022
Dividend payment date	01.10.2022

### Financial Calendar (tentative)

#### Results for Quarter Ending\*:

Jun 2022	First / Second week of Aug 2022
Sep 2022	First / Second week of Nov 2022
Dec 2022	First / Second week of Feb 2023
Mar 2023	First / Second week of May 2023

\* In addition, the Board may meet on other dates if there are Special Requirements. Calendar is subject to changes as per relaxation if any, by SEBI.

Listing on Stock Exchanges	<p>a. <b>BSE Limited (BSE)</b>          Phiroze Jeejeebhoy Towers, Dalal Street, Mumbai- 400001.          Phones : 91-22-22721233/4                    91-22-66545695          Fax : 91-22-22721919</p> <p>b. <b>National Stock Exchange of India Ltd. (NSE)</b>          Exchange Plaza, Plot no. C/1, G Block,          Bandra-Kurla Complex, Bandra (E),          Mumbai - 400 051.          Phones : 91-22-26598100 - 8114          Fax : 91-22-26598120          Annual Listing Fee till the year 2021-22 has been paid with respect          to both the aforesaid Stock Exchanges.</p>
Stock Code	<p>a. NSE – PURVA          b. BSE –532891</p>
ISIN of the Company	<b>Equity shares:</b> INE323I01011
Address for Correspondence	Puravankara Limited # 130 /1, Ulsoor Road <b>Bengaluru - 560 042.</b> Tel: +91-80- 2559 9000 / 4343 9999 Fax: +91-80-2559 9350 Email: investors@puravankara.com Website: www.puravankara.com
Registrar and Transfer Agent	<b>Link Intime India Private Limited</b> C-101,247 Park, L B S Marg, Vikhroli West, Mumbai-400083. Phone: 022-49186000 Fax : 022-49186060 Email: rnt.helpdesk@linkintime.co.in
SEBI	<b>Securities and Exchange Board of India</b> Plot No.C4-A,'G' Block, Bandra Kurla Complex, Bandra (East), <b>Mumbai 400051.</b> Tel : +91-22-26449000 / 40459000 / Toll Free: 1800 22 7575 Fax : +91-22-26449019-22 / 40459019-22 E-mail : sebi@sebi.gov.in

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NSDL

**National Securities Depository Ltd.**

Trade World, 4th Floor, Kamala Mills Compound,  
Senapati Bapat Marg, Lower Parel,

**Mumbai - 400 013.**

Tel: (022) 2499 4200

Fax:(022) 2499 4972

Email: listedequities@nsdl.co.in

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CDSL

**Central Depository Services (India) Limited**

Trade World, 28th Floor, P.J. Towers, Dalal Street, Fort,

**Mumbai – 400 023**

Tel.: ( 022 ) 2272 3333

Fax: ( 022 ) 2272 3199

Email:complaints@cdslindia.com

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For and on behalf of the Board of Directors

**Ashish Ravi Puravankara**

Managing Director

DIN: 00504524

Bangalore

August 11, 2022

**Nani R. Choksey**

Vice-Chairman

DIN: 00504555



## **CERTIFICATE OF NON-DISQUALIFICATION OF DIRECTORS**

(pursuant to Regulation 34(3) and Schedule V Para C clause (10)(i) of the SEBI  
(Listing Obligations and Disclosure Requirements) Regulations, 2015)

To,  
The Members  
**Puravankara Limited,**  
No.130/1, Ulsoor Road,  
Bengaluru - 560042

We have examined the relevant registers, records, forms, returns and disclosures received from the Directors of Puravankara Limited having CIN L45200KA1986PLC051571 and having registered office at No.130/1, Ulsoor Road Bangalore-560042 (hereinafter referred to as 'the Company'), produced before us by the Company for the purpose of issuing this Certificate, in accordance with Regulation 34(3) read with Schedule V Para-C Sub clause 10(i) of the Securities Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, and report as under:

In our opinion and to the best of our information and according to the verifications (including Directors Identification Number (DIN) status at the portal ([www.mca.gov.in](http://www.mca.gov.in)) as considered necessary and explanations furnished to us by the Company & its officers, we hereby certify that none of the Directors on the Board of the Company for the Financial Year ended on March 31, 2022 have been debarred or disqualified from being appointed or continuing as Directors of companies by the Securities and Exchange Board of India (SEBI) and Ministry of Corporate Affairs (MCA).

Ensuring the eligibility for the appointment / continuity of every Director on the Board is the responsibility of the management of the Company. Our responsibility is to express an opinion on these based on our verification. This certificate is neither an assurance as to the future viability of the Company nor of the efficiency or effectiveness with which the management has conducted the affairs of the Company.

For **JKS & Co.**  
Company Secretaries

**Karthick V.**  
Partner  
Membership No. ACS - 11910  
C.P. No. - 4680  
Firm Unique No. P2015KR040800  
PR - 1143/2021

Place : Bengaluru  
Date : August 9, 2022  
UDIN : A011910D000763782

## **CEO, CFO CERTIFICATION PURSUANT TO REGULATIONS UNDER THE SECURITIES AND EXCHANGE BOARD OF INDIA (LISTING OBLIGATIONS AND DISCLOSURE REQUIREMENTS) REGULATIONS, 2015**

To  
The Board of Directors,  
**Puravankara Limited,**  
Bengaluru.

Dear Members of the Board,

I, Abhishek Nirankar Kapoor, Chief Executive Officer and Chief Financial Officer of Puravankara Limited, hereby certify that to the best of my knowledge and belief:

1. I have reviewed the Financial Statements and the Cash Flow Statement for the year ended March 31, 2022 and
2. These statements do not contain any materially untrue statement (or) omit any material fact (or) contain statements that might be misleading and
3. These statements together present a true and fair view of the Company's affairs and are in compliance with the existing accounting standards, applicable laws and regulations.
4. No transactions entered into by the Company during the year are fraudulent, illegal or violative of the Company's code of conduct.
5. I am responsible for establishing and maintaining internal controls for financial reporting and I have evaluated the effectiveness of internal control systems of the Company pertaining to financial reporting and have disclosed to the auditors and the audit committee, deficiencies in the design or operation of such internal controls, if any, of which I am aware and the steps they have been taken or proposed to rectify these deficiencies.
6. I have indicated to the Auditors and the Audit committee
  - (1) significant changes in internal control over financial reporting during the year;
  - (2) significant changes in accounting policies during the year and the same have been disclosed in the notes to the financial statements; and
  - (3) that there are no instances of significant fraud of which I have become aware and hence no involvement therein, of the management or an employee having a significant role in the Company's internal control system over financial reporting.
7. I further declare that all Board Members and Senior Management personnel have affirmed compliance with the code of conduct for the Financial Year 2021-22.

**Abhishek Nirankar Kapoor**  
**Chief Executive Officer & Chief Financial Officer**  
**DIN: 03456820**

Place: Bengaluru  
Date: 17.05.2022



Management

# Discussion and Analysis

Purva Zenium, Bengaluru

## Scope and boundary

Puravankara Limited ('Puravankara' or 'the Company') is a leading real estate development Company in India. Over the years, it has anchored its approach in its vision and brand promise of offering a complete and comprehensive solution across residential, plotted development and commercial real estate and unlocking value through diversification and sustainable growth. The Company has built a strong reputation for delivering a range of successful projects across its geographies/locations of presence, thereby establishing benchmarks in integrated living and working across its residential and commercial developments. Together with its subsidiary companies and joint ventures (JVs), Puravankara is engaged in developing residential projects in the premium (under brand Puravankara) and value housing segments (under brand Provident), as well as plotted developments (under brand Purva Land) in strategic locations in the country. Thus, the Company is poised for the next leap and is well prepared for future growth.

The Management Discussion and Analysis Report, titled 'Management Report', forms a part of this Annual Report. It includes, among others:

<b>01</b>	<b>02</b>
<b>Global economic overview</b>	<b>Indian economic review</b>
<b>03</b>	<b>04</b>
<b>Real estate industry structure and developments in India</b>	<b>The Company – Corporate overview</b>
<b>05</b>	<b>06</b>
<b>Awards and recognitions</b>	<b>Our people</b>
<b>07</b>	<b>08</b>
<b>Opportunities and challenges</b>	<b>Internal control systems and their adequacy</b>
<b>09</b>	<b>10</b>
<b>Financial review</b>	<b>Cautionary statement</b>

## 01 Global economic overview

The International Monetary Fund's (IMF's) World Economic Outlook (WEO) April 2022 report has estimated global growth to decelerate from an estimated 6.1% in 2021 to 3.6% in 2022 and 2023. This is 0.8 and 0.2 percentage points lower for 2022 and 2023 than in the January 2022 WEO Update. Notably, this forecast assumes the conflict remains confined to Ukraine, further sanctions on Russia exempt the energy sector, a sharper-than-anticipated deceleration in China with its strict zero-COVID policy, and the pandemic's health and economic impacts abate over the course of 2022. Moreover, the war in Ukraine has enforced the probability of wider social and geopolitical unrest because of higher food and energy prices, which would further weigh on the outlook.

IMF has projected that with a few exceptions, employment and output will typically remain below pre-pandemic trends through 2026. Scarring effects are expected to be much larger in emerging market and developing economies than in advanced economies, reflecting more limited policy flexibility, with output expected to remain below pre-pandemic levels throughout the forecast horizon.

WEO 2022 has indicated that the war in Ukraine has triggered economic damage from the conflict that will enforce a significant slowdown in global growth in 2022. A severe double-digit drop in GDP for Ukraine and a large contraction in Russia are more than likely, along with worldwide spill overs through commodity markets, trade and financial channels. Even as the war has impacted growth, it has added to inflation. Fuel and food prices have increased rapidly, with vulnerable populations, particularly in low-income countries, most affected. Elevated inflation

has complicated the trade-offs central banks face between containing price pressures and safeguarding growth.

Interest rates, as expected, have risen as central banks tighten policy, exerting pressure on emerging market and developing economies. Moreover, many countries have limited fiscal policy space to cushion the impact of the war on their economies. The invasion has contributed to economic fragmentation as a number of countries sever commercial ties with Russia and risk derailing post-pandemic recovery. It also threatens the rules-based frameworks that have facilitated greater global economic participation and integration. In addition, the conflict adds to the economic strains wrought by the pandemic.

Inflation is expected to remain elevated, driven by war-induced commodity price increases and broadening price pressures. For 2022, inflation is projected at 5.7% in advanced economies and 8.7% in emerging market and developing economies, 1.8 and 2.8 percentage points higher than projected in January 2022 WEO. Although a gradual resolution of supply-demand imbalances and a modest pickup in labour supply are expected, uncertainty surrounds the forecast.





Purva Emerald Bay, Pune

India continues to be a bright spot in the global landscape with regard to economic growth. The Economic Survey of India (released on January 31, 2022), the World Bank, ADB and IMF all have a consensus of the Indian economy remaining the fastest growing major economy in the world during the mid-term forecast of 2021-24.

As per the CSO, India recorded a GDP growth of 8.7% in 2021-22. This growth takes the economy above its pre-pandemic levels and represents a sharp improvement after contracting 6.6% in 2020-21. This growth was mainly due to progressive unlocking of the economy after the second COVID-19 wave in May-June 2021, release of pent-up demand and enthusiastic vaccination drive backed by indigenous vaccine production. By May 2022, which was the peak of the second wave, the country had successfully

inoculated 889 mn people, accounting for over 64% of the population. This, along with a milder third (Omicron) wave that started in December 2021 but enforced much lower hospitalisations and deaths than the second wave, resulted in improvement in market sentiment and economic activity. The growth also came from a long festive season following a strong economic stimulus package under 'Aatmanirbhar Bharat 3.0' announced by the government back in November 2020 that sought to indirectly provide ₹ 6.3 lac cr for shoring up the economy through loan guarantee benefits, etc. Many other policies announced by the government also helped in ease of doing business while seeking to stir up consumption.

With robust fundamentals and large domestic demand, the outlook for the Indian economy remains strong. The government's rapid vaccination drive, allocation to infrastructure and focus on improving ease of business are likely to provide the necessary thrust to trade and business. As per IMF forecasts as on June 2022, the Indian economy is estimated to grow 8.2% in 2022-23, which though lower than the earlier estimate of 9% due to implications of the Russia-Ukraine war and higher inflation, is still amongst the fastest growth rates in the world.

## Global economic overview

The real estate sector is the second-highest employment generating sector in India, next to only agriculture. It contributes 7% to the country's GDP and has been an area of focus for the government.

In the year 2021-22, the real estate sector continued to face headwinds from challenges posed by the pandemic. The early optimism at the start of the fiscal year resulting from the initial rollout of vaccines soon gave way as the pandemic intensified into the second wave (Delta), leading to stricter standard operating procedures and reimposition of lockdowns, which hampered business activity. While the successful rollout of vaccines in the third and fourth quarters of the financial year gave a much-needed boost to the economy with all sectors allowed to operate, the emergence of new viral variants kept India on edge, though the third wave in December 2021, as in the rest of the world, remained relatively innocuous.

While these impacts weighed on the property development sector with temporary closures of sales galleries and slower work progress on construction sites, the operating procedures put in place and the learnings from the previous fiscal year when the first wave had struck helped alleviate the impact on work progress on construction sites, a trend that was broadly seen throughout the real estate industry.

Policies announced by the government helped to reduce the impacts of lower purchasing power on the property sector and alleviate the tight financing conditions. These include:

- Initiatives to fuel growth under the umbrella Smart City Project that envisages the building of 100 smart cities across India
- Temporary reduction in stamp duty on property transactions were introduced by a few state governments that helped stimulate real estate activity
- Sustainment of tax deduction on interest on housing loan up to ₹ 1.5 lakh and tax holiday for affordable housing projects were extended until the end of fiscal 2021-22
- Atmanirbhar Bharat 3.0 package that included income tax relief measures for real estate developers and homebuyers for primary purchase or sale of residential units of value up to ₹ 2 cr (till 30 June 2021)
- Creation of an Affordable Housing Fund in the National Housing Bank (now under the RBI) with an initial corpus of ₹ 10,000 cr
- Establishment of an alternative investment fund of ₹ 25,000 cr to revive 1,600 stalled housing projects across top cities in the country
- Establishment of Real Estate Investment Trust (REIT) platform to facilitate structured investment in real estate, with estimates of value unlocking potential of ₹ 1.25 trillion in the coming years
- Government's 'Housing for All' programme, which is projected to bring investment of up to US\$ 1.3 trillion in the housing sector by 2025



In addition, one of the major features of the year was historic low mortgage rates that was advertised significantly by banks and other financial institutions to drum up demand. Homebuyers with strong credit scores could secure property purchase at rates as low as 5-6%. Thus, greater housing affordability, reduction in stamp duty/registration values, significant wage growth, larger savings corpus due to the lockdowns and significant property choice including ready-to-move units helped incentivise home ownership. Furthermore, these factors also created an environment of upgrading of homes among the affluent population, driving property demand in 2021-22. Furthermore, remote working culture, need for smart and more spacious homes and expectations of living in serene, peaceful and non-urban settings gave impetus to a new class of real estate comprising plotted developments under bungalows, villas, etc. Another perceptible trend that was witnessed was consumers seeking practical housing as working from home became a possible feature of the future of work. Affordability with good connectivity and access to lifestyle amenities remained key considerations in the consumer purchasing decision.

Considering housing to be a basic need, along with shift in income, affluence and need for better lifestyles, IBEF has indicated that the real estate market in India that was valued at ₹ 12,000 cr in 2019 will grow to a size of ₹ 65,000 cr by 2040. It is also estimated to constitute 13% of GDP by 2025. These projections are rooted in current developments, with IBEF noting that within only a year's time, India's real estate sector saw over 1,700 acres of land deals in the top-7 cities in 2021. Around 40 mn sq. ft (msft) were delivered in 2021, expected to reach 46 msft in 2022.

04

## The Company – Corporate overview

Puravankara is a leading real estate development Company in India with a proven track record in diverse real estate development. Over its 47-year journey, the Company has developed 74 projects that have become landmarks in the skyline. The Company has three distinctive brands that cater to the needs of specific customer segments. While brand Puravankara is an upmarket and luxury residential offering with the promise of smart and luxurious living, brand Provident is an affordable luxury offering that assures projects in good locations with strong connectivity and a wide range of lifestyle amenities. The third offering comprising brand Purva Land constitutes the Company's plotted development arm and offers plots in scenic locations in chosen markets. More information about the Company is given in the "Who we are, what we do" section of this report.

**05 Awards and recognitions**

Puravankara has been feted with a number of prestigious awards and accolades, testifying distinctive projects and robust quality and customer excellence standards. Some of the key awards won during 2021-22 have been given below.

**May, 2021**

International Property Awards 2021 - Best Residential Project in the High Rise Category - Purva Atmosphere

**August, 2021**

CWAB Awards 2021 - Top Builder in the South Region - Provident Housing Limited

**December, 2021**

CONSTRUCTION WORLD -Design-Build Conclave & Awards - Stalwarts of the South - Puravankara Ltd



**December, 2021**

TV9 Network Dare 2 Dream Awards 2021 - Company of the year award - Real Estate - Puravankara Limited

**December, 2021**

Times Real Estate Conclave & Awards 2021 - Iconic Luxury Segment Project - Central Suburbs - PURVA CLERMONT

**December, 2021**

REAL ESTATE GRAND CHAMPIONS AWARDS in association with ET NOW - Luxury Project of the Year - Purva Clermont

**March, 2022**

The Economic Times Real Estate Awards - WEST - Implementation of Smart Technology (Non-Metro) - Purva Aspire

## 06 Our people

At Puravankara, we are a diverse and plural Company and at the end the financial year 2021-22 we employed 1,248 professionals across the Group distributed in our head office and various project sites across India. Our people represent the most fundamental building block of our enterprise and enable us to deliver quality real estate projects, thus enabling us to meet our purpose and business objectives. Thus, the management of our human capital is important and includes actions focused on attracting, retaining and developing our teams as well as promoting diversity, innovation and oneness as inherent aspects of our culture.

We seek to establish an inclusive and welcoming environment for all and encourage constructive dialogue that support our commitment to respectable livelihood and respect for every individual. We have a zero tolerance policy for any type of discrimination and we believe in the importance of adopting affirmative policies of inclusion that are represented by our commitments and actions. Furthermore, we also encourage constant training and upskilling to enable our people to realise their potential and ensure they are current with the dynamic developments of the market. In addition to learning and development, strong remuneration and incentive structures stimulate professional and career development, thus enabling people transformation and sustainable organisational growth.

As an organisation that is poised for leap, the ongoing financial year (2022-23) is going to be transformational from the HR perspective. Multiple initiatives are being worked upon that will have a significant impact in the coming financial years. Some of the key initiatives in this regard comprise realigning the organisational structure closer to the business strategy, enhancing people capability especially at senior and mid-level

management tiers, driving clear and transparent performance and authority metrics, and developing differentiating variable and incentive programs that reward superior performance.

Puravankara is known as a people-friendly organisation, which has enabled us to attract best-in-class talent and place them in positions of critical responsibility. Going forward, this will decisively impact business results and enable the organisation to remain on the path of sustainable value creation.

During the year, the senior management team was bolstered with the appointment of Mr. K. Satyanarayana, Mr. Sanjay Daga and Mr. Mallanna Sasalu who bring a wealth of expertise and experience:

**Mr. K. Satyanarayana** the Managing Director of Starworth Infrastructure & Construction Limited has in-depth expertise in construction and has overseen successful completion of several complex projects projects, including pre-stressed concrete bridges, railway projects, power & steel plants, high-rise buildings, etc.

**Mr. Sanjay Daga** the Chief Operating Officer of Puravankara Limited - West, with his experience spanning over 29 years, has achieved success in establishing business units and has 13 years of real estate industry experience. He has expertise in real estate operations, including land acquisition, business development, strategic planning, operations, etc.

**Mr. Mallanna Sasalu** the Chief Operating Officer of Provident Housing Limited, is an industry veteran and has achieved success in scaling up profitable real estate development start-ups. He has also led several large projects, conceptualising and developing commercial, residential, retail and hospitality projects, etc.

## Opportunities and challenges

With India continuing to ensure policy reforms, demand for real estate will remain strong. Major scope of opportunity comprises huge housing shortage in the affordable homes category, desire for upgrade to larger and more spacious homes with smart features and amenities, and emergence of a new class of real estate comprising plotted land parcels, especially in scenic locations outside urban centres. Furthermore, rise in income levels compensating possible increase in mortgage rates and the government's focus on controlling inflation will raise real estate affordability factors, leading to sustained demand for projects that meet key customer expectations around location, smart space planning, amenities, etc.

While the management of Puravankara is confident of harnessing opportunities and continuing with efforts towards the Company's vision and mission, a few challenges persist, which include:

- Concerns around the ongoing pandemic situation
- Inflation exerting pressure on commodity prices leading to rise in development costs
- Delays in project approvals
- Insufficient labour and trained technicians
- Rise in workforce expenses
- Uncertainty in regulations

However, possessing decades of experience in steering through the macroeconomic and industry environment, Puravankara has the wherewithal to continue on the journey for shared value creation. In this regard, some of the



Company's key strengths stand out which include strong and well-accepted brands- Puravankara and Provident, contemporary architecture, well-designed projects in strong locations, and sound balance sheet and stable financial profile even in testing times that make the Company a preferred choice for customers and shareholders.

Thus, Puravankara is ideally placed to further strengthen its development pipeline and potential and continue on the journey of sustainable shareholder value creation over the long-term.

**INDUSTRY RISKS**

Si no.	Risk description	Business process	Impact factors	Mitigation measures
1	Slump in the real estate market/ Significant decline in property prices market/ Significant decline in property prices	BUSINESS DEVELOPMENT	<ul style="list-style-type: none"> <li>Reduction in property prices</li> <li>Impact on demand for properties</li> </ul>	<ul style="list-style-type: none"> <li>Vast majority of Purva brands sold at ₹ 6,000 per square feet</li> <li>Certain flexibility in pricing has also enabled the Company to mitigate this factor.</li> <li>Low land acquisition costs</li> <li>Ability to adapt to changing circumstances</li> <li>Low outstanding on land payments</li> <li>Efforts to reduce construction cost through value engineering</li> </ul>
2	Declining affordability as a result of increase in loan interest rates, withdrawal of tax benefits and decrease in availability of home loans	BUSINESS DEVELOPMENT	<ul style="list-style-type: none"> <li>Decreased demand for properties</li> </ul>	<ul style="list-style-type: none"> <li>Vast majority of Purva flats priced at ₹ 6,000 per square feet</li> <li>Flexible pricing policy</li> <li>Low cost affordable housing – Provident, which is fast moving</li> </ul>
3	Compulsory land acquisition by government due to development of infrastructure projects	LAND ACQUISITION	<ul style="list-style-type: none"> <li>Delay in project completion</li> <li>Exposure to legal disputes and related costs</li> <li>Exposure to additional costs if changes are required to be made to the master plan</li> </ul>	<ul style="list-style-type: none"> <li>Review of city infrastructure plan/ Possibility of future expansion of roads considered</li> <li>NOC's from government prior to purchase</li> <li>Project commenced only after receipt of sanctions from relevant authorities</li> </ul>
4	Loss due to natural calamities	PROJECT EXECUTION	<ul style="list-style-type: none"> <li>Financial loss</li> <li>Inability to complete projects on schedule</li> </ul>	<ul style="list-style-type: none"> <li>Appropriate insurance policies</li> <li>Disaster recovery plan/Business continuity plan to be rolled out</li> </ul>
5	Inability to grow existing land bank as desired due to inability/delay in procuring contiguous land for large projects, inability to build land bank at strategic locations at low costs, among others	BUSINESS DEVELOPMENT	<ul style="list-style-type: none"> <li>Inability to grow business</li> </ul>	<ul style="list-style-type: none"> <li>Focus on new acquisitions in other potential locations of Bengaluru</li> <li>Existing land bank will last for next five years</li> </ul>

COMPANY SPECIFIC RISKS				
Si no.	Risk description	Business process	Impact factors	Mitigation measures
1	Uncertainties/ Irregularities pertaining to land titles acquired/developed by Company due to inadequate due diligence, forged documents, JD partners not having clear titles to land, among others	LAND ACQUISITION	<ul style="list-style-type: none"> <li>Inability to transfer title</li> <li>Exposure to legal disputes and related costs</li> <li>Impact on land valuations</li> </ul>	<ul style="list-style-type: none"> <li>Due diligence by independent and in-house counsel</li> <li>Representations/ Encumbrance certificates</li> <li>Advertisements/Public notices in newspapers</li> <li>Suitable monetary compensation to settle disputes</li> <li>Experience of over 4 decades</li> <li>Title Insurance can be taken selectively. In any case, title insurance has to be taken as per section 17 of RERA once notified by the Govt.</li> </ul>
2	Delays in completion of projects due to shortage of skilled labour, material, contractors and delays by contractors, among others	PROJECT EXECUTION	<ul style="list-style-type: none"> <li>Higher construction costs</li> <li>Impact on reputation/Customer dissatisfaction</li> <li>Payment of penalties to customers</li> </ul>	<ul style="list-style-type: none"> <li>Increased usage of mechanised equipment</li> <li>Supply of labour outsourced to sub-contractors</li> <li>Dedicated planning department with improved monitoring systems</li> <li>Penalty clauses for delay in agreements with contractors</li> <li>Usage of newer and appropriate systems, processes and technologies to minimize external dependencies</li> </ul>
3	Sub-standard construction quality due to dependence on third parties, absence of adequate number of quality structural consultants, sub-standard quality of raw material, among others	PROJECT EXECUTION	<ul style="list-style-type: none"> <li>Delay in project completion</li> <li>Impact on reputation</li> <li>Abortive costs</li> <li>Potential litigation risk</li> <li>Defects liability period risk</li> </ul>	<ul style="list-style-type: none"> <li>In-house construction and quality team</li> <li>Use of snagging checklists</li> <li>Structure certified by governmental authorised consultants</li> <li>Defects liability insurance / Retention amount from sub-contractors expert opinion from best in class local consultants</li> <li>Contractual arrangements to ensure material &amp; service quality standards</li> </ul>

**COMPANY SPECIFIC RISKS**

Si no.	Risk description	Business process	Impact factors	Mitigation measures
4	New territory risks arising from uncertainty in the natural parameters, inadequate knowledge of local regulations, dilution of control, among others	PROJECT EXECUTION	<ul style="list-style-type: none"> <li>• Delay in project completion due to various reasons</li> <li>• Impact on reputation</li> <li>• Abortive costs</li> <li>• Project costs incorrectly estimated, rise in overall costs</li> </ul>	<ul style="list-style-type: none"> <li>• Expert opinion from best in class local consultants sought, with second opinion wherever required</li> <li>• Location audits on process implementation effectiveness</li> </ul>
5	Loss due to theft, accidents at site, defects, among others	PROJECT EXECUTION	<ul style="list-style-type: none"> <li>• Financial loss</li> <li>• Impact on reputation</li> </ul>	<ul style="list-style-type: none"> <li>• Adequate insurance policies</li> <li>• Security guards</li> <li>• Separate stores management team</li> <li>• Rotation of stores personnel</li> <li>• Asset management system</li> </ul>
6	Inability to adopt/adapt to new technologies	PROJECT EXECUTION	<ul style="list-style-type: none"> <li>• Impact on quality of construction</li> <li>• Delay in project completion</li> <li>• Impact on margins</li> </ul>	<ul style="list-style-type: none"> <li>• Key Management personnel understands and is abreast with the latest technology</li> <li>• MIVAN technology sufficient for next few years</li> <li>• Proposed pre-cast technology usage (initially)</li> </ul>
7	Death of labourers/ construction personnel on site/Accidents on site due to non-adherence to safety procedures, non-enforcement of safety procedures	PROJECT EXECUTION	<ul style="list-style-type: none"> <li>• Delays in the project</li> <li>• Compensation/ Litigation costs</li> <li>• Impact on reputation</li> </ul>	<ul style="list-style-type: none"> <li>• Safety officers</li> <li>• Safety programmes</li> <li>• Workmen's insurance policy</li> <li>• Workers employed through contractors are insured by the contractors</li> <li>• Location audits</li> <li>• Company proposes to apply for a safety award</li> </ul>



COMPANY SPECIFIC RISKS				
Si no.	Risk description	Business process	Impact factors	Mitigation measures
8	Inability to attract and retain employees as a result of increased opportunities in the market, higher salaries offered by competition and employee dissatisfaction with company policies/processes	HUMAN RESOURCES	<ul style="list-style-type: none"> <li>Loss of expertise and continuity</li> <li>Higher recruitment and training costs</li> <li>Delay in project execution</li> </ul>	<ul style="list-style-type: none"> <li>Fast growing company - opportunities are better</li> <li>Site visits by HR personnel</li> <li>Defined appraisal system to provide career guidance and feedback</li> <li>Compensation benchmarking survey</li> <li>Innovative loyalty building programmes</li> <li>Introduction of best industry practices</li> <li>Separate department for grievances of employees and mitigating the same periodically <i>Eg: exit interviews</i></li> <li>Skill development programmes across sites and offices</li> </ul>
9	Significant dependence on few members of management/Loss of key management personnel	HUMAN RESOURCES	<ul style="list-style-type: none"> <li>Loss of experience/expertise</li> <li>Loss of key relationships</li> </ul>	<ul style="list-style-type: none"> <li>Adequate systems and structure for smooth transition</li> <li>Introduction of succession plan for key managerial personnel</li> </ul>
10	Inadequate systems security due to absence of secure transmission lines, absence of an IT policy indicating safe system usage mechanisms, inadequate access controls to ERP, among others	INFORMATION TECHNOLOGY	<ul style="list-style-type: none"> <li>Loss/ pilferage of confidential data</li> </ul>	<ul style="list-style-type: none"> <li>Formal IT policy</li> <li>Secure connectivity systems to address data integrity through transmission between sites and all offices</li> <li>Strengthening existing controls in ERP</li> <li>Centralised mail server</li> </ul>
11	Use of unlicensed software due to absence of a software usage policy, periodic monitoring mechanism, among others	INFORMATION TECHNOLOGY	<ul style="list-style-type: none"> <li>Penalties for use of unlicensed software</li> </ul>	<ul style="list-style-type: none"> <li>Microsoft software asset management review</li> <li>IT policy indicating software usage to be rolled out</li> <li>Periodic monitoring mechanism</li> <li>Group Policy Controls to prevent use of unauthorized software</li> </ul>

**COMPANY SPECIFIC RISKS**

Si no.	Risk description	Business process	Impact factors	Mitigation measures
12	High network downtime resulting in unavailability of data	INFORMATION TECHNOLOGY	<ul style="list-style-type: none"> <li>• Unavailability of data</li> <li>• Delays in payments that could result in delay in Project timelines</li> <li>• Delay in providing information to customers/potential customers</li> </ul>	<ul style="list-style-type: none"> <li>• Rollout of backup lines</li> </ul>
13	Inadequate systems security due to absence of secure transmission lines, absence of an IT policy indicating safe system usage mechanisms, inadequate access controls to ERP, among others	INFORMATION TECHNOLOGY	<ul style="list-style-type: none"> <li>• Loss/pilferage of confidential data</li> </ul>	<ul style="list-style-type: none"> <li>• Comprehensive, Well-defined controls are being practiced to regulate access to organization's Systems and Information.</li> <li>• Secured MPLS Links &amp; VPN Tunnels are established to ensure data integrity in transmissions between sites/offices.</li> <li>• Secured the Web Access to ERP System through SSL Certificates.</li> <li>• Centralized Mailing Service both on On-premise and Cloud (O365). Extensive threat protection on Email Communications through O365 and Trend Micro Suites.</li> </ul>
14	Inadequate systems security due to cyber security issues such as - <ul style="list-style-type: none"> <li>• hacking</li> <li>• financial data security</li> <li>• customer data security</li> </ul> Other business data security	INFORMATION TECHNOLOGY	<ul style="list-style-type: none"> <li>• Loss/pilferage of confidential data</li> </ul>	<ul style="list-style-type: none"> <li>• Trend Micro Security Suite protects against integrated threats through End-points and Network Data.</li> <li>• Redundant Firewalls are in place to secure a Network from both Internal and External Threats. Provides defense against unauthorized connections, potential attackers etc.</li> <li>• Aruba Enterprise Wi-Fi System 7010 with Clearpass Network Access Control (CPPM) Solution secures digital workplace including WAN Traffics.</li> <li>• All external User Access to Corporate Data is being allowed only through SSL-VPN</li> </ul>

<b>COMPANY SPECIFIC RISKS</b>				
<b>Si no.</b>	<b>Risk description</b>	<b>Business process</b>	<b>Impact factors</b>	<b>Mitigation measures</b>
<b>15</b>	The Server Room is not fully supported with Redundant Power, Colling and Environmental Monitoring System etc.	INFORMATION TECHNOLOGY - UNAVAILABILITY/ INACCESSIBLE TO BUSINESS DATA, ENTERPRISE APPLICATIONS, EMAILS ETC.	<ul style="list-style-type: none"> <li>Unavailability / Inaccessible to business data</li> </ul>	<ul style="list-style-type: none"> <li>Revamping Project is ON and expected to close by Q4/FY19-20</li> </ul>
<b>16</b>	Inadequate systems security due to absence of secure transmission lines, absence of an IT policy indicating safe system usage mechanisms, inadequate access controls to ERP, among others	INFORMATION TECHNOLOGY	<ul style="list-style-type: none"> <li>Loss/pilferage of confidential data</li> </ul>	<ul style="list-style-type: none"> <li>Comprehensive, Well-defined controls are being practiced to regulate access to organization's Systems and Information.</li> <li>Secured MPLS Links &amp; VPN Tunnels are established to ensure data integrity in transmissions between sites/offices.</li> <li>Secured the Web Access to ERP System through SSL Certificates.</li> <li>Centralized Mailing Service both on On-premise and Cloud (O365). Extensive threat protection on Email Communications through O365 and Trend Micro Suites.</li> </ul>

**COMPANY SPECIFIC RISKS**

Si no.	Risk description	Business process	Impact factors	Mitigation measures
17	Non-compliance with requirements of labour laws and other relevant rules and regulations due to inadequate knowledge of requirements, absence of a mechanism to obtain assurance, unorganised nature of labour market, expansion into new geographies, among others, time schedules under RERA.	COMPLIANCE	<ul style="list-style-type: none"> <li>Fines/Penalties/ Imprisonment for non-compliance</li> </ul>	<ul style="list-style-type: none"> <li>In-house expert on relevant regulations</li> <li>Use of best in class external consultants</li> <li>Periodic monitoring of checklists that list requirements of VAT, Service Tax, GST, Company's Act and Income Tax</li> <li>System controls for tax compliance</li> <li>Robust Internal audit</li> <li>Dedicated person to track compliance with labour laws</li> <li>Distribution of detailed checklists to all relevant departments</li> <li>Proof of compliance prior to making contractor payments</li> <li>Periodical internal training</li> <li>Continuous monitoring of project schedule to meet RERA requirements; Phase wise launches</li> </ul>
18	Customer dissatisfaction with the Sales processes due to over commitments/incorrect information provided by sales personnel, customisation requirements not being adequately addressed, delays in processing agreements, among others	SALES AND MARKETING	<ul style="list-style-type: none"> <li>Customer dissatisfaction and hence loss of reputation</li> <li>Loss of potential customers</li> <li>Growth</li> <li>Margins</li> </ul>	<ul style="list-style-type: none"> <li>Mock flats with specifications</li> <li>Adequate redressal system for property complaints</li> <li>Updates on progress of the project through website/ mails</li> <li>Minimal customisation</li> <li>Projects launched only after receipt of all requisite sanctions</li> <li>Process of generating/executing agreements being streamlined</li> <li>Periodic review of complaints received and action taken</li> </ul>

COMPANY SPECIFIC RISKS				
Si no.	Risk description	Business process	Impact factors	Mitigation measures
19	Customer dissatisfaction with after sales processes due to lack of a well-defined customer redressal system, disputes over cancellation charges, inadequate property management, post-sale	SALES AND MARKETING	<ul style="list-style-type: none"> <li>Customer dissatisfaction and hence loss of reputation</li> <li>Loss of potential customers</li> <li>Growth</li> <li>Margins</li> </ul>	<ul style="list-style-type: none"> <li>Dedicated customer care department. Target of 24 hours for acknowledging customer queries/complaints</li> <li>Cancellation charges transparently mentioned in the application forms and sale agreements</li> <li>PPL handles property management</li> </ul>
20	Reduced margins due to significant escalation in material, labour costs post project commencement/ineffective planning, among others	PROJECT EXECUTION AND SALES AND MARKETING	<ul style="list-style-type: none"> <li>Reduced margins</li> </ul>	<ul style="list-style-type: none"> <li>Dedicated customer care department. Target of 24 hours for acknowledging customer queries/complaints</li> <li>Cancellation charges transparently mentioned in the application forms and sale agreements</li> <li>PPL handles property management</li> </ul>
21	Inability to anticipate and respond to consumer requirements due to inadequate market research and analysis	BUSINESS DEVELOPMENT AND SALES AND MARKETING	<ul style="list-style-type: none"> <li>Lower demand for properties</li> </ul>	<ul style="list-style-type: none"> <li>Extensive market Research</li> <li>Direct sales</li> <li>Know Your Customer initiatives</li> <li>Analysis of buying patterns/size of loan disbursements</li> </ul>
22	Presence of fly-by-night operators resulting in decreased demand for Purva properties	BUSINESS DEVELOPMENT	<ul style="list-style-type: none"> <li>Loss of potential customers</li> <li>Educate customers and assess impact</li> </ul>	<ul style="list-style-type: none"> <li>High quality of construction</li> <li>Established brand name</li> <li>Experience of 40+ years</li> </ul>
23	Issues with JV partner	BUSINESS DEVELOPMENT	<ul style="list-style-type: none"> <li>Impact on types of projects that the Company undertakes</li> <li>Growth</li> </ul>	<ul style="list-style-type: none"> <li>Clearly defined commercial terms for successful relationship</li> </ul>

**COMPANY SPECIFIC RISKS**

Si no.	Risk description	Business process	Impact factors	Mitigation measures
24	Inability to use acquired land for intended purpose due to non-compliance with permitted land uses, inability to transfer titles to land	BUSINESS DEVELOPMENT	<ul style="list-style-type: none"> <li>Exposure to legal disputes and related costs</li> <li>Delayed project commencement/ Project abandonment</li> <li>Surrender of excess land held over ceiling</li> </ul>	<ul style="list-style-type: none"> <li>Comprehensive development plan</li> <li>Land in green zones/land not zoned is not purchased</li> <li>Agreements to sell/MoUs in Company's favour</li> <li>Comprehensive Due diligence process</li> <li>Involvement of senior management</li> </ul>
25	Inability to obtain financing/ financing on favourable terms, due to downgrading of debt rating, liquidity crunch, among others	FINANCE	<ul style="list-style-type: none"> <li>Higher financing costs</li> <li>Mismatch in cash flow</li> </ul>	<ul style="list-style-type: none"> <li>Maintain optimum net debt-equity ratio</li> <li>Asset quality is standard</li> <li>Sell initially well to cover costs and achieve financial closure</li> <li>Ensure project level cost flows are positive</li> <li>Regular review of financing obligations, and pro-active course correction</li> <li>Period review of the loans portfolio with plan for restructuring</li> </ul>
26	Risk of capturing and/or reporting incorrect /inaccurate financial information	FINANCIAL REPORTING	<ul style="list-style-type: none"> <li>Incorrect financial reporting</li> </ul>	<ul style="list-style-type: none"> <li>Centralisation of accounting system, procurement, payments</li> <li>Audit of controls</li> <li>Periodic consultation with audit firms</li> </ul>

**COMPANY SPECIFIC RISKS**

Si no.	Risk description	Business process	Impact factors	Mitigation measures
27	Pandemic: the real estate chain is vulnerable due to pandemic's influence, and the unpredictable nature of economic recovery being a challenge across the industry	<ul style="list-style-type: none"> <li>CASH FLOW</li> <li>PROFITABILITY</li> </ul>	<ul style="list-style-type: none"> <li>Business continuity</li> </ul>	<ul style="list-style-type: none"> <li>Work from home facilities</li> <li>mitigation approach using contractual clauses as pathway.</li> <li>Staff safety and health: Safe distancing, screening protocols, adequate Personal Protective Equipment, active sanitation equipment, etc.</li> <li>A culture of continuous risk management so that the organization quickly prioritizes the right security spend, controls, and automation to help prepare for future crises, achieve operational efficiencies, strengthen resilience, and, ultimately, instill the trust required to place people back into public and shared spaces.</li> <li>Usage of Digital Technology to market the products.</li> </ul>

**CONTRACT MANAGEMENT**

Si no.	Risk description	Business process	Impact factors	Mitigation measures
28	Timing of award of contract: Award of contract way ahead of schedule.	SITE INTIMATES CONTRACTS TO AWARD THE CONTRACT FOR RESPECTIVE PACKAGES	<ul style="list-style-type: none"> <li>Contract price validity will be over before the completion of work by the contractor. Contractor can claim price escalation.</li> </ul>	<ul style="list-style-type: none"> <li>Have been instructing PIC not to raise request for award of contract way ahead of schedule. It should be strictly in line with the actual site progress.</li> </ul>
29	Delays in project execution leading to Contract price validity getting over before the work is completed	AFTER AWARD OF CONTRACT, THERE IS SLOW WORK PROGRESS AT SITE.	<ul style="list-style-type: none"> <li>Contract price validity will be over before the completion of work by the contractor. Contractor can claim price escalation.</li> </ul>	<ul style="list-style-type: none"> <li>For large contracts, we have contract price validity for the contract duration + 4 to 6 months to address the project delays.</li> </ul>



**QUALITY ASSURANCE & PRODUCT EXCELLENCE**

Si no.	Risk description	Business process	Impact factors	Mitigation measures
30	Design Changes	REVIEW OF MOCK-UP AND FINALIZING THE TECHNICAL SPECIFICATIONS	<ul style="list-style-type: none"> <li>Review of Mock-up and finalizing the Technical specifications</li> </ul>	<ul style="list-style-type: none"> <li>"1. On site mock-ups are done and inspected by key stake holders to incorporate the changes if any, thereby reducing the effect of design changes on the entire project.</li> <li>2. Technical specification handbook is prepared to avoid design changes on later stages."</li> </ul>
31	Lack of co-ordination / communication.	PROTOCOL OF COMMUNICATION	<ul style="list-style-type: none"> <li>Errors in construction, Rework</li> </ul>	<ul style="list-style-type: none"> <li>Protocol of communication to be created and communicated to avoid lack of coordination/ communication</li> </ul>
32	Violation in sequence of works	PROCESS OF SEQUENCE AND FOLLOW UP	<ul style="list-style-type: none"> <li>Damage to the preceding activity, rework.</li> </ul>	<ul style="list-style-type: none"> <li>Purva Construction Engineering Manual is prepared and distributed. Project specific Work methodologies for each activities are approved before start of the activities.</li> </ul>
33	Un-approved materials	ENSURE MATERIAL APPROVAL BEFORE USAGE	<ul style="list-style-type: none"> <li>Product quality failure</li> </ul>	<ul style="list-style-type: none"> <li>Material Inspection to be followed as per ITP (Inspection and Test Plan)</li> </ul>
34	Faulty measuring & monitoring equipments	CALIBRATION OF MME'S TO BE ENSURED	<ul style="list-style-type: none"> <li>Errors in testing &amp; construction</li> </ul>	<ul style="list-style-type: none"> <li>Calibration log of all MME's to be maintained at all projects</li> </ul>

**ENVIRONMENT, HEALTH & SAFETY**

Si no.	Risk description	Business process	Impact factors	Mitigation measures
35	Lack of EHS standards in Tender Documents and Work orders	TENDER DOCUMENTS AND WORK ORDERS TO BE STANDARDIZED WITH SAFETY PARAMETERS	<ul style="list-style-type: none"> <li>Violation of EHS norms at site</li> </ul>	<ul style="list-style-type: none"> <li>"1. EHS manual prepared and shared</li> <li>2. Standard safety parameters to be incorporated in the Work order will be prepared and shared with concerned department"</li> </ul>
36	Un-approved PPE's	PROCUREMENT OF APPROVED PPE'S TO BE ENSURED	<ul style="list-style-type: none"> <li>Approved standard PPE's not used, discomfort and Ergonomic issues to work force</li> </ul>	<ul style="list-style-type: none"> <li>List of approved PPE's to be prepared and shared</li> </ul>
37	Third party certification - parameters	THIRD PARTY CERTIFICATIONS TO BE CROSS CHECKED WITH THE REQUIRED PARAMETERS	<ul style="list-style-type: none"> <li>Mandatory Safety parameters not available in the Third party certification</li> </ul>	<ul style="list-style-type: none"> <li>List of standard parameters for third party inspection and certification to be prepared and shared</li> </ul>
38	Waste Disposal	WASTE DISPOSAL TO BE ENSURED AS PER THE EHS MANUAL	<ul style="list-style-type: none"> <li>Environmental Hazard</li> </ul>	<ul style="list-style-type: none"> <li>EHS manual is prepared and shared</li> </ul>
39	Lack of communication and co-ordination	ENVIRONMENTAL COMPLIANCE REPORTS TO BE SHARED WITH CONCERNED STAKEHOLDERS	<ul style="list-style-type: none"> <li>Environmental compliance</li> </ul>	<ul style="list-style-type: none"> <li>Protocol of communication to be created and communicated to avoid lack of coordination/ communication</li> </ul>

**Notes:**

- All risks described above are inherent to the Company and the market in which it operates.
- Company specific risks are those risks for which the mitigation measures lie largely within the power and control of the management. Industry risks are those which the management has very limited control over. Risks are presented in the order of priority.

## 08 Internal control systems and their adequacy

Puravankara's internal control systems comprise management and internal control; financial, risk management and compliance control; and internal audit. The Company's internal controls and risk management practices are validated periodically with sufficient review mechanisms in place. Further, the Company has an independent internal management assurance function that is commensurate with its size and scale. It evaluates the adequacy of all internal controls and processes, and ensures rigorous adherence to clearly articulated processes and procedures, as well as to the prescribed regulatory and legal frameworks. Moreover, the Company has further fortified its internal audit function by investing in domain specialists to increase effectiveness of controls. Also, the Audit Committee of the Board of Directors regularly review the internal audit reports and the adequacy and effectiveness of internal controls.

## 09 Financial review

### Financial ratios

Ratios	FY-2022	FY-2021
EBITDA margins	<b>46%</b>	36%
Interest coverage ratio	<b>1.86</b>	0.99
Current ratio	<b>1.30</b>	1.24
Return on net worth	<b>7%</b>	(0.28%)
Net profit margin	<b>10.57%</b>	(0.51%)
Debtor turnover ratio	<b>3.19</b>	3.46
Inventory turnover ratio	<b>0.10</b>	0.06
Net debt/equity ratio	<b>1.14</b>	1.41

### Key highlights

Our financial strategy is to maximise shareholder value. We are availing external capital at the most appropriate cost and we are using a mix of construction finance line from banks and growth capital (payable when able structure) for new acquisitions, ensuring that we are optimally leveraged to fast-track growth while keeping our feet on the ground. Some of the key highlights of 2021-22 include:

- During the year, ICRA upgraded the credit rating of the Company to "A-". An upgrade in credit rating not only helps in reducing the cost of capital but also creates new avenues of capital.
- The Company is comfortably leveraged and judiciously securing and deploying additional capital.

- We achieved financial closure for all our ongoing projects. This has been achieved either from sales receivable or external construction finance credit line from banks. These credit lines are at most competitive interest rate available in the real estate industry and will enable us to complete all our projects within stipulated timelines to RERA and the customers.
- We are accelerating our business development with new acquisitions/joint ventures in select geographies.
- We launched a Cat II AIF fund for this purpose. The scheme of Purva Real Estate fund, a Cat II AIF, has achieved its subscription of ₹ 200 cr out of a target corpus of ₹ 500 cr (with a green shoe option of ₹ 250 cr) as of now. Four projects have been identified for this investment comprising a mix of plotted and residential developments across Bengaluru, Chennai and Pune.
- We are mindful of our land bank and we are focusing our efforts to take these land parcels to production on priority. These land banks are at various stages – some are at consolidation while some are under approval process. We are working on both fronts, i.e. completing the land consolidation so that we can start with the approval process and across land banks where we have already applied for approval, we are rigorously following up with the concerned authorities to obtain the necessary approvals.

### **Overview of our consolidated financial results for FY22 and FY21**

The following table sets forth certain items derived from our audited consolidated summary financial statements for FY 2022 and FY 2021 expressed in absolute terms and as a percentage of total revenue for the periods indicated. Amounts have been rounded to ensure percentages total to 100% in a manner deemed appropriate.



Particulars	March 31, 2022		March 31, 2021	
	(₹ cr)	%	(₹ cr)	%
<b>INCOME</b>				
Revenue from operations	954.70	69.10%	963.46	91.19%
Other income	426.95	30.90%	93.11	8.81%
<b>Total</b>	<b>1,381.65</b>	<b>100.00%</b>	<b>1,056.57</b>	<b>100.00%</b>
<b>EXPENSES</b>				
Sub-contractor cost	584.13	42.28%	346.35	32.78%
Cost of raw materials, components and stores consumed	109.95	7.96%	48.16	4.56%
Purchase of land stock	214.36	15.51%	333.77	31.59%
(Increase)/ decrease in inventories of stock of flats, land stock and work-in-progress	(570.68)	(41.30%)	(335.42)	(31.75%)
Employee benefits expense	137.68	9.96%	114.67	10.85%
Finance costs	331.85	24.02%	357.06	33.79%
Depreciation and amortization expense	17.64	1.28%	20.38	1.93%
Other expenses	265.75	19.23%	171.77	16.26%
<b>Total expenses</b>	<b>1,090.68</b>	<b>78.94%</b>	<b>1,056.75</b>	<b>100.02%</b>
Profit/ (Loss) before share of profit/ (loss) from investment in associates and joint ventures	290.97	21.06%	(0.18)	(0.02)%
Share of loss from investment in associates and joint ventures (after tax)	(5.19)	(0.38%)	(1.98)	(0.19%)
Profit/(Loss) before tax	285.78	20.68%	(2.16)	(0.20)%
<b>TAX EXPENSE</b>				
Current tax	44.07	3.19%	2.15	0.20%
Deferred tax	94.15	6.81%	(0.37)	(0.03%)
<b>Total tax expense</b>	<b>138.22</b>	<b>10.00%</b>	<b>1.78</b>	<b>0.17%</b>
Profit/(Loss) for the year	147.56	10.68%	(3.94)	(0.37)%
<b>OTHER COMPREHENSIVE INCOME ('OCI')</b>				
Items that will not be reclassified to profit or loss				
(i) Items that will be reclassified to profit or loss in subsequent periods	(3.35)	(0.24%)	-	-
(ii) Income tax relating to items that will be reclassified to profit and loss	0.84	0.06%	-	-
(i) Re-measurement of gains/(losses) on defined benefit plans	1.45	0.10%	(2.17)	(0.21)%
(ii) Income tax relating to above	(0.46)	(0.03%)	0.76	0.07%
<b>Total other comprehensive income/(Loss)</b>	<b>(1.52)</b>	<b>(0.11%)</b>	<b>(1.41)</b>	<b>(0.13%)</b>
<b>Total comprehensive income/(Loss) for the year (comprising profit and OCI)</b>	<b>146.04</b>	<b>10.57%</b>	<b>(5.35)</b>	<b>(0.51%)</b>

## Income

Our total income comprises revenues from operations consisting of Revenue from contracts with customers, Other operating revenue consisting of lease income, property maintenance income, others and Other incomes consisting of interest on financial assets and gain from sale of land parcels.

- Total income stood at ₹ 1,381.65 cr in FY 2022 compared to ₹ 1,056.57 cr during FY 2021.
- Revenue from contracts with customers was ₹ 918.85 cr in FY 2022 compared to ₹ 933.68 cr in FY 2021.
- Other operating revenue was ₹ 35.85 cr in FY 2022 compared to ₹ 29.78 cr during FY 2021.
- Other income was ₹ 426.95 cr during FY 2022 as against ₹ 93.11 cr during FY 2021. This is mainly due to gain of ₹ 364.42 cr from the sale of our land parcel during the current year.

## Expenses

- Total expenses were at ₹ 1,090.68 cr in FY 2022 compared to ₹ 1,056.75 cr in FY 2021.
- Sub-contractor cost increased by 69% to ₹ 584.13 cr in FY 2022 from ₹ 346.35 cr in FY 2021. This increase was due to increase in our operations and the launch of new projects and additional phases in our ongoing projects.
- Cost of raw materials, components and stores consumed increased by 128% to ₹ 109.95 cr in FY 2022 from ₹ 48.16 cr in FY 2021. This increase was due to

increase in our operations and launch of new projects and additional phases in our ongoing projects.

- Our purchase of land stock cost decreased by 36% to ₹ 214.36 cr in FY2022 from ₹ 333.77 cr in FY 2021. This was mainly due to lesser number of developmental rights received under new launches of joint development projects as compared to last year.
- There was a decline in inventories of stock of flats, land stock and work-in-progress to ₹ 570.68 cr in FY 2022 from ₹ 335.42 cr in FY 2021. This was mainly due to increase in work-in-progress with increase in our operations and new launches.
- Our employee benefits expense increased by 20% to ₹ 137.68 cr in FY 2022 from ₹ 114.67 cr in FY 2021 due to increase in salaries, wages, bonus and other allied employee benefits. This increase is also due to increase in the number of employees during the year.
- Our finance costs decreased by 7% to ₹ 331.85 cr in FY 2022 from ₹ 357.06 cr in FY 2021. This is due to decrease in borrowing costs and decrease in term loans during the year.
- Our depreciation and amortization expenses decreased by 13% to ₹ 17.64 cr in FY 2022 from ₹ 20.38 cr in FY 2021. This decrease is due to disposal of plant and equipment during the current year.
- Our other expenses increased by 55% to ₹ 265.75 cr in FY 2022 from ₹ 171.77 cr in FY 2021. This was due to:

- i. Increase in advertising and sales promotion
- ii. Increase in rates and taxes
- iii. Increase in legal and professional expenses
- iv. Increase in miscellaneous expenses due to provision made for certain advances and receipts

### Net profit for the period

- Total comprehensive income for the year (comprising profit and OCI) increased to ₹ 146.04 cr in FY 2022 from ₹ (5.35) cr in FY 2021 due to increase in our total income.
- EBITDA stood at ₹ 635.27 cr in FY 2022 from ₹ 375.28 cr in FY 2021.
- The total equity attributable to equity holders was ₹ 1,923.48 cr as at March 31, 2022, compared to ₹ 1,777.39 cr as at March 31, 2021.
- Balance in retained earnings increased by ₹ 148.60 cr to ₹ 894.60 cr as on March 31, 2022, compared to ₹ 746.00 cr as on March 31, 2021 due to current year profit.

### Total borrowings:

- Total borrowings decreased by ₹ 211.11 cr to ₹ 2,611.03 cr as on March 31, 2022. For further details please refer to Note 21 of the consolidated financial statements.

### Cash flows

The below table summarizes our cash flows for the financial years 2022 and 2021 :

Cash flow activities (₹ cr)	FY-2022	FY-2021
Net cash flows from/ (used in) operating activities	133.65	244.19
Net cash flows from / (used in) investing activities	525.45	23.88
Net cash (used in)/ from financing activities	(528.57)	(213.01)
Net (decrease)/ increase in cash and cash equivalents	130.53	55.06

- Net cash flow from operating activities was ₹ 133.65 cr for FY 2022 as compared to ₹ 244.19 cr for FY 2021 due to changes in inventory.
- Net cash flow from investing activities was ₹ 525.45 cr for FY 2022 as compared to ₹ 23.88 cr for FY 2021. This increase was due to proceeds from sale of our subsidiaries in the current year.
- Net cash flows used in financing activities was ₹ 528.57 cr in FY 2022 compared to ₹ 213.01 cr in FY 2021. This is due to repayment of secured term loans during the current year.

### Liquidity and capital resources

As of March 31, 2022, the Company had cash and cash equivalents of ₹ 275.11 cr. Cash and bank balances primarily consist of cash on hand, fixed deposits with an initial maturity of less than twelve months and balances with banks.



Our primary liquidity requirements have been to finance our purchases of land, deposits for joint development agreements and working capital for development of our projects. We expect to meet our working capital and liquidity requirements primarily from the cash flows from our business operations, and, if required, project specific construction finance borrowings from banks and financial institutions as may be expedient.

Our growth plans will require us to incur substantial additional expenditure in the current and future FYs across our existing and new business lines. We expect that our acquisitions as well as the construction and development costs for our projects will be funded through a combination of internal cash flows and external capital. Our expansion plans and planned expenditure are subject to change based on various factors, such as interest rates, property prices and market conditions. Our ability to raise and service the required financing depends on these factors as well.

### **Credit rating**

Credit rating agency ICRA has reaffirmed the long-term debt rating at A- with revision in outlook to Stable from Positive for credit facilities availed by the Company. The outlook on the long-term rating is positive. The upgradation in the rating reflects significant improvement in the Group's debt coverage indicators and comparative reduction in its average interest costs.

## **10 Cautionary statement**

Certain statements in the Management Discussion and Analysis describing the Company's objectives, projections, estimates, expectations or predictions may be forward-looking statements within the meaning of applicable securities, laws and regulations. Actual results could differ from those expressed or implied. Important factors that could make a difference to the Company's operations include labour and material availability and prices, cyclical demand and pricing in the Company's principal markets, changes in government regulations, tax regimes, economic development within India and other incidental factors.

# INDEPENDENT AUDITOR'S REPORT

To the Members of Puravankara Limited

## Report on the Audit of the Consolidated Financial Statements

### Opinion

We have audited the accompanying consolidated financial statements of Puravankara Limited (hereinafter referred to as "the Holding Company"), its subsidiaries (the Holding Company and its subsidiaries together referred to as "the Group"), its associates and joint ventures comprising of the consolidated Balance sheet as at March 31 2022, the consolidated Statement of Profit and Loss, including other comprehensive income, the consolidated Cash Flow Statement and the consolidated Statement of Changes in Equity for the year then ended, and notes to the consolidated financial statements, including a summary of significant accounting policies and other explanatory information (hereinafter referred to as "the consolidated financial statements").

In our opinion and to the best of our information and according to the explanations given to us and based on the consideration of reports of other auditors on separate financial statements and on the other financial information of the subsidiaries, associates and joint ventures, the aforesaid consolidated financial statements give the information required by the Companies Act, 2013, as amended ("the Act") in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the consolidated state of affairs of the Group, its associates and joint ventures as at March 31, 2022, their consolidated profit including other comprehensive income, their consolidated cash flows and the consolidated statement of changes in equity for the year ended on that date.

### Basis for Opinion

We conducted our audit of the consolidated financial statements in accordance with the Standards on Auditing (SAs), as specified under section 143(10) of the Act. Our responsibilities under those Standards are further described in the 'Auditor's Responsibilities for the Audit of the Consolidated Financial Statements' section of our report. We are independent of the Group, its associates and joint ventures in accordance with the 'Code of Ethics' issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Act and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the consolidated financial statements.

### Emphasis of Matter

We draw attention to the following notes to the accompanying consolidated financial statements:

- (i) Note 37(b)(iii) in connection with an ongoing litigation with its customer. Pending resolution of the litigation and based on legal opinion obtained by the management, no provision has been made towards the customer's counter-claims and the underlying receivable and inventory are classified as good and recoverable in the accompanying consolidated financial statements.
- (ii) Note 37(b)(iv) in connection with certain ongoing property related legal proceedings in the Group. Pending resolution of the legal proceedings and based on legal opinions obtained by the management, no provision has been made towards any claims and the underlying recoverables, deposits and advances are

classified as good and recoverable in the accompanying consolidated financial statements.

- (iii) Note 2.4 in connection with the management's evaluation of Covid-19 impact on the business operations and cash flows of the Group. In view of the uncertain economic conditions, the Group's management's evaluation of the impact on the subsequent periods is highly dependent upon conditions as they evolve.

Our opinion is not modified in respect of the above matters.

### Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the consolidated financial statements for the financial year ended March 31, 2022. These matters were addressed in the context of our audit of the consolidated financial statements as a whole, and in forming our opinion thereon, and we do

not provide a separate opinion on these matters. For each matter below, our description of how our audit addressed the matter is provided in that context.

We have determined the matters described below to be the key audit matters to be communicated in our report. We have fulfilled the responsibilities described in the Auditor's responsibilities for the audit of the consolidated financial statements section of our report, including in relation to these matters. Accordingly, our audit included the performance of procedures designed to respond to our assessment of the risks of material misstatement of the consolidated financial statements. The results of audit procedures performed by us and by other auditors of components not audited by us, as reported by them in their audit reports furnished to us by the management, including those procedures performed to address the matters below, provide the basis for our audit opinion on the accompanying consolidated financial statements.

Key audit matters	How our audit addressed the key audit matter
<b>Recognition of Revenue from Contract with Customers</b> (as described in Note 26 and 38 of the Consolidated financial statements)	
<p>The Group applies Ind AS 115 for recognition of revenue from real estate projects. The revenue from real estate projects is recognised at a point in time upon the Group satisfying its performance obligation and the customer obtaining control of the underlying asset, which involves significant estimates and judgement.</p>	<p>Our audit procedures included, among others, the following:</p> <ul style="list-style-type: none"> <li>- We have read the accounting policy for recognition of revenue and assessed compliance of the policy in terms of principles enunciated under Ind AS 115.</li> </ul>
<p>For revenue contract forming part of Joint Development Arrangements ('JDA') that are not jointly controlled operations, the revenue from the development and transfer of constructed area/revenue share with a corresponding land/ development rights received by the Group is measured at the fair value of the estimated construction service rendered by the Group to the land owner under JDA. Such revenue is recognised over a period of time in accordance with the requirements of Ind AS 115.</p>	<ul style="list-style-type: none"> <li>- We assessed the management evaluation of determining revenue recognition from sale of real estate inventory property at a point in time in accordance with the requirements under Ind AS 115.</li> <li>- We obtained and understood the revenue recognition process and performed test of controls over revenue recognition including determination of point of transfer of control, completion of performance obligation and amount of estimated construction service under JDA, on a sample basis.</li> </ul>
	<ul style="list-style-type: none"> <li>- We performed test of details, on a sample basis, and tested the underlying customer/JDA contracts and sale deed/ handover documents, evidencing the transfer of control of the asset to the customer based on which the revenue is recognized.</li> <li>- We obtained the joint development agreements entered into by the Group and compared the ratio of constructed area/ revenue sharing arrangement between the Group and the landowner as mentioned in the agreement to the computation statement prepared by the management, on a sample basis.</li> </ul>

Key audit matters	How our audit addressed the key audit matter
<p>For contracts involving sale of real estate inventory property, the Group receives the consideration in accordance with the terms of the contract in proportion of the percentage of completion of such real estate project and represents payments made by customers to secure performance obligation of the Group under the contract enforceable by customers.</p> <p>Application of Ind AS 115 involves significant judgment in determining when 'control' of the property underlying the performance obligation is transferred to the customer. Further, for revenue contract forming part of JDA, significant estimate is made by the Group in determining the fair value of the underlying revenue.</p> <p>As the revenue recognition involves significant estimates and judgement, we regard this as a key audit matter.</p>	<ul style="list-style-type: none"> <li>- We obtained and tested the computation of the amount of the estimated construction service under JDA, on sample basis.</li> <li>- We tested the computation for recognition of revenue over a period of time for revenue contracts forming part of JDA and the Group's assessment of stage of completion of projects and project cost estimates on test check basis.</li> <li>- We assessed the disclosures made by Group in compliance with the requirements of Ind AS 115.</li> </ul>
<p><b>Recording of related party transactions and disclosures</b> (as described in note 39 of the Consolidated financial statements)</p>	
<p>The Group has undertaken transactions with its related parties, which includes making new or additional investments in its associates &amp; joint ventures and other related parties and lending and borrowing of loans; and other transactions to or from the related parties.</p> <p>We identified the recording of the related party transactions and its disclosure as set out in respective notes to the Consolidated financial statements as a key audit matter due to the significance of transactions with related parties and regulatory compliance thereon.</p>	<p>Our audit procedures included, among others, the following:</p> <ul style="list-style-type: none"> <li>- Obtained and read the Group's policies, processes and procedures in respect of identifying related parties, obtaining approval, recording and disclosure of related party transactions.</li> <li>- Read minutes of shareholder meetings, board meetings and minutes of meetings of those charged with governance, as applicable, in connection with Group's assessment of related party transactions being in the ordinary course of business and at arm's length.</li> <li>- Tested, on a sample basis, related party transactions with the underlying contracts, confirmation letters and other supporting documents.</li> <li>- Agreed the related party information disclosed in the financial statements with the underlying supporting documents on a sample basis.</li> </ul>
<p><b>Recoverability of the carrying value of inventory and land advances/deposits</b> (as described in notes 8, 10 and 13 of the Consolidated financial statements)</p>	
<p>As at March 31, 2022, the carrying value of the inventory of real estate projects is ₹6,819.59 crores and land advances/deposits of ₹379.85 crores.</p> <p>The inventories are carried at lower of cost and Net Realisable Value (NRV). The determination of the NRV involves estimates based on prevailing market conditions and taking into account the estimated future selling price, cost to complete projects and selling costs.</p> <p>Deposits paid under joint development arrangements, in the nature of non-refundable amounts, are recognised as land advance under other assets and on the launch of the project, the same is transferred as land stock under inventories. Further, advances paid by the Group to the seller/ intermediary towards outright purchase of land is recognised as land advance under other assets during the course of transferring the legal title to the Group, whereupon it is transferred to land stock under inventories.</p>	<p>Our procedures in assessing the carrying value of the inventories/land advances/deposits included, among others, the following:</p> <ul style="list-style-type: none"> <li>- We read and evaluated the accounting policies with respect to inventories/land advances/deposits.</li> <li>- We assessed the Group's methodology applied in assessing the carrying value under the relevant accounting standards including current market conditions and effects of COVID 19 pandemic applied in assessing the net realizable value, launch of the project, development plan and future sales.</li> <li>- We obtained and tested the computation involved in assessment of carrying value and the net realisable value/ net recoverable value including the effects of COVID 19 on test check basis.</li> </ul>

Key audit matters	How our audit addressed the key audit matter
<p>The aforesaid deposits and advances are carried at the lower of the amount paid/payable and net recoverable value, which is based on the Group's assessment including the expected date of commencement and completion of the project and the estimate of sale prices and construction costs of the project.</p> <p>We identified the assessment of the carrying value of inventory and land advances/deposits as a key audit matter due to the significance of the balance to the financial statements as a whole and the involvement of estimates and judgement in the assessment.</p>	<ul style="list-style-type: none"> <li>- We enquired from the Group's management regarding the project status and verified the underlying documents for related developments in respect of the land acquisition, project progress and expected recoverability of advances paid towards land procurement (including deposits paid under JDA), on test check basis.</li> </ul>
<p><b>Compliance with repayment terms of borrowings</b> (as described in Note 20 of the Consolidated financial statements)</p>	
<p>As at March 31, 2022, the Group has borrowings amounting to ₹2,611.03 crores. The borrowings are key source of funds taken to finance its various real estate development projects as well as for general corporate purpose.</p> <p>We consider compliance with repayment terms of borrowings as a key audit matter as this is a key consideration for appropriate classification of loan balances and relevant disclosures thereon in the financial statements. Further, compliance with repayment terms is part of Group's assessment of evaluating its gearing and liquidity profile.</p>	<p>Our procedures in relation to compliance with repayment terms of borrowings include, among others, the following:</p> <ul style="list-style-type: none"> <li>- Obtained an understanding of the process and testing the internal controls over timely repayment of borrowings.</li> <li>- We tested the repayments of borrowings for a sample of transactions by reading the underlying contracts for repayments schedules, comparing the actual cash flows with the repayment schedules and tracing the amounts paid as per books of account to the bank statements.</li> <li>- We obtained direct confirmation from lenders and compared the balances confirmed by them with the balances as per the books of accounts on test check basis.</li> <li>- We assessed the maturity profile of the borrowings to evaluate the classification and disclosure of borrowings on test check basis.</li> </ul>
<p><b>Recoverability of carrying value of Investments and loans made in associate and joint venture entities</b> (as described in note 6 and 7 of the Consolidated financial statements)</p>	
<p>As at March 31, 2022, the carrying values of Group's investment in its associate and joint venture entities is ₹82.04 crores. Further, the Group has granted loans to its associates and joint venture entities amounting to ₹92.33 crores. Management of the Holding Company reviews on a periodical basis whether there are any indicators of impairment of such investments and loans.</p> <p>For cases where impairment indicators exist, management of the Holding Company estimates the recoverable/realisable amounts of the investments, being higher of fair value less costs of disposal and value in use. Significant judgements are required to determine the key assumptions used in determination of fair value / value in use.</p> <p>The loans are carried at the lower of the carrying value and net recoverable value, which is based on the management's assessment of recoverability of loans.</p>	<p>Our procedures in assessing the impairment of the investment and loans included, among others, the following:</p> <ul style="list-style-type: none"> <li>- We read and evaluated the accounting policies with respect to investment and loans.</li> <li>- We examined the Group's management assessment in determining whether any impairment indicators exist.</li> <li>- We assessed the Group's methodology applied in assessing the carrying value of investments and loans.</li> <li>- We assessed the Group's valuation methodology and assumptions based on current economic and market conditions including effects of COVID-19 pandemic, applied in determining the recoverable/realisable amount.</li> <li>- We compared the recoverable/realisable amount of the investment and loans to the carrying value in books.</li> </ul>

Key audit matters	How our audit addressed the key audit matter
<p>In view of the COVID -19 pandemic, the management has reassessed its future business plans and key assumptions as at March 31, 2022 while assessing the adequacy of carrying value of the investment and loans made by the Holding Company in its associates and joint venture entities (collectively referred to as "component entities").</p> <p>As the impairment assessment involves significant assumptions and judgement, we regard this as a key audit matter.</p>	<ul style="list-style-type: none"> <li>- We read the most recent audited financial statements of component entities and performed inquiries with management on the project status and future business plan of component entities.</li> <li>- We assessed the disclosures made in the financial statements regarding investments and loans.</li> </ul>

## Other Information

The Holding Company's Board of Directors is responsible for the other information. The other information comprises the information included in the Annual report, but does not include the consolidated financial statements and our auditor's report thereon.

Our opinion on the consolidated financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the consolidated financial statements, our responsibility is to read the other information and, in doing so, consider whether such other information is materially inconsistent with the consolidated financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

## Responsibilities of Management for the Consolidated Financial Statements

The Holding Company's Board of Directors is responsible for the preparation and presentation of these consolidated financial statements in terms of the requirements of the Act that give a true and fair view of the consolidated financial position, consolidated financial performance including other comprehensive income, consolidated cash flows and consolidated statement of changes in equity of the Group including its associates and joint ventures in accordance

with the accounting principles generally accepted in India, including the Indian Accounting Standards (Ind AS) specified under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended. The respective Board of Directors of the companies included in the Group and of its associates and joint ventures entity and management of associate and joint venture partnership entities are responsible for maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Group and of its associates and joint ventures and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the consolidated financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error, which have been used for the purpose of preparation of the consolidated financial statements by the Directors of the Holding Company, as aforesaid.

In preparing the consolidated financial statements, the respective Board of Directors of the companies included in the Group and of its associates and joint ventures and management of associate and joint venture partnership entities are responsible for assessing the ability of the Group and of its associates and joint ventures to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting

unless management either intends to liquidate the Group or to cease operations, or has no realistic alternative but to do so.

Those charged with governance of the entities included in the Group and of its associates and joint ventures are also responsible for overseeing the financial reporting process of the Group and of its associates and joint ventures.

### **Auditor's Responsibilities for the Audit of the Consolidated Financial Statements**

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3) (i) of the Act, we are also responsible for expressing our opinion on whether the Holding Company has adequate internal financial controls with reference to financial statements in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the ability of the Group and its associates and joint ventures to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group and its associates and joint ventures to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group and its associates and joint ventures of which we are the independent auditors, to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the audit of the financial statements of such entities included in the consolidated financial statements of which we are the



independent auditors. For the other entities included in the consolidated financial statements, which have been audited by other auditors, such other auditors remain responsible for the direction, supervision and performance of the audits carried out by them. We remain solely responsible for our audit opinion.

We communicate with those charged with governance of the Holding Company and such other entities included in the consolidated financial statements of which we are the independent auditors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the consolidated financial statements for the financial year ended March 31, 2022 and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

### Other Matter

The accompanying consolidated financial statement includes the audited financial statements and other financial information, in respect of:

- 25 subsidiaries, whose financial statements include total assets of ₹684.82 crores as at March 31, 2022, total

revenues of ₹34.82 crores, total net profit/(loss) after tax of ₹ (1.22) crores, total comprehensive income/(loss) of ₹ (1.22) crores and net cash inflows of ₹0.28 crores for the year ended March 31, 2022, as considered in the consolidated financial statements, which have been audited by their respective independent auditors.

- 4 associates and 1 joint venture, whose financial statements include the Group's share of net loss after tax of ₹5.19 crores and total comprehensive loss of ₹5.19 crores for the year ended March 31, 2022, as considered in the consolidated financial statements, which have been audited by their respective independent auditors.

The independent auditor's report on the financial statements of these entities have been furnished to us by the Management and our opinion on the consolidated financial statements in so far as it relates to the amounts and disclosures included in respect of these subsidiaries, its associates and joint ventures, and our report in terms of sub-sections (3) of Section 143 of the Act, in so far as it relates to these subsidiaries, its associates and joint ventures, is based solely on the reports of such other auditors.

Our opinion on the consolidated financial statements and our report on Other Legal and Regulatory Requirements below, is not modified in respect of the above matters with respect to our reliance on the work done and the reports of the other auditors.

### Report on Other Legal and Regulatory Requirements

1. As required by the Companies (Auditor's Report) Order, 2020 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of section 143 of the Act, based on our audit and on the consideration of report of the other auditors on separate financial statements and the other financial information of the subsidiary companies, associate companies and joint ventures companies, incorporated in India, as noted in

the 'Other Matter' paragraph we give in the "Annexure 1" a statement on the matters specified in paragraph 3(xxi) of the Order.

2. As required by Section 143(3) of the Act, based on our audit and on the consideration of report of the other auditors on separate financial statements and the other financial information of subsidiaries, associates and joint ventures, as noted in the 'other matter' paragraph we report, to the extent applicable, that:
  - (a) We/the other auditors whose report we have relied upon have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit of the aforesaid consolidated financial statements;
  - (b) In our opinion, proper books of account as required by law relating to preparation of the aforesaid consolidation of the financial statements have been kept so far as it appears from our examination of those books and reports of the other auditors;
  - (c) The Consolidated Balance Sheet, the Consolidated Statement of Profit and Loss including the Statement of Other Comprehensive Income, the Consolidated Cash Flow Statement and Consolidated Statement of Changes in Equity dealt with by this Report are in agreement with the books of account maintained for the purpose of preparation of the consolidated financial statements;
  - (d) In our opinion, the aforesaid consolidated financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with Companies (Indian Accounting Standards) Rules, 2015, as amended;
  - (e) The matters described in Emphasis of Matter paragraph above, in our opinion, may have an adverse effect on the functioning of the Group;
  - (f) On the basis of the written representations received from the directors of the Holding Company as on March 31, 2022, taken on record by the Board of Directors of the Holding Company and the reports of the statutory auditors who are appointed under Section 139 of the Act, of its subsidiary companies, associate companies and joint venture company incorporated in India, none of the directors of the Group's companies, its associate companies and joint venture company incorporated in India is disqualified as on March 31, 2022 from being appointed as a director in terms of Section 164 (2) of the Act;
  - (g) With respect to the adequacy of the internal financial controls with reference to consolidated financial statements of the Holding Company and its subsidiary companies, associate companies and joint ventures companies, incorporated in India, and the operating effectiveness of such controls, refer to our separate Report in "Annexure 2" to this report;
  - (h) In our opinion and based on the consideration of reports of other statutory auditors of the subsidiary companies, associate companies and joint venture company incorporated in India, the managerial remuneration for the year ended March 31, 2022 has been paid / provided by the Holding Company, its subsidiary companies, associate companies and joint venture company incorporated in India to their directors in accordance with the provisions of section 197 read with Schedule V to the Act;
  - (i) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, as amended, in our opinion and to the best of our information and according to the explanations given to us and based on the consideration of the report of the other auditors on separate financial

statements as also the other financial information of the subsidiaries, associates and joint ventures, as noted in the 'Other matter' paragraph:

- i. The consolidated financial statements disclose the impact of pending litigations on its consolidated financial position of the Group, its associates and joint ventures in its consolidated financial statements – Refer Note 37(b) to the consolidated financial statements;
- ii. The Group, its associates and joint ventures did not have any provision for material foreseeable losses in long-term contracts including derivative contracts during the year ended March 31, 2022;
- iii. There has been no delay in transferring amounts, required to be transferred, to the Investor Education and Protection Fund by the Holding Company, its subsidiaries, associates and joint ventures, which are companies incorporated in India, during the year ended March 31, 2022;
- iv. (a) The respective managements of the Holding Company and its subsidiaries, associates and joint ventures, which are companies incorporated in India whose financial statements have been audited under the Act have represented to us and the other auditors of such subsidiaries associates and joint ventures, respectively that, to the best of its knowledge and belief, other than as disclosed in the note 44(iv) to the consolidated financial statements, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Holding Company

or any of such subsidiaries, associates and joint ventures, to or in any other persons or entities, including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the respective Holding Company or any of such subsidiaries, associates and joint ventures, ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;

- (b) The respective managements of the Holding Company and its subsidiaries, associates and joint ventures, which are companies incorporated in India whose financial statements have been audited under the Act have represented to us and the other auditors of such subsidiaries associates and joint ventures, respectively that, to the best of its knowledge and belief, as disclosed in the note 44(v) to the consolidated financial statements, no funds have been received by the respective Holding Company or any of such subsidiaries, associates and joint ventures from any persons or entities, including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Holding Company or any of such subsidiaries, associates and joint ventures shall, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever

by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries; and

- (c) Based on the audit procedures performed by us that has been considered reasonable and appropriate in the circumstances and those performed by the auditors of the subsidiaries, associates and joint ventures which are companies incorporated in India whose financial statements have been audited under the Act, nothing has come to our or other auditor's notice that has caused us or the other auditors to believe that the representations under sub-clause (a) and (b) contain any material mis-statement.
- v) As stated in note 19 to the consolidated financial statements, the Board of Directors of the Holding Company have proposed final dividend for the year which is subject to

the approval of the members at the ensuing Annual General Meeting. The dividend declared is in accordance with Section 123 of the Act to the extent it applies to declaration of dividend. Further, no dividend has been declared or paid during the year by the Holding Company's subsidiaries, associates and joint ventures, which companies incorporated in India.

For **S. R. Batliboi & Associates LLP**

*Chartered Accountants*

ICAI Firm Registration Number: 101049W/E300004

per **Adarsh Ranka**

*Partner*

Place: Bengaluru

Date: May 27, 2022

Membership Number: 209567

UDIN: 22209567AJSJRG6105

## Annexure '1'

referred to in paragraph under the heading "Report on other legal and regulatory requirements" of our report of even date

**Re: Puravankara Limited ("the Holding Company")**

**In terms of the information and explanations sought by us and given by the Holding Company and the books of account and records examined by us in the normal course of audit and to the best of our knowledge and belief, we state that:**

There are no qualifications or adverse remarks by the respective auditors in the Companies (Auditors Report) Order (CARO) reports of the companies included in the consolidated financial statements. Accordingly, the requirement to report on clause 3(xxi) of the Order is not applicable to the Holding Company.

For **S. R. Batliboi & Associates LLP**

*Chartered Accountants*

ICAI Firm Registration Number: 101049W/E300004

per **Adarsh Ranka**

*Partner*

Membership Number: 209567

UDIN: 22209567AJSJRG6105

Place: Bengaluru

Date: May 27, 2022

## Annexure '2'

referred to in paragraph under the heading "Report on other legal and regulatory requirements" of our report of even date

**Re: Puravankara Limited ("the Holding Company")**

### **Report on the Internal Financial Controls under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 ("the Act")**

In conjunction with our audit of the consolidated financial statements of Puravankara Limited as of and for the year ended March 31, 2022, we have audited the internal financial controls with reference to consolidated financial statements of Puravankara Limited (hereinafter referred to as the "Holding Company") and its subsidiary companies, associate companies and joint venture company which are companies incorporated in India, as of that date.

### **Management's Responsibility for Internal Financial Controls**

The respective Board of Directors of the Holding Company, its subsidiary companies, its associate companies and joint venture company which are companies incorporated in India, are responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Holding Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India ("ICAI"). These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to the respective company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Act.

### **Auditor's Responsibility**

Our responsibility is to express an opinion on the company's internal financial controls with reference to these consolidated financial statements based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the "Guidance Note") and the Standards on Auditing, as specified under section 143(10) of the Act, to the extent applicable to an audit of internal financial controls, both issued by ICAI. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls with reference to these consolidated financial statements was established and maintained and if such controls operated effectively in all material respects.

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls with reference to these consolidated financial statements and their operating effectiveness. Our audit of internal financial controls with reference to consolidated financial statements included obtaining an understanding of internal financial controls with reference to these consolidated financial statements, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.

We believe that the audit evidence we have obtained and the audit evidence obtained by the other auditors in terms of their reports referred to in the Other Matters paragraph below, is sufficient and appropriate to provide a basis for our

audit opinion on the internal financial controls with reference to these consolidated financial statements.

### Meaning of Internal Financial Controls with reference to these Consolidated Financial Statements

A company's internal financial controls with reference to consolidated financial statements is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of consolidated financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial controls with reference to consolidated financial statements includes those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of Consolidated financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorisations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorised acquisition, use, or disposition of the company's assets that could have a material effect on the consolidated financial statements.

### Inherent Limitations of Internal Financial Controls with reference to these Consolidated Financial Statements

Because of the inherent limitations of internal financial controls with reference to consolidated financial statements, including the possibility of collusion or improper management override of controls, material misstatements due to error or fraud may occur and not be detected. Also, projections of any evaluation of the internal financial controls with reference to consolidated financial statements to future periods are

subject to the risk that the internal financial control with reference to consolidated financial statements may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

### Opinion

In our opinion, the Holding Company, its subsidiary companies, associate companies and joint venture company which are companies incorporated in India, have maintained in all material respects, adequate internal financial controls with reference to consolidated financial statements and such internal financial controls with reference to these consolidated financial statements were operating effectively as at March 31, 2022, based on the internal control over financial reporting criteria established by the Holding Company considering the essential components of internal control stated in the Guidance Note issued by ICAI.

### Other Matters

Our report under Section 143(3)(i) of the Act on the adequacy and operating effectiveness of the internal financial controls with reference to these consolidated financial statements of the Holding Company, insofar as it relates to these 20 subsidiary companies and 3 associate companies, which are companies incorporated in India, is based on the corresponding reports of the auditors of such subsidiary companies and associate companies incorporated in India.

For **S. R. Batliboi & Associates LLP**

*Chartered Accountants*

ICAI Firm Registration Number: 101049W/E300004

per **Adarsh Ranka**

*Partner*

Place: Bengaluru

Date: May 27, 2022

Membership Number: 209567

UDIN: 22209567AJSJRG6105



## Consolidated Balance Sheet as at March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

	Note	March 31, 2022	March 31, 2021
<b>Assets</b>			
<b>Non-current assets</b>			
(a) Property, plant and equipment	3	61.12	66.73
(b) Capital work-in-progress	4A	0.48	-
(c) Investment property	4	25.70	33.37
(d) Intangible assets	5	9.53	11.28
(e) Intangible assets under development	5A	2.99	-
(f) Financial assets			
(i) Investments	6	82.04	137.99
(ii) Loans	7a	8.23	0.02
(iii) Other financial assets	8a	351.25	355.55
(g) Deferred tax assets (net)	12	151.41	243.79
(h) Assets for current tax (net)	9	50.90	45.99
(i) Other non-current assets	10a	110.63	147.02
<b>Total non-current assets</b>		<b>854.28</b>	<b>1,041.74</b>
<b>Current assets</b>			
(a) Inventories	13	6,819.59	6,411.53
(b) Financial assets			
(i) Trade receivables	14	242.05	306.91
(ii) Cash and cash equivalents	15	275.11	159.88
(iii) Bank balances other than (ii) above	16	25.07	4.30
(iv) Loans	7b	84.10	84.11
(v) Other financial assets	8b	64.75	52.27
(c) Other current assets	10b	202.98	367.86
<b>Total current assets</b>		<b>7,713.65</b>	<b>7,386.85</b>
Non-current assets held for sale	43	55.56	-
<b>Total assets</b>		<b>8,623.49</b>	<b>8,428.59</b>
<b>Equity and liabilities</b>			
<b>Equity</b>			
(a) Equity share capital	17	118.58	118.58
(b) Other equity attributable to:			
(i) Owners of the parent company	18	1,923.48	1,777.39
(ii) Non-controlling interest		6.59	(2.38)
<b>Total equity</b>		<b>2,048.65</b>	<b>1,893.59</b>
<b>Liabilities</b>			
<b>Non-current liabilities</b>			
(a) Financial liabilities			
(i) Borrowings	20a	571.95	542.87
(ii) Lease liabilities	36	6.99	6.16
(iii) Other financial liabilities	21a	17.07	18.36

## Consolidated Balance Sheet

as at March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

	Note	March 31, 2022	March 31, 2021
(b) Provisions	22a	9.87	11.60
(c) Other non-current liabilities	24a	15.69	20.18
<b>Total non-current liabilities</b>		<b>621.57</b>	<b>599.17</b>
<b>Current liabilities</b>			
(a) Financial liabilities			
(i) Borrowings	20b	2,039.08	2,279.27
(ii) Lease liabilities	36	8.89	7.18
(iii) Trade payables	23		
(A) Total outstanding dues of micro enterprises and small enterprises		18.25	8.39
(B) Total outstanding dues of creditors other than micro enterprises and small enterprises		416.31	548.44
(iv) Other financial liabilities	21b	18.46	32.37
(b) Other current liabilities	24b	3,439.62	3,049.05
(c) Provisions	22b	11.33	10.43
(d) Current tax liabilities (net)	25	1.33	0.70
<b>Total current liabilities</b>		<b>5,953.27</b>	<b>5,935.83</b>
<b>Total equity and liabilities</b>		<b>8,623.49</b>	<b>8,428.59</b>

Summary of significant accounting policies

2.2

The accompanying notes referred to above form an integral part of the consolidated financial statements

As per report of even date

For S.R. Batliboi &amp; Associates LLP

Chartered Accountants

ICAI Firm registration number: 101049W/E300004

For and on behalf of the Board of Directors of Puravankara Limited

per Adarsh Ranka

Partner

Membership no.: 209567

Ashish R Puravankara

Managing Director

DIN 00504524

Nani R Choksey

Vice-Chairman &amp; Whole-time Director

DIN 00504555

Abhishek Nirankar Kapoor

Director and Chief Financial Officer

DIN 03456820

Bindu Doraiswamy

Company Secretary

Bengaluru

May 27, 2022

Bengaluru

May 27, 2022

## Consolidated Statement of Profit and Loss for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

	Note	March 31, 2022	March 31, 2021
Revenue from operations	26	954.70	963.46
Other income	27	426.95	93.11
<b>Total</b>		<b>1,381.65</b>	<b>1,056.57</b>
<b>Expenses</b>			
Sub-contractor cost		584.13	346.35
Cost of raw materials, components and stores consumed	28	109.95	48.16
Purchase of land stock		214.36	333.77
(Increase)/ decrease in inventories of stock of flats, land stock and work-in-progress	29	(570.68)	(335.42)
Employee benefits expense	30	137.68	114.67
Finance costs	31	331.85	357.06
Depreciation and amortization expense	32	17.64	20.38
Other expenses	33	265.75	171.77
<b>Total expenses</b>		<b>1,090.68</b>	<b>1,056.75</b>
<b>Profit/(Loss) before share of profit/ (loss) from investment in associates and joint ventures</b>		<b>290.97</b>	<b>(0.18)</b>
Share of loss from investment in associates and joint ventures (after tax)		(5.19)	(1.98)
<b>Profit/(Loss) before tax</b>		<b>285.78</b>	<b>(2.16)</b>
<b>Tax expense</b>			
Current tax	11	44.07	2.15
Deferred tax		94.15	(0.37)
<b>Total tax expense</b>		<b>138.22</b>	<b>1.78</b>
<b>Profit/(Loss) for the year</b>		<b>147.56</b>	<b>(3.94)</b>
<b>Other Comprehensive Income ('OCI')</b>			
Items to be reclassified to profit or loss in subsequent periods			
(i) Exchange differences on translating the financial statements of a foreign operation		(3.35)	-
(ii) Income tax relating to above		0.84	-
Items not to be reclassified to profit or loss in subsequent periods			
(i) Re-measurement of gains/(losses) on defined benefit plans		1.45	(2.17)
(ii) Income tax relating to above		(0.46)	0.76
<b>Total other comprehensive income/(Loss)</b>		<b>(1.52)</b>	<b>(1.41)</b>
<b>Total comprehensive income/(Loss) for the year (comprising profit and OCI)</b>		<b>146.04</b>	<b>(5.35)</b>
<b>Profit/(Loss) for the year</b>			
Attributable to:			
Equity holders of the parent		147.61	(3.97)
Non-controlling interests		(0.05)	0.03
<b>Other comprehensive income/(Loss)</b>			
Attributable to:			
Equity holders of the parent		(1.52)	(1.41)
Non-controlling interests		-	-

## Consolidated Statement of Profit and Loss

for the year ended March 31, 2022  
(All amounts in Indian ₹ Crore, unless otherwise stated)

	Note	March 31, 2022	March 31, 2021
<b>Total comprehensive income/(Loss) for the year</b>			
Attributable to:			
Equity holders of the parent		146.09	(5.38)
Non-controlling interests		(0.05)	0.03
<b>Earnings Per equity Share ('EPS')</b>			
<b>[Nominal value per equity share ₹5 (March 31, 2021: ₹5)]</b>			
Basic (₹)		6.22	(0.17)
Diluted (₹)		6.22	(0.17)
<b>Weighted average number of equity shares used in computation of EPS</b>			
Basic - in numbers crores		23.72	23.72
Diluted - in numbers crores		23.72	23.72

Summary of significant accounting policies

2.2

The accompanying notes referred to above form an integral part of the consolidated financial statements

As per report of even date

**For S.R. Batliboi & Associates LLP**

Chartered Accountants

ICAI Firm registration number: 101049W/E300004

**per Adarsh Ranka**

Partner

Membership no.: 209567

Bengaluru

May 27, 2022

**For and on behalf of the Board of Directors of Puravankara Limited**

**Ashish R Puravankara**

Managing Director

DIN 00504524

**Abhishek Nirankar Kapoor**

Director and Chief Financial Officer

DIN 03456820

Bengaluru

May 27, 2022

**Nani R Choksey**

Vice-Chairman & Whole-time Director

DIN 00504555

**Bindu Doraiswamy**

Company Secretary

## Consolidated Statement of cash flow for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

	March 31, 2022	March 31, 2021
<b>A. Cash flow from operating activities</b>		
<b>Profit/(Loss) before tax</b>	<b>285.78</b>	<b>(2.16)</b>
Adjustments to reconcile profit after tax to net cash flows		
Share of loss from investment in associates and joint ventures	-	2.47
Depreciation and amortization expense	17.64	20.38
Liabilities no longer required written-back	(15.98)	(17.16)
Loss/(Profit) on sale of property, plant and equipment and investment properties	(6.80)	0.58
Exchange differences on translation of assets and liabilities, net	(3.35)	-
Finance costs	331.85	356.86
Gain arising on loss of control in subsidiaries	(364.42)	-
Interest income	(16.91)	(58.68)
<b>Operating profit before working capital changes</b>	<b>227.81</b>	<b>302.29</b>
Working capital adjustments:		
(Increase)/decrease in trade receivables	64.86	(6.86)
(Increase)/decrease in inventories	(583.20)	(330.63)
(Increase)/decrease in loans	-	(8.79)
(Increase)/decrease in other financial assets	5.80	18.90
(Increase)/decrease in other assets	201.27	11.27
Increase/(decrease) in trade payables	(106.18)	36.43
Increase/(decrease) in other financial liabilities	(13.69)	(34.17)
Increase/(decrease) in other liabilities	386.06	211.99
Increase/(decrease) in provisions	0.63	6.56
<b>Cash received from/ (used in) operations</b>	<b>183.36</b>	<b>206.99</b>
Income tax paid (net)	(49.71)	37.20
<b>Net cash flows from operating activities</b>	<b>133.65</b>	<b>244.19</b>
<b>B. Cash flows from investing activities</b>		
Purchase of property, plant and equipment (including capital work in progress and capital advances)	(6.47)	(3.32)
Purchase of intangible assets	(0.06)	(0.66)
Purchase of Intangible assets under development	(2.99)	-
Proceeds from sale of property, plant and equipment and investment properties	20.45	0.22
Proceeds on loss of control in subsidiaries	539.55	-
Investments in shares of associates and joint ventures	(3.70)	(6.86)
Loans given to associates and joint ventures	(10.26)	(1.17)
Loans repaid by associates and joint ventures	3.82	0.51
Investment in bank deposits (original maturity of more than three months)	(22.26)	(66.61)
Redemption of bank deposits (original maturity of more than three months)	1.49	62.24
Interest received	5.88	39.53
<b>Net cash flows from investing activities</b>	<b>525.45</b>	<b>23.88</b>

## Consolidated Statement of cash flow for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

		March 31, 2022	March 31, 2021
<b>C. Cash flows from financing activities</b>			
Proceeds from secured term loans		1,376.49	689.50
Repayment of secured term loans		(1,680.32)	(624.82)
Proceeds from unsecured loan		226.23	29.73
Repayments of unsecured loan		(166.00)	(29.91)
Payment of lease liabilities		(9.19)	(10.08)
Equity contribution in subsidiary by non-controlling interest		9.02	-
Interest paid		(284.80)	(267.43)
<b>Net cash flows from financing activities</b>		<b>(528.57)</b>	<b>(213.01)</b>
<b>Net (decrease)/increase in cash and cash equivalents (A + B + C)</b>		<b>130.53</b>	<b>55.06</b>
Cash and cash equivalents at the beginning of the year		25.25	(29.81)
<b>Cash and cash equivalents at the end of the year</b>		<b>155.78</b>	<b>25.25</b>
<b>Components of cash and cash equivalents</b>	<b>Notes</b>	<b>March 31, 2022</b>	<b>March 31, 2021</b>
Cash and cash equivalents	15	275.11	159.88
Less: Cash credit facilities from banks	20	(119.33)	(134.63)
<b>Cash and cash equivalents reported in cash flow statement</b>		<b>155.78</b>	<b>25.25</b>

Summary of significant accounting policies 2.2  
 Changes in liabilities arising from financing activities and changes in assets arising from non-cash investing activities relating to right of use assets 15 & 36  
 The accompanying notes referred to above form an integral part of the consolidated financial statements

As per report of even date

**For S.R. Batliboi & Associates LLP**

Chartered Accountants

ICAI Firm registration number: 101049W/E300004

**per Adarsh Ranka**

Partner

Membership no.: 209567

**For and on behalf of the Board of Directors of Puravankara Limited**

**Ashish R Puravankara**

Managing Director

DIN 00504524

**Nani R Choksey**

Vice-Chairman & Whole-time Director

DIN 00504555

**Abhishek Nirankar Kapoor**

Director and Chief Financial Officer

DIN 03456820

**Bindu Doraiswamy**

Company Secretary

Bengaluru

May 27, 2022

Bengaluru

May 27, 2022

## Consolidated Statement of changes in equity for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

### A. Equity share capital

Particulars	As at April 1, 2020	Movement during 2020-21	As at March 31, 2021	Movement during 2021-22	As at March 31, 2022
Equity share capital of face value of ₹5 each fully paid					
23.72 crore (March 31, 2021 - 23.72 crore) equity shares of ₹ 5 each fully paid	118.58	-	118.58	-	118.58
	118.58	-	118.58	-	118.58

Note: Also refer note 17

### B. Other equity

Particulars	Reserves and surplus					Non-controlling interest	Total
	Exchange differences on translating the financial statements of a foreign operation	Capital Reserve	Securities premium	General reserve	Retained Earnings		
Balance as at April 1, 2020	-	(12.50)	963.61	80.28	751.38	(2.41)	1,780.36
Profit for the year	-	-	-	-	(3.97)	0.03	(3.94)
Other Comprehensive Income	-	-	-	-	(1.41)	-	(1.41)
<b>Total comprehensive income for the year</b>	-	(12.50)	963.61	80.28	746.00	(2.38)	1,775.01
<b>Balance as at March 31, 2021</b>	-	(12.50)	963.61	80.28	746.00	(2.38)	1,775.01
Profit for the year	-	-	-	-	147.61	(0.05)	147.56
Other Comprehensive Income	(2.51)	-	-	-	0.99	-	(1.52)
<b>Total comprehensive income for the year</b>	(2.51)	(12.50)	963.61	80.28	894.60	(2.43)	1,921.05
Equity contribution in subsidiary by non-controlling interest	-	-	-	-	-	9.02	9.02
<b>Balance as at March 31, 2022</b>	(2.51)	(12.50)	963.61	80.28	894.60	6.59	1,930.07

Note: 1. Also refer note 18

Summary of significant accounting policies

2.2

The accompanying notes referred to above form an integral part of the consolidated financial statements

As per report of even date

For S.R. Batliboi & Associates LLP  
Chartered Accountants  
ICAI Firm registration number: 101049W/E300004

For and on behalf of the Board of Directors of Puravankara Limited

per Adarsh Ranka  
Partner  
Membership no.: 209567

Ashish R Puravankara  
Managing Director  
DIN 00504524

Nani R Choksey  
Vice-Chairman & Whole-time Director  
DIN 00504555

Abhishek Nirankar Kapoor  
Director and Chief Financial Officer  
DIN 03456820

Bindu Doraiswamy  
Company Secretary

Bengaluru  
May 27, 2022

Bengaluru  
May 27, 2022



# Notes to Consolidated Ind AS Financial Statements

 for the year ended March 31, 2022  
(All amounts in Indian ₹ Crore, unless otherwise stated)

## 1. Corporate information

The consolidated financial statements comprise financial statements of Puravankara Limited ('PL' or the 'Company' or the 'Holding Company') and its subsidiaries, joint ventures and associates (collectively, the Group) for the year ended March 31, 2022. The Holding Company is a public company domiciled in India and is incorporated on June 3, 1986 under the provisions of the Companies Act applicable in India. The Company's shares are listed on two recognized stock exchanges in India namely National Stock Exchange of India Limited and BSE Limited. The registered office is located at 130/1, Ulsoor Road, Bengaluru 560042, India.

The Group is engaged in the business of real estate development.

The consolidated financial statements were authorised for issue in accordance with a resolution of the Board of Directors on May 27, 2022.

## 2. Significant accounting policies

### 2.1.1 Basis of preparation

The consolidated financial statements of the Group have been prepared in accordance with Indian Accounting Standards (Ind AS) notified under the Companies (Indian Accounting Standards) Rules, 2015 (as amended from time to time) and presentation requirements of Division II of Schedule III to the Companies Act, 2013, (Ind AS compliant Schedule III), as applicable to the CFS.

On March 24, 2021, the Ministry of Corporate Affairs (MCA) through a notification, amended Schedule III of the Companies Act, 2013 and the amendments are applicable for financial periods commencing from April 01, 2021. The preparation of financial statements is after taking into consideration the effect of the amended Schedule III. The Company has also reclassified the previous year figures in accordance with the requirements applicable in the current year.

The consolidated financial statements have been prepared on the historical cost basis, except for certain financial instruments which are measured at fair values at the end of each reporting period, as explained in the accounting policies below. Historical cost is generally based on the fair value of the consideration given in exchange for goods and services.

### 2.1.2 Basis of consolidation

#### i. Subsidiaries

The consolidated financial statements comprise the financial statements of the Company and its subsidiaries. The Group controls an entity when the Group is exposed to, or has rights to, variable returns from its involvement with the entity and has the ability to affect those returns through its power to direct the relevant activities of the entity. Subsidiaries are fully consolidated from the date on which control is transferred to the Group and are deconsolidated from the date that control ceases.

## Notes to Consolidated Ind AS Financial Statements for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

### Consolidation procedure:

- a. Combine like items of assets, liabilities, equity, income, expenses and cash flows of the Holding Company with those of its subsidiaries. For this purpose, income and expenses of the subsidiary are based on the amounts of the assets and liabilities recognised in the consolidated financial statements at the acquisition date.
- b. Offset (eliminate) the carrying amount of the Holding Company's investment in each subsidiary and the Holding Company's portion of equity of each subsidiary. The manner of accounting for any related goodwill is explained below.
- c. Eliminate in full intragroup assets and liabilities, equity, income, expenses and cash flows relating to transactions between entities of the group (profits or losses resulting from intragroup transactions that are recognised in assets, such as inventory and fixed assets, are eliminated in full). Intragroup losses may indicate an impairment that requires recognition in the consolidated financial statements. Ind AS12 Income Taxes applies to temporary differences that arise from the elimination of profits and losses resulting from intragroup transactions.
- d. The financial statements of all subsidiaries used for the purpose of consolidation are drawn up to same reporting date as that of the Holding Company, i.e., year ended on March 31st and are prepared using uniform accounting policies for like transactions and other events in similar circumstances.
- e. Non-controlling interests in the results and equity of subsidiaries are shown separately in the consolidated statement of profit and loss, consolidated statement of changes in equity and balance sheet respectively.
- f. Goodwill is initially measured at cost, being the excess of the aggregate of the consideration transferred and the amount recognised for non-controlling interests, and any previous interest held, over the net identifiable assets acquired and liabilities assumed. If the fair value of the net assets acquired is in excess of the aggregate consideration transferred, the Group re-assesses whether it has correctly identified all of the assets acquired and all of the liabilities assumed and reviews the procedures used to measure the amounts to be recognised at the acquisition date. If the reassessment still results in an excess of the fair value of net assets acquired over the aggregate consideration transferred, then the gain is recognised in OCI and accumulated in equity as capital reserve. However, if there is no clear evidence of bargain purchase, the entity recognises the gain directly in equity as capital reserve, without routing the same through OCI. After initial recognition, goodwill is measured at cost less any accumulated impairment losses and tested for impairment annually.

When the Group ceases to consolidate for an investment because of a loss of control, any retained interest in the entity is remeasured to its fair value with the change in carrying amount recognised in profit or loss. This fair value becomes the initial carrying amount for the purposes of subsequently accounting for the retained interest as an associate or financial asset. In addition, any amounts previously recognised in other comprehensive income in respect of that entity are accounted for and reclassified to profit or loss.

Also refer note 42, for the list of entities consolidated in the consolidated financial statements.

## Notes to Consolidated Ind AS Financial Statements for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

### 2.2 Summary of significant accounting policies

#### (a) Business combinations and goodwill

Business combinations are accounted for using the acquisition method. The cost of an acquisition is measured as the aggregate of the consideration transferred measured at acquisition date fair value and the amount of any non-controlling interests in the acquiree. For each business combination, the Group elects whether to measure the non-controlling interests in the acquiree at fair value or at the proportionate share of the acquiree's identifiable net assets. Acquisition-related costs are expensed as incurred.

At the acquisition date, the identifiable assets acquired and the liabilities assumed are recognised at their acquisition date fair values. For this purpose, the liabilities assumed include contingent liabilities representing present obligation and they are measured at their acquisition fair values irrespective of the fact that outflow of resources embodying economic benefits is not probable. However, the following assets and liabilities acquired in a business combination are measured at the basis indicated below:

- ▶ Deferred tax assets or liabilities, and the assets or liabilities related to employee benefit arrangements are recognised and measured in accordance with Ind AS 12 Income Tax and Ind AS 19 Employee Benefits respectively.
- ▶ Liabilities or equity instruments related to share based payment arrangements of the acquiree or share – based payments arrangements of the Group entered into to replace share-based payment arrangements of the acquiree are measured in accordance with Ind AS 102 Share-based Payments at the acquisition date.
- ▶ Assets (or disposal groups) that are classified as held for sale in accordance with Ind AS 105 Non-current Assets Held for Sale and Discontinued Operations are measured in accordance with that standard.
- ▶ Reacquired rights are measured at a value determined on the basis of the remaining contractual term of the related contract. Such valuation does not consider potential renewal of the reacquired right.

When the Group acquires a business, it assesses the financial assets and liabilities assumed for appropriate classification and designation in accordance with the contractual terms, economic circumstances and pertinent conditions as at the acquisition date. This includes the separation of embedded derivatives in host contracts by the acquiree.

If the business combination is achieved in stages, any previously held equity interest is re-measured at its acquisition date fair value and any resulting gain or loss is recognised in profit or loss or OCI, as appropriate.

Goodwill is initially measured at cost, being the excess of the aggregate of the consideration transferred and the amount recognised for non-controlling interests, and any previous interest held, over the net identifiable assets acquired and liabilities assumed. If the fair value of the net assets acquired is in excess of the aggregate consideration transferred, the Group re-assesses whether it has correctly identified all of the assets acquired and all of the liabilities assumed and reviews the procedures used to measure the amounts to be recognised at the acquisition date. If the reassessment still results in an excess of the fair value of net assets acquired over the aggregate consideration transferred, then the gain is

## **Notes to Consolidated Ind AS Financial Statements** for the year ended March 31, 2022 (All amounts in Indian ₹ Crore, unless otherwise stated)

recognised in OCI and accumulated in equity as capital reserve. However, if there is no clear evidence of bargain purchase, the entity recognises the gain directly in equity as capital reserve, without routing the same through OCI.

After initial recognition, goodwill is measured at cost less any accumulated impairment losses. For the purpose of impairment testing, goodwill acquired in a business combination is, from the acquisition date, allocated to each of the Group's cash-generating units that are expected to benefit from the combination, irrespective of whether other assets or liabilities of the acquiree are assigned to those units.

Business Combination involving entities under common control

A business combination involving entities or businesses under common control is a business combination in which all of the combining entities or businesses are ultimately controlled by the same party or parties both before and after the business combination and the control is not transitory.

Business Combination involving entities or businesses under common control shall be accounted for using the pooling of interest method based on the predecessor values retrospectively for all periods presented.

The pooling of interest method is considered to involve the following:

- (i) The assets and liabilities of the combining entities are reflected at their carrying amounts.
- (ii) No adjustments are made to reflect fair values, or recognise any new assets or liabilities. The only adjustments that are made are to harmonise accounting policies and tax adjustments if any.
- (iii) The components of other equity of the acquired companies are added to the same components within other equity except that any share capital and investments in the books of the acquiring entity is cancelled and the differences, if any, is adjusted in the opening retained earnings.
- (iv) The financial information in the financial statements in respect of prior periods are restated as if the business combination had occurred from the beginning of the preceding period in the financial statements, irrespective of the actual date of the combination. However, if business combination had occurred after that date, the prior period information shall be restated only from that date.

### **(b) Investment in associates and Joint ventures**

An associate is an entity over which the Group has significant influence. Significant influence is the power to participate in the financial and operating policy decisions of the investee, but is not control or joint control over those policies. The considerations made in determining whether significant influence or joint control are similar to those necessary to determine control over the subsidiaries.

## Notes to Consolidated Ind AS Financial Statements for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

A joint venture is a joint arrangement whereby the parties that have joint control of the arrangement have rights to the net assets of the joint arrangement. Joint control is the contractually agreed sharing of control of an arrangement, which exists only when decisions about the relevant activities require unanimous consent of the parties sharing control.

The Group's investments in its joint ventures and associates are accounted for using the equity method. Under the equity method, the investment in a joint venture or associate is initially recognised at cost. The carrying amount of the investment is adjusted to recognise changes in the Group's share of net assets of the associate since the acquisition date. Goodwill, if any, relating to the joint venture or associate is included in the carrying amount of the investment and is not tested for impairment individually.

The statement of profit and loss reflects the Group's share of the results of operations of the joint venture or associate. Any change in OCI of those investees is presented as part of the Group's OCI. In addition, when there has been a change recognised directly in the equity of the joint venture or associate, the Group recognises its share of any changes, when applicable, in the statement of changes in equity. Unrealised gains and losses resulting from transactions between the Group and the joint venture or associate are eliminated to the extent of the interest in the joint venture or associate.

If an entity's share of losses of a joint venture or associate equals or exceeds its interest in the joint venture or associate (which includes any long term interest that, in substance, form part of the Group's net investment in the joint venture or associate), the entity discontinues recognising its share of further losses. Additional losses are recognised only to the extent that the Group has incurred legal or constructive obligations or made payments on behalf of the joint venture or associate. If the joint venture or associate subsequently reports profits, the entity resumes recognising its share of those profits only after its share of the profits equals the share of losses not recognised.

The aggregate of the Group's share of profit or loss of a joint venture or associate is shown on the face of the statement of profit and loss.

The financial statements of joint venture or associate used for the purpose of consolidation are drawn up to same reporting date as that of the Holding Company, i.e., year ended on March 31st and are prepared using uniform accounting policies for like transactions and other events in similar circumstances.

After application of the equity method, the Group determines whether it is necessary to recognise an impairment loss on its investment in its joint venture or associate. At each reporting date, the Group determines whether there is objective evidence that the investment in the joint venture or associate is impaired. If there is such evidence, the Group calculates the amount of impairment as the difference between the recoverable amount of the joint venture or associate and its carrying value, and then recognises the loss as 'Share of profit in joint venture or associate' in the statement of profit or loss.

Upon loss of significant influence over the joint venture or associate, the Group measures and recognises any retained investment at its fair value. Any difference between the carrying amount of the joint venture or associate upon loss of significant influence and the fair value of the retained investment and proceeds from disposal is recognised in profit or loss.

## **Notes to Consolidated Ind AS Financial Statements** for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

### **(c) Use of estimates**

The preparation of financial statements in conformity with Ind AS requires the management to make judgements, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities and the disclosure of contingent liabilities, at the end of the reporting period. Although these estimates are based on the management's best knowledge of current events and actions, uncertainty about these assumptions and estimates could result in the outcomes requiring a material adjustment to the carrying amounts of assets or liabilities. The effect of change in an accounting estimate is recognized prospectively.

### **(d) Current versus non-current classification**

The Group presents assets and liabilities in the balance sheet based on current/ non-current classification.

An asset is treated as current when it is:

- Expected to be realised or intended to be sold or consumed in normal operating cycle
- Held primarily for the purpose of trading
- Expected to be realised within twelve months after the reporting period, or
- Cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period

All other assets are classified as non-current.

A liability is current when:

- It is expected to be settled in normal operating cycle
- It is held primarily for the purpose of trading
- It is due to be settled within twelve months after the reporting period, or
- There is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period

All other liabilities are classified as non-current.

The operating cycle is the time between the acquisition of assets for processing and their realization in cash and cash equivalents. The Group has evaluated and considered its operating cycle as four years for the purpose of current and non-current classification of assets and liabilities.

Deferred tax assets/ liabilities are classified as non-current assets/ liabilities.

## Notes to Consolidated Ind AS Financial Statements for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

### (e) Property, plant and equipment

Property, plant and equipment are stated at cost, net of accumulated depreciation and accumulated impairment losses, if any. The cost comprises purchase price, borrowing costs if capitalization criteria are met and directly attributable cost of bringing the asset to its working condition for the intended use. Any trade discounts and rebates are deducted in arriving at the purchase price.

Each part of an item of property, plant and equipment with a cost that is significant in relation to the total cost of the item is depreciated separately. This applies mainly to components for machinery. When significant parts of plant and equipment are required to be replaced at intervals, the Group depreciates them separately based on their specific useful lives. Likewise, when a major inspection is performed, its cost is recognized in the carrying amount of the plant and equipment as a replacement if the recognition criteria are satisfied. All other repair and maintenance costs are recognized in profit or loss as incurred.

Subsequent expenditure related to an item of property, plant and equipment is added to its book value only if it increases the future benefits from its previously assessed standard of performance. All other expenses on existing property, plant and equipment, including day-to-day repair and maintenance expenditure and cost of replacing parts, are charged to the statement of profit and loss for the period during which such expenses are incurred.

Borrowing costs directly attributable to acquisition of property, plant and equipment which take substantial period of time to get ready for its intended use are also included to the extent they relate to the period till such assets are ready to be put to use.

Advances paid towards the acquisition of property, plant and equipment outstanding at each balance sheet date is classified as capital advances under other non-current assets.

An item of property, plant and equipment and any significant part initially recognized is de-recognized upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on de-recognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in the income statement when the Property, plant and equipment is de-recognized.

Expenditure directly relating to construction activity is capitalized. Indirect expenditure incurred during construction period is capitalized to the extent to which the expenditure is indirectly related to construction or is incidental thereto. Other indirect expenditure (including borrowing costs) incurred during the construction period which is neither related to the construction activity nor is incidental thereto is charged to the statement of profit and loss.

Costs of assets not ready for use at the balance sheet date are disclosed under capital work- in- progress. Capital work in progress is stated at cost, net of accumulated impairment loss, if any



## Notes to Consolidated Ind AS Financial Statements for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

### (f) Depreciation on property, plant and equipment and investment property

Depreciation is calculated on straight line method using the following useful lives estimated by the management, which are equal to those prescribed under Schedule II to the Companies Act, 2013, except certain categories of assets whose useful life is estimated by the management based on planned usage and technical evaluation thereon:

Category of Asset	Useful lives (in years)	Useful lives as per Schedule II (in years)
Buildings	60	60
Plant, machinery and equipments:		
- Shuttering materials	7	15
- Other plant, machinery and equipments	10	15
Furniture and fixtures	10	10
Computer equipment		
- Servers and networking equipments	6	6
- End user devices	3	3
Office equipment	5	5
Motor Vehicles	8	8

Leasehold improvements are amortised over the remaining period of lease or their estimated useful life, whichever is shorter on straight line basis.

The residual values, useful lives and methods of depreciation of property, plant and equipment and investment property are reviewed at each financial year end and adjusted prospectively, if appropriate.

### (g) Intangible assets

Intangible assets acquired separately are measured on initial recognition at cost. Following initial recognition, intangible assets are carried at cost less accumulated amortization and accumulated impairment losses, if any.

Intangible assets comprising of computer software are amortized on a written down value basis over a period of six years, which is estimated by the management to be the useful life of the asset.

The residual values, useful lives and methods of amortization of intangible assets are reviewed at each financial year end and adjusted prospectively, if appropriate.

Gains or losses arising from de-recognition of an intangible asset are measured as the difference between the net disposal proceeds and the carrying amount of the asset and are recognized in the statement of profit and loss when asset is derecognized.

Costs of assets not ready for use at the balance sheet date are disclosed under intangible assets under development.

## Notes to Consolidated Ind AS Financial Statements for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

### (h) Investment property

Investment properties are measured initially at cost, including transaction costs. Subsequent to initial recognition, investment properties are stated at cost less accumulated depreciation and accumulated impairment loss, if any.

The cost includes the cost of replacing parts and borrowing costs for long-term construction projects if the recognition criteria are met. When significant parts of the investment property are required to be replaced at intervals, the Group depreciates them separately based on their specific useful lives. All other repair and maintenance costs are recognized in profit or loss as incurred.

Though the Group measures investment property using cost based measurement, the fair value of investment property is disclosed in the notes. Fair values are determined based on an annual evaluation performed by an accredited external independent valuer.

Investment properties are de-recognized when the Group transfers control of the same to the buyer. Further the Group also derecognises investment properties when they are permanently withdrawn from use and no future economic benefit is expected from their disposal. The difference between the net disposal proceeds and the carrying amount of the asset is recognized in profit or loss in the period of de-recognition.

### (i) Impairment

#### A. Financial assets

The Group assesses at each date of balance sheet whether a financial asset or a group of financial assets is impaired. Ind AS 109 requires expected credit losses to be measured through a loss allowance. The Group recognises lifetime expected losses for all contract assets and / or all trade receivables that do not constitute a financing transaction. For all other financial assets, expected credit losses are measured at an amount equal to the 12-month expected credit losses or at an amount equal to the life time expected credit losses if the credit risk on the financial asset has increased significantly since initial recognition.

#### B. Non-financial assets

The Group assesses at each reporting date whether there is an indication that an asset may be impaired. If any indication exists, or when annual impairment testing for an asset is required, the Group estimates the asset's recoverable amount. An asset's recoverable amount is the higher of an asset's or cash-generating unit's (CGU) net selling price and its value in use. The recoverable amount is determined for an individual asset, unless the asset does not generate cash inflows that are largely independent of those from other assets or groups of assets. Where the carrying amount of an asset or CGU exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. In determining net selling price, recent market transactions are taken into account, if available. If no such transactions can be identified, an appropriate valuation model is used.

## **Notes to Consolidated Ind AS Financial Statements** for the year ended March 31, 2022 (All amounts in Indian ₹ Crore, unless otherwise stated)

Impairment losses are recognized in the statement of profit and loss. After impairment, depreciation is provided on the revised carrying amount of the asset over its remaining useful life.

### **(j) Leases**

The Group assesses at contract inception whether a contract is, or contains, a lease. That is, if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration.

Where the Group is lessee

A contract is, or contains, a lease if the contract involves –

- (a) The use of an identified asset,
- (b) The right to obtain substantially all the economic benefits from use of the identified asset, and
- (c) The right to direct the use of the identified asset

The Group applies a single recognition and measurement approach for all leases, except for short-term leases and leases of low-value assets. The Group recognizes lease liabilities to make lease payments and right-of-use assets representing the right to use the underlying assets.

#### **i) Right-of-use assets**

The Group recognizes right-of-use assets at the commencement date of the lease (i.e., the date the underlying asset is available for use). Right-of-use assets are measured at cost, less any accumulated depreciation and impairment losses, and adjusted for any remeasurement of lease liabilities. The cost of right-of-use assets includes the amount of lease liabilities recognized, initial direct costs incurred, and lease payments made at or before the commencement date less any lease incentives received. Right-of-use assets are depreciated on a straight-line basis over the shorter of the lease term and the estimated useful lives of the assets.

If ownership of the leased asset transfers to the Group at the end of the lease term or the cost reflects the exercise of a purchase option, depreciation is calculated using the estimated useful life of the asset.

The right-of-use assets are also subject to impairment. Refer to the accounting policies in section 2.2(j) Impairment of non-financial assets.

#### **ii) Lease Liabilities**

At the commencement date of the lease, the Group recognizes lease liabilities measured at the present value of lease payments to be made over the lease term. The lease payments include fixed payments (including in substance fixed payments) less any lease incentives receivable, variable lease payments that depend on an index or a rate, and amounts expected to be paid under residual value guarantees. The lease payments also include the exercise price

## Notes to Consolidated Ind AS Financial Statements for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

of a purchase option reasonably certain to be exercised by the Group and payments of penalties for terminating the lease, if the lease term reflects the Group exercising the option to terminate. Variable lease payments that do not depend on an index or a rate are recognised as expenses (unless they are incurred to produce inventories) in the period in which the event or condition that triggers the payment occurs.

In calculating the present value of lease payments, the Group uses its incremental borrowing rate at the lease commencement date because the interest rate implicit in the lease is not readily determinable. After the commencement date, the amount of lease liabilities is increased to reflect the accretion of interest and reduced for the lease payments made. In addition, the carrying amount of lease liabilities is remeasured if there is a modification, a change in the lease term, a change in the lease payments (e.g., changes to future payments resulting from a change in an index or rate used to determine such lease payments) or a change in the assessment of an option to purchase the underlying asset.

### iii) Short-term leases and leases of low-value assets

The Group applies the short-term lease recognition exemption to its short-term leases i.e., those leases that have a lease term of 12 months or less from the commencement date and do not contain a purchase option. It also applies the lease of low-value assets recognition exemption to leases that are considered to be low value. Lease payments on short-term leases and leases of low-value assets are recognised as expense on a straight-line basis over the lease term.

### Where the Group is the lessor

Leases in which the Group does not transfer substantially all the risks and rewards incidental to ownership of the asset are classified as operating leases. Assets subject to operating leases are included under Investment property.

Lease income from operating lease is recognized on a straight-line basis over the term of the relevant lease including lease income on fair value of refundable security deposits, unless the lease agreement explicitly states that increase is on account of inflation. Costs, including depreciation, are recognized as an expense in the statement of profit and loss. Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset and recognised over the lease term on the same basis as rental income.

### (k) Borrowing costs

Borrowing costs consist of interest and other costs that an entity incurs in connection with the borrowing of funds.

Borrowing costs directly attributable to the acquisition, construction or production of an asset that necessarily takes a substantial period of time to get ready for its intended use or sale are capitalized/inventorised as part of the cost of the respective asset. All other borrowing costs are charged to statement of profit and loss.

## **Notes to Consolidated Ind AS Financial Statements** for the year ended March 31, 2022 (All amounts in Indian ₹ Crore, unless otherwise stated)

The Group treats as part of general borrowings any borrowing originally made to develop a qualifying asset when substantially all of the activities necessary to prepare that asset for its intended use or sale are complete.

### **(l) Inventories**

Direct expenditure relating to real estate activity is inventorised. Other expenditure (including borrowing costs) during construction period is inventorised to the extent the expenditure is directly attributable cost of bringing the asset to its working condition for its intended use. Other expenditure (including borrowing costs) incurred during the construction period which is not directly attributable for bringing the asset to its working condition for its intended use is charged to the statement of profit and loss. Direct and other expenditure is determined based on specific identification to the real estate activity.

- i. Work-in-progress: Represents cost incurred in respect of unsold area (including land) of the real estate development projects or cost incurred on projects where the revenue is yet to be recognized. Work-in-progress is valued at lower of cost and net realizable value.
- ii. Finished goods - Stock of Flats: Valued at lower of cost and net realizable value.
- iii. Raw materials, components and stores: Valued at lower of cost and net realizable value. Cost is determined based on FIFO basis.
- iv. Land stock: Valued at lower of cost and net realizable value.

Net realizable value is the estimated selling price in the ordinary course of business, less estimated costs of completion and estimated costs necessary to make the sale.

### **(m) Land**

Advances paid by the Group to the seller/ intermediary toward outright purchase of land is recognised as land advance under other assets during the course of obtaining clear and marketable title, free from all encumbrances and transfer of legal title to the Group, whereupon it is transferred to land stock under inventories/ capital work in progress.

Land/ development rights received under joint development arrangements ('JDA') is measured at the fair value of the estimated construction service rendered to the land owner and the same is accounted on launch of the project. The amount of non-refundable deposit paid by the Group under JDA is recognised as land advance under other assets and on the launch of the project, the non-refundable amount is transferred as land cost to work-in-progress/ capital work in progress. Further, the amount of refundable deposit paid by the Group under JDA is recognized as deposits under loans.

## Notes to Consolidated Ind AS Financial Statements for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

### (n) Revenue recognition

#### A. Revenue recognition

##### a. (i) Revenue from contracts with customers

Revenue from contracts with customers is recognised when control of the goods or services are transferred to the customer at an amount that reflects the consideration to which the Group expects to be entitled in exchange for those goods or services. Revenue is measured based on the transaction price, which is the consideration, adjusted for discounts and other credits, if any, as specified in the contract with the customer. The Group presents revenue from contracts with customers net of indirect taxes in its statement of profit and loss.

The Group considers whether there are other promises in the contract that are separate performance obligations to which a portion of the transaction price needs to be allocated. In determining the transaction price, the Group considers the effects of variable consideration, the existence of significant financing components, non-cash consideration, and consideration payable to the customer, if any.

Revenue from real estate development is recognised at the point in time, when the control of the asset is transferred to the customer.

Revenue consists of sale of undivided share of land and constructed area to the customer, which have been identified by the Group as a single performance obligation, as they are highly interrelated/ interdependent.

The performance obligation in relation to real estate development is satisfied upon completion of project work and transfer of control of the asset to the customer.

For contracts involving sale of real estate unit, the Group receives the consideration in accordance with the terms of the contract in proportion of the percentage of completion of such real estate project and represents payments made by customers to secure performance obligation of the Group under the contract enforceable by customers. Such consideration is received and utilised for specific real estate projects in accordance with the requirements of the Real Estate (Regulation and Development) Act, 2016. Consequently, the Group has concluded that such contracts with customers do not involve any financing element since the same arises for reasons explained above, which is other than for provision of finance to/ from the customer.

Further, for projects executed through joint development arrangements not being jointly controlled operations, wherein the land owner/possessor provides land and the Group undertakes to develop properties on such land and in lieu of land owner providing land, the Group has agreed to transfer certain percentage of constructed area or certain percentage of the revenue proceeds, the revenue from the development and transfer of constructed area/revenue sharing arrangement in exchange of such development rights/ land is being accounted on gross basis on launch of the project. Revenue is

## **Notes to Consolidated Ind AS Financial Statements** for the year ended March 31, 2022 (All amounts in Indian ₹ Crore, unless otherwise stated)

recognised over time using input method, on the basis of the inputs to the satisfaction of a performance obligation relative to the total expected inputs to the satisfaction of that performance obligation.

The revenue is measured at the fair value of the land received, adjusted by the amount of any cash or cash equivalents transferred. When the fair value of the land received cannot be measured reliably, the revenue is measured at the fair value of the estimated construction service rendered to the land owner, adjusted by the amount of any cash or cash equivalents transferred. The fair value so estimated is considered as the cost of land in the computation of percentage of completion for the purpose of revenue recognition as discussed above.

### **(ii) Contract balances**

Contract asset is the right to consideration in exchange for goods or services transferred to the customer. If the Group performs by transferring goods or services to a customer before the customer pays consideration or before payment is due, a contract asset is recognised for the earned consideration that is conditional.

Trade receivable represents the Group's right to an amount of consideration that is unconditional (i.e., only the passage of time is required before payment of the consideration is due).

Contract liability is the obligation to transfer goods or services to a customer for which the Group has received consideration (or an amount of consideration is due) from the customer. If a customer pays consideration before the Group transfers goods or services to the customer, a contract liability is recognised when the payment is made or the payment is due (whichever is earlier). Contract liabilities are recognised as revenue when the Group performs under the contract.

### **(iii) Cost to obtain a contract**

The Group recognises as an asset the incremental costs of obtaining a contract with a customer if the Group expects to recover those costs. The Group incurs costs such as sales commission when it enters into a new contract, which are directly related to winning the contract. The asset recognised is amortised on a systematic basis that is consistent with the transfer to the customer of the goods or services to which the asset relates.

### **b. Lease income**

The Group's policy for recognition of revenue from operating leases is described in note 2.2(k).



## Notes to Consolidated Ind AS Financial Statements for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

### B. Other Income

#### a. Interest income

Interest income, including income arising from other financial instruments measured at amortised cost, is recognised using the effective interest rate method.

#### b. Dividend income

Revenue is recognised when the Group's right to receive dividend is established, which is generally when shareholders approve the dividend.

### (o) Foreign currency translation

#### Functional and presentation currency

The Group's consolidated financial statements are presented in Indian rupee (INR), which is also the Holding Company's functional currency. For each entity the Group determines the functional currency and items included in the financial statements of each entity are measured using that functional currency.

#### Foreign currency transactions and balances

- i) Initial recognition - Foreign currency transactions are recorded in the reporting currency, by applying to the foreign currency amount the exchange rate between the reporting currency and the foreign currency at the date of the transaction.
- ii) Conversion - Foreign currency monetary items are retranslated using the exchange rate prevailing at the reporting date. Non-monetary items, which are measured in terms of historical cost denominated in a foreign currency, are reported using the exchange rate at the date of the transaction. Non-monetary items, which are measured at fair value or other similar valuation denominated in a foreign currency, are translated using the exchange rate at the date when such value was determined.
- iii) Exchange differences - The Group accounts for exchange differences arising on translation/ settlement of foreign currency monetary items as income or as expense in the period in which they arise.

On consolidation, the assets and liabilities of foreign operations are translated into INR at the rate of exchange prevailing at the end of the reporting period and their statements of profit or loss are translated at average rate. The exchange differences arising on translation for consolidation are recognized in OCI. On disposal of a foreign operation, the component of OCI relating to that particular foreign operation is recognized in the consolidated statement of profit and loss.

### (p) Retirement and other employee benefits

Retirement benefits in the form of state governed Employee Provident Fund, Employee State Insurance and Employee Pension Fund Schemes are defined contribution schemes (collectively the 'Schemes'). The Group has no obligation,

## Notes to Consolidated Ind AS Financial Statements for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

other than the contribution payable to the Schemes. The Group recognizes contribution payable to the Schemes as expenditure, when an employee renders the related service. The contribution paid in excess of amount due is recognized as an asset and the contribution due in excess of amount paid is recognized as a liability.

Gratuity, which is a defined benefit plan, is accrued based on an independent actuarial valuation, which is done based on project unit credit method as at the balance sheet date. The Group recognizes the net obligation of a defined benefit plan in its balance sheet as an asset or liability. Gains and losses through re-measurements of the net defined benefit liability/(asset) are recognized in other comprehensive income. In accordance with Ind AS, re-measurement gains and losses on defined benefit plans recognized in OCI are not to be subsequently reclassified to statement of profit and loss. As required under Ind AS compliant Schedule III, the Group recognizes re-measurement gains and losses on defined benefit plans (net of tax) to retained earnings.

The Group treats accumulated leave expected to be carried forward beyond twelve months, as long-term employee benefit for measurement purposes. Such long-term compensated absences are provided for based on the actuarial valuation using the projected unit credit method, made at the end of each financial year. Actuarial gains/losses are immediately taken to the statement of profit and loss. The Group presents the accumulated leave liability as a current liability in the balance sheet, since it does not have an unconditional right to defer its settlement for twelve months after the reporting date.

### (q) **Income taxes**

Income tax expense comprises current tax expense and the net change in the deferred tax asset or liability during the year.

Current and deferred tax are recognized in the statement of profit and loss, except when they relate to items that are recognized in other comprehensive income or directly in equity, in which case, the current and deferred tax are also recognized in other comprehensive income or directly in equity, respectively.

#### **i. Current income tax**

Current income tax for the current and prior periods are measured at the amount expected to be recovered from or paid to the taxation authorities based on the taxable income for that period. The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted by the balance sheet date.

#### **ii. Deferred income tax**

Deferred income tax is recognised using the balance sheet approach, deferred tax is recognized on temporary differences at the balance sheet date between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes, except when the deferred income tax arises from the initial recognition of goodwill or an asset or liability in a transaction that is not a business combination and affects neither accounting nor taxable profit or loss at the time of the transaction.

## Notes to Consolidated Ind AS Financial Statements for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

Deferred income tax assets are recognized for all deductible temporary differences, carry forward of unused tax credits and unused tax losses, to the extent that it is probable that taxable profit will be available against which the deductible temporary differences, and the carry forward of unused tax credits and unused tax losses can be utilized.

The carrying amount of deferred income tax assets is reviewed at each balance sheet date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred income tax asset to be utilized.

Deferred income tax assets and liabilities are measured at the tax rates that are expected to apply in the period when the asset is realized or the liability is settled, based on tax rates (and tax laws) that have been enacted or substantively enacted at the balance sheet date.

The Group offsets tax assets and liabilities if and only if it has a legally enforceable right to set off current tax assets and current tax liabilities and the deferred tax assets and deferred tax liabilities relate to the same taxable entity and the same taxation authority.

Deferred tax relating to items recognised outside profit or loss is recognised outside profit or loss (either in other comprehensive income or in equity) in correlation to the underlying transaction either in OCI or in equity.

### (r) Provisions and contingent liabilities

A provision is recognized when the Group has a present obligation (legal or constructive) as a result of past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation. If the effect of the time value of money is material, provisions are discounted using a current pre-tax rate that reflects, when appropriate, the risks specific to the liability. When discounting is used, the increase in the provision due to the passage of time is recognized as a finance cost.

A contingent liability is a possible obligation that arises from past events and whose existence will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Group or a present obligation that is not recognized because it is not probable that an outflow of resources will be required to settle the obligation. A contingent liability also arises in extremely rare cases where there is a liability that cannot be recognized because it cannot be measured reliably. The Group does not recognize a contingent liability but discloses it in the financial statements, unless the possibility of an outflow of resources embodying economic benefits is remote.

If the Group has a contract that is onerous, the present obligation under the contract is recognised and measured as a provision. However, before a separate provision for an onerous contract is established, the Group recognises any impairment loss that has occurred on assets dedicated to that contract.

## **Notes to Consolidated Ind AS Financial Statements** for the year ended March 31, 2022 (All amounts in Indian ₹ Crore, unless otherwise stated)

### **(s) Financial Instruments**

Financial assets and liabilities are recognized when the Group becomes a party to the contractual provisions of the instrument. Financial assets and liabilities are initially measured at fair value. Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities (other than financial assets and financial liabilities at fair value through profit or loss) are added to or deducted from the fair value measured on initial recognition of financial asset or financial liability, except for transaction costs directly attributable to the acquisition of financial assets and liabilities at fair value through profit or loss which are immediately recognized in statement of profit and loss.

#### **i. Financial assets at fair value through other comprehensive income**

Financial assets are measured at fair value through other comprehensive income if these financial assets are held within a business whose objective is achieved by both collecting contractual cash flows and selling financial assets and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

#### **ii. Financial assets at fair value through profit or loss**

Financial assets are measured at fair value through profit or loss unless it is measured at amortized cost or at fair value through other comprehensive income on initial recognition.

#### **iii. Debt instruments at amortized cost**

A 'debt instrument' is measured at the amortized cost if both the following conditions are met:

- a) The asset is held within a business model whose objective is to hold assets for collecting contractual cash flows, and
- b) Contractual terms of the asset give rise on specified dates to cash flows that are solely payments of principal and interest (SPPI) on the principal amount outstanding.

After initial measurement, such financial assets are subsequently measured at amortized cost using the effective interest rate (EIR) method. Amortized cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortization is included in finance income in the profit or loss. The losses arising from impairment are recognized in the profit or loss. This category generally applies to trade and other receivables.

#### **iv. Equity investment in subsidiaries, joint ventures and associates**

Investment in subsidiaries and associate are carried at cost. Impairment recognized, if any, is reduced from the carrying value.

## Notes to Consolidated Ind AS Financial Statements for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

### v. De-recognition of financial asset

The Group derecognizes a financial asset when the contractual rights to the cash flows from the financial asset expire or it transfers the financial asset and the transfer qualifies for de-recognition under Ind AS 109.

### vi. Financial liabilities

Financial liabilities are classified, at initial recognition, as financial liabilities at fair value through profit or loss, loans and borrowings, or as payables, as appropriate. The Group's financial liabilities include trade and other payables, loans and borrowings including bank overdrafts. The subsequent measurement of financial liabilities depends on their classification, which is described below.

### vii. Financial liabilities at fair value through profit or loss

Financial liabilities at fair value through profit or loss include financial liabilities held for trading and financial liabilities designated upon initial recognition as at fair value through profit or loss. Financial liabilities are classified as held for trading if they are incurred for the purpose of repurchasing in the near term.

### viii. Financial liabilities at amortized cost

Financial liabilities are subsequently measured at amortized cost using the effective interest ('EIR') method. Gains and losses are recognized in profit or loss when the liabilities are derecognized as well as through the EIR amortization process. Amortized cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortization is included as finance costs in the statement of profit and loss.

### ix. De-recognition of financial liability

A financial liability is derecognised when the obligation under the liability is discharged or cancelled or expires. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as the derecognition of the original liability and the recognition of a new liability. The difference in the respective carrying amounts is recognised in the statement of profit or loss.

### x. Fair value of financial instruments

In determining the fair value of its financial instruments, the Group uses following hierarchy and assumptions that are based on market conditions and risks existing at each reporting date.

## Notes to Consolidated Ind AS Financial Statements for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

### **Fair value hierarchy:**

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorized within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

- ▶ Level 1 – Quoted (unadjusted) market prices in active markets for identical assets or liabilities
- ▶ Level 2 – Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable
- ▶ Level 3 – Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable

For assets and liabilities that are recognized in the financial statements on a recurring basis, the Group determines whether transfers have occurred between levels in the hierarchy by re-assessing categorization (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

### **(t) Cash dividend to equity holders of the Holding Company**

The Holding Company recognizes a liability to make cash distributions to equity holders of the Holding Company when the distribution is authorized and the distribution is no longer at the discretion of the Holding Company. Final dividends on shares are recorded as a liability on the date of approval by the shareholders and interim dividends are recorded as a liability on the date of declaration by the Holding Company's Board of Directors.

### **(u) Earnings Per Share**

Basic earnings per share are calculated by dividing the net profit or loss for the period attributable to equity shareholders by the weighted average number of equity shares outstanding during the period. Partly paid equity shares are treated as a fraction of an equity share to the extent that they are entitled to participate in dividends relative to a fully paid equity share during the reporting period. The weighted average number of equity shares outstanding during the period is adjusted for events such as bonus issue that have changed the number of equity shares outstanding, without a corresponding change in resources.

For the purpose of calculating diluted earnings per share, the net profit or loss for the period attributable to equity shareholders and the weighted average number of shares outstanding during the period are adjusted for the effects of all dilutive potential equity shares.

### **(v) Cash and cash equivalents**

The Group considers all highly liquid financial instruments, which are readily convertible into known amounts of cash that are subject to an insignificant risk of change in value and having original maturities of three months or less from the date

## Notes to Consolidated Ind AS Financial Statements for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

of purchase, to be cash equivalents. Cash and cash equivalents consist of balances with banks which are unrestricted for withdrawal and usage.

For the purpose of the consolidated cash flow statement, cash and cash equivalents consist of cash and short-term deposits, as defined above, net of outstanding bank borrowings repayable on demand as they are considered an integral part of the Group's cash management.

### (w) Non-current Assets held for sale

The Group classifies non-current assets as held for sale if their carrying amounts will be recovered principally through a sale rather than through continuing use.

Non-current assets and classified as held for sale are measured at the lower of their carrying amount and fair value less costs to sell. Costs to sell are the incremental costs directly attributable to the disposal of an asset, excluding finance costs and income tax expense.

The criteria for held for sale classification is regarded as met only when the sale is highly probable, and the asset is available for immediate sale in its present condition. Actions required to complete the sale/ distribution should indicate that it is unlikely that significant changes to the sale will be made or that the decision to sell will be withdrawn. Management must be committed to the sale and the sale expected within one year from the date of classification.

Assets and liabilities classified as held for sale are presented separately from other items in the balance sheet.

### 2.3 Significant accounting judgements, estimates and assumptions

The preparation of financial statements requires management to make judgments, estimates and assumptions that affect the reported balances of revenues, expenses, assets and liabilities and the accompanying disclosures, and the disclosure of contingent liabilities. Uncertainty about these judgments, assumptions and estimates could result in outcomes that require a material adjustment to the carrying amount of assets or liabilities affected in future periods.

In the process of applying the Group's accounting policies, management makes judgement, estimates and assumptions which have the most significant effect on the amounts recognized in the financial statements.

The key judgements, estimates and assumptions concerning the future and other key sources of estimation uncertainty at the reporting date, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year, are described below. The Group based its judgements, assumptions and estimates on parameters available when the financial statements were prepared. Existing circumstances and assumptions about future developments, however, may change due to market changes or circumstances arising that are beyond the control of the Group. Such changes are reflected in the assumptions when they occur.

## **Notes to Consolidated Ind AS Financial Statements** for the year ended March 31, 2022 (All amounts in Indian ₹ Crore, unless otherwise stated)

### **i) Revenue from contracts with customers**

The Group applied the following judgements that significantly affect the determination of the amount and timing of revenue from contracts with customers:

#### **a) Identification of performance obligation**

Revenue consists of sale of undivided share of land and constructed area to the customer, which have been identified by the Group as a single performance obligation, as they are highly interrelated/ interdependent. In assessing whether performance obligations relating to sale of undivided share of land and constructed area are highly interrelated/ interdependent, the Group considers factors such as:

- whether the customer could benefit from the undivided share of land or the constructed area on its own or together with other resources readily available to the customer.
- whether the entity will be able to fulfil its promise under the contract, to transfer the undivided share of land without transfer of constructed area or transfer the constructed area without transfer of undivided share of land.

#### **b) Timing of satisfaction of performance obligation**

Revenue from sale of real estate units is recognised when (or as) control of such units is transferred to the customer. The entity assesses timing of transfer of control of such units to the customers as transferred over time if one of the following criteria are met:

- The customer simultaneously receives and consumes the benefits provided by the Group's performance as the Group performs.
- The Group's performance creates or enhances an asset that the customer controls as the asset is created or enhanced.
- The Group's performance does not create an asset with an alternative use to the entity and the entity has an enforceable right to payment for performance completed to date.

If control is not transferred over time as above, the Group considers the same as transferred at a point in time.

For contracts where control is transferred at a point in time the Group considers the following indicators of the transfer of control of the asset to the customer:

- When the Group obtains a present right to payment for the asset.
- When the Group transfers legal title of the asset to the customer.
- When the Group transfers physical possession of the asset to the customer.



## Notes to Consolidated Ind AS Financial Statements for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

- When the Group transfers significant risks and rewards of ownership of the asset to the customer.
- When the customer has accepted the asset.

The aforesaid indicators of transfer of control are also considered for determination of the timing of derecognition of investment property.

### c) Accounting for revenue and land cost for projects executed through joint development arrangements

For projects executed through joint development arrangements, the Group has evaluated that land owners are not engaged in the same line of business as the Group and hence has concluded that such arrangements are contracts with customers. The revenue from the development and transfer of constructed area/revenue sharing arrangement and the corresponding land/ development rights received under JDA is measured at the fair value of the estimated construction service rendered to the land owner and the same is accounted on launch of the project. The fair value is estimated with reference to the terms of the JDA (whether revenue share or area share) and the related cost that is allocated to discharge the obligation of the Group under the JDA. Fair value of the construction is considered to be the representative fair value of the revenue transaction and land so obtained. Such assessment is carried out at the launch of the real estate project and is not reassessed at each reporting period. The management is of the view that the fair value method and estimates are reflective of the current market condition.

### d) Significant financing component

For contracts involving sale of real estate unit, the Group receives the consideration in accordance with the terms of the contract in proportion of the percentage of completion of such real estate project and represents payments made by customers to secure performance obligation of the Group under the contract enforceable by customers. Such consideration is received and utilised for specific real estate projects in accordance with the requirements of the Real Estate (Regulation and Development) Act, 2016. Consequently, the Group has concluded that such contracts with customers do not involve any financing element since the same arises for reasons explained above, which is other than for provision of finance to/from the customer.

### ii) Classification of property

The Group determines whether a property is classified as investment property or inventory as below.

Investment property comprises land and buildings (principally office and retail properties) that are not occupied substantially for use by, or in the operations of, the Group, nor for sale in the ordinary course of business, but are held primarily to earn rental income and capital appreciation. These buildings are substantially rented to tenants and not intended to be sold in the ordinary course of business.

## **Notes to Consolidated Ind AS Financial Statements** for the year ended March 31, 2022 (All amounts in Indian ₹ Crore, unless otherwise stated)

Inventory comprises property that is held for sale in the ordinary course of business. Principally, this is residential and commercial property that the Group develops and intends to sell before or during the course of construction or upon completion of construction.

Estimation of net realizable value for inventory and land advance

Inventory is stated at the lower of cost and net realizable value (NRV).

NRV for completed inventory property is assessed by reference to market conditions and prices existing at the reporting date and is determined by the Group, based on comparable transactions identified by the Group for properties in the same geographical market serving the same real estate segment.

NRV in respect of inventory property under construction is assessed with reference to market prices at the reporting date for similar completed property, less estimated costs to complete construction and an estimate of the time value of money to the date of completion.

With respect to land inventory and land advance given, the net recoverable value is based on the present value of future cash flows, which depends on the estimate of, among other things, the likelihood that a project will be completed, the expected date of completion, the discount rate used and the estimation of sale prices and construction costs.

### **iii) Impairment of non-financial assets**

Impairment exists when the carrying value of an asset or cash generating unit exceeds its recoverable amount, which is the higher of its fair value less costs of disposal and its value in use. The fair value less costs of disposal calculation is based on available data from binding sales transactions, conducted at arm's length, for similar assets or observable market prices less incremental costs for disposing of the asset. The value in use calculation is based on a DCF model. The cash flows are derived from the budget for the next five years and do not include restructuring activities that the Group is not yet committed to or significant future investments that will enhance the asset's performance of the CGU being tested. The recoverable amount is sensitive to the discount rate used for the DCF model as well as the expected future cash-inflows and the growth rate used for extrapolation purposes. These estimates are most relevant to disclosure of fair value of investment property recorded by the Group.

### **iv) Defined benefit plans - Gratuity**

The cost of the defined benefit gratuity plan and other post-employment medical benefits and the present value of the gratuity obligation are determined using actuarial valuations. An actuarial valuation involves making various assumptions that may differ from actual developments in the future. These include the determination of the discount rate, future salary increases and mortality rates. Due to the complexities involved in the valuation and its long-term nature, a defined benefit obligation is highly sensitive to changes in these assumptions. All assumptions are reviewed at each reporting date.

## Notes to Consolidated Ind AS Financial Statements for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

The parameter most subject to change is the discount rate. In determining the appropriate discount rate for plans operated in India, the management considers the interest rates of government bonds. The mortality rate is based on publicly available mortality tables. Those mortality tables tend to change only at interval in response to demographic changes. Future salary increases are based on expected future inflation rates and expected salary increase thereon.

### v) Measurement of financial instruments at amortized cost

Financial instrument are subsequently measured at amortized cost using the effective interest ('EIR') method. The computation of amortized cost is sensitive to the inputs to EIR including effective rate of interest, contractual cash flows and the expected life of the financial instrument. Changes in assumptions about these inputs could affect the reported value of financial instruments.

### vi) Basis of Consolidation

For the purpose of consolidation, judgements are involved in determining whether the Group has control over an investee entity by assessing the Group's exposure/rights to variable returns from its involvement with the investee and its ability to affect those returns through its power over the investee entity. The Group considers all facts and circumstances when assessing whether it controls an investee entity and reassess whether it controls an investee entity if facts and circumstances indicate that there are changes to one or more elements of control. In assessing whether the Group has joint control over an investee the Group assesses whether decisions about the relevant activities require the unanimous consent of the parties sharing control. Further, in assessing whether Group has significant influence over an investee, the Group assesses whether it has the power to participate in the financial and operating policy decisions of the investee, but is not in control or joint control of those policies. Changes in judgements about these inputs could affect the reported value in the financial statements.

### vii) Useful life and residual value of property, plant and equipment, investment property and intangible assets

The useful life and residual value of property, plant and equipment, investment property and intangible assets are determined based on evaluation made by the management of the expected usage of the asset, the physical wear and tear and technical or commercial obsolescence of the asset. Due to the judgements involved in such estimates the useful life and residual value are sensitive to the actual usage in future period.

### viii) Provision for litigations and contingencies

Provision for litigations and contingencies is determined based on evaluation made by the management of the present obligation arising from past events the settlement of which is expected to result in outflow of resources embodying economic benefits, which involves judgements around estimates the ultimate outcome of such past events and measurement of the obligation amount. Due to judgements involved in such estimation the provision is sensitive to the actual outcome in future periods.

## **Notes to Consolidated Ind AS Financial Statements** for the year ended March 31, 2022 (All amounts in Indian ₹ Crore, unless otherwise stated)

### **2.4 Impact of pandemic Covid-19**

The outbreak of Covid-19 pandemic globally and in India has caused significant disturbance and slowdown of economic activities. Due to the lockdown announced by the Government, the Group's operations were slowed down/suspended and accordingly the consolidated financial statements for the year ended March 31, 2022 are adversely impacted.

The Group has considered the possible effects that may result from the COVID-19 pandemic on the carrying value of assets [including property, plant and equipment, investment property, investments, inventories, loans, land advance/deposits and receivables]. In developing the assumptions relating to the possible future uncertainties in the economic conditions because of this pandemic, the Group, as at the date of approval of these financial statements has used internal and external sources of information to assess the expected future performance of the Group. The Group has performed sensitivity analysis on the assumptions used and based on the current estimates, the Group expects that the carrying amount of these assets as at period end, are fully recoverable. The management has estimated the future cash flows for the Group with the possible effects that may result from the COVID-19 pandemic and does not foresee any adverse impact on realising its assets and in meeting its liabilities as and when they fall due. The actual impact of the COVID-19 pandemic may be different from that estimated as at the date of approval of these financial statements.

Further, the Group's management has also made a detailed assessment of the progress of construction work on its ongoing projects during the period of lockdown and has concluded that the same was only a temporary slowdown in activities and has accordingly inventorised the borrowing costs incurred in accordance with Ind AS 23.

The outbreak of Covid-19 has impacted construction operations and project completion timelines of certain ongoing customer contracts of a wholly-owned subsidiary (WOS). The WOS is carrying construction work in progress as at March 31, 2022 and having regard to the WOS's ongoing discussions with its customers towards the construction work, the WOS is confident of billing the same in the ensuing quarters. Further, the WOS has also initiated proceedings with its customer for extension of certain projects' completion timeline and waiver of liquidated damages thereon amounting to ₹12 crores. Pending resolution of the aforesaid matter, no provision has been made towards such liquidated damages in the accompanying financial statements based on the terms of the customer contracts and impact of Covid-19 pandemic.

The Group will continue to closely observe the evolving scenario and take into account any future developments arising out of the same.

## Notes to Consolidated Ind AS Financial Statements for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

### 3 Property, plant and equipment

Particulars	Building	Plant and machinery	Office equipments	Computer equipments-end user devices	Computer equipments-servers and networking equipments	Furniture and fixtures	Vehicles	Shuttering material	Leasehold improvements	Right of use asset - building*	Total
<b>Gross carrying amount **</b>											
At April 1, 2020	7.04	32.57	5.15	3.59	1.80	5.26	10.87	36.80	15.79	46.36	165.23
Additions	-	0.33	0.23	0.05	-	0.02	1.00	1.70	-	0.97	4.30
Disposals	-	(0.71)	(0.35)	-	-	(0.61)	(0.04)	-	(3.30)	(6.58)	(11.59)
At March 31, 2021	<b>7.04</b>	<b>32.19</b>	<b>5.03</b>	<b>3.64</b>	<b>1.80</b>	<b>4.67</b>	<b>11.83</b>	<b>38.50</b>	<b>12.49</b>	<b>40.75</b>	<b>157.94</b>
Additions	-	0.93	0.31	0.13	-	0.30	0.00	4.31	-	10.21	16.19
Disposals	-	(0.04)	(2.00)	(0.49)	-	(1.22)	(0.15)	(20.87)	-	(0.37)	(25.14)
At March 31, 2022	<b>7.04</b>	<b>33.08</b>	<b>3.34</b>	<b>3.28</b>	<b>1.80</b>	<b>3.75</b>	<b>11.68</b>	<b>21.94</b>	<b>12.49</b>	<b>50.59</b>	<b>148.99</b>
<b>Accumulated depreciation</b>											
At April 1, 2020	1.27	6.15	4.26	1.99	1.80	2.49	4.04	19.96	9.87	28.27	80.10
Charge for the year	0.14	2.52	0.27	0.60	-	0.55	1.52	4.27	1.75	6.68	18.30
Adjustments for disposals	-	(0.64)	(0.34)	-	-	(0.41)	(0.04)	-	(2.78)	(2.98)	(7.19)
At March 31, 2021	<b>1.41</b>	<b>8.03</b>	<b>4.19</b>	<b>2.59</b>	<b>1.80</b>	<b>2.63</b>	<b>5.52</b>	<b>24.23</b>	<b>8.84</b>	<b>31.97</b>	<b>91.21</b>
Charge for the year	0.15	2.56	0.20	0.41	-	0.42	1.40	2.59	1.43	6.27	15.43
Adjustments for disposals	-	(0.03)	(1.88)	(0.39)	-	(1.00)	(0.15)	(14.95)	-	(0.37)	(18.77)
At March 31, 2022	<b>1.56</b>	<b>10.56</b>	<b>2.51</b>	<b>2.61</b>	<b>1.80</b>	<b>2.05</b>	<b>6.77</b>	<b>11.87</b>	<b>10.27</b>	<b>37.87</b>	<b>87.87</b>
<b>Net block</b>											
At March 31, 2021	<b>5.63</b>	<b>24.16</b>	<b>0.84</b>	<b>1.05</b>	<b>-</b>	<b>2.04</b>	<b>6.31</b>	<b>14.27</b>	<b>3.65</b>	<b>8.78</b>	<b>66.73</b>
At March 31, 2022	<b>5.48</b>	<b>22.52</b>	<b>0.83</b>	<b>0.67</b>	<b>-</b>	<b>1.70</b>	<b>4.91</b>	<b>10.07</b>	<b>2.22</b>	<b>12.72</b>	<b>61.12</b>

\* Right of use asset - building represents right of use asset relating to building on lease. Refer Note 36

\*\* On transition to Ind AS (i.e. 1 April 2015), the Company had elected to continue with the carrying value (net block value) of all Property, plant and equipment measured as per the previous GAAP and use that carrying value as the deemed cost of Property, plant and equipment.

#### Notes:

##### a. Capitalized borrowing cost

There is no borrowing costs capitalized during the year ended March 31, 2022 (March 31, 2021: Nil)

##### b. Property, plant and equipment pledged as security

Details of properties pledged are as per note 20

## Notes to Consolidated Ind AS Financial Statements for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

### 4 Investment properties

Particulars	Land	Building	Total
<b>Gross carrying amount *</b>			
At April 1, 2020	9.08	27.00	36.08
Additions	-	-	-
At March 31, 2021	<b>9.08</b>	<b>27.00</b>	<b>36.08</b>
Disposals	(2.50)	(5.13)	(7.63)
At March 31, 2022	<b>6.58</b>	<b>21.87</b>	<b>28.45</b>
<b>Accumulated depreciation</b>			
At April 1, 2020	-	2.35	2.35
Charge for the year	-	0.36	0.36
At March 31, 2021	-	<b>2.71</b>	<b>2.71</b>
Charge for the year	-	0.40	0.40
Disposals	-	(0.36)	(0.36)
At March 31, 2022	-	2.75	2.75
<b>Net block</b>			
At March 31, 2021	<b>9.08</b>	<b>24.29</b>	<b>33.37</b>
At March 31, 2022	<b>6.58</b>	<b>19.12</b>	<b>25.70</b>

\* On transition to Ind AS (i.e. 1 April 2015), the Company had elected to continue with the carrying value (net block value) of all Investment Properties measured as per the previous GAAP and use that carrying value as the deemed cost of Investment Properties.

Notes:

a. Information regarding income and expenditure of investment properties (including investment properties sold during the year)

Particulars	March 31, 2022	March 31, 2021
Rental income derived from investment properties	7.76	7.35
Direct operating expenses (including repairs and maintenance) generating rental income	(0.87)	(0.72)
Profit arising from investment properties before depreciation and indirect expenses	6.89	6.63
Less : Depreciation	(0.40)	(0.36)
Profit arising from investment properties before indirect expenses	6.49	6.27

## Notes to Consolidated Ind AS Financial Statements for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

### b. Fair valuation information

The Company's investment properties consist of commercial properties in South India.

As at March 31, 2022 and March 31, 2021, the fair values of the properties are ₹45.90 crore and ₹54.45 crore, respectively. These valuations are based on valuations performed by independent external valuer, who specialise in valuing these types of investment properties. The aforesaid independent external valuers are not registered valuer as defined under rule 2 of the Companies (Registered Valuers and Valuation) Rules, 2017.

The fair value of investment properties is primarily based on discounted cashflow method ('DCF') and classified as level 3 fair value in the fair value hierarchy due to the use of unobservable inputs. There has been no change in valuation techniques used since prior years.

### Description of valuation techniques used and key inputs to valuation of investment properties

Valuation technique used	Significant unobservable Inputs	Range (weighted average)	
		March 31, 2022	March 31, 2021
Discounted cash flow (DCF) method (refer below)	Estimated rental value per sq.ft. per month	48-56	48-56
	Rent growth p.a.	5.00%	5.00%
	Long-term vacancy rate	2.50 -5.00%	2.50 -5.00%
	Discount rate	13.27%	13.27%

Under the DCF method, fair value is estimated using assumptions regarding the benefits and liabilities of ownership over the asset's life including an exit or terminal value. This method involves the projection of a series of cash flows on a real property interest. To this projected cash flow series, a market-derived discount rate is applied to establish the present value of the income stream associated with the asset. The exit yield is normally separately determined and differs from the discount rate.

The duration of the cash flows and the specific timing of inflows and outflows are determined by events such as rent reviews, lease renewal and related re-letting, redevelopment, or refurbishment. The appropriate duration is typically driven by market behaviour that is a characteristic of the class of real property. Periodic cash flow is typically estimated as gross income less vacancy, non-recoverable expenses, collection losses, lease incentives, maintenance cost, agent and commission costs and other operating and management expenses. The series of periodic net operating income, along with an estimate of the terminal value anticipated at the end of the projection period, is then discounted.

### c. Capitalized borrowing cost

There are no borrowing costs capitalized during the year ended March 31, 2022 and March 31, 2021

## Notes to Consolidated Ind AS Financial Statements for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

### 4A Capital work in progress

Particulars	March 31, 2022	March 31, 2021
Opening balance	-	-
-Additions	0.48	-
-Capitalised during the year	-	-
Closing balance	0.48	-
<b>Capital work in progress Ageing Schedule:</b>		
<b>As at 31 March 2022</b>	<b>Less than 1 year</b>	<b>Total</b>
Projects in progress	0.48	0.48
Projects temporarily suspended	-	-
<b>Total</b>	<b>0.48</b>	<b>0.48</b>
<b>As at 31 March 2021</b>		
Projects in progress	-	-
Projects temporarily suspended	-	-
<b>Total</b>	<b>-</b>	<b>-</b>

### 5 Intangible assets

Particulars	Computer software	Total
Gross carrying amount *		-
At April 1, 2020	9.27	9.27
Additions	9.91	9.91
At March 31, 2021	19.18	19.18
Additions	0.06	0.06
Disposals	(4.60)	(4.60)
At March 31, 2022	14.64	14.64
Accumulated amortization		
At April 1, 2020	6.16	6.16
Charge for the year	1.74	1.74
At March 31, 2021	7.90	7.90
Charge for the year	1.81	1.81
Disposals	(4.60)	(4.60)
At March 31, 2022	5.11	5.11
<b>Net block</b>		
At March 31, 2021	11.28	11.28
At March 31, 2022	9.53	9.53

\* On transition to Ind AS (i.e. 1 April 2015), the Company had elected to continue with the carrying value (net block value) of Intangible Assets measured as per the previous GAAP and use that carrying value as the deemed cost of Intangible Assets.



## Notes to Consolidated Ind AS Financial Statements for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

### 5A Intangible assets under development

Particulars	March 31, 2022	March 31, 2021
Opening balance	-	9.22
-Additions	2.99	-
-Capitalised during the year	-	(9.22)
Closing balance	2.99	-
<b>Intangible Asset under Development Ageing Schedule:</b>		
<b>As at 31 March 2022</b>	<b>Less than 1 year</b>	<b>Total</b>
Projects in progress	2.99	2.99
Projects temporarily suspended	-	-
<b>Total</b>	<b>2.99</b>	<b>2.99</b>
<b>As at 31 March 2021</b>		
Projects in progress	-	-
Projects temporarily suspended	-	-
<b>Total</b>	<b>-</b>	<b>-</b>

### 6 Non-current investments

Particulars	March 31, 2022	March 31, 2021
<b>a. Investment in associates and joint ventures accounted for using the equity method (unquoted)</b>		
<b>Investment in equity instruments of associates (fully paid-up), net of accumulated profits/ losses</b>		
Keppel Puravankara Development Private Limited	1.72	61.55
0.477 crore equity shares (March 31, 2021 - 0.477 crore) of ₹10 each fully paid-up		
Also refer note 43		
Sobha Puravankara Aviation Private Limited	-	-
0.478 crore equity shares (March 31, 2021 - 0.478 crore) of ₹10 each		
<b>Investment in equity instruments of joint venture (fully paid-up)</b>		
Purva Good Earth Properties Private Limited	-	-
0.001 crore equity shares (March 31, 2021 - 0.001 crore) of ₹10 each		
<b>Investment in partnership firms (associate)</b>		
Whitefield Ventures	7.38	7.38
<b>Investment in limited liability partnerships (joint venture)</b>		
Pune Projects LLP	-	-

## Notes to Consolidated Ind AS Financial Statements for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

Particulars	March 31, 2022	March 31, 2021
<b>b. Other investment (unquoted)</b>		
Investment carried at fair value through profit or loss (FVTPL)		
<b>Debentures</b>		
Purva Good Earth Properties Private Limited	69.24	69.06
0.474 crores optionally convertible debentures of ₹100 each (March 31, 2021 - 0.474 crore)		
<b>c. Investments at amortized cost (unquoted)</b>		
Investment in optionally convertible debentures		
Keppel Puravankara Development Private Limited		
369 (March 31, 2021 - Nil) of ₹100,000 each fully paid-up	3.69	-
Investment in non-convertible debentures		
Vagishwari Land Developers Private Limited		
100 (March 31, 2021 - Nil) of ₹1,000 each fully paid-up	0.01	-
<b>Total Investments</b>	<b>82.04</b>	<b>137.99</b>

Notes:

a) Aggregate amount of quoted investments actively traded and market value thereof	-	-
b) Aggregate amount of unquoted investments	82.04	137.99
c) Aggregate amount of impairment in value of investments	-	-

Name of the firm/partners	March 31, 2022		March 31, 2021	
	Capital	Profit sharing ratio	Capital	Profit sharing ratio
<b>Whitefield Ventures</b>				
Mr. B S Narayanan	0.95	0.50%	0.95	0.50%
Mrs. Geetha Sanjay Vhatkar	0.01	0.50%	0.01	0.50%
M/s Golfinks Software Park Private Limited	0.86	0.50%	0.86	0.50%
Puravankara Limited	7.38	42.00%	7.38	42.00%
M/s Embassy Property Developments Private Limited	0.11	6.75%	0.11	6.75%
Mr. K J Kuruvilla	0.18	10.00%	0.18	10.00%
Mrs. Suja George	0.18	9.75%	0.18	9.75%
Mr. Rana George	0.18	10.00%	0.18	10.00%
Mr. Karan Virwani	0.35	20.00%	0.35	20.00%
<b>Total</b>	<b>10.20</b>	<b>100.00%</b>	<b>10.20</b>	<b>100.00%</b>

**Note:**

During the year, certain investee entities have incurred losses and have accumulated losses as at year end. These investee entities are in their initial phase of its business operations and the management of such investee entities expect that the investee entities will generate sufficient profits in the future years and based on business plans, the management of the Company is of the view that carrying value of the investment in such investee entities by the Company as at the year-end is appropriate.

## Notes to Consolidated Ind AS Financial Statements for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

### 7 Loans

Particulars	March 31, 2022	March 31, 2021
<b>a Non current</b>		
<b>Unsecured, considered good</b>	<b>8.23</b>	<b>0.02</b>
Loans to associates (refer note 39)	8.23	0.02
<b>b Current</b>		
<b>(Unsecured, considered good)</b>		
Loans to joint ventures (refer note 39)	83.84	84.09
Loans to associates (refer note 39)	0.02	0.02
Others	0.24	-
	84.10	84.11
	<b>92.33</b>	<b>84.13</b>

Loans and advances due by directors or other officers, etc.

Particulars	March 31, 2022	March 31, 2021
Loans to joint ventures and associates include		
Due from Pune Projects LLP in which the Company is a Partner	83.84	76.78
Due from Purva Good Earth Properties Private Limited in which the Company's director is a director	8.23	7.31
Due from Whitefield Ventures in which the Company is a Partner	0.02	0.02

### 8 Other financial assets (unsecured, considered good unless otherwise)

Particulars	March 31, 2022	March 31, 2021
<b>a Non current</b>		
Non-current bank balances (refer note 16)	40.03	39.04
Security deposits	4.02	11.69
Deposits under joint development arrangements*	307.20	304.82
	<b>351.25</b>	<b>355.55</b>
Deposits under joint development arrangements (considered doubtful)	4.66	
Less: Allowance for credit loss	(4.66)	-
	<b>351.25</b>	<b>355.55</b>

## Notes to Consolidated Ind AS Financial Statements for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

Particulars	March 31, 2022	March 31, 2021
<b>b Current</b>		
Unbilled revenue	27.25	21.19
Recoverables under joint development arrangement	28.79	20.65
Society maintenance charges	8.71	9.59
Other receivables	-	0.84
	<b>64.75</b>	<b>52.27</b>
	<b>416.00</b>	<b>407.82</b>

\* Advances paid by the Group to the landowner towards joint development of land is recognized as deposits since the advance is in the nature of refundable deposits. Also refer Note 37(b)(v).

Includes an amount of ₹286.80 crores (March 31, 2021: ₹303.96 crores) which is advanced for a period of more than 3 years and the management is confident of recovery/launch of these projects in the future.

Movement in Allowance for credit loss		
Opening balance	-	-
Add: Provided during the year	4.66	-
Closing balance	4.66	-

### 9 Assets for current tax (net)

Particulars	March 31, 2022	March 31, 2021
Advance income tax (net of provision for taxation ₹247.97 crores (March 31, 2021 ₹224.61 crores))	50.90	45.99
	<b>50.90</b>	<b>45.99</b>

### 10 Other assets (unsecured, considered good unless otherwise)

Particulars	March 31, 2022	March 31, 2021
<b>a Non-current</b>		
Deposits with government authorities	12.27	9.45
Advances for land contracts*	72.65	115.11
Prepaid expenses	23.95	14.81
Duties and taxes recoverable	1.76	6.14
Other advances	-	1.51
	<b>110.63</b>	<b>147.02</b>
Advances for land contracts (considered doubtful)	8.71	-
Less: Provision for doubtful advances	(8.71)	-
	<b>110.63</b>	<b>147.02</b>

## Notes to Consolidated Ind AS Financial Statements for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

Particulars	March 31, 2022	March 31, 2021
<b>b Current</b>		
Advances to suppliers	82.75	238.81
Prepaid expenses	45.46	33.11
Duties and taxes recoverable	74.77	54.60
Other receivables	-	41.34
	<b>202.98</b>	<b>367.86</b>
	<b>313.61</b>	<b>514.88</b>

\* Advances for land though unsecured, are considered good as the advances have been given based on arrangements/ memorandum of understanding executed by the Group and the Group/ seller/ intermediary in the course of obtaining clear and marketable title, free from all encumbrances, including for certain properties under litigation. Also refer Note 38 (b) (v).

Includes an amount of ₹55.88 crores (March 31, 2021: ₹85.04 crores) which is advanced more than 3 years and the management is confident of obtaining clear and marketable title in the future.

### Movement in Provision for doubtful advances

Opening balance	-	-
Add: Provided during the year	8.71	-
Closing balance	8.71	-

## 11 Income tax

The major components of income tax expense for the years ended March 31, 2022 and March 31, 2021 are:  
Statement of profit and loss:

### Profit or loss section:

Particulars	March 31, 2022	March 31, 2021
<b>Current tax:</b>		
Current income tax charge	44.07	2.15
<b>Deferred tax:</b>		
Relating to origination/ reversal of temporary differences		
> Decrease/(increase) in deferred tax assets	99.71	1.78
> (Decrease)/increase in deferred tax liabilities	(6.95)	(2.32)
Others	1.39	0.17
	<b>94.15</b>	<b>(0.37)</b>
<b>Income tax expense reported in the statement of profit and loss</b>	<b>138.22</b>	<b>1.78</b>
<b>OCI section:</b>		
<b>Deferred tax related to items recognised in OCI during the year:</b>		
Re-measurement gains/(losses) on defined benefit plans	0.46	0.76

## Notes to Consolidated Ind AS Financial Statements for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

Particulars	March 31, 2022	March 31, 2021
Exchange differences on translating the financial statements of a foreign operation	(0.84)	-
<b>Income tax charged to OCI</b>	<b>(0.38)</b>	<b>0.76</b>
<b>Reconciliation of tax expense and the accounting profit multiplied by India's tax rate</b>		
<b>Accounting profit before income tax</b>	<b>290.97</b>	(0.18)
Effective tax rate in India	25.17%	34.94%
Tax on accounting profit/(loss) at statutory income tax rate [25.17% / 34.944%]	73.24	(0.06)
Tax effect of amounts which are not deductible (taxable) in calculating taxable income:		
Impact of opting for new tax scheme	67.90	(0.12)
Others	(3.30)	2.72
<b>Income tax expense</b>	<b>137.84</b>	<b>2.54</b>

The Taxation Laws (Amendment) Ordinance, 2019 ('the Ordinance') provides an option to domestic companies to pay income-tax at a lower rate of 25.17%, if it opts for not availing of certain specified exemptions or incentives. The Company has made an assessment of the impact of the Ordinance and has decided to opt for the lower tax rate of 25.17% from the financial year beginning April 01, 2021. Consequently, the Company has measured the current and deferred taxes from the normal rate of 34.94% to the lower rate of 25.17% and the tax expense for the year ended March 31, 2022 is higher by ₹67.90 crores.

### 12 Deferred tax assets (net)

Particulars	March 31, 2022	March 31, 2021
<b>Deferred tax asset arising on account of :</b>		
Impact of expenditure charged to the statement of profit and loss in the current year but allowed for tax purposes in subsequent years	28.92	33.66
Carry forward of losses	26.20	113.78
Impact of income recognised for tax purposes in a year but recognised in the statement of profit and loss in subsequent years (impact of Ind AS 115 accounting)	81.33	72.11
Impact of Ind AS 116	0.66	2.23
MAT credit entitlement	3.18	19.54
Impact of elimination of unrealised profit on consolidation	9.29	12.22
Fixed assets: Impact of difference between tax depreciation and depreciation/ amortization charged for the financial reporting	1.44	0.76
Others	9.72	5.77
	<b>160.74</b>	260.07
<b>Less: Deferred tax liability arising on account of :</b>		
Fixed assets: Impact of difference between tax depreciation and depreciation/ amortization charged for the financial reporting	(0.79)	-
Impact of financial assets and liabilities carried at amortized cost	(1.56)	(1.10)
Impact of carrying debentures at FVTPL	(6.98)	(6.98)
Others	-	(8.20)
	<b>(9.33)</b>	(16.28)
<b>Deferred tax assets (net)</b>	<b>151.41</b>	243.79

## Notes to Consolidated Ind AS Financial Statements for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

Particulars	March 31, 2022	March 31, 2021
<b>Reconciliation of deferred tax assets, net</b>		
Net deferred tax asset at the beginning of the year	243.79	244.01
Tax income/(expense) during the year recognized in profit and loss	(94.15)	0.37
Tax income/(expense) during the year recognized in OCI	(0.38)	(0.76)
Others	2.15	0.17
<b>Net deferred tax asset at the end of the year</b>	<b>151.41</b>	<b>243.79</b>

### 13 Inventories

(valued at lower of cost and net realisable value)

Particulars	March 31, 2022	March 31, 2021
Raw materials, components and stores	25.19	12.56
Land stock	673.51	948.93
Work-in-progress	5,492.18	4,641.05
Stock of flats	628.71	808.99
	<b>6,819.59</b>	<b>6,411.53</b>

Note: Details of assets pledged are as per note no. 21

### 14 Trade receivables

Particulars	March 31, 2022	March 31, 2021
<b>Unsecured, considered good</b>		
Dues from related parties	1.34	2.58
Dues from others	240.71	304.33
	<b>242.05</b>	<b>306.91</b>

Note: Details of assets pledged are as per note no. 21

Trade receivables include receivable due from directors or other officers, etc.

Due from Pune Projects LLP in which the Company is a Partner	1.34	0.92
Dues from Purva Good Earth Properties Private Limited in which Company's director is a director	-	1.31

## Notes to Consolidated Ind AS Financial Statements for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

### Trade receivables Ageing Schedule

As at 31 March 2022	Current but not due	Outstanding for following periods from due date of payment					Total
		Less than 6 Months	6 months to 1 year	1-2 years	2-3 years	More than 3 years	
Undisputed Trade Receivables considered good	5.26	151.92	21.95	21.07	15.30	16.90	232.40
Undisputed Trade Receivables which have significant increase in credit risk	-	-	-	-	-	-	-
Undisputed Trade receivable credit impaired	-	-	-	-	-	-	-
Disputed Trade receivables considered good	-	-	-	-	-	9.64	9.64
Disputed Trade receivables which have significant increase in credit risk	-	-	-	-	-	-	-
Disputed Trade receivables credit impaired	-	-	-	-	-	-	-
<b>Total</b>	<b>5.26</b>	<b>151.92</b>	<b>21.95</b>	<b>21.07</b>	<b>15.30</b>	<b>26.54</b>	<b>242.04</b>

### Trade receivables Ageing Schedule

As at 31 March 2022	Current but not due	Outstanding for following periods from due date of payment					Total
		Less than 6 Months	6 months to 1 year	1-2 years	2-3 years	More than 3 years	
Undisputed Trade Receivables considered good	9.19	172.60	27.34	44.89	9.51	33.74	297.27
Undisputed Trade Receivables which have significant increase in credit risk	-	-	-	-	-	-	-
Undisputed Trade receivable credit impaired	-	-	-	-	-	-	-
Disputed Trade receivables considered good	-	-	-	-	0.30	9.34	9.64
Disputed Trade receivables which have significant increase in credit risk	-	-	-	-	-	-	-
Disputed Trade receivables credit impaired	-	-	-	-	-	-	-
<b>Total</b>	<b>9.19</b>	<b>172.60</b>	<b>27.34</b>	<b>44.89</b>	<b>9.81</b>	<b>43.08</b>	<b>306.91</b>

## 15 Cash and cash equivalents

Particulars	March 31, 2022	March 31, 2021
Balances with banks		
In current accounts	273.59	155.83
Bank deposits with original maturity upto three months	1.30	3.80
Cash on hand	0.22	0.25
	<b>275.11</b>	<b>159.88</b>



## Notes to Consolidated Ind AS Financial Statements for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

**For the purpose of the statement of cash flows, cash and cash equivalents comprise the following:**

Particulars	March 31, 2022	March 31, 2021
Balances with banks		
In current accounts	273.59	155.83
Bank deposits with original maturity upto three months	1.30	3.80
Cash on hand	0.22	0.25
Cash and cash equivalents reported in balance sheet	275.11	159.88
Less - cash credit facilities from banks (note 20)	(119.33)	(134.63)
Cash and cash equivalents reported in cash flow statement	155.78	25.25

### Note 1

Changes in liabilities arising from financing activities

Particulars	Current	Non-current	Total
(a) Borrowings:			
<b>Balance as at April 1, 2020</b>	<b>2,550.43</b>	<b>119.84</b>	<b>2,670.27</b>
Add: Cash inflows	388.86	330.37	719.23
Less: Cash outflows	(514.87)	(139.86)	(654.73)
Add: Finance cost	279.03	78.03	357.06
Less: Interest paid	(208.98)	(58.45)	(267.43)
Net movement in current maturities of non current borrowings	(215.86)	215.86	-
Net movement in cash credit considered as cash and cash equivalent	(1.57)	-	(1.57)
Others	2.22	(2.92)	(0.70)
<b>Balance as at March 31, 2021</b>	<b>2,279.26</b>	<b>542.87</b>	<b>2,822.13</b>
Add: Cash inflows	853.13	749.59	1,602.72
Less: Cash outflows	(927.49)	(918.83)	(1,846.32)
Add: Interest accrued during the year	258.45	73.40	331.85
Less: Interest paid	(221.81)	(62.99)	(284.80)
Net movement in cash credit considered as cash and cash equivalent	(15.30)	-	(15.30)
Net increase/(decrease) in current maturities of non current borrowings	(189.15)	189.15	-
Others	1.97	(1.22)	0.75
<b>Balance as at March 31, 2022</b>	<b>2,039.07</b>	<b>571.96</b>	<b>2,611.03</b>
(b) Dividends payable (including taxes):			
<b>Balance as at April 1, 2020</b>			<b>0.18</b>
Add: Dividend declared			-
Less: Dividend paid			(0.02)

## Notes to Consolidated Ind AS Financial Statements for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

Particulars	Current	Non-current	Total
<b>Balance as at March 31, 2021</b>			<b>0.16</b>
Add: Dividend declared			-
Less: Dividend paid			-
<b>Balance as at March 31, 2022</b>			<b>0.16</b>

### 16 Bank balances other than cash and cash equivalents

Particulars	March 31, 2022	March 31, 2021
<b>Current</b>		
Unpaid dividend account	0.16	0.16
Deposits with original maturity more than 3 months but less than 12 months	24.91	4.14
	<b>25.07</b>	<b>4.30</b>
<b>Non-current</b>		
Margin money deposit	40.03	39.04
	<b>40.03</b>	<b>39.04</b>
Less: Amount disclosed under non-current financial assets (refer note 8)	(40.03)	(39.04)
	-	-

#### Notes:

1) Margin money deposits represent earmarked bank balances restricted for use held as margin money for security against the guarantees and deposits which are subject to first charge to secure the Group's borrowings.

2) Unpaid dividend account represents bank balances which are restricted for use and it relates to unclaimed dividend.

### 17 Equity share capital

Particulars	March 31, 2022	March 31, 2021
<b>Authorized shares</b>		
<b>Equity share capital of face value of ₹5 each</b>		
32.00 crore (March 31, 2021 - 32.00 crore) equity shares of ₹ 5 each	160.00	160.00
<b>Issued, subscribed and fully paid-up shares</b>		
<b>Equity share capital of face value of ₹5 each</b>		
23.72 crore (March 31, 2021 - 23.72 crore) equity shares of ₹ 5 each	118.58	118.58
	<b>118.58</b>	<b>118.58</b>

## Notes to Consolidated Ind AS Financial Statements for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

### a. Reconciliation of the shares outstanding at the beginning and at the end of the reporting year

Equity shares	March 31, 2022		March 31, 2021	
	No. in crore	₹ crore	No. in crore	₹ crore
Balance at the beginning of the year	23.72	118.58	23.72	118.58
Movement during the year	-	-	-	-
<b>Outstanding at the end of the year</b>	<b>23.72</b>	<b>118.58</b>	<b>23.72</b>	<b>118.58</b>

### b. Terms/rights attached to equity shares

The Company has only one class of equity shares having a par value of ₹5 per share. Each holder of equity shares is entitled to one vote per share. The Company declares and pays dividends in Indian Rupees. The dividend proposed by the Board of Directors is subject to the approval of the shareholders in the ensuing Annual General Meeting, except interim dividend.

In the event of liquidation of the Company, the holders of equity shares will be entitled to receive remaining assets of the Company, after distribution of all preferential amounts, if any. The distribution will be in proportion to the number of equity shares held by the shareholders.

### c. Details of shareholders holding more than 5% shares in the Company

Equity shares	March 31, 2022		March 31, 2021	
	No. in crore	% holding in the class	No. in crore	% holding in the class
<b>Equity shares of ₹ 5 each fully paid-up</b>				
Ravi Puravankara	17.79	75%	17.79	75%

As per records of the Company, including its register of shareholders/members and other declarations received from shareholders regarding beneficial interest, the above shareholding represents both legal and beneficial ownership of shares.

## Notes to Consolidated Ind AS Financial Statements for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

### d. Details of shares held by promoters

As at 31 March 2022

Class of equity shares	Promoter Name	No. of shares at the beginning of the year	Change during the year	No. of shares at the end of the year	% of Total Shares	% change during the year
Equity shares of ₹5 each fully paid	Ravi Puravankara	177,852,904	-	177,852,904	75.00%	-
Equity shares of ₹5 each fully paid	Ashish Puravankara	4,800	-	4,800	0.00%	-
Equity shares of ₹5 each fully paid	Vishalakshi Puravankara	1,920	-	1,920	0.00%	-
Equity shares of ₹5 each fully paid	Aarati Puravankara	1,440	-	1,440	0.00%	-
Equity shares of ₹5 each fully paid	Amanda Puravankara	1,200	-	1,200	0.00%	-
<b>Total</b>		<b>177,862,264</b>	<b>-</b>	<b>177,862,264</b>	<b>75.00%</b>	<b>-</b>

As at 31 March 2021

Class of equity shares	Promoter Name	No. of shares at the beginning of the year	Change during the year	No. of shares at the end of the year	% of Total Shares	% change during the year
Equity shares of ₹5 each fully paid	Ravi Puravankara	177,852,904	-	177,852,904	75.00%	-
Equity shares of ₹5 each fully paid	Ashish Puravankara	4,800	-	4,800	0.00%	-
Equity shares of ₹5 each fully paid	Vishalakshi Puravankara	1,920	-	1,920	0.00%	-
Equity shares of ₹5 each fully paid	Aarati Puravankara	1,440	-	1,440	0.00%	-
Equity shares of ₹5 each fully paid	Amanda Puravankara	1,200	-	1,200	0.00%	-
<b>Total</b>		<b>177,862,264</b>	<b>-</b>	<b>177,862,264</b>	<b>75.00%</b>	<b>-</b>

### 18 Other equity

Particulars	March 31, 2022	March 31, 2021
<b>Reserves and surplus</b>		
<b>Securities premium</b>		
Balance at the beginning of the year	963.61	963.61
Adjustment made during the year	-	-
<b>Balance at the end of the year</b>	<b>963.61</b>	<b>963.61</b>
<b>Capital Reserve**</b>		
Balance at the beginning of the year	(12.50)	(12.50)
Adjustment made during the year	-	-
<b>Balance at the end of the year</b>	<b>(12.50)</b>	<b>(12.50)</b>

## Notes to Consolidated Ind AS Financial Statements for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

Particulars	March 31, 2022	March 31, 2021
<b>Exchange differences on translating the financial statements of a foreign operation</b>		
Balance at the beginning of the year	-	-
Total comprehensive income for the year	(2.51)	-
<b>Balance at the end of the year</b>	<b>(2.51)</b>	<b>-</b>
<b>General reserve</b>		
Balance at the beginning of the year	80.28	80.28
Add: Transferred from surplus in the statement of profit and loss	-	-
<b>Balance at the end of the year</b>	<b>80.28</b>	<b>80.28</b>
<b>Retained earnings</b>		
Balance at the beginning of the year	746.00	751.38
Total comprehensive income for the year*	148.60	(5.38)
<b>Balance at the end of the year</b>	<b>894.60</b>	<b>746.00</b>
<b>i) Other equity attributable to the owners of the parent company</b>	<b>1,923.48</b>	<b>1,777.39</b>
Equity contribution in subsidiary by non-controlling interest	6.59	(2.38)
<b>ii) Other equity attributable to non-controlling interest</b>	<b>6.59</b>	<b>(2.38)</b>

\*As required under Ind AS compliant Schedule III, the Group has recognised remeasurement gains/ (losses) on defined benefit plans (net of tax) of ₹ (1.52) crores [March 31, 2021: ₹ (1.41) crores] as part of retained earnings.

\*\*During the year ended March 31, 2022, the Company has acquired further 53% stake in Propmart Technologies Limited and has accounted the same as per the pooling of interest method since the conditions as per the requirements of Ind AS 103 – Business Combinations of entities under common control are met. Further, previous period figures have been restated as per the requirements of Ind AS 103 by debiting capital reserve amounting to ₹12.50 crores as at April 01, 2020. Consequently, loss for the previous year is decreased by ₹0.70 crores.

### Nature and purpose of reserves:

- Securities premium  
Securities premium is used to record the premium on issue of shares, which can be utilised only in accordance with the provisions of the Companies Act, 2013.
- General reserve  
General reserve represents amounts transferred from retained earnings, which can be utilised in accordance with the provisions of the Companies Act, 2013.

## Notes to Consolidated Ind AS Financial Statements for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

### 19 Distribution made and proposed

Particulars	March 31, 2022	March 31, 2021
<b>Cash dividends on equity shares declared and paid</b>		
Final dividend	-	-
[₹ Nil per share for the year ended March 31, 2021 (March 31, 2021: ₹ Nil per share for the year ended March 31, 2020)]		
	-	-
<b>Details of proposed dividend on equity shares</b>		
Proposed dividend	<b>118.58</b>	-
[₹5 per share for the year ended March 31, 2022 (March 31, 2021: ₹ Nil per share for the year ended March 31, 2021)]		

Proposed dividends on equity shares are subject to the approval of the shareholders at the ensuing annual general meeting and are not recognised as a liability as at 31st March.

The dividend declared by the Holding Company is in accordance with Section 123 of the Act to the extent it applies to declaration of dividend. Further, no dividend has been declared or paid during the year by the Holding Company's subsidiaries, associates and joint ventures, which companies incorporated in India.

### 20 Borrowings

Particulars	March 31, 2022	March 31, 2021
<b>a Non-current borrowings</b>		
<b>Secured loans</b>		
Term loans		
From banks	<b>712.35</b>	679.56
From others	<b>568.03</b>	770.45
<b>Debentures</b>		
10 Series I (March 31, 2021:10) 18.50% Secured Unlisted Redeemable Cumulative Non-convertible Debentures of ₹5 crores each	<b>48.39</b>	47.85
1,800 (March 31, 2021:1,800) Secured Unlisted Redeemable Non-convertible Debentures of ₹0.10 crores each	<b>168.46</b>	-
1,650 (March 31, 2021:1,650) 12 % Listed Rated Secured Redeemable Non-Convertible Debentures of ₹10 lakhs each	<b>197.98</b>	171.48
890 (March 31, 2021: 1,570) Listed Rated Secured Redeemable Non-Convertible Debentures of ₹10 lakhs	<b>90.17</b>	162.46
Nil (March 31, 2021:470) 10% Senior Secured Rated Unlisted Redeemable Non-Convertible Transferable debentures of ₹10 lakhs each	-	48.13
Nil (March 31, 2021:62) A Series 12% Unlisted Unrated Secured Redeemable Non-convertible Debentures of ₹1.00 crore each	-	65.51

## Notes to Consolidated Ind AS Financial Statements for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

Particulars	March 31, 2022	March 31, 2021
	<b>1,785.38</b>	<b>1,945.44</b>
Current maturities of long-term borrowings disclosed under "Current borrowings"	(1,213.43)	(1,402.57)
	<b>571.95</b>	<b>542.87</b>
<b>b Current borrowings</b>		
<b>Unsecured</b>		
Loans repayable on demand		
Loans from related parties (refer note 39)	5.78	5.28
Term loans		
Others	73.67	133.17
<b>Secured</b>		
Loans repayable on demand		
Cash credit and other loan from banks	119.33	134.63
Other loans		
Term loans		
From banks	247.92	266.93
From others	222.52	247.76
From related parties (Refer note 39)	57.77	-
Debentures		
Nil (March 31, 2021:500) A Series 16.95% unlisted unrated secured redeemable non-convertible debentures of ₹10 lakh each	-	44.59
Nil (March 31, 2021:400) B Series 16.95% unlisted unrated secured redeemable non-convertible debentures of ₹10 lakh each	-	35.07
Nil (March 31, 2021:100) C Series 16.95% unlisted unrated secured redeemable non-convertible debentures of ₹10 lakh each	-	9.26
680 (March 31, 2021: Nil) Listed Rated Secured Redeemable Non-Convertible Debentures of ₹10 lakhs	98.66	-
Current maturities of long-term borrowings		
Term loans		
From banks	615.18	477.64
From others	598.25	924.94
	<b>2,039.08</b>	<b>2,279.27</b>
	<b>2,611.03</b>	<b>2,822.14</b>

Note 1: Amount of current borrowings repayable within twelve months is ₹761.33 crores (March 31, 2021: ₹626.05 crores).

## Notes to Consolidated Ind AS Financial Statements for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

### Note 2: Assets pledged as security

The carrying amounts of assets pledged as security for current and non-current borrowings are:

Particulars	March 31, 2022	March 31, 2021
Trade Receivables	223.82	273.22
Inventories	5,472.74	4,493.70
Vehicles	-	-
Investments	1.72	-
Fixed deposits	13.44	13.44
Property, plant and equipment	21.10	24.53
<b>Total assets pledged as security</b>	<b>5,732.82</b>	<b>4,804.89</b>

### Note 3: Details of nature of security, guarantees given by directors and repayment terms of borrowings

Non-current borrowings (including Current maturities of long-term borrowings)

Category of loan	March 31, 2022	March 31, 2021	Effective interest rate	Maturity	Repayment details	Nature of security
Term loans from banks	51.36	105.55	10-11%	2023	24 instalments	1. Underlying project inventory and assignment of project receivables. 2. Fund shortfall undertaking by the director of the Company towards funding of underlying projects/ working capital.
Term loans from banks	654.42	557.73	9 - 11%	2023-2027	8 to 48 instalments	Underlying project inventory and assignment of project receivables
Term loans from banks	5.84	12.73	8-10%	2023-2027	36 to 60 instalments	Hypothecation of underlying equipment
Term loans from banks	0.72	3.55	9-10%	2023-2025	60 instalments	Vehicles
<b>Subtotal</b>	<b>712.35</b>	<b>679.56</b>				
Term loans from others	557.65	762.34	10-13%	2024 to 2027	4 to 40 instalments	Underlying project inventory and assignment of project receivables
Term loans from others	1.95	0.33	8-10%	2023-2027	60 instalments	Vehicles
Term loans from others	8.43	7.78	9-10%	2025-2027	36 to 60 instalments	Hypothecation of underlying equipment
<b>Subtotal</b>	<b>568.03</b>	<b>770.45</b>				
Debentures	48.39	47.85	18.50%	2025	4 instalment	Underlying project inventory
Debentures	168.46	-	10-11%	2027	30 instalments	Underlying project inventory and assignment of project receivables.



## Notes to Consolidated Ind AS Financial Statements for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

Category of loan	March 31, 2022	March 31, 2021	Effective interest rate	Maturity	Repayment details	Nature of security
Debentures	288.15	333.95	16%	2028 -2029	Repayable by 2028 - 2029	Underlying project inventory
Debentures	-	113.63	10-12%	2023	5 to 7 instalments	a) Underlying project inventory and assignment of project receivables. b) Pledge on the Share Capital of the Subsidiary.
<b>Subtotal</b>	<b>505.00</b>	<b>495.43</b>				
<b>Total</b>	<b>1,785.38</b>	<b>1,945.44</b>				

### Current borrowings (excluding Current maturities of long-term borrowings)

Category of loan	March 31, 2022	March 31, 2021	Effective interest rate	Maturity	Repayment details	Nature of security
Term loans from banks	236.05	253.98	11-13%	2021-2026	9 - 36 instalments	Underlying project inventory and assignment of project receivables
Term loans from banks	11.87	12.95	7-8%	2022-2023	Lumpsum	Secured against term deposits
<b>Subtotal</b>	<b>247.92</b>	<b>266.93</b>				
Term loans from others	222.53	247.77	11-13%	2023 - 2025	5 - 36 instalments	Underlying project inventory and assignment of project receivables
Term loans from others	73.66	133.16	11-15%	2023	To be repaid by November 2022	Unsecured
<b>Subtotal</b>	<b>296.19</b>	<b>380.93</b>				
Cash credit and other loan from banks	34.37	27.56	10-11%	On demand	On demand	Underlying project inventory
Cash credit and other loan from banks	84.96	107.07	10-13%	On demand	On demand	Underlying project inventory and assignment of project receivables
<b>Subtotal</b>	<b>119.33</b>	<b>134.63</b>				
Debentures	-	88.92	16-17%	2022	24 instalments	Underlying project inventory and assignment of project receivables
Debentures	98.66	-	16%	2023	Repayable based on availability of distributable cash	Underlying project inventory
<b>Subtotal</b>	<b>98.66</b>	<b>88.92</b>				
Loans from related parties	5.78	5.28	10-11%	On demand	On demand	Unsecured

## Notes to Consolidated Ind AS Financial Statements for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

Category of loan	March 31, 2022	March 31, 2021	Effective interest rate	Maturity	Repayment details	Nature of security
Loans from related parties	57.77	-	0.001%	2022-23	18 months	Pledge of shares of associate company
<b>Subtotal</b>	<b>63.55</b>	<b>5.28</b>				
<b>Total</b>	<b>825.65</b>	<b>876.69</b>				

4) As at March 31, 2022, the Group had available ₹555.52 crores (March 31, 2021: ₹476.29 crores) of undrawn committed borrowing facilities.

### 21 Other financial liabilities

Particulars	March 31, 2022	March 31, 2021
<b>a Non current</b>		
Security deposits	17.07	18.36
	<b>17.07</b>	<b>18.36</b>
<b>b Current</b>		
Payable for society maintenance arrangement	13.73	26.45
Security deposits	1.56	1.56
Other payables	3.17	4.36
	<b>18.46</b>	<b>32.37</b>
	<b>35.53</b>	<b>50.73</b>

### 22 Provisions

Particulars	March 31, 2022	March 31, 2021
<b>a Non-current</b>		
Provision for employee benefits		
Gratuity (refer note 40)	9.52	11.22
Leave benefits	0.35	0.38
	<b>9.87</b>	<b>11.60</b>

## Notes to Consolidated Ind AS Financial Statements for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

Particulars	March 31, 2022	March 31, 2021
<b>b Current</b>		
Provision for employee benefits		
Gratuity (refer note 40)	0.59	0.30
Leave benefits	2.17	8.59
Provision for claims (refer note 37 (b)(ii))	8.57	1.54
	<b>11.33</b>	<b>10.43</b>
	<b>21.20</b>	<b>22.03</b>

### Provision for claims

Represents provision towards compensation payable to customers for delays in completion of certain real estate projects.

### Movement provision:

Opening balance	1.54	3.66
Additions/(reversal)	7.03	(2.12)
Closing balance	8.57	1.54

## 23 Trade payables

Particulars	March 31, 2022	March 31, 2021
Trade payable		
- Total outstanding dues of micro enterprises and small enterprises	18.25	8.39
- Total outstanding dues of creditors other than micro and small enterprises		
Payable to related parties	4.77	6.49
Payable to others	411.54	541.95
	<b>434.56</b>	<b>556.83</b>

## Notes to Consolidated Ind AS Financial Statements for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

### Trade payables Ageing Schedule

As at 31 March 2022	Outstanding for following periods from due date of payment				Total
	Less than 1 year	1-2 years	2-3 years	More than 3 years	
Total outstanding dues of micro enterprises and small enterprises	11.25	3.38	1.69	1.93	18.25
Total outstanding dues of creditors other than micro enterprises and small enterprises	324.66	15.35	12.04	64.25	416.30
Disputed dues of micro enterprises and small enterprises	-	-	-	-	-
Disputed dues of creditors other than micro enterprises and small enterprises	-	-	-	-	-
<b>Total</b>	<b>335.91</b>	<b>18.73</b>	<b>13.73</b>	<b>66.18</b>	<b>434.55</b>

As at 31 March 2021	Outstanding for following periods from due date of payment				Total
	Less than 1 year	1-2 years	2-3 years	More than 3 years	
Total outstanding dues of micro enterprises and small enterprises	0.95	3.51	1.72	2.21	8.39
Total outstanding dues of creditors other than micro enterprises and small enterprises	390.71	57.17	21.85	64.99	534.72
Disputed dues of micro enterprises and small enterprises	-	-	-	-	-
Disputed dues of creditors other than micro enterprises and small enterprises	-	-	-	-	-
<b>Total</b>	<b>391.66</b>	<b>60.68</b>	<b>23.57</b>	<b>67.20</b>	<b>543.11</b>

### 24 Other liabilities

Particulars	March 31, 2022	March 31, 2021
<b>a Non current</b>		
Deferred revenue	15.69	20.18
	<b>15.69</b>	<b>20.18</b>
<b>b Current</b>		
Deferred revenue	2,217.74	1,949.66
Advance received from customers	15.02	7.71
Statutory dues payable	17.35	12.46
Liability under joint development arrangement*	1,175.05	1,063.23

## Notes to Consolidated Ind AS Financial Statements

for the year ended March 31, 2022  
(All amounts in Indian ₹ Crore, unless otherwise stated)

Particulars	March 31, 2022	March 31, 2021
Unpaid dividend	0.16	0.16
Liability towards share of loss in associates and joint ventures	8.31	7.20
Other payables	5.99	8.64
	<b>3,439.62</b>	<b>3,049.05</b>

\*Includes amount payable to landowners where the Group has entered into joint development arrangements with landowners for joint development of properties on land in lieu of which, the Group has agreed to transfer certain percentage of constructed area/ revenue proceeds, net of revenue recognised.

### 25 Current tax liabilities (net)

Particulars	March 31, 2022	March 31, 2021
Provision for income tax (net of advance tax ₹2.54 crores (March 31, 2021 ₹0.70 crores))	1.33	0.70
	<b>1.33</b>	<b>0.70</b>

### 26 Revenue from operations

Particulars	March 31, 2022	March 31, 2021
<b>Revenue from contracts with customers</b>		
Revenue from real estate development (refer note 38)	918.85	933.68
	(A) <b>918.85</b>	933.68
<b>Other operating revenues</b>		
Lease income	7.76	7.35
Property maintenance income	15.10	14.22
Others	12.99	8.21
	(B) <b>35.85</b>	<b>29.78</b>
	(A)+(B) <b>954.70</b>	<b>963.46</b>

## Notes to Consolidated Ind AS Financial Statements for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

### 27 Other income

Particulars	March 31, 2022	March 31, 2021
<b>Interest on financial assets:</b>		
Bank deposits	0.78	0.39
Security deposits	14.38	10.38
Loans to associates	1.57	2.05
Others	0.18	5.86
Interest on delayed customer collection	-	40.00
Profit on sale of property, plant and equipment and investment properties	6.80	0.01
Gain arising on loss of control in subsidiaries *	364.42	0.00
Provisions / liabilities no longer required written-back	15.98	17.16
Others	22.84	17.26
	<b>426.95</b>	<b>93.11</b>

\*During the year ended March 31, 2022, the Company has lost control of its subsidiaries - Vagishwari Land Developers Private Limited, Vaigai Developers Private Limited and Nile Developers Private Limited. Consequently, the Company has derecognised the assets and liabilities of such subsidiaries from the consolidated balance sheet. The resultant gain of ₹364.42 crores associated with the loss of control of such subsidiaries have been recognised and accounted under Other Income for the year ended March 31, 2022.

### 28 Cost of raw materials, components and stores consumed

Particulars	March 31, 2022	March 31, 2021
Inventories at the beginning of the year	12.56	17.18
Add : Purchases during the year	122.29	43.54
	<b>134.85</b>	<b>60.72</b>
Less : Inventories at the end of the year	24.90	12.56
Cost of raw materials, components and stores consumed	<b>109.95</b>	<b>48.16</b>

### 29 (Increase)/ decrease in inventories of stock of flats, land stock and work-in-progress

Particulars	March 31, 2022	March 31, 2021
Inventories at the beginning of the year		
Land stock	948.93	1,074.73
Work-in-progress	4,641.05	3,953.20
Stock of flats	808.99	1,030.82
Less: Inventory of subsidiaries upon loss of control	(175.25)	-

## Notes to Consolidated Ind AS Financial Statements for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

Particulars	March 31, 2022	March 31, 2021
Add: Inventory of subsidiary acquired under common control	-	4.80
<b>Inventories at the end of the year</b>		
Land stock	673.51	948.93
Work-in-progress	5,492.18	4,641.05
Stock of flats	628.71	808.99
	<b>(570.68)</b>	<b>(335.42)</b>

### 30 Employee benefits expense

Particulars	March 31, 2022	March 31, 2021
Salaries, wages and bonus	132.82	110.50
Contribution to provident fund and other funds	2.86	2.57
Staff welfare	2.00	1.60
	<b>137.68</b>	<b>114.67</b>

### 31 Finance costs

Particulars	March 31, 2022	March 31, 2021
<b>Finance costs</b>		
Interest on financial liabilities		
- Borrowings*	314.61	331.77
- Others	14.69	22.15
Bank charges	1.03	1.02
Interest on lease liabilities (note 36)	1.52	2.12
	<b>331.85</b>	<b>357.06</b>

\*Gross of interest of ₹306.87 crores (March 31, 2021: ₹329.04 crores) inventorised to qualifying work in progress. The rate used to determine the amount of borrowing costs eligible for capitalisation is the effective interest rate of the underlying borrowings which is in the range of 7% to 18.5%.

## Notes to Consolidated Ind AS Financial Statements for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

### 32 Depreciation and amortization expense

Particulars	March 31, 2022	March 31, 2021
Depreciation of property, plant and equipment (refer note 3)	9.16	11.60
Depreciation of investment properties (refer note 4)	0.40	0.36
Amortization of intangible assets (refer note 5)	1.81	1.74
Depreciation of Right-of-use assets (note 36)	6.27	6.68
	<b>17.64</b>	<b>20.38</b>

### 33 Other expenses

Particulars	March 31, 2022	March 31, 2021
Travel and conveyance	5.62	2.67
Repairs and maintenance		
- plant & machinery	-	0.01
- others	23.19	23.96
Legal and professional	68.05	50.01
Rent (refer note 36)	3.28	6.28
Rates and taxes	52.49	16.71
Security	9.19	8.63
Communication costs	2.17	2.17
Printing and stationery	1.04	1.23
Advertising and sales promotion	57.63	37.43
Provision for advances and deposits	13.37	-
Advances and deposits written off	4.51	-
Brokerage costs	9.81	8.81
Exchange differences (net)	0.32	0.17
Corporate social responsibility expenses	1.24	1.86
Miscellaneous expenses	13.84	11.83
	<b>265.75</b>	<b>171.77</b>



## Notes to Consolidated Ind AS Financial Statements for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

### 34 Fair value measurements

The fair value of the financial assets and liabilities is included at the amount at which the instrument could be exchanged in a current transaction between willing parties, other than in a forced or liquidation sale.

The following methods and assumptions were used to estimate the fair values:

> The management assessed the fair values of the unquoted debt instruments using a DCF model. The valuation requires management to make certain assumptions about the model inputs, including forecast cash flows, discount rate, credit risk and volatility. The probabilities of the various estimates within the range can be reasonably assessed and are used in management's estimate of fair value for these unquoted instruments.

> The management assessed that the carrying values of cash and bank balances, trade receivables, trade payables, and other financial assets and liabilities approximate their fair values largely due to their short-term maturities.

> The management assessed that the carrying values of bank deposits, borrowings and other financial assets and liabilities approximate their fair values based on cash flow discounting using parameters such as interest rates, tenure of instrument, creditworthiness of the customer and the risk characteristics of the financed project, as applicable.

The Group's investments in its joint ventures and associates are accounted for using the equity method.

These financial assets and financial liabilities as summarised below are classified as level 3 fair values in the fair value hierarchy due to the use of unobservable inputs as explained above. There have been no transfers between levels during the year.

Break up of financial assets carried at fair value through profit or loss ('FVTPL') with movement

	Level	March 31, 2022	March 31, 2021
Investment in unquoted debt instruments of joint venture	Level 3	69.24	69.06
<b>Reconciliation of fair value</b>			
Opening balance		69.06	69.48
Fair value changes		0.18	(0.42)
Closing balance		69.24	69.06
Break up of financial assets measured at amortized cost	<b>Notes</b>	<b>March 31, 2022</b>	<b>March 31, 2021</b>
Loans	7	92.33	84.13
Trade receivables	14	242.05	306.91
Cash and cash equivalents	15	275.11	159.88
Bank balances other than cash and cash equivalents	16	25.07	4.30
Other financial assets	8	416.00	407.82
		<b>1,050.56</b>	<b>963.04</b>

## Notes to Consolidated Ind AS Financial Statements for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

	Notes	March 31, 2022	March 31, 2021
Break up of financial liabilities measured at amortized cost			
Non-current borrowings	21a	571.95	542.87
Current borrowings	21b	2,039.08	2,279.27
Lease liabilities	40	15.88	13.34
Trade payable	24	434.56	556.83
Other financial liabilities	22	35.53	50.73
		<b>3,097.00</b>	<b>3,443.04</b>

### 35 Financial risk management

The Group's principal financial liabilities, comprise borrowings, trade payables and other payables. The main purpose of these financial liabilities is to finance the Group's operations. The Group's principal financial assets include loans, trade receivables, cash and bank balances and other receivables that derive directly from its operations.

The Group's activities expose it to market risk, liquidity risk and credit risk.

The Group's management oversees the management of these risks and ensures that the Group's financial risk activities are governed by appropriate policies and procedures and that financial risks are identified, measured and managed in accordance with the Group's policies and risk objectives.

#### a. Credit risk

Credit risk is the risk of loss that may arise on outstanding financial instruments if a counterparty default on its obligations. Credit risk arises from cash and cash equivalents, trade receivables and deposits with banks and financial institutions.

Expected credit loss for trade receivables under simplified approach

The recoverability of trade receivables is considered good as the handover/possession of residential/commercial units to the customers is not processed till the time the Company receives the entire payment. Accordingly, the Company does not have significant credit risk.

During the periods presented, the Group made no allowance for trade receivables.

#### b. Liquidity risk

Prudent liquidity risk management implies maintaining sufficient cash and marketable securities and the availability of funding through an adequate amount of committed credit facilities to meet obligations when due and also generating cash flow from operations.

Management monitors the Group's liquidity position and cash and cash equivalents on the basis of expected cash flows and maintaining debt financing plans.

## Notes to Consolidated Ind AS Financial Statements for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

The break-up of cash and cash equivalents and other current bank balances is as below:

	March 31, 2022	March 31, 2021
Cash and cash equivalents	275.11	159.88
Bank balances other than cash and cash equivalents	25.07	4.30
	<b>300.18</b>	<b>164.18</b>

### Maturities of financial liabilities

The tables below analyze the Group's financial liabilities into relevant maturity groupings based on their contractual maturities for all financial liabilities.

March 31, 2022	On demand	Less than 1 year	1 to 4 years	More than 4 years	Total
<b>Financial liabilities - non-current</b>					
Borrowings (including Current maturities of long-term borrowings)*	-	324.77	2,033.09	219.93	2,577.79
Lease liabilities	-	-	7.47	2.20	9.67
Security deposits	-	-	11.12	5.95	17.07
<b>Financial liabilities - current</b>					
Borrowings (excluding Current maturities of long-term borrowings)*	132.50	461.80	339.44	-	933.74
Trade payables	-	395.71	38.86	-	434.56
Lease liabilities	-	9.94	-	-	9.94
Security deposits	-	2.96	-	-	2.96
Other financial liabilities	-	2.86	15.13	-	17.99

March 31, 2021	On demand	Less than 1 year	1 to 4 years	More than 4 years	Total
<b>Financial liabilities - non-current</b>					
Borrowings (including Current maturities of long-term borrowings)*	-	440.91	1,680.39	390.73	2,512.03
Security deposits	-	-	11.46	6.91	18.37
Lease liabilities	-	-	6.58	-	6.58
<b>Financial liabilities - current</b>					
Borrowings (excluding Current maturities of long-term borrowings)*	173.51	634.67	385.05	-	1,193.23
Trade payables	-	456.16	100.67	-	556.83
Security deposits	-	1.56	-	-	1.56
Lease liabilities	-	8.29	-	-	8.29
Other financial liabilities	-	3.79	28.72	-	32.50

## Notes to Consolidated Ind AS Financial Statements for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

### c. Market risk

Market risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate because of changes in market prices. Market risk comprises two types of risk: interest rate risk and other price risk, such as equity price risk and commodity/real-estate risk.

The sensitivity analysis in the following sections relate to the position as at March 31, 2022 and March 31, 2021. The analysis excludes the impact of movements in market variables on the carrying values of gratuity and other post retirement obligations/provisions.

The below assumption has been made in calculating the sensitivity analysis:

"Interest rate risk is the risk that the fair value or future cash flows of an exposure will fluctuate because of changes in Interest rate. The entity's exposure to the risk of changes in Interest rates relates primarily to the entity's operating activities (when receivables or payables are subject to different interest rates) and the entity's net receivables or payables. The Group is affected by the price volatility of certain commodities/ real estate. Its operating activities require the ongoing development of real estate. The Group's management has developed and enacted a risk management strategy regarding commodity/ real estate price risk and its mitigation. The Group is subject to the price risk variables, which are expected to vary in line with the prevailing market conditions."

### Interest rate sensitivity

Profit or loss is sensitive to higher/lower interest expense from borrowings as a result of changes in interest rates. The following table demonstrates the sensitivity to a reasonably possible change in interest rates, with all other variables held constant. The impact on the entity's profit before tax is due to changes in the fair value of financial assets and liabilities.

Particulars	March 31, 2022	March 31, 2021
Interest rates – increase by 50 basis points (50 bps)	11.40	14.15
Interest rates – decrease by 50 basis points (50 bps)	(11.40)	(14.15)

Note: The above impact is gross of interest to be inventorised to qualifying assets.

## 36 Leases

### Group as a lessee:

The Group has entered into a non cancellation lease arrangements for buildings for 2 to 6 years. The Company also has certain leases of building with lease terms of 12 months. The Company has applied the 'short-term lease' recognition exemptions for these leases. and The Company does not have "lease of low value assets".

Set out below are the carrying amounts of right-of-use assets recognised and the movements during the period:

## Notes to Consolidated Ind AS Financial Statements for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

Particulars	Total
Balance as at 01 April 2020	18.09
Additions	0.97
Depreciation expense	(6.68)
Deletions	(3.60)
As at 31 March 2021	8.78
Additions	10.21
Depreciation expense	(6.27)
Deletions	-
As at 31 March 2022	12.72
Set out below are the carrying amounts of lease liabilities and the movements during the period:	
Balance as at 01 April 2020	24.28
Additions	0.97
Accretion of interest	2.12
Payments	(10.08)
Extinguishment on lease termination	(3.95)
As at 31 March 2021	13.34
Additions	10.21
Accretion of interest	1.52
Payments	(9.19)
As at 31 March 2022	15.88
Current	8.89
Non-current	6.99

The following are the amounts recognised in profit or loss:

Particulars	March 31, 2022	March 31, 2021
Depreciation expense of right-of-use assets	6.27	6.68
Interest expense on lease liabilities	1.52	2.12
Expense relating to short-term leases (included in other expenses)	3.28	6.28
Gain arising on termination of lease (lease liability extinguished - net carrying value of ROU asset)	-	(0.46)
Total amount recognised in profit or loss	11.07	14.62

### Group as lessor

The Group has entered into operating leases (cancellable and non-cancellable) on its investment property portfolio with varying lease terms of upto eighteen years and with escalation and renewal clauses. All leases include a clause to enable upward revision of the lease rental on periodical basis. The Group is also required to maintain the property over the lease term.

## Notes to Consolidated Ind AS Financial Statements for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

Particulars	March 31, 2022	March 31, 2021
Lease income for cancellable and non-cancellable operating leases	7.76	7.35

### Future minimum rentals receivable under non-cancellable operating leases are as follows:

Particulars	March 31, 2022	March 31, 2021
a. Within one year	6.65	5.19
b. Later than one but not later than five years	17.91	3.93
c. Later than five years	1.07	0.00
<b>Total</b>	<b>25.63</b>	<b>9.12</b>

## 37 Commitments and contingencies

### a. Commitments

- (i) As at March 31, 2022, the Company has contracts remaining to be executed on capital account amounting to ₹6.18 crores that were not provided for (March 31, 2021 - ₹ Nil).
- (ii) As at March 31, 2022, the Group has given ₹379.85 crores (March 31, 2021: ₹419.93 crores) as advances/deposits for purchase of land/ joint development. Under the agreements executed with the land owners, the Group is required to make further payments and/or give share in area/ revenue from such development in exchange of undivided share in land based on the agreed terms/ milestones.
- (iii) The Company, a subsidiary company and joint venture company had entered into 'Investment Agreement' with third party Investor for development of a residential project. As per the agreement, in the event of default, the Investor has right to exercise put option which will require the Company and the subsidiary company to purchase the Investor securities at a certain IRR on the investment by the Investor. However, if the Company and the subsidiary company does not accept the put option, the Investor has right to claim certain IRR on the investment made by Investor. Management is confident of the project being developed as per agreed terms and doesn't expect any liability in this regard.

## Notes to Consolidated Ind AS Financial Statements for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

### b. Contingent liabilities

Particulars	March 31, 2022	March 31, 2021
i) Claims against the group not acknowledged as debts		
- Value added tax	2.92	3.37
- Service tax	87.13	87.13
- Income tax	72.35	64.16
- Goods and service tax	7.00	-
- Demand from Bangalore International Airport Area Planning Authority towards plan sanction charges under dispute	4.73	-

- ii) The Group is carrying provision for claims (refer note 22b) towards compensation payable to its customers for delays in completion of certain RERA-registered real estate projects. After considering the circumstances and evaluation thereon, the management believes that these delays will not have any further impact on these financial statements.
- iii) The Group had initiated legal proceedings against its customer for recovery of receivables of ₹15 crores, inventories of ₹1 crore and customer's counter claim thereon, which is currently pending before the High Court. Pending resolution of the aforesaid litigation, no provision has been made towards the customer's counter-claims and the underlying receivables and other assets are classified as good and recoverable in the accompanying financial statements based on the legal opinion obtained by the management and management's evaluation of the ultimate outcome of the litigation.
- iv) The Group is subject to legal proceedings for obtaining clear and marketable title for certain properties wherein the Group has outstanding deposits and advances of ₹113 crores. Further, the Group has ₹11 crores recoverable from parties and claims from government authorities of ₹6 crores, which are subject to ongoing legal proceedings. Further, in relation to certain property previously owned by the Group, an individual has initiated legal proceedings claiming title over such property, which is disputed by the Group. Pending resolution of the aforesaid legal proceedings, no provision has been made towards any claims and the underlying recoverable, deposits and advances are classified as good and recoverable in the accompanying financial statements based on the legal evaluation by the management of the ultimate outcome of the legal proceedings.
- v) The Group is also subject to certain legal proceedings and claims, which have arisen in the ordinary course of business, including certain litigation for commercial development or land parcels held for construction purposes, either through joint development arrangements or through outright purchases, the impact of which is not quantifiable. These cases are pending with various courts and are scheduled for hearings. After considering the circumstances and legal evaluation thereon, the management believes that these cases will not have an adverse effect on the financial statements.
- vi) During the year, the Company has received emails from its customer containing complaints pertaining to the Company's compliances with certain tax related matters. The Company has submitted its responses to the customer and is of

## Notes to Consolidated Ind AS Financial Statements for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

the view that it is in compliance with the applicable rules and regulations. The Company has not received any further communication in this regard.

- vii) The Code on Social Security, 2020 ('Code') relating to employee benefits during employment and post-employment benefits received Presidential assent in September 2020. The Code has been published in the Gazette of India. However, the date on which the Code will come into effect has not been notified and the final rules/interpretation have not yet been issued. The Group will assess the impact of the Code when it comes into effect and will record any related impact in the period the Code becomes effective.

Note: The Group does not expect any reimbursement in respect of the above contingent liabilities and it is not practicable to estimate the timing of the cash outflows, if any, in respect of aforesaid matters and it is not probable that an outflow of resources will be required to settle the above obligations/claims.

### 38 Revenue from contracts with customers:

#### 38.1 Disaggregation of revenue

Set out below is the disaggregation of the Company's revenue from contracts with customers, which is in agreement with the contracted price.

Particulars	March 31, 2022	March 31, 2021
<b>Revenue from real estate development</b>		
Revenue recognised at a point in time	696.79	849.20
Revenue recognised over time	222.06	84.48
	<b>918.85</b>	<b>933.68</b>

#### 38.2 Contract balances

Particulars	March 31, 2022	March 31, 2021
Trade receivables	242.05	306.91
Contract liabilities - deferred revenue	2,217.74	1,949.66

Trade receivables are generally on credit terms of upto 30 days. The increase in trade receivables is primarily on account of increased billing for new projects.

Contract liabilities represents transaction price allocated to unsatisfied performance obligations. The outstanding balances of these accounts have increased primarily on account of increase in billings for new projects.

Revenue recognised in the reporting period that was included in the contract liability balance at the beginning of the period	436.86	439.27
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## Notes to Consolidated Ind AS Financial Statements for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

### 38.3 Performance obligations

Aggregate amount of the transaction price allocated to the performance obligations that are unsatisfied as of the end of the reporting period \*

Revenue to be recognised at a point in time	4,153.97	3,751.90
Revenue to be recognised over time	1,175.05	1,063.23

\* The entity expects to satisfy the performance obligations when (or as) the underlying real estate projects to which such performance obligations relate are completed. Such real estate projects are in various stages of development and are expected to be completed in the coming periods of upto four years.

### 38.4 Assets recognised from the costs to obtain or fulfil a contract with a customer

Particulars	March 31, 2022	March 31, 2021
Inventories		
- Work-in-progress	1,381.87	957.76
- Stock of flats	416.77	518.11
Prepaid expenses (represents brokerage costs pertaining to sale of real estate units)	43.24	24.81

## 39 Related party transactions

### I Names of related parties and nature of relationship with the Company

#### (i) Parties where control exists

Mr. Ravi Puravankara

#### (ii) Key management personnel ('KMP')

##### a. Directors

Mr. Ravi Puravankara

Mr. Ashish R Puravankara

Mr. Nani R Choksey

Mr. Pradeep Guha (until August 21, 2021)

Mr. Anup Shah Sanmukh

Ms. Sonali Rastogi (until December 31, 2020)

Ms. Shailaja Jha (w.e.f. February 11, 2021)

Mr. K.G. Krishnamurthy (w.e.f. June 25, 2021)

Mr. Sanjeeb Choudhary (w.e.f. November 12, 2021)

Mr. Abhishek Nirankar Kapoor (w.e.f. September 28, 2021)

Mr. Rajkumar Pillai (until September 9, 2021)

Mr.K Satyanarayana (w.e.f December 12, 2021)

## Notes to Consolidated Ind AS Financial Statements for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

### b. Other officers

Abhishek Nirankar Kapoor (Chief Financial Officer) (w.e.f. August 13, 2021)

Kuldeep Chawla (Chief Financial Officer) (until February 28, 2021)

Bindu Doraiswamy (Company Secretary)

### (iii) Relatives of key management personnel

Ms. Geeta S Vhatkar

Mrs. Amanda Puravankara

### (iv) Entities controlled/significantly influenced by key management personnel (other related parties)

Purva Developments

Puravankara Investments

Handiman Services Limited

Kenstream Ventures LLP

Synergy Property Development Services Pvt Ltd

### (v) Associates

Keppel Puravankara Development Private Limited

Sobha Puravankara Aviation Private Limited

Whitefield Ventures

Bangalore Tower Private Limited

### (vi) Joint venture

Pune Projects LLP

Purva Good Earth Properties Private Limited

## II Balances with related parties as on date are as follows

Nature of transaction	Associates / Joint venture		Key management personnel		Relatives of KMP		Other related parties	
	March 31, 2022	March 31, 2021	March 31, 2022	March 31, 2021	March 31, 2022	March 31, 2021	March 31, 2022	March 31, 2021
<b>Loans given to</b>								
Pune Projects LLP	83.84	76.78	-	-	-	-	-	-
Purva Good Earth Properties Private Limited	8.23	7.31	-	-	-	-	-	-
Whitefield Ventures	0.02	0.02	-	-	-	-	-	-
<b>Loans taken from</b>								
Puravankara Investments	-	-	-	-	-	-	2.53	2.03
Purva Development	-	-	-	-	-	-	0.18	0.18

## Notes to Consolidated Ind AS Financial Statements for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

Nature of transaction	Associates / Joint venture		Key management personnel		Relatives of KMP		Other related parties	
	March 31, 2022	March 31, 2021	March 31, 2022	March 31, 2021	March 31, 2022	March 31, 2021	March 31, 2022	March 31, 2021
Ravi Puravankara	-	-	3.00	3.00	-	-	-	-
Amanda Puravankara	-	-	-	-	0.07	0.07	-	-
Bangalore Tower Private Limited	57.77	-	-	-	-	-	-	-
<b>Advance for land contracts paid to</b>								
Geeta S Vhatkar	-	-	-	-	9.64	21.13	-	-
<b>Investment in debentures</b>								
Purva Good Earth Properties Private Limited	69.24	69.06	-	-	-	-	-	-
<b>Security Deposits paid to</b>								
Ravi Puravankara	-	-	2.21	2.21	-	-	-	-
<b>Dues from</b>								
Purva Good Earth Properties Private Limited	-	1.31	-	-	-	-	-	-
Pune Projects LLP	1.34	0.92	-	-	-	-	-	-
<b>Dues to</b>								
Handiman Services Limited	-	-	-	-	-	-	3.27	2.25
Puravankara Investments	-	-	-	-	-	-	0.03	0.03
Synergy Property Development Services Pvt Ltd	-	-	-	-	-	-	-	0.11
Pune Projects LLP	0.05	0.02	-	-	-	-	-	-
Kenstream Ventures LLP	-	-	-	-	-	-	1.42	1.36
Sobha Puravankara Aviation Private Limited	-	2.72	-	-	-	-	-	-

### III The transactions with related parties for the year are as follows

Nature of transaction	Associates / Joint venture		Key management personnel		Relatives of KMP		Other related parties	
	March 31, 2022	March 31, 2021	March 31, 2022	March 31, 2021	March 31, 2022	March 31, 2021	March 31, 2022	March 31, 2021
<b>Interest income on loans</b>								
Pune Projects LLP	1.57	2.81	-	-	-	-	-	-
<b>Loans given to</b>								
Pune Projects LLP	9.16	-	-	-	-	-	-	-
Purva Good Earth Properties Private Limited	0.81	1.17	-	-	-	-	-	-

## Notes to Consolidated Ind AS Financial Statements for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

Nature of transaction	Associates / Joint venture		Key management personnel		Relatives of KMP		Other related parties	
	March 31, 2022	March 31, 2021	March 31, 2022	March 31, 2021	March 31, 2022	March 31, 2021	March 31, 2022	March 31, 2021
<b>Loans repaid by</b>								
Purva Good Earth Properties Private Limited	0.02	-	-	-	-	-	-	-
Pune Projects LLP	3.80	-	-	-	-	-	-	-
<b>Loans taken from</b>								
Bangalore Tower Private Limited	57.77	-						
<b>Investment in Debentures</b>								
Keppel Puravankara Development Private Limited	3.69	-	-	-	-	-	-	-
<b>Advance paid to</b>								
Sobha Puravankara Aviation Private Limited	4.03	2.79	-	-	-	-	-	-
<b>Purchase of land stock</b>								
Geeta S Vhatkar	-	-	-	-	11.49	-	-	-
<b>Security expenses</b>								
Handiman Services Limited	-	-	-	-	-	-	9.21	9.11
<b>Rent expense</b>								
Sobha Puravankara Aviation Private Limited	6.34	5.81	-	-	-	-	-	-
Puravankara Investments	-	-	-	-	-	-	4.12	3.92
<b>Reimbursement of expenses from</b>								
Pune Projects LLP	1.08	2.83	-	-	-	-	-	-
<b>Income from administration charges</b>								
Pune Projects LLP	1.91	1.34	-	-	-	-	-	-
<b>Investment in associates</b>								
Keppel Puravankara Development Private Limited	-	6.86	-	-	-	-	-	-
<b>Security Deposit paid on behalf of</b>								
Kanstream Ventures LLP	-	-	-	-	-	-	-	0.06
<b>Professional fees</b>								
Synergy Property Development Services Pvt Ltd	-	-	-	-	-	-	-	0.20
Sankey Prasad	-	-	0.02	0.04	-	-	-	-
<b>Remuneration - short term employee benefits (Employee benefits expense) *</b>								
Ravi Puravankara	-	-	3.01	1.42	-	-	-	-

## Notes to Consolidated Ind AS Financial Statements for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

Nature of transaction	Associates / Joint venture		Key management personnel		Relatives of KMP		Other related parties	
	March 31, 2022	March 31, 2021	March 31, 2022	March 31, 2021	March 31, 2022	March 31, 2021	March 31, 2022	March 31, 2021
Ashish R Puravankara	-	-	2.20	2.06	-	-	-	-
Nani R Choksey	-	-	2.35	1.69	-	-	-	-
Bindu Doraiswamy	-	-	0.22	0.19	-	-	-	-
Kuldeep Chawla	-	-	-	1.23	-	-	-	-
Abhishek Kapoor	-	-	2.80	-	-	-	-	-
Amanda Puravankara	-	-	-	-	0.59	0.41	-	-
Rajkumar Pillai	-	-	1.29	1.38	-	-	-	-
Mr K Satyanarayana	-	-	0.59	-	-	-	-	-
<b>Professional charges (director's sitting fees and commission)</b>								
Anup S Shah	-	-	0.24	0.16	-	-	-	-
Pradeep Guha	-	-	0.13	0.16	-	-	-	-
Sonali Rastogi	-	-	-	0.09	-	-	-	-
Shailaja Jha	-	-	0.18	0.02	-	-	-	-
K.G. Krishnamurthy	-	-	0.15	-	-	-	-	-
Sanjeeb Choudhary	-	-	0.07	-	-	-	-	-
Porus Behram Irani	-	-	0.02	0.01	-	-	-	-
Sankey Prasad	-	-	0.03	0.01	-	-	-	-

\* As the future liability for gratuity and leave benefits is provided on an actuarial basis for the group as a whole, the amount pertaining to individual is not ascertainable and therefore not included above.

#### IV. Other information:

- Outstanding balances at the year-end are unsecured and settlement occurs in cash. There have been no guarantees provided or received for any related party receivables or payables, other than those disclosed above. The Group has not recorded any provision/ write-off of receivables relating to amounts owed by related parties.
- In respect of the transactions with the related parties, the Group has complied with the provisions of Section 177 and 188 of the Companies Act, 2013 where applicable, and the details have been disclosed above, as required by the applicable accounting standards.
- The Group has given loans to related parties and has provided guarantees on behalf of related parties for loans taken by them from third parties. Such loans are intended to be used by the related parties to fund their business operations.
- Disclosure of the loans, advances, etc. to subsidiaries, associates and other entities in which the directors are interested:

## Notes to Consolidated Ind AS Financial Statements for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

Name of the entity	March 31, 2022		March 31, 2021	
	Closing Balance	Maximum amount due	Closing Balance	Maximum amount due
Pune Projects LLP	83.84	83.84	76.78	76.78
Purva Good Earth Properties Private Limited	8.23	8.23	7.31	7.31
Whitefield Ventures	0.02	0.02	0.02	0.02

- As at March 31, 2022, with respect to the Group's borrowings, the director of the Company has given fund shortfall undertaking towards funding of underlying projects/ working capital. Also refer note 20.
- During the year ended March 31, 2022 the Company has provided securities by way of pledge of investments in equity shares of Keppel Puravankara Development Private Limited for the loans taken by the Company from Bangalore Tower Private Limited.

### 40 Defined benefit plan - Gratuity

A. The Group has gratuity as defined benefit retirement plans for its employees. The Group provides for gratuity for employees in India as per the Payment of Gratuity Act, 1972. Employees who are in continuous service for a period of 5 years are eligible for gratuity at the rate of 15 days basic salary for each year of service until the retirement age. As at March 31, 2022 and March 31, 2021 the plan assets were invested in insurer managed funds.

The following tables set out the funded status of gratuity plans and the amount recognized in Group's financial statements :

Particulars	March 31, 2022	March 31, 2021
<b>1. The amounts recognized in the Balance Sheet are as follows:</b>		
Present value of the obligation as at the end of the year	25.56	24.17
Fair value of plan assets as at the end of the year	(15.46)	(12.65)
Net liability recognized in the Balance Sheet	10.10	11.52
Non-current	9.52	11.22
Current	0.58	0.30
<b>2. Changes in the present value of defined benefit obligation</b>		
Defined benefit obligation as at beginning of the year	24.17	21.31
Service cost	3.45	3.33
Interest cost	1.61	1.39
Actuarial losses/(gains) arising from		
- change in demographic assumptions	-	0.03
- change in financial assumptions	(0.91)	(1.65)
- experience variance (i.e. Actual experiences assumptions)	(0.46)	3.78

## Notes to Consolidated Ind AS Financial Statements for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

Particulars	March 31, 2022	March 31, 2021
Benefits paid	(2.30)	(4.02)
Defined benefit obligation as at the end of the year	25.56	24.17
<b>3. Changes in the fair value of plan assets</b>		
Fair value as at the beginning of the year	12.65	9.89
Return on plan assets	0.84	0.63
Actuarial (losses)/gains	(0.26)	(0.01)
Contributions	3.06	4.04
Benefits paid	(0.83)	(1.90)
Fair value as at the end of the year	15.46	12.65
Assumptions used in the above valuations are as under:		
Discount rate	6.67%	6.67%
Attrition rate	6.00%	6.00%
<b>4. Net gratuity cost for the year ended March 31, 2022 and March 31, 2021 comprises of following components.</b>		
Service cost	3.45	3.33
Net Interest Cost on the net defined benefit liability	0.77	0.76
Defined benefit costs recognized in Statement of Profit and Loss	4.22	4.09
<b>5. Other Comprehensive Income</b>		
Change in demographic assumptions	-	0.03
Change in financial assumptions	(0.91)	(1.65)
Experience variance (i.e. Actual experience vs assumptions)	(0.46)	3.78
Return on plan assets, excluding amount recognized in net interest expense	0.26	0.01
Defined benefit costs recognized in other comprehensive income	(1.11)	2.17

### 6 Experience adjustments

Particulars	March 31, 2022	March 31, 2021	March 31, 2020	March 31, 2019	March 31, 2018
Defined benefit obligation as at the end of the year	25.56	24.17	21.31	21.17	19.06
Plan assets	15.46	12.65	9.89	9.06	7.67
Net surplus/(deficit)	(10.10)	(11.52)	(11.42)	(12.11)	(11.39)
Experience adjustments on plan liabilities	0.46	(3.78)	3.42	(0.24)	(0.90)
Experience adjustments on plan assets	(0.26)	(0.01)	0.43	0.03	0.16

## Notes to Consolidated Ind AS Financial Statements for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

### C. Sensitivity Analysis

A quantitative sensitivity analysis for significant assumption for Gratuity plan is as shown below:

Particulars	March 31, 2022		March 31, 2021	
	Discount Rate		Discount Rate	
<b>Assumptions</b>				
Sensitivity Level	(1.0%)	1.0%	(1.0%)	1.0%
Impact on defined benefit obligation (₹ Crores)	1.90	(1.98)	2.16	(1.88)
% change compared to base due to sensitivity	7.4%	(7.7%)	8.9%	(7.8%)

Particulars	March 31, 2022		March 31, 2021	
	Further Salary Increase		Further Salary Increase	
<b>Assumptions</b>				
Sensitivity Level	(1.0%)	1.0%	(1.0%)	1.0%
Impact on defined benefit obligation (₹ Crores)	(2.02)	1.90	(1.90)	2.15
% change compared to base due to sensitivity	(7.9%)	7.4%	(7.9%)	8.9%

Particulars	March 31, 2022		March 31, 2021	
	Attrition Rate		Attrition Rate	
<b>Assumptions</b>				
Sensitivity Level	(1.0%)	1.0%	(1.0%)	1.0%
Impact on defined benefit obligation (₹ Crores)	(0.45)	(0.03)	(0.07)	(0.02)
% change compared to base due to sensitivity	(1.8%)	(0.1%)	(0.3%)	(0.1%)

Sensitivity analysis presented above may not be representative of the actual change in the defined benefit obligation as it is unlikely that the change in assumptions would occur in isolation of one another as some of the assumptions may be correlated. There are no changes from the previous period in the methods and assumptions used in preparing the sensitivity analysis.

There is no change in the method of valuation for the prior period.



## Notes to Consolidated Ind AS Financial Statements for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

### D. Effect of Plan on Group's Future Cash Flows

Particulars	March 31, 2022	March 31, 2021
	a. Expected contributions to the plan asset for the next annual reporting period	0.59
b. Maturity profile of the defined benefit obligation		
1 year	2.99	1.94
2 to 5 years	9.90	9.14
More than 5 years	37.27	36.73
<b>Total expected payments</b>	<b>50.16</b>	<b>47.81</b>

### 41 Investments

#### A. The investments accounted for using the equity method is as follows:

##### a. Investment in joint ventures

Name of the joint venture	Country of incorporation and principal place of business	Principal activity	Proportion of beneficial interests held by the Group as at	
			March 31, 2022	March 31, 2021
Purva Good Earth Properties Private Limited	India, Bengaluru	Real estate development and construction	25%	25%
Pune Projects LLP	India, Pune	Real estate development and construction	32%	32%

##### b. Investment in associates

Name of the Associate	Country of incorporation and principal place of business	Principal activity	Proportion of beneficial interests held by the Group as at	
			March 31, 2022	March 31, 2021
Keppel Puravankara Development Private Limited	India, Bengaluru	Real estate development and construction	49.00%	49.00%
Bangalore Tower Private Limited	India, Bengaluru	Real estate development and construction	49.00%	-
Sobha Puravankara Aviation Private Limited	India, Bengaluru	Aviation	49.75%	49.75%
Whitefield Ventures	India, Bengaluru	Real estate development and construction	42.00%	42.00%

## Notes to Consolidated Ind AS Financial Statements for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

The investment in all the above associates and joint ventures is accounted for using the equity method in accordance with Ind AS 28, 'Investments in Associates and Joint Ventures'. The above associates and joint ventures are not listed companies, therefore there is no quoted market price for such investments made by the Group.

### Disclosures relating to associates and joint ventures

#### 1. Keppel Puravankara Development Private Limited

##### (i) Summary of assets and liabilities

Particulars	March 31, 2022	March 31, 2021
Non-current assets	30.12	26.65
Current assets	95.16	542.03
Non-current liabilities		264.32
Current liabilities	119.66	178.74
Total Equity	5.62	125.62
<b>Attributable to the Group (49%)</b>	<b>2.76</b>	<b>61.55</b>

##### (ii) Summary of profit and loss

Particulars	March 31, 2022	March 31, 2021
Revenue	-	0.13
Profit/(loss) for the year	(5.15)	(1.81)
Total comprehensive income	(5.15)	(1.80)
<b>Attributable to the Group (49%)</b>	<b>(2.52)</b>	<b>(0.88)</b>

##### (iii) Summary of cash flows

Particulars	March 31, 2022	March 31, 2021
Net cash inflow/(outflow) during the year	14.75	3.28

##### (iv) Summary of commitments and contingent liabilities

Particulars	March 31, 2022	March 31, 2021
Capital commitments	-	-
Contingent liabilities	-	34.49
	-	<b>34.49</b>
<b>Attributable to the Group (49%)</b>	<b>-</b>	<b>16.90</b>

## Notes to Consolidated Ind AS Financial Statements for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

### 2 Sobha Puravankara Aviation Private Limited

#### (i) Summary of assets and liabilities

Particulars	March 31, 2022	March 31, 2021
Non-current assets	55.40	59.34
Current assets	2.91	3.39
Non-current liabilities	152.65	161.68
Current liabilities	4.19	2.46
Total Equity	(98.53)	(101.41)
<b>Attributable to the Group (49.75%)</b>	<b>(49.02)</b>	<b>(50.45)</b>

#### (ii) Summary of profit and loss

Particulars	March 31, 2022	March 31, 2021
Revenue	21.62	12.33
Profit/(loss) for the year	1.85	1.36
Total comprehensive income	1.85	1.36
<b>Attributable to the Group (49.75%)</b>	<b>0.92</b>	<b>0.68</b>

#### (iii) Summary of cash flows

Particulars	March 31, 2022	March 31, 2021
Net cash inflow/(outflow) during the year	0.10	0.35

#### (iv) Summary of commitments and contingent liabilities

Particulars	March 31, 2022	March 31, 2021
Capital commitments	-	-
Contingent liabilities	-	-
<b>Attributable to the Group (49.75%)</b>	<b>-</b>	<b>-</b>

## Notes to Consolidated Ind AS Financial Statements for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

### 3 Purva Good Earth Properties Private Limited

#### (i) Summary of assets and liabilities

Particulars	March 31, 2022	March 31, 2021
Non-current assets	31.80	18.42
Current assets	280.18	292.68
Non-current liabilities	390.46	353.74
Current liabilities	11.54	10.31
Total Equity	(90.03)	(52.95)
<b>Attributable to the Group (25%)</b>	<b>(22.51)</b>	<b>(13.24)</b>

#### (ii) Summary of profit and loss

Particulars	March 31, 2022	March 31, 2021
Revenue	-	-
Profit/(loss) for the year	(37.07)	(33.55)
Total comprehensive income	(37.07)	(33.55)
<b>Attributable to the Group (25%)</b>	<b>(9.27)</b>	<b>(8.39)</b>

#### (iii) Summary of cash flows

Particulars	March 31, 2022	March 31, 2021
Net cash inflow/(outflow) during the year	0.00	0.02

#### (iv) Summary of commitments and contingent liabilities

Particulars	March 31, 2022	March 31, 2021
Capital commitments	-	-
Contingent liabilities	10.64	10.64
<b>Attributable to the Group (25%)</b>	<b>2.66</b>	<b>2.66</b>

## Notes to Consolidated Ind AS Financial Statements for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

### 4 Pune Projects LLP

#### (i) Summary of assets and liabilities

Particulars	March 31, 2022	March 31, 2021
Non-current assets	19.33	18.26
Current assets	434.61	351.48
Non-current liabilities	-	-
Current liabilities	473.87	386.12
Total Equity	(19.93)	(16.38)
<b>Attributable to the Group (32%)</b>	<b>(6.38)</b>	<b>(5.24)</b>

#### (ii) Summary of profit and loss

Particulars	March 31, 2022	March 31, 2021
Revenue	0.18	0.13
Profit/(loss) for the year	(1.56)	(3.07)
Total comprehensive income	(1.56)	(3.07)
<b>Attributable to the Group (32%)</b>	<b>(0.50)</b>	<b>(0.98)</b>

#### (iii) Summary of cash flows

Particulars	March 31, 2022	March 31, 2021
Net cash inflow/(outflow) during the year	2.37	(2.90)

#### (iv) Summary of commitments and contingent liabilities

Particulars	March 31, 2022	March 31, 2021
Capital commitments	-	-
Contingent liabilities	-	-
<b>Attributable to the Group (32%)</b>	<b>-</b>	<b>-</b>

## Notes to Consolidated Ind AS Financial Statements for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

### 5 Whitefield Ventures

#### (i) Summary of assets and liabilities

Particulars	March 31, 2022	March 31, 2021
Non-current assets	-	-
Current assets	10.26	10.26
Non-current liabilities	-	-
Current liabilities	-	-
Total Equity	10.26	10.26
<b>Attributable to the Group (42%)</b>	<b>4.31</b>	<b>4.31</b>

#### (ii) Summary of profit and loss

Particulars	March 31, 2022	March 31, 2021
Revenue	-	-
Profit/(loss) for the year	-	-
Total comprehensive income	-	-
<b>Attributable to the Group (42%)</b>	<b>-</b>	<b>-</b>

#### (iii) Summary of cash flows

Particulars	March 31, 2022	March 31, 2021
Net cash inflow/(outflow) during the year	-	-

#### (iv) Summary of commitments and contingent liabilities

Particulars	March 31, 2022	March 31, 2021
Capital commitments	-	-
Contingent liabilities	-	-
<b>Attributable to the Group (42%)</b>	<b>-</b>	<b>-</b>

## Notes to Consolidated Ind AS Financial Statements for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

### 6 Bangalore Tower Private Limited

#### (i) Summary of assets and liabilities

Particulars	March 31, 2022	March 31, 2021
Non-current assets	0.81	-
Current assets	616.67	-
Non-current liabilities	346.59	-
Current liabilities	97.14	-
Total Equity	173.75	-
<b>Attributable to the Group (49%)</b>	<b>85.14</b>	<b>-</b>

#### (ii) Summary of profit and loss

Particulars	March 31, 2022	March 31, 2021
Revenue	2.05	-
Profit/(loss) for the year	(3.88)	-
Total comprehensive income	(3.88)	-
<b>Attributable to the Group (49%)</b>	<b>(1.90)</b>	<b>-</b>

#### (iii) Summary of cash flows

Particulars	March 31, 2022	March 31, 2021
Net cash inflow/(outflow) during the year	27.55	-

#### (iv) Summary of commitments and contingent liabilities

Particulars	March 31, 2022	March 31, 2021
Capital commitments	-	-
Contingent liabilities	-	-
<b>Attributable to the Group (49%)</b>	<b>-</b>	<b>-</b>

## Notes to Consolidated Ind AS Financial Statements for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

### B Investments in subsidiaries

#### 1. Composition of the Group

Set out below details of the subsidiaries held directly by the Group:

Name of the entity	Country of incorporation and principal place of business	Portion of ownership interests held by the Group as on	
		March 31, 2022	March 31, 2021
Prudential Housing and Infrastructure Development Limited	India, Mumbai	100%	100%
Centurions Housing & Constructions Private Limited	India, Chennai	100%	100%
Melmont Construction Private Limited	India, Bengaluru	100%	100%
Purva Realities Private Limited	India, Bengaluru	100%	100%
Grand Hills Developments Private Limited	India, Bengaluru	100%	100%
Purva Ruby Properties Private Limited	India, Bengaluru	100%	100%
Purva Sapphire Land Private Limited	India, Bengaluru	100%	100%
Purva Star Properties Private Limited	India, Bengaluru	100%	100%
Nile Developers Private Limited	India, Chennai	-	100%
Vaigai Developers Private Limited	India, Chennai	-	100%
Starworth Infrastructure and Construction Limited	India, Bengaluru	100%	100%
Provident Housing Limited	India, Bengaluru	100%	100%
T-Hills Private Limited (formerly, Jaganmata Property Developers Private Limited)	India, Hyderabad	100%	100%
Purva Property Services Private Limited (formerly Jyothishmati Business Centers Private Limited)	India, Hyderabad	100%	100%
Vagishwari Land Developers Private Limited	India, Hyderabad	0%	100%
Varishtha Property Developers Private Limited	India, Hyderabad	100%	100%
Purvaland Private Limited (formerly Purva Pine Private Limited)	India, Bengaluru	100%	100%
Purva Oak Private Limited	India, Bengaluru	100%	100%
Provident Meryta Private Limited	India, Bengaluru	100%	100%
Provident Cedar Private Limited	India, Bengaluru	100%	100%
Welworth Lanka Holding Private Limited	Sri Lanka, Colombo	100%	100%
Welworth Lanka Private Limited	Sri Lanka, Colombo	100%	100%
IBID Home Private Limited	India, Bengaluru	100%	100%
Devas Global Services LLP	India, Bengaluru	100%	100%
D.V. Infrahomes Private Limited	Pune, Maharashtra	60%	60%
Purva Woodworks Private Limited	India, Bengaluru	100%	100%
Purvacom	India, Bengaluru	100%	100%



## Notes to Consolidated Ind AS Financial Statements for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

Name of the entity	Country of incorporation and principal place of business	Portion of ownership interests held by the Group as on	
		March 31, 2022	March 31, 2021
White oaks	India, Bengaluru	49%	-
Purva Asset Management Private Limited (formerly, Map Capital Advisors Private Limited)	India, Bengaluru	100%	-
Propmart Technologies Limited	India, Bengaluru	86%	-

## 2 Financial information of the subsidiary that has non-controlling interest:

### 1 D.V. Infrahomes Private Limited

(i) Summary of assets and liabilities

Particulars	March 31, 2022	March 31, 2021
Non-current assets	-	-
Current assets	13.83	6.24
Non-current liabilities	-	2.66
Current liabilities	10.91	0.65
Total Equity	2.92	2.93
<b>Attributable to:</b>		
Equity Holders of the parent (60%)	1.72	1.73
Non-Controlling Interests (40%)	1.20	1.20
	<b>2.92</b>	<b>2.93</b>

(ii) Summary of profit and loss

Particulars	March 31, 2022	March 31, 2021
Revenue	0.01	0.01
Profit/(loss) for the year	-	-
Total comprehensive income	-	-
<b>Attributable to:</b>		
Equity Holders of the parent (60%)	-	-
Non-Controlling Interests (40%)	-	-
	-	-

## Notes to Consolidated Ind AS Financial Statements for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

### (iii) Summary of cash flows

Particulars	March 31, 2022	March 31, 2021
Net cash inflow/(outflow) during the year	0.14	0.28

## 2 White oaks

### (i) Summary of assets and liabilities

Particulars	March 31, 2022	March 31, 2021
Non-current assets	-	-
Current assets	30.18	-
Non-current liabilities	-	-
Current liabilities	0.09	-
Total Equity	30.09	-
<b>Attributable to:</b>		
Equity Holders of the parent (49%)	21.07	-
Non-Controlling Interests (51%)	9.02	-
	30.09	-

### (ii) Summary of profit and loss

Particulars	March 31, 2022	March 31, 2021
Revenue	-	-
Profit/(loss) for the year	-	-
Total comprehensive income	-	-
<b>Attributable to:</b>		
Equity Holders of the parent (49%)	-	-
Non-Controlling Interests (51%)	-	-
	-	-

### (iii) Summary of cash flows

Particulars	March 31, 2022	March 31, 2021
Net cash inflow/(outflow) during the year	0.02	-

## Notes to Consolidated Ind AS Financial Statements for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

### 3 Propmart Technologies Limited

#### (i) Summary of assets and liabilities

Particulars	March 31, 2022	March 31, 2021
Non-current assets	0.19	0.03
Current assets	5.32	5.87
Non-current liabilities	-	20.52
Current liabilities	37.24	14.85
Total Equity	(31.72)	(29.48)
<b>Attributable to:</b>		
Equity Holders of the parent (86%)	(28.09)	(25.90)
Non-Controlling Interests (14%)	(3.63)	(3.58)
	<b>(31.72)</b>	<b>(29.48)</b>

#### (ii) Summary of profit and loss

Particulars	March 31, 2022	March 31, 2021
Revenue	1.12	2.76
Profit/(loss) for the year	(0.44)	(1.53)
Total comprehensive income	(0.44)	(1.53)
<b>Attributable to:</b>		
Equity Holders of the parent (86%)	(0.39)	(1.56)
Non-Controlling Interests (14%)	(0.05)	0.03
	<b>(0.44)</b>	<b>(1.53)</b>

#### (iii) Summary of cash flows

Particulars	March 31, 2022	March 31, 2021
Net cash inflow/(outflow) during the year	0.22	(0.10)

## Notes to Consolidated Ind AS Financial Statements for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

### 42 Additional Information as required under Schedule III to the Companies Act, 2013. As at March 31, 2022:

Sl. no.	Name of the entity	Net assets (total assets minus total liabilities)		Share in profit or loss		Share in other comprehensive income		Share in total comprehensive income	
		As % of consolidated net assets/ (liabilities)	Amount	As % of consolidated profit/ (loss)	Amount	As % of consolidated profit/ (loss)	Amount	As % of consolidated profit/ (loss)	Amount
	Puravankara Limited	88.15%	1,805.93	112.54%	166.07	-24%	0.37	113.97%	166.44
<b>Subsidiaries (held directly)</b>									
<b>Indian subsidiaries</b>									
1	Prudential Housing and Infrastructure Development Limited	(0.07%)	(1.51)	(0.01%)	(0.02)	0.00%	-	(0.01%)	(0.02)
2	Centurions Housing & Constructions Private Limited	0.36%	7.47	(0.08%)	(0.12)	0.00%	-	(0.08%)	(0.12)
3	Melmont Construction Private Limited	(0.29%)	(5.86)	(1.24%)	(1.83)	0.00%	-	(1.25%)	(1.83)
4	Purva Realities Private Limited	(0.15%)	(3.16)	(2.08%)	(3.07)	0.00%	-	(2.10%)	(3.07)
5	Grand Hills Developments Private Limited # \$	(0.00%)	(0.03)	0.00%	-	0.00%	-	0.00%	-
6	Purva Ruby Properties Private Limited	(0.04%)	(0.72)	0.03%	0.05	0.00%	-	0.03%	0.05
7	Purva Sapphire Land Private Limited # \$	(0.00%)	(0.03)	0.00%	-	0.00%	-	0.00%	-
8	Purva Star Properties Private Limited	2.64%	54.12	2.19%	3.23	0.00%	-	2.21%	3.23
9	Nile Developers Private Limited (until November 10, 2021)	0.00%	-	0.00%	-	0.00%	-	0.00%	-
10	Vaigai Developers Private Limited (until November 08, 2021)	0.00%	-	0.00%	-	0.00%	-	0.00%	-
11	T-Hills Private Limited (formerly, Jaganmata Property Developers Private Limited) *	(0.34%)	(6.91)	(4.65%)	(6.86)	0.00%	-	(4.70%)	(6.86)
12	Purva Property Services Private Limited (formerly, Jyothishmati Business Centers Private Limited)	0.01%	0.22	0.06%	0.09	0.00%	-	0.06%	0.09
13	"Vagishwari Land Developers Private Limited (until June 10, 2021)"	0.00%	-	0.00%	-	0.00%	-	0.00%	-
14	Varishtha Property Developers Private Limited # \$	(0.00%)	(0.01)	0.00%	-	0.00%	-	0.00%	-
15	Starworth Infrastructure & Construction Limited	1.37%	28.00	3.33%	4.92	(19.08%)	0.29	3.57%	5.21
16	Provident Housing Limited	11.56%	236.87	4.54%	6.70	(24.34%)	0.37	4.84%	7.07
17	PurvaLand Private Limited (formerly, Purva Pine Private Limited) *# \$	0.00%	-	0.00%	-	0.00%	-	0.00%	-
18	Purva Oak Private Limited *# \$	0.00%	-	0.00%	-	0.00%	-	0.00%	-
19	Provident Meryta Private Limited *# \$	0.00%	-	0.00%	-	0.00%	-	0.00%	-
20	Provident Cedar Private Limited *# \$	0.00%	-	0.00%	-	0.00%	-	0.00%	-
21	IBID Homes Private Limited	(0.23%)	(4.73)	(0.99%)	(1.46)	0.00%	-	(1.00%)	(1.46)

## Notes to Consolidated Ind AS Financial Statements for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

Sl. no.	Name of the entity	Net assets (total assets minus total liabilities)		Share in profit or loss		Share in other comprehensive income		Share in total comprehensive income	
		As % of consolidated net assets/ (liabilities)	Amount	As % of consolidated profit/ (loss)	Amount	As % of consolidated profit/ (loss)	Amount	As % of consolidated profit/ (loss)	Amount
22	Devas Global Services LLP *# \$	0.00%	0.02	0.00%	-	0.00%	-	0.00%	-
23	D.V. Infrahomes Private Limited #	0.14%	2.92	(0.01%)	(0.01)	0.00%	-	(0.01%)	(0.01)
24	Purva Woodworks Private Limited #	(0.01%)	(0.15)	(0.08%)	(0.12)	0.00%	-	(0.08%)	(0.12)
25	Purvacom *# \$	0.00%	0.10	0.00%	-	0.00%	-	0.00%	-
26	Propmart Technologies Limited \$	(1.55%)	(31.72)	(1.52%)	(2.24)	0.00%	-	(1.53%)	(2.24)
27	Purva Asset Management Private Limited (formerly, Map Capital Advisors Private Limited) \$	(0.03%)	(0.61)	(0.26%)	(0.38)	0.00%	-	(0.26%)	(0.38)
28	White Oaks # \$	1.47%	30.09	0.00%	-	0.00%	-	0.00%	-
<b>Foreign subsidiaries</b>									
1	Welworth Lanka Holding Private Limited #	0.81%	16.56	(0.01%)	(0.01)	0.00%	-	(0.01%)	(0.01)
2	Welworth Lanka (Private) Limited #	0.47%	9.66	(0.04%)	(0.06)	0.00%	-	(0.04%)	(0.06)
<b>Associates</b>									
1	Keppel Puravankara Development Private Limited #	0.13%	2.76	1.71%	2.52	0.00%	-	1.73%	2.52
2	Bangalore Tower Private Limited #	4.16%	85.14	(1.29%)	(1.90)	0.00%	-	(1.30%)	(1.90)
3	Sobha Puravankara Aviation Private Limited #	(4.81%)	(98.62)	1.19%	1.76	0.00%	-	1.21%	1.76
4	Whitefield Ventures #	0.21%	4.31	0.00%	-	0.00%	-	0.00%	-
<b>Joint ventures</b>									
1	Purva Good Earth Properties Private Limited #	(1.10%)	(22.51)	(6.28%)	(9.27)	0.00%	-	(6.35%)	(9.27)
2	Pune Projects LLP #	(0.31%)	(6.38)	(0.77%)	(1.14)	0.00%	-	(0.78%)	(1.14)
Adjustment arising out of consolidation		(2.89%)	(59.16)	(6.30%)	(9.29)	167.76%	(2.55)	(8.11%)	(11.84)
Share of non-controlling interest in subsidiaries		0.32%	6.59	0.00%	-	0.00%	-	0.00%	-
<b>Grand total</b>		<b>100%</b>	<b>2,048.65</b>	<b>100%</b>	<b>147.56</b>	<b>100%</b>	<b>(1.52)</b>	<b>100%</b>	<b>146.04</b>

\* The net assets of the aforesaid subsidiaries and associates cumulatively represents 0.01% as a percentage of consolidated net assets. Consequently the net assets as a percentage of consolidated net assets of the individual subsidiaries and associates presented above appears as 'zero'.

# The share of profit/(loss) of the aforesaid subsidiaries and associates cumulatively represents 0.01% as a percentage of consolidated profit. Consequently share of profit (loss) as a percentage of consolidated profit of the individual subsidiaries and associates presented above appears as 'zero'.

\$ The share of total comprehensive income/(loss) of the aforesaid subsidiaries and associates cumulatively represents 0.01% as a percentage of consolidated total comprehensive income. Consequently share of total comprehensive income (loss) as a percentage of consolidated total comprehensive income of the individual subsidiaries and associates presented above appears as 'zero'.

## Notes to Consolidated Ind AS Financial Statements for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

### As at March 31, 2021

Sl. no.	Name of the entity	Net assets (total assets minus total liabilities)		Share in profit or loss		Share in other comprehensive income		Share in total comprehensive income	
		As % of consolidated net assets/ (liabilities)	Amount	As % of consolidated profit/ (loss)	Amount	As % of consolidated profit/ (loss)	Amount	As % of consolidated profit/ (loss)	Amount
	Puravankara Limited	86.58%	1,639.49	246.45%	(9.71)	89%	(1.25)	204.86%	(10.96)
<b>Subsidiaries (held directly)</b>									
<b>Indian subsidiaries</b>									
1	Prudential Housing and Infrastructure Development Limited # \$	(0.08%)	(1.49)	0.00%	-	0.00%	-	0.00%	-
2	Centurions Housing & Constructions Private Limited \$	0.40%	7.59	(35.79%)	1.41	0.00%	-	(26.36%)	1.41
3	Melmont Construction Private Limited \$	(0.21%)	(4.02)	(0.76%)	0.03	0.00%	-	(0.56%)	0.03
4	Purva Realities Private Limited * \$	(0.00%)	(0.09)	1.52%	(0.06)	0.00%	-	1.12%	(0.06)
5	Grand Hills Developments Private Limited * \$	(0.00%)	(0.02)	0.25%	(0.01)	0.00%	-	0.19%	(0.01)
6	Purva Ruby Properties Private Limited # \$	(0.04%)	(0.77)	0.00%	-	0.00%	-	0.00%	-
7	Purva Sapphire Land Private Limited * # \$	(0.00%)	(0.03)	0.00%	-	0.00%	-	0.00%	-
8	Purva Star Properties Private Limited \$	2.69%	50.90	(353.81%)	13.94	0.00%	-	(260.56%)	13.94
9	Nile Developers Private Limited \$	0.34%	6.36	2.03%	(0.08)	0.00%	-	1.50%	(0.08)
10	Vaigai Developers Private Limited # \$	0.27%	5.07	0.00%	-	0.00%	-	0.00%	-
11	Jaganmata Property Developers Private Limited * \$	(0.00%)	(0.05)	0.76%	(0.03)	0.00%	-	0.56%	(0.03)
12	Purva Property Services Private Limited (formerly Jyothishmati Business Centers Private Limited) \$	0.01%	0.13	(5.08%)	0.20	0.00%	-	(3.74%)	0.20
13	Vagishwari Land Developers Private Limited * # \$	0.00%	-	0.00%	-	0.00%	-	0.00%	-
14	Varishtha Property Developers Private Limited * # \$	0.00%	-	0.00%	-	0.00%	-	0.00%	-
15	Starworth Infrastructure & Construction Limited	1.20%	22.80	72.34%	(2.85)	10.64%	(0.15)	56.07%	(3.00)
16	Provident Housing Limited	12.14%	229.80	(57.11%)	2.25	0.71%	(0.01)	(41.87%)	2.24
17	Purva Pine Private Limited * # \$	0.00%	-	0.00%	-	0.00%	-	0.00%	-
18	Purva Oak Private Limited * # \$	0.00%	-	0.00%	-	0.00%	-	0.00%	-

## Notes to Consolidated Ind AS Financial Statements for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

Sl. no.	Name of the entity	Net assets (total assets minus total liabilities)		Share in profit or loss		Share in other comprehensive income		Share in total comprehensive income	
		As % of consolidated net assets/ (liabilities)	Amount	As % of consolidated profit/ (loss)	Amount	As % of consolidated profit/ (loss)	Amount	As % of consolidated profit/ (loss)	Amount
19	Provident Meryta Private Limited *# \$	0.00%	-	0.00%	-	0.00%	-	0.00%	-
20	Provident Cedar Private Limited *# \$	0.00%	-	0.00%	-	0.00%	-	0.00%	-
21	IBID Homes Private Limited \$	(0.17%)	(3.27)	45.94%	(1.81)	0.00%	-	33.83%	(1.81)
22	Devas Global Services LLP *\$	0.00%	0.02	1.52%	(0.06)	0.00%	-	1.12%	(0.06)
23	D.V. Infrahomes Private Limited # \$	0.15%	2.93	0.00%	-	0.00%	-	0.00%	-
24	Purva Woodworks Private Limited*	(0.00%)	(0.02)	0.76%	(0.03)	0.00%	-	0.56%	(0.03)
25	Purvacom # \$	0.01%	0.10	0.00%	-	0.00%	-	0.00%	-
26	Propmart Technologies Limited \$	(0.51%)	(9.68)	13.71%	(0.54)	0.00%	-	10.09%	(0.54)
<b>Foreign subsidiaries</b>									
1	Welworth Lanka Holding Private Limited \$	0.71%	13.51	0.25%	(0.01)	0.00%	-	0.19%	(0.01)
2	Welworth Lanka (Private) Limited \$	0.42%	7.89	2.54%	(0.10)	0.00%	-	1.87%	(0.10)
<b>Associates</b>									
1	Keppel Puravankara Development Private Limited \$	3.25%	61.55	22.34%	(0.88)	0.00%	-	16.45%	(0.88)
2	Sobha Puravankara Aviation Private Limited \$	(2.66%)	(50.45)	(17.26%)	0.68	0.00%	-	(12.71%)	0.68
3	Whitefield Ventures # \$	0.23%	4.31	0.00%	-	0.00%	-	0.00%	-
<b>Joint ventures</b>									
1	Purva Good Earth Properties Private Limited \$	(0.70%)	(13.24)	212.94%	(8.39)	0.00%	-	156.82%	(8.39)
2	Pune Projects LLP \$	(0.28%)	(5.24)	24.87%	(0.98)	0.00%	-	18.32%	(0.98)
Adjustment arising out of consolidation		(3.60%)	(68.11)	(78.43%)	3.09	0.00%	-	(57.76%)	3.09
Share of non-controlling interest in subsidiaries		(0.13%)	(2.38)	0.00%	-	0.00%	-	0.00%	-
<b>Grand total</b>		<b>100%</b>	<b>1,893.59</b>	<b>100%</b>	<b>(3.94)</b>	<b>100%</b>	<b>(1.41)</b>	<b>100%</b>	<b>(5.35)</b>

\* The net assets of the aforesaid subsidiaries and associates cumulatively represents 0.01% as a percentage of consolidated net assets. Consequently the net assets as a percentage of consolidated net assets of the individual subsidiaries and associates presented above appears as 'zero'.

# The share of profit/(loss) of the aforesaid subsidiaries and associates cumulatively represents 0.01% as a percentage of consolidated profit. Consequently share of profit (loss) as a percentage of consolidated profit of the individual subsidiaries and associates presented above appears as 'zero'.

\$ The share of total comprehensive income/(loss) of the aforesaid subsidiaries and associates cumulatively represents 0.01% as a percentage of consolidated total comprehensive income. Consequently share of total comprehensive income (loss) as a percentage of consolidated total comprehensive income of the individual subsidiaries and associates presented above appears as 'zero'.

## Notes to Consolidated Ind AS Financial Statements for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

### 43 Non-current assets held for sale

During the year ended March 31, 2022, the Group has entered into definitive agreements for demerger of a project asset of an associate company into a wholly owned subsidiary Bangalore Tower Private Limited (BTPL) of such associate company where the Group will also be allotted shares. Upon allotment, the Group agrees to sell its shareholding in BTPL for an agreed consideration, which is higher than the carrying value of the investment in BTPL.

Consequent to approval of aforesaid demerger, the Group has classified the carrying value of such investment in BTPL amounting to ₹55.56 crores (0.477 crore equity shares of ₹10 each fully paid-up) from 'Investment' to 'Non-current Assets held for sale' in the balance sheet. The Group is confident that the carrying value of such assets will be recovered principally through the aforesaid sale arrangement in the ensuing period, which is highly probable.

Considering the above arrangement is subject to compliance with certain conditions by the parties to the arrangement, the proposed sale of investment in BTPL has not been recognised as at March 31, 2022.

### 44 Other Statutory Information

- (i) There are no proceedings initiated or are pending against the Group for holding any benami property under the Prohibition of Benami Property Transactions Act, 1988 and rules made thereunder.
- (ii) The Company has balance with the below-mentioned companies struck off under section 248 of Companies Act, 2013 or section 560 of Companies Act, 1956

Name of the struck off Company	Nature of transactions with struck off company	Balance as at March 31, 2022 ₹ in crores	Balance as at March 31, 2021 ₹ in crores	Relationship with the Struck off company
Artigra Technologies Private Limited	Trade payable*	0.00	0.00	Vendor
Artspec India Private Limited	Trade payable	0.06	0.06	Vendor
Erlantz Infrastructures Private Limited	Trade payable*	-	0.00	Vendor
Homemitra India Private Limited	Trade payable	0.01	0.01	Vendor
Infocom Techserv Private Limited	Trade payable*	-	0.00	Vendor
Mfinite Marketing Solutions Private Limited	Trade payable*	0.00	0.00	Vendor
Quotient Four Technologies Private Limited	Trade payable*	0.00	0.00	Vendor
Square Wood Designers Private Limited	Trade payable*	-	0.00	Vendor
Stamp Concrete World Private Limited	Trade payable*	0.00	0.00	Vendor
Zippy Facility Management & Services Private Limited	Trade payable	0.01	0.00	Vendor
Nisarg Landscapes Private Limited	Trade payable	-	0.03	Vendor
Progod Services Private Limited	Trade payable	-	0.01	Vendor
Vishal Kiran Infrastructures And Projects India Private Limited	Trade payable*	0.00	0.00	Vendor

\* Amount less than ₹50,000



## Notes to Consolidated Ind AS Financial Statements for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

- (iii) The Company has not traded or invested in Cryptocurrency transactions or Virtual Currency during the financial year.
- (iv) No funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other persons or entities, including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries except the following:

a. Details of fund invested in intermediary by the Company

Name of intermediary	Nature of transaction (Advanced/loaned/ invested)	Date of Transaction	₹ in crores	PAN of intermediary	Relationship with the Company
Welworth Lanka Holding Private Limited	Investment	6-May-21	0.08	NA	Subsidiary
Welworth Lanka Holding Private Limited	Investment	8-Nov-21	0.06	NA	Subsidiary

b. Details of fund further invested by intermediaries listed in (a) above to ultimate beneficiaries

Name of intermediary	Nature of transaction (Advanced/loaned/ invested)	Date of Transaction	₹ in crores	PAN of intermediary	Relationship with the Company
Welworth Lanka Private Limited	Investment	19-May-21	0.08	NA	Step-down Subsidiary
Welworth Lanka Private Limited	Investment	9-Nov-21	0.06	NA	Step-down Subsidiary

- (v) No funds have been received by the Company from any persons or entities, including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company shall, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.
- (vi) The Group has not surrendered or disclosed any transaction, previously unrecorded in the books of account, in the tax assessments under the Income Tax Act, 1961 as income during the year.
- (vii) The Group has not been declared wilful defaulter by any bank or financial institution or government or any government authority or any other lender.

## Notes to Consolidated Ind AS Financial Statements for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

### 45 Segmental information

The Group's business activities fall within a single reportable segment, i.e. real estate development. Hence, there are no additional disclosures to be provided under Ind-AS 108 - Segment information with respect to the single reportable segment, other than those already provided in the financial statements.

The Group is majorly domiciled in India. The Group's revenue from operations from external customers relate to real estate development in India and all the non-current assets of the Group are located in India.

### 46

Particulars	March 31, 2022	March 31, 2021
Unhedged foreign currency exposure	Nil	Nil

### 47 Capital Management

The Group's objectives when managing capital are to maximise returns for shareholders and benefits for other stakeholders, and maintain an optimal capital structure to reduce the cost of capital.

In order to maintain or adjust the capital structure, the Group may adjust the amount of dividends paid to shareholders, return capital to shareholders, issue new shares or sell assets to reduce debt.

The Group monitors its capital using gearing ratio, which is net debt divided by total equity. Net debt comprises long term borrowings, short term borrowings, current maturities of long term borrowings less cash and cash equivalents and other bank balances. Total equity comprises equity share capital and other equity.

Particulars	March 31, 2022	March 31, 2021
Non-current borrowings	571.95	542.87
Current borrowings	2,039.08	2,279.27
Less: Cash and cash equivalents	(275.11)	(159.88)
Less : Bank balances other than cash and cash equivalents	(25.07)	(4.30)
Net debt	2,310.85	2,657.96
Total equity	2,048.65	1,893.59
Gearing ratio	1.13	1.40

In order to achieve the objective of maximize shareholders value, the Groups' capital management, amongst other things, aims to ensure that it meets financial covenants attached to the interest-bearing borrowings that define capital structure requirements. Any significant breach in meeting the financial covenants would allow the bank to call borrowings. There have been no breaches in the financial covenants of above-mentioned interest-bearing borrowing.

No changes were made in the objectives, policies or processes for managing capital during the current and previous years.

## Notes to Consolidated Ind AS Financial Statements for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

### 48 Standards issued but not yet effective

The Ministry of Corporate Affairs has notified Companies (Indian Accounting Standard) Amendment Rules 2022 dated March 23, 2022 to amend the following Ind AS which are effective from April 01, 2022:

- (i) Onerous Contracts – Costs of Fulfilling a Contract – Amendments to Ind AS 37
- (ii) Reference to the Conceptual Framework – Amendments to Ind AS 103
- (iii) Property, Plant and Equipment: Proceeds before Intended Use – Amendments to Ind AS 16
- (iv) Ind AS 101 First-time Adoption of Indian Accounting Standards – Subsidiary as a first-time adopter
- (v) Ind AS 109 Financial Instruments – Fees in the '10 per cent' test for derecognition of financial liabilities
- (vi) Ind AS 41 Agriculture – Taxation in fair value measurements

The impact of same is under evaluation by management of the Company.

#### For S.R. Batliboi & Associates LLP

Chartered Accountants

ICAI Firm registration number: 101049W/E300004

#### per Adarsh Ranka

Partner

Membership no.: 209567

Bengaluru

May 27, 2022

#### For and on behalf of the Board of Directors of Puravankara Limited

#### Ashish R Puravankara

Managing Director

DIN 00504524

#### Abhishek Nirankar Kapoor

Director and Chief Financial Officer

DIN 03456820

Bengaluru

May 27, 2022

#### Nani R Choksey

Vice-Chairman & Whole-time Director

DIN 00504555

#### Bindu Doraiswamy

Company Secretary

# INDEPENDENT AUDITOR'S REPORT

To the  
Members of  
Puravankara Limited

## Report on the Audit of the Standalone Financial Statements

### Opinion

We have audited the accompanying standalone financial statements of Puravankara Limited ("the Company"), which includes its 4 partnership entities, which comprise the Balance sheet as at March 31 2022, the Statement of Profit and Loss, including the statement of Other Comprehensive Income, the Cash Flow Statement and the Statement of Changes in Equity for the year then ended, and notes to the standalone financial statements, including a summary of significant accounting policies and other explanatory information.

In our opinion and to the best of our information and according to the explanations given to us and based on the consideration of reports of other auditors on separate financial statements and on the other financial information of the partnership entities, the aforesaid standalone financial statements give the information required by the Companies Act, 2013, as amended ("the Act") in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2022, its profit including other comprehensive income, its cash flows and the changes in equity for the year ended on that date.

### Basis for Opinion

We conducted our audit of the standalone financial statements in accordance with the Standards on Auditing (SAs), as specified under section 143(10) of the Act. Our responsibilities under those Standards are further described in the 'Auditor's Responsibilities for the Audit of the Standalone Financial Statements' section of our report. We are independent of the Company in accordance with

the 'Code of Ethics' issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Act and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the standalone financial statements.

### Emphasis of Matter

We draw attention to the following notes to the accompanying standalone financial statements:

- (i) Note 38(b)(iii) in connection with the wholly-owned subsidiary being subject to an ongoing litigation with its customer. Pending resolution of the litigation and based on legal opinion obtained by the management, no provision has been made towards the resulting impact of customer's counter-claims on the subsidiary in the accompanying standalone financial statements.
- (ii) Note 38(b)(iv) in connection with certain ongoing property related legal proceedings in the Company. Pending resolution of the legal proceedings and based on legal opinions obtained by the management, no provision has been made towards any claims and the underlying recoverable, deposits and advances are classified as good and recoverable in the accompanying standalone financial statements.
- (iii) Note 2.4 in connection with the management's evaluation of Covid-19 impact on the business operations and cash flows of the Company. In view of the uncertain economic conditions, the management's evaluation of the impact

on the subsequent periods is highly dependent upon conditions as they evolve.

Our opinion is not modified in respect of the above matters.

## Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the standalone financial statements for the financial year ended March 31, 2022. These matters were addressed in the context of our audit of the standalone financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters. For each matter below, our description of how our audit addressed the matter is provided in that context.

We have determined the matters described below to be the key audit matters to be communicated in our report. We have fulfilled the responsibilities described in the Auditor's responsibilities for the audit of the standalone financial statements section of our report, including in relation to these matters. Accordingly, our audit included the performance of procedures designed to respond to our assessment of the risks of material misstatement of the standalone financial statements. The results of our audit procedures, including the procedures performed to address the matters below, provide the basis for our audit opinion on the accompanying standalone financial statements.

Key audit matters	How our audit addressed the key audit matter
<p><b>(a) Recognition of Revenue from Contract with Customers</b> (as described in Note 25 and 39 of the standalone financial statements)</p> <p>The Company applies Ind AS 115 for recognition of revenue from real estate projects. The revenue from real estate projects is recognised at a point in time upon the Company satisfying its performance obligation and the customer obtaining control of the underlying asset, which involves significant estimates and judgement.</p> <p>For revenue contract forming part of Joint Development Arrangements ('JDA') that are not jointly controlled operations, the revenue from the development and transfer of constructed area/revenue share with a corresponding land/ development rights received by the Company is measured at the fair value of the estimated construction service rendered by the Company to the land owner under JDA. Such revenue is recognised over a period of time in accordance with the requirements of Ind AS 115.</p>	<p>Our audit procedures included, among others, the following:</p> <ul style="list-style-type: none"> <li>- We have read the accounting policy for revenue recognition and assessed compliance of the policy in terms of principles enunciated under Ind AS 115.</li> <li>- We assessed the management evaluation of determining revenue recognition from sale of real estate inventory property at a point in time in accordance with the requirements under Ind AS 115.</li> <li>- We obtained and understood the revenue recognition process and performed test of controls over revenue recognition including determination of point of transfer of control, completion of performance obligation and amount of estimated construction service under JDA, on a sample basis.</li> <li>- We performed test of details, on a sample basis, and tested the underlying customer/JDA contracts and sale deed/ handover documents, evidencing the transfer of control of the asset to the customer based on which the revenue is recognized.</li> <li>- We obtained the joint development agreements entered into by the Company and compared the ratio of constructed area/ revenue sharing arrangement between the Company and the landowner as mentioned in the agreement to the computation statement prepared by the management, on a sample basis.</li> </ul>

Key audit matters	How our audit addressed the key audit matter
<p>For contracts involving sale of real estate inventory property, the Company receives the consideration in accordance with the terms of the contract in proportion of the percentage of completion of such real estate project and represents payments made by customers to secure performance obligation of the Company under the contract enforceable by customers.</p> <p>Application of Ind AS 115 involves significant judgment in determining when 'control' of the property underlying the performance obligation is transferred to the customer. Further, for revenue contract forming part of JDA, significant estimate is made by the management in determining the fair value of the underlying revenue.</p> <p>As the revenue recognition involves significant estimates and judgement, we regard this as a key audit matter.</p>	<ul style="list-style-type: none"> <li>- We obtained and tested the computation of the amount of the estimated construction service under JDA, on sample basis.</li> <li>- We tested the computation for recognition of revenue over a period of time for revenue contracts forming part of JDA and management's assessment of stage of completion of projects and project cost estimates on a test check basis.</li> <li>- We assessed the disclosures made by management in compliance with the requirements of Ind AS 115.</li> </ul>
<p><b>Recording of related party transactions and disclosures</b> (as described in Note 40 of the Standalone financial statements)</p>	
<p>The Company has undertaken transactions with its related parties, which includes making new or additional investments in its subsidiaries, associates and joint ventures and lending and borrowing of loans; and other transactions to or from the related parties.</p> <p>We identified the recording of related party transactions and its disclosure as set out in respective notes to the Standalone financial statements as a key audit matter due to the significance of transactions with related parties and regulatory compliance thereon</p>	<p>Our audit procedures included, among others, the following:</p> <ul style="list-style-type: none"> <li>- Obtained and read the Company's policies, processes and procedures in respect of identifying related parties, obtaining approval, recording and disclosure of related party transactions.</li> <li>- Read minutes of shareholder meetings, board meetings and minutes of meetings of those charged with governance, as applicable, in connection with Company's assessment of related party transactions being in the ordinary course of business and at arm's length.</li> <li>- Tested, on a sample basis, related party transactions with the underlying contracts, confirmation letters and other supporting documents.</li> <li>- Agreed the related party information disclosed in the financial statements with the underlying supporting documents on a sample basis.</li> </ul>
<p><b>Recoverability of the carrying value of inventory and land advances/deposits</b> (as described in Note 8, 10 and 13 of the Standalone financial statements)</p>	
<p>As at March 31, 2022, the carrying value of the inventory of real estate projects is ₹4,300.49 crores and land advances/deposits of ₹238.27 crores.</p> <p>The inventories are carried at the lower of cost and Net Realisable Value (NRV). The determination of the NRV involves estimates based on prevailing market conditions and taking into account the estimated future selling price, cost to complete projects and selling costs.</p> <p>Deposits paid under joint development arrangements, in the nature of non-refundable amounts, are recognised as land advance under other assets and on the launch of the project, the same is transferred as land stock under inventories. Further, advances paid by the Company to the seller/ intermediary towards outright purchase of land is recognised as land advance under other assets during the course of transferring the legal title to the Company, whereupon it is transferred to land stock under inventories.</p>	<p>Our procedures in assessing the carrying value of the inventories/land advances/deposits included, among others, the following:</p> <ul style="list-style-type: none"> <li>- We read and evaluated the accounting policies with respect to inventories/land advances/deposits.</li> <li>- We assessed the Company's methodology applied in assessing the carrying value under the relevant accounting standards including current market conditions and effects of COVID-19 pandemic, applied in assessing the net realizable value, launch of the project, development plan and future sales.</li> <li>- We obtained and tested the computation involved in assessment of carrying value and the net realisable value/ net recoverable value including the effects of COVID 19 on test check basis.</li> </ul>

Key audit matters	How our audit addressed the key audit matter
<p>The aforesaid deposits and advances are carried at the lower of the amount paid/payable and net recoverable value, which is based on the management's assessment including the expected date of commencement and completion of the project and the estimate of sale prices and construction costs of the project.</p> <p>We identified the assessment of the carrying value of inventory and land advances/deposits as a key audit matter due to the significance of the balance to the financial statements as a whole and the involvement of estimates and judgement in the assessment.</p>	<ul style="list-style-type: none"> <li>- We enquired from the management regarding the project status and verified the underlying documents for related developments in respect of the land acquisition, project progress and expected recoverability of advances paid towards land procurement (including deposits paid under JDA), on test check basis.</li> </ul>
<p><b>Compliance with repayment terms of borrowings</b> (as described in Note 20 of the Standalone financial statements)</p>	
<p>As at March 31, 2022, the Company has borrowings amounting to ₹1,501.31 crores. The borrowings are key source of funds taken to finance its various real estate development projects as well as for general corporate purpose.</p> <p>We consider compliance with repayment terms of borrowings as a key audit matter as this is a key consideration for appropriate classification of loan balances and relevant disclosures thereon in the financial statements. Further, compliance with repayment terms is part of management's assessment of evaluating its gearing and liquidity profile.</p>	<p>Our procedures in relation to compliance with repayment terms of borrowings include, among others, the following:</p> <ul style="list-style-type: none"> <li>- Obtained an understanding of the process and testing the internal controls over timely repayment of borrowings.</li> <li>- We tested the repayments of borrowings for a sample of transactions by reading the underlying contracts for repayments schedules, comparing the actual cash flows with the repayment schedules and tracing the amounts paid as per books of account to the bank statements of the Company.</li> <li>- We obtained direct confirmation from lenders and compared the balances confirmed by them with the balances as per the books of accounts, on test check basis</li> <li>- We assessed the maturity profile of the borrowings to evaluate the classification and disclosure of borrowings on test check basis.</li> </ul>
<p><b>Recoverability of carrying value of Investments and loans made in subsidiaries, associate and joint venture entities</b> (as described in Note 06 and 07 of the Standalone financial statements)</p>	
<p>As at March 31, 2022, the carrying values of Company's investment in subsidiary, joint venture and associate entities amounted to ₹45.93 crores. Further, the Company has granted loans to its subsidiaries, joint ventures and associates and the outstanding amount as at March 31, 2022 is ₹381.14 crores. Management reviews on a periodical basis whether there are any indicators of impairment of such investments and loans.</p> <p>For cases where impairment indicators exist, management estimates the recoverable/realisable amounts of the investments, being higher of fair value less costs of disposal and value in use. Significant judgements are required to determine the key assumptions used in determination of fair value / value in use.</p> <p>The loans are carried at the lower of the carrying value and net recoverable value, which is based on the management's assessment of recoverability of loans.</p>	<p>Our procedures in assessing the impairment of the investment and loans included, among others, the following:</p> <ul style="list-style-type: none"> <li>- We read and evaluated the accounting policies with respect to investment and loans.</li> <li>- We examined the management assessment in determining whether any impairment indicators exist.</li> <li>- We assessed the Company's methodology applied in assessing the carrying value of investments and loans.</li> <li>- We assessed the Company's valuation methodology and assumptions based on current economic and market conditions including effects of COVID-19 pandemic, applied in determining the recoverable/realisable amount.</li> <li>- We compared the recoverable/realisable amount of the investment and loans to the carrying value in books.</li> </ul>

Key audit matters	How our audit addressed the key audit matter
<p>In view of the COVID -19 pandemic, the management has reassessed its future business plans and key assumptions as at March 31, 2022 while assessing the adequacy of carrying value of the investment and loans made by the Company in its Subsidiaries, associates and joint venture entities (collectively referred to as "component entities").</p> <p>As the impairment assessment involves significant assumptions and judgement, we regard this as a key audit matter.</p>	<ul style="list-style-type: none"> <li>- We read the most recent audited financial statements of component entities and performed inquiries with management on the project status and future business plan of component entities.</li> <li>- We assessed the disclosures made in the financial statements regarding investments and loans.</li> </ul>

## Other Information

The Company's Board of Directors is responsible for the other information. The other information comprises the information included in the Annual report, but does not include the standalone financial statements and our auditor's report thereon.

Our opinion on the standalone financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the standalone financial statements, our responsibility is to read the other information and, in doing so, consider whether such other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

## Responsibilities of Management for the Standalone Financial Statements

The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Act with respect to the preparation of these standalone financial statements that give a true and fair view of the financial position, financial performance including other comprehensive income, cash flows and changes in equity of the Company in accordance with the accounting principles generally accepted in India, including the Indian Accounting Standards (Ind AS) specified

under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the standalone financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the standalone financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are also responsible for overseeing the Company's financial reporting process.

## Auditor's Responsibilities for the Audit of the Standalone Financial Statements

Our objectives are to obtain reasonable assurance about whether the standalone financial statements as a whole



are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these standalone financial statements.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the standalone financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3) (i) of the Act, we are also responsible for expressing our opinion on whether the Company has adequate internal financial controls with reference to financial statements in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that

may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the standalone financial statements, including the disclosures, and whether the standalone financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the standalone financial statements for the financial year ended March 31, 2022 and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

## Other Matter

The accompanying financial statements include the Company's share of net loss after tax in respect of 4 partnership entities amounting to ₹1.11 crore for the year ended March 31, 2022. The financial statements of such partnership entities have been audited by their respective independent auditors.

The reports of such other auditors on financial statements of these partnership entities have been furnished to us and our opinion on the Statement, in so far as it relates to the amounts and disclosures included in respect of these partnership entities, is based solely on the report of such other auditors. Our opinion is not modified in respect of the above matter.

## Report on Other Legal and Regulatory Requirements

1. As required by the Companies (Auditor's Report) Order, 2020 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of section 143 of the Act, we give in the "Annexure 1" a statement on the matters specified in paragraphs 3 and 4 of the Order.
    1. As required by the Companies (Auditor's Report) Order, 2020 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of section 143 of the Act, we give in the "Annexure 1" a statement on the matters specified in paragraphs 3 and 4 of the Order.
  2. As required by Section 143(3) of the Act, we report that:
    - (a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit;
    - (b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books;
    - (c) The Balance Sheet, the Statement of Profit and Loss including the Statement of Other Comprehensive Income, the Cash Flow Statement and Statement of Changes in Equity dealt with by this Report are in agreement with the books of account;
- (d) In our opinion, the aforesaid standalone financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with Companies (Indian Accounting Standards) Rules, 2015, as amended;
  - (e) The matter described in Emphasis of Matter paragraph above, in our opinion, may have an adverse effect on the functioning of the Company;
  - (f) On the basis of the written representations received from the directors as on March 31, 2022 taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2022 from being appointed as a director in terms of Section 164 (2) of the Act;
  - (g) With respect to the adequacy of the internal financial controls with reference to standalone financial statements and the operating effectiveness of such controls, refer to our separate Report in "Annexure 2" to this report;
  - (h) In our opinion, the managerial remuneration for the year ended March 31, 2022 has been paid / provided by the Company to its directors in accordance with the provisions of section 197 read with Schedule V to the Act;
  - (i) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, as amended in our opinion and to the best of our information and according to the explanations given to us:
    - i. The Company has disclosed the impact of pending litigations on its financial position in its standalone financial statements – Refer Note 38(b) to the standalone financial statements;
    - ii. The Company did not have any long-term contracts including derivative contracts for

which there were any provision for material foreseeable losses;

- iii. There has been no delay in transferring amounts, required to be transferred, to the Investor Education and Protection Fund by the Company.
- iv. a) The management has represented that, to the best of its knowledge and belief, other than as disclosed in the note 44(v) to the standalone financial statements, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the company to or in any other persons or entities, including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;
- b) The management has represented that, to the best of its knowledge and belief, as disclosed in the note 44(vi) to the standalone financial statements, no funds have been received by the company from any persons or entities, including foreign entities ("Funding Parties"), with the understanding, whether recorded in

writing or otherwise, that the company shall, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries; and

- c) Based on such audit procedures performed that were considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under sub-clause (a) and (b) contain any material misstatement.
- v. As stated in note 19 to the standalone financial statements, Board of Directors of the Company have proposed final dividend for the year which is subject to the approval of the members at the ensuing Annual General Meeting. The dividend declared is in accordance with Section 123 of the Act to the extent it applies to declaration of dividend.

For **S.R. Batliboi & Associates LLP**

*Chartered Accountants*

ICAI Firm Registration Number: 101049W/E300004

per **Adarsh Ranka**

*Partner*

Place: Bengaluru

Date: May 27, 2022

Membership Number: 209567

UDIN: 22209567AJSJLZ6726

## Annexure '1'

referred to in paragraph under the heading "Report on other legal and regulatory requirements" of our report of even date

**Re: Puravankara Limited ("the Company")**

**In terms of the information and explanations sought by us and given by the company and the books of account and records examined by us in the normal course of audit and to the best of our knowledge and belief, we state that:**

- (i) (a)(A) The Company has maintained proper records showing full particulars, including quantitative details and situation of property, plant and equipment and investment property.
  - (a)(B) The Company has maintained proper records showing full particulars of intangibles assets.
  - (b) All Property, Plant and Equipment and investment property were physically verified by the management in the previous year in accordance with a planned programme of verifying them once in three years which is reasonable having regard to the size of the Company and the nature of its assets.
  - (c) The title deeds of immovable properties (other than properties where the Company is the lessee and the lease agreements are duly executed in favour of the lessee) disclosed in note 3 and 4 to the financial statements are held in the name of the Company.
  - (d) The Company has not revalued its Property, Plant and Equipment (including Right of use assets) or intangible assets during the year ended March 31, 2022.
  - (e) There are no proceedings initiated or are pending against the Company for holding any benami property under the Prohibition of Benami Property Transactions Act, 1988 and rules made thereunder as disclosed in the note 44(i) to the financial statements.
- (ii) (a) Having regard to the nature of inventory comprising of raw materials, stock of completed units and work in progress of real estate projects, the management has conducted physical verification of inventory including by way of site visits, verification of title deeds, and certification of extent of work completion, at reasonable intervals during the year. In our opinion the coverage and the procedure of such verification by the management is appropriate. Discrepancies of 10% or more in aggregate for each class of inventory were not noticed on such physical verification.
  - (b) The Company has been sanctioned working capital limits in excess of ₹ five crores in aggregate from banks during the year on the basis of security of current assets of the Company. As disclosed in note 20 to the financial statements, the Company has not filed any quarterly returns/statements with such banks during the year.
- (iii) (a) During the year the Company has provided loans, provided security and stood guarantee to companies as follows:

(iii) (a) During the year the Company has provided loans, provided security and stood guarantee to companies as follows:

₹ in crores

	Guarantees	Security	Loans
Aggregate amount granted/ provided during the year			
- Subsidiaries	208.77	-	215.31
- Joint Ventures	-	-	9.16
- Associates	-	-	-
- Others	-	-	-
Balance outstanding as at balance sheet date in respect of above cases			
- Subsidiaries	1,602.29	185.00	295.30
- Joint Ventures	-	-	85.82
- Associates	-	-	0.02
- Others	-	-	-

- (b) During the year, the investments made, guarantees provided, security given and the terms and conditions of the grant of all loans and advances in the nature of loans and guarantees to companies, firms, Limited Liability Partnerships or any other parties are not prejudicial to the Company's interest, having regard to management's representation that the loans are given to such parties considering the Company's economic interest and long-term trade relationship with such parties.
- (c) The Company has granted loans during the year to companies, firms, Limited Liability Partnerships where the schedule of repayment of principal and payment of interest has been stipulated and no repayment or receipts had fallen due during the year.
- (d) There are no amounts of loans and advances in the nature of loans granted to companies, firms, limited liability partnerships or any other parties which are overdue for more than ninety days.
- (e) There were no loans or advance in the nature of loan granted to companies, firms, Limited Liability Partnerships which was fallen due during the year, that have been renewed or extended or fresh loans granted to settle the overdues of existing loans given to the same parties.
- (f) As disclosed in note 7 to the financial statements, the Company has granted loans or advances in the nature of loans, either repayable on demand or without specifying any terms or period of repayment to companies, firms, Limited Liability Partnerships. Of these following are the details of the aggregate amount of loans or advances in the nature of loans granted to promoters or related parties as defined in clause (76) of section 2 of the Companies Act, 2013:

₹ in crores

	All Parties	Promoters	Related Parties
Aggregate amount of loans - Repayable on demand	280.92	-	280.92
Percentage of loans to the total loans	74%	-	74%

(iv) Loans, investments, guarantees and security in respect of which provisions of sections 185 and 186 of the Companies Act, 2013 are applicable have been complied with by the Company.

(v) The Company has neither accepted any deposits from the public nor accepted any amounts which are deemed to be deposits within the meaning of sections 73 to 76 of the Companies Act and the rules made thereunder, to the extent applicable. Accordingly, the requirement to report on clause 3(v) of the Order is not applicable to the Company.

(vi) We have broadly reviewed the books of account maintained by the Company pursuant to the rules made by the Central Government for the maintenance of cost records under section 148(1) of the Companies Act, 2013, related to the construction activities and are of

the opinion that prima facie, the specified accounts and records have been made and maintained. We have not, however, made a detailed examination of the same.

(vii) (a) Undisputed statutory dues including goods and services tax, provident fund, employees' state insurance, income-tax, service tax, duty of custom, value added tax, cess and other statutory dues have generally been regularly deposited with the appropriate authorities though there have been slight delays in few cases. According to the information and explanations given to us and based on audit procedures performed by us, no undisputed amounts payable in respect of these statutory dues were outstanding, at the year end, for a period of more than six months from the date they became payable.

(b) The dues of goods and services tax, provident fund, employees' state insurance, income-tax, service tax, duty of custom, value added tax, cess, and other statutory dues have not been deposited on account of any dispute, are as follows:

Name of the Statute	Nature of dues	Amount demanded ₹ Crore	Amount paid under protest ₹ Crore	Period to which amount relates	Forum where the dispute is pending
Finance Act, 1994	Service Tax	38.18	0.46	2007-2017	Customs, Excise & Service Tax Appellate Tribunal, Bangalore
Income-Tax Act, 1961	Income tax	2.54	-	2004-2006	Commissioner of Income Tax (Appeals)
Income-Tax Act, 1961	Income tax	33.62	-	2009-2014	Assistant Commissioner of Income Tax
Income-Tax Act, 1961	Income tax	15.1.6	-	2015-2016	Commissioner of Income Tax (Appeals)
Kerala Value Added Tax	Value Added Tax	2.81	-	2012-2013	High Court, Kerala

- (viii) The Company has not surrendered or disclosed any transaction, previously unrecorded in the books of account, in the tax assessments under the Income Tax Act, 1961 as income during the year as disclosed in note 44(vii) to the financial statements. Accordingly, the requirement to report on clause 3(viii) of the Order is not applicable to the Company.
- (ix) (a) Loans amounting to ₹143.58 crores are repayable on demand. Such loans and interest thereon have not been demanded for repayment during the year. The Company has not defaulted in repayment of other borrowings or payment of interest thereon to any lender.
- (b) The Company has not been declared wilful defaulter by any bank or financial institution or government or any government authority.
- (c) Term loans were applied for the purpose for which the loans were obtained.
- (d) On an overall examination of the financial statements of the Company, no funds raised on short-term basis have been used for long-term purposes by the Company.
- (e) On an overall examination of the financial statements of the Company, the Company has not taken any funds from any entity or person on account of or to meet the obligations of its subsidiaries, associates or joint ventures.
- (f) The Company has raised loans during the year on the pledge of securities held in its subsidiaries, joint ventures or associate companies as per details below. Further, the Company has not defaulted in repayment of such loans raised.

Nature of loan taken	Name of lender	Amount of loan	Name of associate	Relation	Details of security pledged
Term Loan	Bangalore Tower Private Limited	₹57.77 crores	Keppel Puravankara Development Private Limited	Associate	Shares in associate

- (x) (a) The Company has not raised any money during the year by way of initial public offer / further public offer (including debt instruments) and hence, the requirement to report on clause 3(x)(a) of the Order is not applicable to the Company.
- (b) The Company has not made any preferential allotment or private placement of shares /fully or partially or optionally convertible debentures during the year under audit and hence, the requirement to report on clause 3(x)(b) of the Order is not applicable to the Company.
- (xi) (a) No material fraud by the Company or no material fraud on the Company has been noticed or reported during the year.
- (b) During the year, no report under sub-section (12) of section 143 of the Companies Act, 2013 has been filed by cost auditor/ secretarial auditor or by us in Form ADT - 4 as prescribed under Rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government.
- (c) As represented to us by the management, there are no whistle blower complaints received by the Company during the year.

- (xii) The Company is not a nidhi Company as per the provisions of the Companies Act, 2013. Therefore, the requirement to report on clause 3(xii)(a,b and c) of the Order is not applicable to the Company.
- (xiii) Transactions with the related parties are in compliance with sections 177 and 188 of Companies Act, 2013 where applicable and the details have been disclosed in the notes to the financial statements, as required by the applicable accounting standards.
- (xiv) (a) The Company has an internal audit system commensurate with the size and nature of its business.
- (b) The internal audit reports of the Company issued till the date of the audit report, for the period under audit have been considered by us.
- (xv) The Company has not entered into any non-cash transactions with its directors or persons connected with its directors and hence requirement to report on clause 3(xv) of the Order is not applicable to the Company.
- (xvi) (a) The provisions of section 45-IA of the Reserve Bank of India Act, 1934 (2 of 1934) are not applicable to the Company. Accordingly, the requirement to report on clause (xvi)(a) of the Order is not applicable to the Company.
- (b) The Company is not engaged in any Non-Banking Financial or Housing Finance activities. Accordingly, the requirement to report on clause (xvi)(b) of the Order is not applicable to the Company.
- (c) The Company is not a Core Investment Company as defined in the regulations made by Reserve Bank of India. Accordingly, the requirement to report on clause 3(xvi)(c) of the Order is not applicable to the Company.
- (d) There is no Core Investment Company as part of the Group, and hence, the requirement to report on clause 3(xvi)(d) of the Order is not applicable to the Company.
- (xvii) The Company has not incurred cash losses in the current year and incurred cash loss amounting to ₹2.86 crores in the immediately preceding financial year.
- (xviii) There has been no resignation of the statutory auditors during the year and accordingly requirement to report on Clause 3(xviii) of the Order is not applicable to the Company.
- (xix) On the basis of the financial ratios disclosed in note 36 to the financial statements, ageing and expected dates of realization of financial assets and payment of financial liabilities, other information accompanying the financial statements, our knowledge of the Board of Directors and management plans and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report that Company is not capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date. We, however, state that this is not an assurance as to the future viability of the Company. We further state that our reporting is based on the facts up to the date of the audit report and we neither give any guarantee nor any assurance that all liabilities falling due within a period of one year from the balance sheet date, will get discharged by the Company as and when they fall due.



(xx) (a) In respect of other than ongoing projects, there are no unspent amounts that are required to be transferred to a fund specified in Schedule VII of the Companies Act (the Act), in compliance with second proviso to sub section 5 of section 135 of the Act. This matter has been disclosed in note 32(B) to the financial statements.

(b) All amounts that are unspent under section (5) of section 135 of Companies Act, pursuant to any ongoing project, has been transferred to special account in compliance of with provisions

of sub section (6) of section 135 of the said Act. This matter has been disclosed in note 32(B) to the financial statements.

For **S.R. Batliboi & Associates LLP**

*Chartered Accountants*

ICAI Firm Registration Number: 101049W/E300004

per **Adarsh Ranka**

*Partner*

Place: Bengaluru

Date: May 27, 2022

Membership Number: 209567

UDIN: 22209567AJSJLZ6726

## Annexure '2'

**referred to in paragraph under the heading "Report on other legal and regulatory requirements" of our report of even date**

**Re: Puravankara Limited ("the Company")**

### **Report on the Internal Financial Controls under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 ("the Act")**

We have audited the internal financial controls with reference to standalone financial statements of Puravankara Limited ("the Company") as of March 31, 2022 in conjunction with our audit of the standalone financial statements of the Company for the year ended on that date.

### **Management's Responsibility for Internal Financial Controls**

The Company's Management is responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India ("ICAI"). These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to the Company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Companies Act, 2013.

### **Auditor's Responsibility**

Our responsibility is to express an opinion on the Company's internal financial controls with reference to these standalone financial statements based on our audit. We conducted our audit in accordance with the Guidance Note on Audit

of Internal Financial Controls Over Financial Reporting (the "Guidance Note") and the Standards on Auditing as specified under section 143(10) of the Act, to the extent applicable to an audit of internal financial controls, both issued by ICAI. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls with reference to these standalone financial statements was established and maintained and if such controls operated effectively in all material respects.

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls with reference to these standalone financial statements and their operating effectiveness. Our audit of internal financial controls with reference to standalone financial statements included obtaining an understanding of internal financial controls with reference to these standalone financial statements, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the Company's internal financial controls with reference to these standalone financial statements.

### **Meaning of Internal Financial Controls with reference to these Standalone Financial Statements**

A company's internal financial controls with reference to standalone financial statements is a process designed to

provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial controls with reference to standalone financial statements includes those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of standalone financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorisations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorised acquisition, use, or disposition of the company's assets that could have a material effect on the standalone financial statements.

### **Inherent Limitations of Internal Financial Controls with reference to these Standalone Financial Statements**

Because of the inherent limitations of internal financial controls with reference to standalone financial statements, including the possibility of collusion or improper management override of controls, material misstatements due to error or

fraud may occur and not be detected. Also, projections of any evaluation of the internal financial controls with reference to standalone financial statements to future periods are subject to the risk that the internal financial control over financial reporting with reference to these standalone financial statements may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

### **Opinion**

In our opinion, the Company has, in all material respects, adequate internal financial controls with reference to standalone financial statements and such internal financial controls with reference to standalone financial statements were operating effectively as at March 31, 2022, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note issued by ICAI.

For **S.R. Batliboi & Associates LLP**

*Chartered Accountants*

ICAI Firm Registration Number: 101049W/E300004

per **Adarsh Ranka**

*Partner*

Place: Bengaluru

Date: May 27, 2022

Membership Number: 209567

UDIN: 22209567AJSJLZ6726

## Standalone Balance Sheet as at March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

	Note	March 31, 2022	March 31, 2021
<b>Assets</b>			
<b>Non-current assets</b>			
(a) Property, plant and equipment	3	23.39	27.94
(b) Investment properties	4	25.70	33.37
(c) Other Intangible assets	5	1.40	2.13
(d) Intangible assets under development	5A	2.98	-
(e) Financial assets			
(i) Investments	6	45.93	70.33
(ii) Loans	7a	295.31	306.18
(iii) Other financial assets	8a	211.75	213.98
(f) Deferred tax assets (net)	12	91.26	193.93
(g) Assets for current tax (net)	9	43.18	40.46
(h) Other non-current assets	10a	96.13	102.16
<b>Total non-current assets</b>		<b>837.03</b>	<b>990.48</b>
<b>Current assets</b>			
(a) Inventories	13	4,300.49	4,057.34
(b) Financial assets			
(i) Trade receivables	14	143.88	162.84
(ii) Cash and cash equivalents	15	109.12	94.09
(iii) Bank balances other than (ii) above	16	24.54	3.79
(iv) Loans	7b	85.83	78.92
(v) Other financial assets	8b	22.17	29.59
(c) Other current assets	10b	111.63	249.97
<b>Total current assets</b>		<b>4,797.66</b>	<b>4,676.54</b>
Non-current assets held for sale	43	15.92	-
<b>Total assets</b>		<b>5,650.61</b>	<b>5,667.02</b>
<b>EQUITY AND LIABILITIES</b>			
<b>EQUITY</b>			
(a) Equity share capital	17	118.58	118.58
(b) Other equity	18	1,687.35	1,520.91
<b>Total equity</b>		<b>1,805.93</b>	<b>1,639.49</b>
<b>LIABILITIES</b>			
<b>Non-current liabilities</b>			
(a) Financial liabilities			
(i) Borrowings	20a	202.56	79.66
(ii) Lease liabilities	37	1.74	4.22
(iii) Other financial liabilities	21a	16.48	18.10
(b) Provisions	22a	4.98	5.62
<b>Total non-current liabilities</b>		<b>225.76</b>	<b>107.60</b>

## Standalone Balance Sheet

as at March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

	Note	March 31, 2022	March 31, 2021
<b>Current liabilities</b>			
(a) Financial liabilities			
(i) Borrowings	20b	1,298.75	1,770.68
(ii) Lease liabilities	37	5.99	5.72
(iii) Trade payables :	23		
(A) Total outstanding dues of micro enterprises and small enterprises		17.27	8.15
(B) Total outstanding dues of creditors other than micro enterprises and small enterprises		203.31	359.26
(iv) Other financial liabilities	21b	18.50	32.97
(b) Other current liabilities	24	2,070.20	1,738.66
(c) Provisions	22b	4.90	4.49
<b>Total current liabilities</b>		<b>3,618.92</b>	<b>3,919.93</b>
<b>Total equity and liabilities</b>		<b>5,650.61</b>	<b>5,667.02</b>

Summary of significant accounting policies

2.2

The accompanying notes referred to above form an integral part of the standalone financial statements

As per report of even date

For S.R. Batliboi &amp; Associates LLP

Chartered Accountants

ICAI Firm registration number: 101049W/E300004

per Adarsh Ranka

Partner

Membership no.: 209567

Bengaluru

May 27, 2022

For and on behalf of the Board of Directors of Puravankara Limited

Ashish R Puravankara

Managing Director

DIN 00504524

Abhishek Nirankar Kapoor

Director and Chief Financial Officer

DIN 03456820

Bengaluru

May 27, 2022

Nani R Choksey

Vice-Chairman &amp; Whole-time Director

DIN 00504555

Bindu Doraiswamy

Company Secretary

## Standalone Statement of Profit and Loss for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

	Note	March 31, 2022	March 31, 2021
<b>Income</b>			
Revenue from operations	25	730.31	563.95
Other income	26	211.07	66.70
<b>Total</b>		<b>941.38</b>	<b>630.65</b>
<b>Expenses</b>			
Sub-contractor cost		347.03	141.08
Cost of raw materials, components and stores consumed	27	4.82	8.92
Purchase of land stock		82.30	67.28
(Increase)/ decrease in inventories of stock of flats, land stock and work-in-progress	28	(240.61)	(17.51)
Employee benefits expense	29	81.43	70.36
Finance costs	30	191.22	252.42
Depreciation and amortization expense	31	9.27	11.18
Other expenses	32	158.74	110.96
<b>Total expenses</b>		<b>634.20</b>	<b>644.69</b>
<b>Profit/(Loss) before tax</b>		<b>307.18</b>	<b>(14.04)</b>
<b>Tax expense</b>	11		
Current tax		38.57	-
Deferred tax		102.54	(4.33)
<b>Total tax expense</b>		<b>141.11</b>	<b>(4.33)</b>
<b>Profit/(Loss) for the year</b>		<b>166.07</b>	<b>(9.71)</b>
<b>Other comprehensive income ('OCI')</b>			
Items that will not be reclassified to profit or loss			
(i) Re-measurement gains/(losses) on defined benefit plans		0.50	(1.92)
(ii) Income tax relating to above		(0.13)	0.67
<b>Total other comprehensive income/(loss)</b>		<b>0.37</b>	<b>(1.25)</b>
<b>Total comprehensive income/(loss) for the year (comprising profit and OCI)</b>		<b>166.44</b>	<b>(10.96)</b>
<b>Earnings Per equity Share ('EPS')</b>			
<b>(Nominal value per equity share ₹5 (March 31, 2021: ₹5))</b>			
Basic (₹)		7.00	(0.41)
Diluted (₹)		7.00	(0.41)
<b>Weighted average number of equity shares used in computation of EPS</b>			
Basic - in numbers crores		23.72	23.72
Diluted - in numbers crores		23.72	23.72

Summary of significant accounting policies

2.2

The accompanying notes referred to above form an integral part of the standalone financial statements

As per report of even date

For S.R. Batliboi & Associates LLP

Chartered Accountants

ICAI Firm registration number: 101049W/E300004

per Adarsh Ranka

Partner

Membership no.: 209567

Bengaluru

May 27, 2022

For and on behalf of the Board of Directors of Puravankara Limited

Ashish R Puravankara

Managing Director

DIN 00504524

Abhishek Nirankar Kapoor

Director and Chief Financial Officer

DIN 03456820

Bengaluru

May 27, 2022

Nani R Choksey

Vice-Chairman & Whole-time Director

DIN 00504555

Bindu Doraiswamy

Company Secretary

## Standalone Statement of Cash Flow for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

	March 31, 2022	March 31, 2021
<b>A. Cash flow from operating activities</b>		
<b>Profit/(Loss) before tax</b>	<b>307.18</b>	(14.04)
Adjustments to reconcile profit after tax to net cash flows		
Depreciation and amortization expense	9.27	11.18
Financial guarantee income	(0.99)	(1.12)
Liabilities no longer required written-back	(13.03)	(2.23)
Loss/(Profit) on sale of property, plant and equipment and investment property	(3.08)	0.59
Profit on sale of investment in subsidiaries	(161.90)	-
Share in loss of partnership firm investments (post tax)	1.09	0.98
Finance costs	191.22	252.42
Interest income	(17.22)	(50.31)
<b>Operating profit before working capital changes</b>	<b>312.54</b>	<b>197.47</b>
Working capital adjustments:		
(Increase)/decrease in trade receivables	18.95	(9.90)
(Increase)/ decrease in inventories	(243.15)	(13.91)
(Increase)/ decrease in loans	-	(4.81)
(Increase)/ decrease in other financial assets	7.61	1.86
(Increase)/ decrease in other assets	144.37	(36.65)
Increase/ (decrease) in trade payables	(133.79)	13.94
Increase/ (decrease) in other financial liabilities	(13.90)	(14.99)
Increase/ (decrease) in other liabilities	331.54	225.83
Increase/ (decrease) in provisions	0.25	1.41
<b>Cash (used in)/ received from operations</b>	<b>424.42</b>	<b>360.25</b>
Income tax paid (net)	(41.30)	8.09
<b>Net cash flows from operating activities</b>	<b>383.12</b>	<b>368.34</b>
<b>B. Cash flows from investing activities</b>		
Purchase of property, plant and equipment (including capital work in progress and capital advances)	(0.64)	(1.23)
Purchase of intangible assets	(3.05)	(0.06)
Proceeds from sale of property, plant and equipment and investment property	11.19	0.02
Investments made in subsidiaries and associates	(3.87)	(7.01)
Proceeds from sale of investments in subsidiaries	174.26	-
Investments in Partnership firm	-	(0.10)
Loans given to subsidiaries, associates and joint ventures	(238.20)	(180.11)
Loans repaid by subsidiaries, associates and joint ventures	243.75	348.44
Investment in bank deposits (original maturity of more than three months)	(15.96)	(65.03)
Redemption of bank deposits (original maturity of more than three months)	1.49	62.24
Interest received	11.33	44.54
<b>Net cash flows from investing activities</b>	<b>180.30</b>	<b>201.70</b>

## Standalone Statement of Cash Flow for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

		March 31, 2022	March 31, 2021
<b>C. Cash flows from financing activities</b>			
Proceeds from secured term loans		1,075.47	224.48
Repayment of secured term loans		(1,319.32)	(611.86)
Proceeds from unsecured term loans		100.00	-
Repayments of unsecured term loans		(166.00)	-
Loans taken from subsidiaries, associates and joint ventures		17.72	39.16
Loans repaid to subsidiaries, associates and joint ventures		(35.09)	(28.41)
Payment of lease liabilities		(6.80)	(8.02)
Interest and other charges paid		(191.80)	(173.10)
<b>Net cash flows from financing activities</b>		<b>(525.82)</b>	<b>(557.75)</b>
Net (decrease)/increase in cash and cash equivalents (A + B + C)		37.60	12.29
Cash and cash equivalents at the beginning of the year		(15.04)	(27.33)
<b>Cash and cash equivalents at the end of the year</b>		<b>22.56</b>	<b>(15.04)</b>
<b>Components of cash and cash equivalents</b>	<b>Notes</b>	<b>March 31, 2022</b>	<b>March 31, 2021</b>
Cash and cash equivalents	15	109.12	94.09
Less: Cash credit facilities from banks	20	(86.56)	(109.13)
<b>Cash and cash equivalents reported in cash flow statement</b>		<b>22.56</b>	<b>(15.04)</b>

Summary of significant accounting policies	2.2
Changes in liabilities arising from financing activities and changes in assets arising from non-cash investing activities relating to right of use assets	15 & 36

The accompanying notes referred to above form an integral part of the standalone financial statements

As per report of even date

**For S.R. Batliboi & Associates LLP**

Chartered Accountants

ICAI Firm registration number: 101049W/E300004

**For and on behalf of the Board of Directors of Puravankara Limited**

**per Adarsh Ranka**

Partner

Membership no.: 209567

**Ashish R Puravankara**

Managing Director

DIN 00504524

**Nani R Choksey**

Vice-Chairman & Whole-time Director

DIN 00504555

**Abhishek Nirankar Kapoor**

Director and Chief Financial Officer

DIN 03456820

**Bindu Doraiswamy**

Company Secretary

Bengaluru

May 27, 2022

Bengaluru

May 27, 2022



## Standalone Statement of changes in equity for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

### A. Equity share capital

Particulars	As at April 1, 2020	Movement during 2020-21	As at March 31, 2021	Movement during 2021-22	As at March 31, 2022
Equity share capital of face value of ₹5 each fully paid 23.72 crore (March 31, 2021 - 23.72 crore) equity shares of ₹ 5 each fully paid	118.58	-	118.58	-	118.58
	<b>118.58</b>	-	<b>118.58</b>	-	<b>118.58</b>

Note: Also refer note 17

### B. Other equity

Particulars	Reserves and surplus			Total
	Capital Reserve	Securities premium	General reserve	
Balance as at 1 April 2020	963.61	80.28	487.99	1,531.88
Profit/(loss) for the year	-	-	(9.71)	(9.71)
Other Comprehensive Income/(loss)	-	-	(1.25)	(1.25)
<b>Total comprehensive income for the year</b>	963.61	80.28	477.03	1,520.91
<b>Balance as at March 31, 2021</b>	<b>963.61</b>	<b>80.28</b>	<b>477.03</b>	<b>1,520.91</b>
Profit/(loss) for the year	-	-	166.07	166.07
Other Comprehensive Income/(loss)	-	-	0.37	0.37
<b>Total comprehensive income for the year</b>	<b>963.61</b>	<b>80.28</b>	<b>643.47</b>	<b>1,687.35</b>
<b>Balance as at March 31, 2022</b>	<b>963.61</b>	<b>80.28</b>	<b>643.47</b>	<b>1,687.35</b>

Note: 1. Also refer note 18

Summary of significant accounting policies

2.2

The accompanying notes referred to above form an integral part of the standalone financial statements

As per report of even date

For S.R. Batliboi & Associates LLP

Chartered Accountants

ICAI Firm registration number: 101049W/E300004

For and on behalf of the Board of Directors of Puravankara Limited

per Adarsh Ranka

Partner

Membership no.: 209567

Ashish R Puravankara

Managing Director

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Nani R Choksey

Vice-Chairman & Whole-time Director

DIN 00504555

Abhishek Nirankar Kapoor

Director and Chief Financial Officer

DIN 03456820

Bindu Doraiswamy

Company Secretary

Bengaluru

May 27, 2022

Bengaluru

May 27, 2022

## **Notes to Standalone Ind AS Financial Statements** for the year ended March 31, 2022 (All amounts in Indian ₹ Crore, unless otherwise stated)

### **1. Corporate information**

Puravankara Limited (the 'Company') was incorporated on June 3, 1986 under the provisions of the Companies Act applicable in India ("Act"). The registered office is located at 130/1, Ulsoor Road, Bengaluru 560042, India. The Company's shares are listed on two recognized stock exchanges in India namely National Stock Exchange of India Limited and BSE Limited. The Company is engaged in the business of real estate development.

The Standalone financial statements were authorized for issue in accordance with a resolution of the Board of Directors on May 27, 2022.

### **2. Significant accounting policies**

#### **2.1 Basis of preparation**

In accordance with the notification issued by the Ministry of Corporate Affairs, the Company has adopted Indian Accounting Standards (Ind AS) specified under section 133 of the Act, read with the Companies (Indian Accounting Standards) Rules, 2015, as amended and presentation requirements of Division II of Schedule III to the Companies Act, 2013 (Ind AS compliant Schedule III). The standalone financial statements of the Company are prepared and presented in accordance with Ind AS.

On March 24, 2021, the Ministry of Corporate Affairs (MCA) through a notification, amended Schedule III of the Companies Act, 2013 and the amendments are applicable for financial periods commencing from April 01, 2021. The preparation of financial statements is after taking into consideration the effect of the amended Schedule III. The Company has also reclassified the previous year figures in accordance with the requirements applicable in the current year.

The standalone financial statements have been prepared on the historical cost basis, except for certain financial instruments which are measured at fair values at the end of each reporting period, as explained in the accounting policies below. Historical cost is generally based on the fair value of the consideration given in exchange for goods and services.

#### **2.2 Summary of significant accounting policies**

##### **(a) Use of estimates**

The preparation of financial statements in conformity with Ind AS requires the management to make judgments, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities and the disclosure of contingent liabilities, at the end of the reporting period. Although these estimates are based on the management's best knowledge of current events and actions, uncertainty about these assumptions and estimates could result in the outcomes requiring a material adjustment to the carrying amounts of assets or liabilities. The effect of change in an accounting estimate is recognized prospectively.

## Notes to Standalone Ind AS Financial Statements for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

### (b) Current versus non-current classification

The Company presents assets and liabilities in the balance sheet based on current/ non-current classification.

An asset is treated as current when it is:

- Expected to be realized or intended to be sold or consumed in normal operating cycle
- Held primarily for the purpose of trading
- Expected to be realized within twelve months after the reporting period, or
- Cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period

All other assets are classified as non-current.

A liability is current when:

- It is expected to be settled in normal operating cycle
- It is held primarily for the purpose of trading
- It is due to be settled within twelve months after the reporting period, or
- There is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period

All other liabilities are classified as non-current.

The operating cycle is the time between the acquisition of assets for processing and their realization in cash and cash equivalents. The Company has evaluated and considered its operating cycle as four years for the purpose of current and non-current classification of assets and liabilities.

Deferred tax assets/ liabilities are classified as non-current assets/ liabilities.

### (c) Property, plant and equipment

Property, plant and equipment are stated at cost, net of accumulated depreciation and accumulated impairment losses, if any. The cost comprises purchase price, borrowing costs if capitalization criteria are met and directly attributable cost of bringing the asset to its working condition for the intended use. Any trade discounts and rebates are deducted in arriving at the purchase price.

## **Notes to Standalone Ind AS Financial Statements** for the year ended March 31, 2022 (All amounts in Indian ₹ Crore, unless otherwise stated)

Each part of an item of property, plant and equipment with a cost that is significant in relation to the total cost of the item is depreciated separately. This applies mainly to components for machinery. When significant parts of plant and equipment are required to be replaced at intervals, the Company depreciates them separately based on their specific useful lives. Likewise, when a major inspection is performed, its cost is recognized in the carrying amount of the plant and equipment as a replacement if the recognition criteria are satisfied. All other repair and maintenance costs are recognized in profit or loss as incurred.

Subsequent expenditure related to an item of property, plant and equipment is added to its book value only if it increases the future benefits from its previously assessed standard of performance. All other expenses on existing property, plant and equipment, including day-to-day repair and maintenance expenditure and cost of replacing parts, are charged to the statement of profit and loss for the period during which such expenses are incurred.

Borrowing costs directly attributable to acquisition of property, plant and equipment which take substantial period of time to get ready for its intended use are also included to the extent they relate to the period till such assets are ready to be put to use.

Advances paid towards the acquisition of property, plant and equipment outstanding at each balance sheet date is classified as capital advances under other non-current assets.

An item of property, plant and equipment and any significant part initially recognized is de-recognized upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on de-recognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in the income statement when the Property, plant and equipment is de-recognized.

Costs of assets not ready for use at the balance sheet date are disclosed under capital work- in- progress. Capital work in progress is stated at cost, net of accumulated impairment loss, if any.

### **(d) Depreciation on property, plant and equipment and investment property.**

Depreciation is calculated on straight line method using the following useful lives estimated by the management, which are equal to those prescribed under Schedule II to the Companies Act, 2013, except certain categories of assets whose useful life is estimated by the management based on planned usage and technical evaluation thereon:

## Notes to Standalone Ind AS Financial Statements

for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

Category of Asset	Useful lives (in years)	Useful lives as per Schedule II (in years)
Buildings	60	60
Plant, machinery and equipments:		
- Shuttering materials	7	15
- Other plant, machinery and equipments	10	15
Furniture and fixtures	10	10
Computer equipment		
- Servers and networking equipments	6	6
- End user devices	3	3
Office equipment	5	5
Motor Vehicles	8	8

Leasehold improvements are amortised over the remaining period of lease or their estimated useful life (10 years), whichever is shorter on straight line basis.

The residual values, useful lives and methods of depreciation of property, plant and equipment and investment property are reviewed at each financial year end and adjusted prospectively, if appropriate.

### (e) Intangible assets

Intangible assets acquired separately are measured on initial recognition at cost. Following initial recognition, intangible assets are carried at cost less accumulated amortization and accumulated impairment losses, if any.

Intangible assets comprising of computer software are amortized using straight line method over a period of six years, which is estimated by the management to be the useful life of the asset.

The residual values, useful lives and methods of amortization of intangible assets are reviewed at each financial year end and adjusted prospectively, if appropriate.

Gains or losses arising from de-recognition of an intangible asset are measured as the difference between the net disposal proceeds and the carrying amount of the asset and are recognized in the statement of profit and loss when asset is derecognized.

### (f) Investment property

Investment properties are measured initially at cost, including transaction costs. Subsequent to initial recognition, investment properties are stated at cost less accumulated depreciation and accumulated impairment loss, if any.

The cost includes the cost of replacing parts and borrowing costs for long-term construction projects if the recognition criteria are met. When significant parts of the investment property are required to be replaced at intervals,

## **Notes to Standalone Ind AS Financial Statements** for the year ended March 31, 2022 (All amounts in Indian ₹ Crore, unless otherwise stated)

the Company depreciates them separately based on their specific useful lives. All other repair and maintenance costs are recognized in profit or loss as incurred.

Though the Company measures investment property using cost based measurement, the fair value of investment property is disclosed in the notes. Fair values are determined based on an annual evaluation performed by an accredited external independent valuer.

Investment properties are de-recognized when the entity transfers control of the same to the buyer. Further the entity also derecognises investment properties when they are permanently withdrawn from use and no future economic benefit is expected from their disposal. The difference between the net disposal proceeds and the carrying amount of the asset is recognized in profit or loss in the period of de-recognition.

### **(g) Impairment**

#### **A. Financial assets**

The Company assesses at each date of balance sheet whether a financial asset or a group of financial assets is impaired. Ind AS 109 requires expected credit losses to be measured through a loss allowance. The Company recognizes lifetime expected losses for all contract assets and / or all trade receivables that do not constitute a financing transaction. For all other financial assets, expected credit losses are measured at an amount equal to the 12-month expected credit losses or at an amount equal to the life time expected credit losses if the credit risk on the financial asset has increased significantly since initial recognition.

#### **B. Non-financial assets**

The Company assesses at each reporting date whether there is an indication that an asset may be impaired. If any indication exists, or when annual impairment testing for an asset is required, the Company estimates the asset's recoverable amount. An asset's recoverable amount is the higher of an asset's or cash-generating unit's (CGU) net selling price and its value in use. The recoverable amount is determined for an individual asset, unless the asset does not generate cash inflows that are largely independent of those from other assets or groups of assets. Where the carrying amount of an asset or CGU exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. In determining net selling price, recent market transactions are taken into account, if available. If no such transactions can be identified, an appropriate valuation model is used.

Impairment losses are recognized in the statement of profit and loss. After impairment, depreciation is provided on the revised carrying amount of the asset over its remaining useful life.

## Notes to Standalone Ind AS Financial Statements for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

### (h) Leases

The Company assesses at contract inception whether a contract is, or contains, a lease. That is, if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration.

Where the Company is lessee

A contract is, or contains, a lease if the contract involves –

- (a) The use of an identified asset,
- (b) The right to obtain substantially all the economic benefits from use of the identified asset, and
- (c) The right to direct the use of the identified asset

The Company applies a single recognition and measurement approach for all leases, except for short-term leases and leases of low-value assets. The Company recognises lease liabilities to make lease payments and right-of-use assets representing the right to use the underlying assets.

### i) Right-of-use assets

The Company recognises right-of-use assets at the commencement date of the lease (i.e., the date the underlying asset is available for use). Right-of-use assets are measured at cost, less any accumulated depreciation and impairment losses, and adjusted for any remeasurement of lease liabilities. The cost of right-of-use assets includes the amount of lease liabilities recognised, initial direct costs incurred, and lease payments made at or before the commencement date less any lease incentives received. Right-of-use assets are depreciated on a straight-line basis over the shorter of the lease term and the estimated useful lives of the assets.

If ownership of the leased asset transfers to the Company at the end of the lease term or the cost reflects the exercise of a purchase option, depreciation is calculated using the estimated useful life of the asset.

The right-of-use assets are also subject to impairment. Refer to the accounting policies in section 2.2(h) Impairment of non-financial assets.

### ii) Lease Liabilities

At the commencement date of the lease, the Company recognises lease liabilities measured at the present value of lease payments to be made over the lease term. The lease payments include fixed payments (including insubstance fixed payments) less any lease incentives receivable, variable lease payments that depend on an index or a rate, and amounts expected to be paid under residual value guarantees. The lease payments also include the exercise price of a purchase option reasonably certain to be exercised by the Company and payments of penalties for terminating the lease, if the lease term reflects the Company exercising the option to terminate. Variable lease payments that do not depend on an index or a rate are recognised as expenses

## **Notes to Standalone Ind AS Financial Statements** for the year ended March 31, 2022 (All amounts in Indian ₹ Crore, unless otherwise stated)

(unless they are incurred to produce inventories) in the period in which the event or condition that triggers the payment occurs.

In calculating the present value of lease payments, the Company uses its incremental borrowing rate at the lease commencement date because the interest rate implicit in the lease is not readily determinable. After the commencement date, the amount of lease liabilities is increased to reflect the accretion of interest and reduced for the lease payments made. In addition, the carrying amount of lease liabilities is remeasured if there is a modification, a change in the lease term, a change in the lease payments (e.g., changes to future payments resulting from a change in an index or rate used to determine such lease payments) or a change in the assessment of an option to purchase the underlying asset.

### **iii) Short-term leases and leases of low-value assets**

The Company applies the short-term lease recognition exemption to its short-term leases i.e., those leases that have a lease term of 12 months or less from the commencement date and do not contain a purchase option. It also applies the lease of low-value assets recognition exemption to leases that are considered to be low value. Lease payments on short-term leases and leases of low-value assets are recognised as expense on a straight-line basis over the lease term.

Where the Company is the lessor

Leases in which the Company does not transfer substantially all the risks and rewards incidental to ownership of the asset are classified as operating leases. Assets subject to operating leases are included under Investment property.

Lease income from operating lease is recognized on a straight-line basis over the term of the relevant lease including lease income on fair value of refundable security deposits, unless the lease agreement explicitly states that increase is on account of inflation. Costs, including depreciation, are recognized as an expense in the statement of profit and loss. Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset and recognised over the lease term on the same basis as rental income.

### **(i) Borrowing costs**

Borrowing costs consist of interest and other costs that an entity incurs in connection with the borrowing of funds.

Borrowing costs directly attributable to the acquisition, construction or production of an asset that necessarily takes a substantial period of time to get ready for its intended use or sale are capitalized/inventorised as part of the cost of the respective asset. All other borrowing costs are charged to statement of profit and loss.



## Notes to Standalone Ind AS Financial Statements for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

The Company treats as part of general borrowings any borrowing originally made to develop a qualifying asset when substantially all of the activities necessary to prepare that asset for its intended use or sale are complete.

### (j) Inventories

Direct expenditure relating to real estate activity is inventorised. Other expenditure (including borrowing costs) during construction period is inventorised to the extent the expenditure is directly attributable cost of bringing the asset to its working condition for its intended use. Other expenditure (including borrowing costs) incurred during the construction period which is not directly attributable for bringing the asset to its working condition for its intended use is charged to the statement of profit and loss. Direct and other expenditure is determined based on specific identification to the real estate activity.

i. Work-in-progress: Represents cost incurred in respect of unsold area (including land) of the real estate development projects or cost incurred on projects where the revenue is yet to be recognized. Work-in-progress is valued at lower of cost and net realizable value.

ii. Finished goods - Stock of Flats: Valued at lower of cost and net realizable value.

iii. Raw materials, components and stores: Valued at lower of cost and net realizable value. Cost is determined based on FIFO basis.

iv. Land stock: Valued at lower of cost and net realizable value.

Net realizable value is the estimated selling price in the ordinary course of business, less estimated costs of completion and estimated costs necessary to make the sale.

### (k) Land

Advances paid by the Company to the seller/ intermediary toward outright purchase of land is recognized as land advance under other assets during the course of obtaining clear and marketable title, free from all encumbrances and transfer of legal title to the Company, whereupon it is transferred to land stock under inventories/ capital work in progress.

Land/ development rights received under joint development arrangements ('JDA') is measured at the fair value of the estimated construction service rendered to the land owner and the same is accounted on launch of the project. The amount of non-refundable deposit paid by the Company under JDA is recognized as land advance under other assets and on the launch of the project, the non-refundable amount is transferred as land cost to work-in-progress/ capital work in progress. Further, the amount of refundable deposit paid by the Company under JDA is recognized as deposits under loans.

## **Notes to Standalone Ind AS Financial Statements** for the year ended March 31, 2022 (All amounts in Indian ₹ Crore, unless otherwise stated)

### **(I) Revenue recognition**

#### **A. Revenue recognition**

##### **a. (i) Revenue from contracts with customers**

Revenue from contracts with customers is recognised when control of the goods or services are transferred to the customer at an amount that reflects the consideration to which the Company expects to be entitled in exchange for those goods or services. Revenue is measured based on the transaction price, which is the consideration, adjusted for discounts and other credits, if any, as specified in the contract with the customer. The Company presents revenue from contracts with customers net of indirect taxes in its statement of profit and loss.

The Company considers whether there are other promises in the contract that are separate performance obligations to which a portion of the transaction price needs to be allocated. In determining the transaction price, the Company considers the effects of variable consideration, the existence of significant financing components, non-cash consideration, and consideration payable to the customer, if any.

Revenue from real estate development is recognised at the point in time, when the control of the asset is transferred to the customer.

Revenue consists of sale of undivided share of land and constructed area to the customer, which have been identified by the Company as a single performance obligation, as they are highly interrelated/interdependent.

The performance obligation in relation to real estate development is satisfied upon completion of project work and transfer of control of the asset to the customer.

For contracts involving sale of real estate unit, the Company receives the consideration in accordance with the terms of the contract in proportion of the percentage of completion of such real estate project and represents payments made by customers to secure performance obligation of the Company under the contract enforceable by customers. Such consideration is received and utilised for specific real estate projects in accordance with the requirements of the Real Estate (Regulation and Development) Act, 2016. Consequently, the Company has concluded that such contracts with customers do not involve any financing element since the same arises for reasons explained above, which is other than for provision of finance to/from the customer.

Further, for projects executed through joint development arrangements not being jointly controlled operations, wherein the land owner/possessor provides land and the Company undertakes to develop properties on such land and in lieu of land owner providing land, the Company has agreed to transfer certain percentage of constructed area or certain percentage of the revenue proceeds, the revenue from the development and transfer of constructed area/revenue sharing arrangement in exchange of

## Notes to Standalone Ind AS Financial Statements for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

such development rights/ land is being accounted on gross basis on launch of the project. Revenue is recognised over time using input method, on the basis of the inputs to the satisfaction of a performance obligation relative to the total expected inputs to the satisfaction of that performance obligation.

The revenue is measured at the fair value of the land received, adjusted by the amount of any cash or cash equivalents transferred. When the fair value of the land received cannot be measured reliably, the revenue is measured at the fair value of the estimated construction service rendered to the land owner, adjusted by the amount of any cash or cash equivalents transferred. The fair value so estimated is considered as the cost of land in the computation of percentage of completion for the purpose of revenue recognition as discussed above.

### (ii) Contract balances

Contract asset is the right to consideration in exchange for goods or services transferred to the customer. If the Company performs by transferring goods or services to a customer before the customer pays consideration or before payment is due, a contract asset is recognised for the earned consideration that is conditional.

Trade receivable represents the Company's right to an amount of consideration that is unconditional (i.e., only the passage of time is required before payment of the consideration is due).

Contract liability is the obligation to transfer goods or services to a customer for which the Company has received consideration (or an amount of consideration is due) from the customer. If a customer pays consideration before the Company transfers goods or services to the customer, a contract liability is recognised when the payment is made or the payment is due (whichever is earlier). Contract liabilities are recognised as revenue when the Company performs under the contract.

### (iii) Cost to obtain a contract

The Company recognises as an asset the incremental costs of obtaining a contract with a customer if the Company expects to recover those costs. The Company incurs costs such as sales commission when it enters into a new contract, which are directly related to winning the contract. The asset recognised is amortised on a systematic basis that is consistent with the transfer to the customer of the goods or services to which the asset relates.

### b. Lease income

The Company's policy for recognition of revenue from operating leases is described in note 2.2(i).

## **Notes to Standalone Ind AS Financial Statements** for the year ended March 31, 2022 (All amounts in Indian ₹ Crore, unless otherwise stated)

### **c. Share in profit/ loss of Limited Liability Partnerships (“LLPs”) and partnership firm**

The Company's share in profits/losses from LLPs and partnership firm, where the Company is a partner, is recognised as income/loss in the statement of profit and loss as and when the right to receive its profit/ loss share is established by the Company in accordance with the terms of contract between the Company and the partnership entity.

### **B. Other Income**

#### **a. Interest income**

Interest income, including income arising from other financial instruments measured at amortised cost, is recognised using the effective interest rate method.

#### **b. Dividend income**

Revenue is recognised when the Company's right to receive dividend is established, which is generally when shareholders approve the dividend.

### **(m) Foreign currency translation**

Functional and presentation currency

Items included in the financial statements of the Company are measured using the currency of the primary economic environment in which the Company operates ('the functional currency'). The financial statements are presented in Indian rupee (INR), which is the Company's functional and presentation currency.

Foreign currency transactions and balances

- i) Initial recognition - Foreign currency transactions are recorded in the reporting currency, by applying to the foreign currency amount the exchange rate between the reporting currency and the foreign currency at the date of the transaction.
- ii) Conversion - Foreign currency monetary items are retranslated using the exchange rate prevailing at the reporting date. Non-monetary items, which are measured in terms of historical cost denominated in a foreign currency, are reported using the exchange rate at the date of the transaction. Non-monetary items, which are measured at fair value or other similar valuation denominated in a foreign currency, are translated using the exchange rate at the date when such value was determined.
- iii) Exchange differences - The Company accounts for exchange differences arising on translation/ settlement of foreign currency monetary items as income or as expense in the period in which they arise.

## Notes to Standalone Ind AS Financial Statements for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

### (n) Retirement and other employee benefits

Retirement benefits in the form of state governed Employee Provident Fund and Employee State Insurance are defined contribution schemes (collectively the 'Schemes'). The Company has no obligation, other than the contribution payable to the Schemes. The Company recognizes contribution payable to the Schemes as expenditure, when an employee renders the related service. The contribution paid in excess of amount due is recognized as an asset and the contribution due in excess of amount paid is recognized as a liability.

Gratuity, which is a defined benefit plan, is accrued based on an independent actuarial valuation, which is done based on project unit credit method as at the balance sheet date. The Company recognizes the net obligation of a defined benefit plan in its balance sheet as an asset or liability. Gains and losses through re-measurements of the net defined benefit liability/ (asset) are recognized in other comprehensive income. In accordance with Ind AS, re-measurement gains and losses on defined benefit plans recognized in OCI are not to be subsequently reclassified to statement of profit and loss. As required under Ind AS compliant Schedule III, the Company recognizes re-measurement gains and losses on defined benefit plans (net of tax) to retained earnings.

The Company treats accumulated leave expected to be carried forward beyond twelve months, as long-term employee benefit for measurement purposes. Such long-term compensated absences are provided for based on the actuarial valuation using the projected unit credit method, made at the end of each financial year. Actuarial gains/ losses are immediately taken to the statement of profit and loss. The Company presents the accumulated leave liability as a current liability in the balance sheet, since it does not have an unconditional right to defer its settlement for twelve months after the reporting date.

### (o) Income taxes

Income tax expense comprises current tax expense and the net change in the deferred tax asset or liability during the year.

Current and deferred tax are recognized in the statement of profit and loss, except when they relate to items that are recognized in other comprehensive income or directly in equity, in which case, the current and deferred tax are also recognized in other comprehensive income or directly in equity, respectively.

#### i. Current income tax

Current income tax for the current and prior periods are measured at the amount expected to be recovered from or paid to the taxation authorities based on the taxable income for that period. The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted by the balance sheet date.

## **Notes to Standalone Ind AS Financial Statements** for the year ended March 31, 2022 (All amounts in Indian ₹ Crore, unless otherwise stated)

### **ii. Deferred income tax**

Deferred income tax is recognized using the balance sheet approach, deferred tax is recognized on temporary differences at the balance sheet date between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes, except when the deferred income tax arises from the initial recognition of goodwill or an asset or liability in a transaction that is not a business combination and affects neither accounting nor taxable profit or loss at the time of the transaction.

Deferred income tax assets are recognized for all deductible temporary differences, carry forward of unused tax credits and unused tax losses, to the extent that it is probable that taxable profit will be available against which the deductible temporary differences, and the carry forward of unused tax credits and unused tax losses can be utilized.

The carrying amount of deferred income tax assets is reviewed at each balance sheet date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred income tax asset to be utilized.

Deferred income tax assets and liabilities are measured at the tax rates that are expected to apply in the period when the asset is realized or the liability is settled, based on tax rates (and tax laws) that have been enacted or substantively enacted at the balance sheet date.

Deferred tax relating to items recognised outside profit or loss is recognised outside profit or loss (either in other comprehensive income or in equity) in correlation to the underlying transaction either in OCI or in equity.

### **(p) Provisions and contingent liabilities**

A provision is recognized when the Company has a present obligation (legal or constructive) as a result of past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation. If the effect of the time value of money is material, provisions are discounted using a current pre-tax rate that reflects, when appropriate, the risks specific to the liability. When discounting is used, the increase in the provision due to the passage of time is recognized as a finance cost.

A contingent liability is a possible obligation that arises from past events and whose existence will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Company or a present obligation that is not recognized because it is not probable that an outflow of resources will be required to settle the obligation. A contingent liability also arises in extremely rare cases where there is a liability that cannot be recognized because it cannot be measured reliably. The Company does not recognize a contingent liability but discloses it in the financial statements, unless the possibility of an outflow of resources embodying economic benefits is remote.

## Notes to Standalone Ind AS Financial Statements for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

If the Company has a contract that is onerous, the present obligation under the contract is recognised and measured as a provision. However, before a separate provision for an onerous contract is established, the Company recognises any impairment loss that has occurred on assets dedicated to that contract.

### (q) Financial Instruments

Financial assets and liabilities are recognized when the Company becomes a party to the contractual provisions of the instrument. Financial assets and liabilities are initially measured at fair value at initial recognition. Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities are added to or deducted from the fair value measured on initial recognition of financial asset or financial liability, except for transaction costs directly attributable to the acquisition of financial assets and liabilities at fair value through profit or loss which are immediately recognized in statement of profit and loss.

#### i. Financial assets at fair value through other comprehensive income

Financial assets are measured at fair value through other comprehensive income if these financial assets are held within a business whose objective is achieved by both collecting contractual cash flows and selling financial assets and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

#### ii. Financial assets at fair value through profit or loss

Financial assets are measured at fair value through profit or loss unless it is measured at amortized cost or at fair value through other comprehensive income on initial recognition.

#### iii. Debt instruments at amortized cost

A 'debt instrument' is measured at the amortized cost if both the following conditions are met:

- a) The asset is held within a business model whose objective is to hold assets for collecting contractual cash flows, and
- b) Contractual terms of the asset give rise on specified dates to cash flows that are solely payments of principal and interest (SPPI) on the principal amount outstanding.

After initial measurement, such financial assets are subsequently measured at amortized cost using the effective interest rate (EIR) method. Amortized cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortization is included in finance income in the profit or loss. The losses arising from impairment are recognized in the profit or loss. This category generally applies to trade and other receivables.

## **Notes to Standalone Ind AS Financial Statements** for the year ended March 31, 2022 (All amounts in Indian ₹ Crore, unless otherwise stated)

### **iv. Investment in subsidiaries, joint ventures and associates**

Investment in subsidiaries, joint ventures and associates are carried at cost. Impairment recognized, if any, is reduced from the carrying value.

### **v. De-recognition of financial asset**

The Company derecognizes a financial asset when the contractual rights to the cash flows from the financial asset expire or it transfers the financial asset and the transfer qualifies for de-recognition under Ind AS 109.

### **vi. Financial liabilities**

Financial liabilities are classified, at initial recognition, as financial liabilities at fair value through profit or loss, loans and borrowings, or as payables, as appropriate. The Company's financial liabilities include trade and other payables, loans and borrowings including bank overdrafts. The subsequent measurement of financial liabilities depends on their classification, which is described below.

### **vii. Financial liabilities at fair value through profit or loss**

Financial liabilities at fair value through profit or loss include financial liabilities held for trading and financial liabilities designated upon initial recognition as at fair value through profit or loss. Financial liabilities are classified as held for trading if they are incurred for the purpose of repurchasing in the near term.

### **viii. Financial liabilities at amortized cost**

Financial liabilities are subsequently measured at amortized cost using the effective interest ('EIR') method. Gains and losses are recognized in profit or loss when the liabilities are derecognized as well as through the EIR amortization process. Amortized cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortization is included as finance costs in the statement of profit and loss.

### **ix. De-recognition of financial liability**

A financial liability is derecognized when the obligation under the liability is discharged or cancelled or expires. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as the derecognition of the original liability and the recognition of a new liability. The difference in the respective carrying amounts is recognized in the statement of profit or loss.

### **x. Fair value of financial instruments**

In determining the fair value of its financial instruments, the Company uses following hierarchy and assumptions that are based on market conditions and risks existing at each reporting date.



## Notes to Standalone Ind AS Financial Statements for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

Fair value hierarchy:

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorized within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

- ▶ Level 1 – Quoted (unadjusted) market prices in active markets for identical assets or liabilities
- ▶ Level 2 – Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable
- ▶ Level 3 – Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable

For assets and liabilities that are recognized in the financial statements on a recurring basis, the Company determines whether transfers have occurred between levels in the hierarchy by re-assessing categorization (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

### (r) Cash dividend to equity holders of the Company

The Company recognizes a liability to make cash distributions to equity holders of the Company when the distribution is authorized and the distribution is no longer at the discretion of the Company. Final dividends on shares are recorded as a liability on the date of approval by the shareholders and interim dividends are recorded as a liability on the date of declaration by the Company's Board of Directors.

### (s) Earnings Per Share

Basic earnings per share are calculated by dividing the net profit or loss for the period attributable to equity shareholders by the weighted average number of equity shares outstanding during the period. Partly paid equity shares are treated as a fraction of an equity share to the extent that they are entitled to participate in dividends relative to a fully paid equity share during the reporting period. The weighted average number of equity shares outstanding during the period is adjusted for events such as bonus issue that have changed the number of equity shares outstanding, without a corresponding change in resources.

For the purpose of calculating diluted earnings per share, the net profit or loss for the period attributable to equity shareholders and the weighted average number of shares outstanding during the period are adjusted for the effects of all dilutive potential equity shares.

## **Notes to Standalone Ind AS Financial Statements** for the year ended March 31, 2022 (All amounts in Indian ₹ Crore, unless otherwise stated)

### **(t) Cash and cash equivalents**

Cash and cash equivalent in the balance sheet comprise cash at banks and on hand and short-term deposits with an original maturity of three months or less, that are readily convertible to a known amount of cash and subject to an insignificant risk of changes in value. For the purpose of the Company's statement of cash flows, cash and cash equivalents consist of cash and short-term deposits, as defined above, net of outstanding cash credit/bank overdrafts as they are considered an integral part of the Company's cash management.

### **(u) Non-current Assets held for sale**

The Company classifies non-current assets as held for sale if their carrying amounts will be recovered principally through a sale rather than through continuing use.

Non-current assets and classified as held for sale are measured at the lower of their carrying amount and fair value less costs to sell. Costs to sell are the incremental costs directly attributable to the disposal of an asset, excluding finance costs and income tax expense.

The criteria for held for sale classification is regarded as met only when the sale is highly probable, and the asset is available for immediate sale in its present condition. Actions required to complete the sale/ distribution should indicate that it is unlikely that significant changes to the sale will be made or that the decision to sell will be withdrawn. Management must be committed to the sale and the sale expected within one year from the date of classification.

Assets and liabilities classified as held for sale are presented separately from other items in the balance sheet.

### **2.3 Significant accounting judgments, estimates and assumptions**

The preparation of financial statements requires management to make judgments, estimates and assumptions that affect the reported balances of revenues, expenses, assets and liabilities and the accompanying disclosures, and the disclosure of contingent liabilities. Uncertainty about these judgments, assumptions and estimates could result in outcomes that require a material adjustment to the carrying amount of assets or liabilities affected in future periods.

In the process of applying the Company's accounting policies, management makes judgement, estimates and assumptions which have the most significant effect on the amounts recognized in the financial statements.

The key judgements, estimates and assumptions concerning the future and other key sources of estimation uncertainty at the reporting date, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year, are described below. The Company based its judgements, assumptions and estimates on parameters available when the financial statements were prepared. Existing circumstances and assumptions about future developments, however, may change due to market changes or circumstances arising that are beyond the control of the Company. Such changes are reflected in the assumptions when they occur.

## Notes to Standalone Ind AS Financial Statements for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

### i) Revenue from contracts with customers

The Company applied the following judgements that significantly affect the determination of the amount and timing of revenue from contracts with customers:

#### a) Identification of performance obligation

Revenue consists of sale of undivided share of land and constructed area to the customer, which have been identified by the Company as a single performance obligation, as they are highly interrelated/ interdependent. In assessing whether performance obligations relating to sale of undivided share of land and constructed area are highly interrelated/ interdependent, the Company considers factors such as:

- whether the customer could benefit from the undivided share of land or the constructed area on its own or together with other resources readily available to the customer.
- whether the entity will be able to fulfil its promise under the contract, to transfer the undivided share of land without transfer of constructed area or transfer the constructed area without transfer of undivided share of land.

#### b) Timing of satisfaction of performance obligation

Revenue from sale of real estate units is recognised when (or as) control of such units is transferred to the customer. The entity assesses timing of transfer of control of such units to the customers as transferred over time if one of the following criteria are met:

- The customer simultaneously receives and consumes the benefits provided by the entity's performance as the entity performs.
- The entity's performance creates or enhances an asset that the customer controls as the asset is created or enhanced.
- The entity's performance does not create an asset with an alternative use to the entity and the entity has an enforceable right to payment for performance completed to date.

If control is not transferred over time as above, the entity considers the same as transferred at a point in time.

For contracts where control is transferred at a point in time the Company considers the following indicators of the transfer of control of the asset to the customer:

- When the entity obtains a present right to payment for the asset.
- When the entity transfers legal title of the asset to the customer.
- When the entity transfers physical possession of the asset to the customer.
- When the entity transfers significant risks and rewards of ownership of the asset to the customer.
- When the customer has accepted the asset.

## **Notes to Standalone Ind AS Financial Statements** for the year ended March 31, 2022 (All amounts in Indian ₹ Crore, unless otherwise stated)

The aforesaid indicators of transfer of control are also considered for determination of the timing of derecognition of investment property.

c) Accounting for revenue and land cost for projects executed through joint development arrangements ('JDA')

For projects executed through joint development arrangements, the Company has evaluated that land owners are not engaged in the same line of business as the Company and hence has concluded that such arrangements are contracts with customers. The revenue from the development and transfer of constructed area/revenue sharing arrangement and the corresponding land/ development rights received under JDA is measured at the fair value of the estimated construction service rendered to the land owner and the same is accounted on launch of the project. The fair value is estimated with reference to the terms of the JDA (whether revenue share or area share) and the related cost that is allocated to discharge the obligation of the Company under the JDA. Fair value of the construction is considered to be the representative fair value of the revenue transaction and land so obtained. Such assessment is carried out at the launch of the real estate project and is not reassessed at each reporting period. The management is of the view that the fair value method and estimates are reflective of the current market condition.

d) Significant financing component

For contracts involving sale of real estate unit, the Company receives the consideration in accordance with the terms of the contract in proportion of the percentage of completion of such real estate project and represents payments made by customers to secure performance obligation of the Company under the contract enforceable by customers. Such consideration is received and utilised for specific real estate projects in accordance with the requirements of the Real Estate (Regulation and Development) Act, 2016. Consequently, the Company has concluded that such contracts with customers do not involve any financing element since the same arises for reasons explained above, which is other than for provision of finance to/from the customer.

### **ii) Classification of property**

The Company determines whether a property is classified as investment property or inventory as below.

Investment property comprises land and buildings (principally office and retail properties) that are not occupied substantially for use by, or in the operations of, the Company, nor for sale in the ordinary course of business, but are held primarily to earn rental income and capital appreciation. These buildings are substantially rented to tenants and not intended to be sold in the ordinary course of business.

Inventory comprises property that is held for sale in the ordinary course of business. Principally, this is residential and commercial property that the Company develops and intends to sell before or during the course of construction or upon completion of construction.

Estimation of net realizable value for inventory and land advance

## Notes to Standalone Ind AS Financial Statements for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

Inventory is stated at the lower of cost and net realizable value (NRV).

NRV for completed inventory property is assessed by reference to market conditions and prices existing at the reporting date and is determined by the Company, based on comparable transactions identified by the Company for properties in the same geographical market serving the same real estate segment.

NRV in respect of inventory property under construction is assessed with reference to market prices at the reporting date for similar completed property, less estimated costs to complete construction and an estimate of the time value of money to the date of completion.

With respect to land inventory and land advance given, the net recoverable value is based on the present value of future cash flows, which depends on the estimate of, among other things, the likelihood that a project will be completed, the expected date of completion, the discount rate used and the estimation of sale prices and construction costs.

### iii) Impairment of non-financial assets

Impairment exists when the carrying value of an asset or cash generating unit exceeds its recoverable amount, which is the higher of its fair value less costs of disposal and its value in use. The fair value less costs of disposal calculation is based on available data from binding sales transactions, conducted at arm's length, for similar assets or observable market prices less incremental costs for disposing of the asset. The value in use calculation is based on a DCF model. The cash flows are derived from the budget for the next five years and do not include restructuring activities that the Company is not yet committed to or significant future investments that will enhance the asset's performance of the CGU being tested. The recoverable amount is sensitive to the discount rate used for the DCF model as well as the expected future cash-inflows and the growth rate used for extrapolation purposes. These estimates are most relevant to disclosure of fair value of investment property recorded by the Company.

### iv) Defined benefit plans - Gratuity

The cost of the defined benefit gratuity plan and other post-employment medical benefits and the present value of the gratuity obligation are determined using actuarial valuations. An actuarial valuation involves making various assumptions that may differ from actual developments in the future. These include the determination of the discount rate, future salary increases and mortality rates. Due to the complexities involved in the valuation and its long-term nature, a defined benefit obligation is highly sensitive to changes in these assumptions. All assumptions are reviewed at each reporting date.

The parameter most subject to change is the discount rate. In determining the appropriate discount rate for plans operated in India, the management considers the interest rates of government bonds. The mortality rate is based on publicly available mortality tables. Those mortality tables tend to change only at interval in response to demographic changes. Future salary increases are based on expected future inflation rates and expected salary increase thereon.

## **Notes to Standalone Ind AS Financial Statements** for the year ended March 31, 2022 (All amounts in Indian ₹ Crore, unless otherwise stated)

### **v) Measurement of financial instruments at amortized cost**

Financial instrument are subsequently measured at amortized cost using the effective interest ('EIR') method. The computation of amortized cost is sensitive to the inputs to EIR including effective rate of interest, contractual cash flows and the expected life of the financial instrument. Changes in assumptions about these inputs could affect the reported value of financial instruments.

### **vi) Useful life and residual value of property, plant and equipment, investment property and intangible assets**

The useful life and residual value of property, plant and equipment, investment property and intangible assets are determined based on evaluation made by the management of the expected usage of the asset, the physical wear and tear and technical or commercial obsolescence of the asset. Due to the judgements involved in such estimates the useful life and residual value are sensitive to the actual usage in future period.

### **vii) Provision for litigations and contingencies**

Provision for litigations and contingencies is determined based on evaluation made by the management of the present obligation arising from past events the settlement of which is expected to result in outflow of resources embodying economic benefits, which involves judgements around estimates the ultimate outcome of such past events and measurement of the obligation amount. Due to judgements involved in such estimation the provision is sensitive to the actual outcome in future periods.

## **2.4 Impact of pandemic Covid-19**

The outbreak of Covid-19 pandemic globally and in India has caused significant disturbance and slowdown of economic activities. Consequently, the Company's operations were slowed down/suspended and accordingly the standalone financial statements for the year ended March 31, 2022 are adversely impacted.

The Company has considered the possible effects that may result from the COVID-19 pandemic on the carrying value of assets [including property, plant and equipment, investment property, investments, inventories, loans, land advance/deposits and receivables]. In developing the assumptions relating to the possible future uncertainties in the economic conditions because of this pandemic, the Company, as at the date of approval of these financial statements has used internal and external sources of information to assess the expected future performance of the Company. The Company has performed sensitivity analysis on the assumptions used and based on the current estimates, the Company expects that the carrying amount of these assets as at March 31, 2022, are fully recoverable. The management has estimated the future cash flows for the Company with the possible effects that may result from the COVID-19 pandemic and does not foresee any adverse impact on realising its assets and in meeting its liabilities as and when they fall due. The actual impact of the COVID-19 pandemic may be different from that estimated as at the date of approval of these financial statements.

## **Notes to Standalone Ind AS Financial Statements** for the year ended March 31, 2022 (All amounts in Indian ₹ Crore, unless otherwise stated)

Further, the Company's management has also made a detailed assessment of the progress of construction work on its ongoing projects during the period of lockdown and has concluded that the same was only a temporary slowdown in activities and has accordingly inventorised the borrowing costs incurred in accordance with Ind AS 23.

The outbreak of Covid-19 has impacted construction operations and project completion timelines of certain ongoing customer contracts of a wholly-owned subsidiary (WOS). The WOS is carrying construction work in progress as at March 31, 2022 and having regard to the WOS's ongoing discussions with its customers towards the construction work, the WOS is confident of billing the same in the ensuing quarters. Further, the WOS has also initiated proceedings with its customer for extension of certain projects' completion timeline and waiver of liquidated damages thereon amounting to ₹12 crores. Pending resolution of the aforesaid matter, no provision has been made towards such liquidated damages in the accompanying financial statements based on the terms of the customer contracts and impact of Covid-19 pandemic.

The Company will continue to closely observe the evolving scenario and take into account any future developments arising out of the same.

## Notes to Standalone Ind AS Financial Statements for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

### 3 Property, plant and equipment

Particulars	Building	Plant and machinery	Office equipments	Computer equipments-end user devices	Computer equipments-servers and networking equipments	Furniture and fixtures	Vehicles	Shuttering material	Leasehold improvements	Right of use asset - building*	Total
<b>Gross carrying amount at cost**</b>											
At April 1, 2020	6.94	5.24	3.76	2.28	1.76	3.61	10.13	2.27	14.02	39.15	89.16
Additions	-	0.05	0.14	0.04	-	0.01	1.00	-	-	0.97	2.21
Disposals	-	(0.71)	-	-	-	-	(0.04)	-	(1.15)	(6.24)	(8.14)
<b>At March 31, 2021</b>	<b>6.94</b>	<b>4.58</b>	<b>3.90</b>	<b>2.32</b>	<b>1.76</b>	<b>3.62</b>	<b>11.09</b>	<b>2.27</b>	<b>12.87</b>	<b>33.88</b>	<b>83.23</b>
Additions	-	0.09	0.06	0.10	-	0.22	-	-	-	3.69	4.16
Disposals	-	(0.03)	(2.00)	(0.39)	-	(1.21)	(0.15)	(0.38)	-	-	(4.16)
<b>At March 31, 2022</b>	<b>6.94</b>	<b>4.64</b>	<b>1.96</b>	<b>2.03</b>	<b>1.76</b>	<b>2.63</b>	<b>10.94</b>	<b>1.89</b>	<b>12.87</b>	<b>37.57</b>	<b>83.23</b>
<b>Accumulated depreciation</b>											
At April 1, 2020	1.17	1.78	3.12	1.14	1.76	1.97	3.57	1.28	8.10	25.35	49.24
Charge for the year	0.14	0.41	0.20	0.35	-	0.43	1.46	0.12	1.76	5.12	9.99
Adjustments for disposals	-	(0.64)	-	-	-	-	(0.04)	-	(0.63)	(2.63)	(3.94)
<b>At March 31, 2021</b>	<b>1.31</b>	<b>1.55</b>	<b>3.32</b>	<b>1.49</b>	<b>1.76</b>	<b>2.40</b>	<b>4.99</b>	<b>1.40</b>	<b>9.23</b>	<b>27.84</b>	<b>55.29</b>
Charge for the year	0.16	0.38	0.10	0.22	-	0.33	1.35	-	1.43	4.11	8.08
Adjustments for disposals	-	(0.03)	(1.86)	(0.29)	-	(0.96)	(0.31)	(0.08)	-	-	(3.53)
<b>At March 31, 2022</b>	<b>1.47</b>	<b>1.90</b>	<b>1.56</b>	<b>1.42</b>	<b>1.76</b>	<b>1.77</b>	<b>6.03</b>	<b>1.32</b>	<b>10.66</b>	<b>31.95</b>	<b>59.84</b>
<b>Net block</b>											
At March 31, 2021	5.63	3.03	0.58	0.83	-	1.22	6.10	0.87	3.64	6.04	27.94
At March 31, 2022	5.47	2.74	0.40	0.61	-	0.86	4.91	0.57	2.21	5.62	23.39

\* Right of use asset - building represents right of use asset relating to building on lease. Refer Note 37

\*\* On transition to Ind AS (i.e. 1 April 2015), the Company had elected to continue with the carrying value (net block value) of all Property, plant and equipment measured as per the previous GAAP and use that carrying value as the deemed cost of Property, plant and equipment.

#### Notes:

##### a. Capitalized borrowing cost

There are no borrowing costs capitalized during the year ended March 31, 2022 and March 31, 2021.

##### b. Property, plant and equipment pledged as security

Details of properties pledged are as per note 20



## Notes to Standalone Ind AS Financial Statements for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

### 4 Investment properties

Particulars	Land	Building	Total
<b>Gross carrying amount at cost*</b>			
<b>At April 1, 2020</b>	9.08	27.00	36.08
Additions	-	-	-
<b>At March 31, 2021</b>	<b>9.08</b>	<b>27.00</b>	<b>36.08</b>
Additions	-	-	-
Disposals	(2.50)	(5.13)	(7.63)
<b>At March 31, 2022</b>	<b>6.58</b>	<b>21.87</b>	<b>28.45</b>
<b>Accumulated depreciation</b>			
<b>At April 1, 2020</b>	-	2.35	2.35
Charge for the year	-	0.36	0.36
<b>At March 31, 2021</b>	<b>-</b>	<b>2.71</b>	<b>2.71</b>
Charge for the year	-	0.40	0.40
Disposals	-	(0.36)	(0.36)
<b>At March 31, 2022</b>	<b>-</b>	<b>2.75</b>	<b>2.75</b>
<b>Net block</b>			
<b>At March 31, 2021</b>	<b>9.08</b>	<b>24.29</b>	<b>33.37</b>
<b>At March 31, 2022</b>	<b>6.58</b>	<b>19.12</b>	<b>25.70</b>

\* On transition to Ind AS (i.e. 1 April 2015), the Company had elected to continue with the carrying value (net block value) of all Investment Properties measured as per the previous GAAP and use that carrying value as the deemed cost of Investment Properties.

Notes:

#### a. Information regarding income and expenditure of investment properties (including investment properties sold during the year)

Particulars	March 31, 2022	March 31, 2021
Rental income derived from investment properties	7.76	7.35
Direct operating expenses (including repairs and maintenance) generating rental income	(0.87)	(0.72)
Profit arising from investment properties before depreciation and indirect expenses	6.89	6.63
Less : Depreciation	(0.40)	(0.36)
Profit arising from investment properties before indirect expenses	6.49	6.27

## Notes to Standalone Ind AS Financial Statements for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

### b. Fair valuation information

"The Company's investment properties consist of commercial properties in South India.

As at March 31, 2022 and March 31, 2021, the fair values of the properties are ₹45.90 crore and ₹54.45 crore, respectively. These valuations are based on valuations performed by independent external valuer, who specialise in valuing these types of investment properties. The aforesaid independent external valuers are not registered valuer as defined under rule 2 of the Companies (Registered Valuers and Valuation) Rules, 2017.

The fair value of investment properties is primarily based on discounted cashflow method ('DCF') and classified as level 3 fair value in the fair value hierarchy due to the use of unobservable inputs. There has been no change in valuation techniques used since prior years.

### Description of valuation techniques used and key inputs to valuation of investment properties

Valuation technique used	Significant unobservable Inputs	Range (weighted average)	
		March 31, 2022	March 31, 2021
Discounted cash flow (DCF) method (refer below)	Estimated rental value per sq.ft. per month (In ₹ )	48-56	48-56
	Rent growth p.a.	5.00%	5.00%
	Long-term vacancy rate	2.50 -5%	2.50 -5%
	Discount rate	13.27%	13.27%

Under the DCF method, fair value is estimated using assumptions regarding the benefits and liabilities of ownership over the asset's life including an exit or terminal value. This method involves the projection of a series of cash flows on a real property interest. To this projected cash flow series, a market-derived discount rate is applied to establish the present value of the income stream associated with the asset. The exit yield is normally separately determined and differs from the discount rate.

The duration of the cash flows and the specific timing of inflows and outflows are determined by events such as rent reviews, lease renewal and related sub-leasing, redevelopment, or refurbishment. The appropriate duration is typically driven by market behaviour that is a characteristic of the class of real property. Periodic cash flow is typically estimated as gross income less vacancy, non-recoverable expenses, collection losses, lease incentives, maintenance cost, agent and commission costs and other operating and management expenses. The series of periodic net operating income, along with an estimate of the terminal value anticipated at the end of the projection period, is then discounted.

### c. Capitalized borrowing cost

There are no borrowing costs capitalized during the year ended March 31, 2022 and March 31, 2021.

## Notes to Standalone Ind AS Financial Statements

for the year ended March 31, 2022  
(All amounts in Indian ₹ Crore, unless otherwise stated)

### 5 Intangible assets

Particulars	Computer software	Total
<b>Gross carrying amount at cost*</b>		
At April 1, 2020	8.84	8.84
Additions	0.06	0.06
At March 31, 2021	8.90	8.90
Additions	0.06	0.06
Disposals	(4.60)	(4.60)
At March 31, 2022	4.36	4.36
<b>Accumulated amortization</b>		
At April 1, 2020	5.94	5.94
Charge for the year	0.83	0.83
At March 31, 2021	6.77	6.77
Charge for the year	0.79	0.79
Disposals	(4.60)	(4.60)
At March 31, 2022	2.96	2.96
<b>Net block</b>		
At March 31, 2021	2.13	2.13
At March 31, 2022	1.40	1.40

\* On transition to Ind AS (i.e. 1 April 2015), the Company had elected to continue with the carrying value (net block value) of Intangible Assets measured as per the previous GAAP and use that carrying value as the deemed cost of Intangible Assets.

### 5A Intangible assets under development

Particulars	March 31, 2022	March 31, 2021
Opening balance	-	-
-Additions	2.98	-
-Capitalised during the year	-	-
Closing balance	2.98	-
<b>Intangible Asset under Development Ageing Schedule:</b>		
<b>As at 31 March 2022</b>	<b>Less than 1 year</b>	<b>Total</b>
Projects in progress	2.98	2.98
Projects temporarily suspended	-	-
<b>Total</b>	<b>2.98</b>	<b>2.98</b>
<b>As at 31 March 2021</b>		
Projects in progress	-	-
Projects temporarily suspended	-	-
<b>Total</b>	<b>-</b>	<b>-</b>

## Notes to Standalone Ind AS Financial Statements for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

### 6 Non-current investments

Particulars	March 31, 2022	March 31, 2021
<b>Non-current investments - valued at cost unless stated otherwise</b>		
<b>(A) Equity instruments (unquoted)</b>		
<b>(i) Investment in subsidiaries (fully paid-up)</b>		
Prudential Housing and Infrastructure Development Limited	0.05	0.05
0.005 crore equity shares (March 31, 2021 - 0.005 crore) of ₹10 each		
Centurions Housing and Constructions Private Limited	0.00	0.00
0.001 crore equity shares (March 31, 2021 - 0.001 crore) of ₹10 each		
Melmont Construction Private Limited	0.01	0.01
0.001 crore equity shares (March 31, 2021 - 0.001 crore) of ₹10 each		
Purva Realities Private Limited	0.01	0.01
0.001 crore equity shares (March 31, 2021 - 0.001 crore) of ₹10 each		
Welworth Lanka Holding Private Limited	15.82	15.68
3.74 crore equity shares (March 31, 2021 - 3.71 crore) ₹3.30 each (equivalent, LKR 10 each)		
Nile Developers Private Limited * #	-	0.34
Nil equity shares (March 31, 2021 - 0.01 crore) of ₹10 each		
Vaigai Developers Private Limited * #	-	0.10
Nil equity shares (March 31, 2021 - 0.01 crore) of ₹10 each		
Purva Star Properties Private Limited	0.01	0.01
0.001 crore equity shares (March 31, 2021 - 0.001 crore) of ₹10 each		
Purva Sapphire Land Private Limited	0.01	0.01
0.001 crore equity shares (March 31, 2021 - 0.001 crore) of ₹10 each		
Purva Ruby Properties Private Limited	0.01	0.01
0.001 crore equity shares (March 31, 2021 - 0.001 crore) of ₹10 each		
Grand Hills Developments Private Limited #	0.01	0.01
0.001 crore equity shares (March 31, 2021 - 0.001 crore) of ₹10 each		
Starworth Infrastructure and Construction Limited	0.05	0.05
0.005 crore equity shares (March 31, 2021 - 0.005 crore) of ₹10 each		
Provident Housing Limited	0.05	0.05
0.005 crore equity shares (March 31, 2021 - 0.005 crore) of ₹10 each		
Varishtha Property Developers Private Limited	0.01	0.01
0.0001 crore equity shares (March 31, 2021 - 0.0001 crore) of ₹100 each		
Vagishwari Land Developers Private Limited**	-	0.01
Nil equity shares (March 31, 2021 - 0.0001 crore) of ₹100 each		
T-Hills Private Limited (formerly, Jaganmata Property Developers Private Limited)	0.01	0.01
0.0001 crore equity shares (March 31, 2021 - 0.0001 crore) of ₹100 each		
Purva Property Services Private Limited (formerly, Jyothishmati Business Centers Private Limited)	0.01	0.01
0.0001 crore equity shares (March 31, 2021 - 0.0001 crore) of ₹100 each		
PurvaLand Private Limited (formerly Purva Pine Private Limited)	0.01	0.01

## Notes to Standalone Ind AS Financial Statements for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

Particulars	March 31, 2022	March 31, 2021
0.0001 crore equity shares (March 31, 2021 - 0.0001 crore) of ₹100 each Purva Oak Private Limited	0.01	0.01
0.0001 crore equity shares (March 31, 2021 - 0.0001 crore) of ₹100 each IBID Home Private Limited	0.01	0.01
0.001 crore equity shares (March 31, 2021 - 0.001 crore) of ₹10 each Purva Woodworks Private Limited	0.01	0.01
0.0001 crore equity shares (March 31, 2021 - 0.0001 ) of ₹100 each Purva Asset management Private Limited (formerly, MAP Capital Advisors Private Limited)	0.02	-
0.002 crore equity shares (March 31, 2021 - Nil) of ₹10 each Propmart Technologies Limited***	2.35	-
0.61 crore equity shares (March 31, 2021 - Nil) of ₹10 each		
	<b>18.47</b>	<b>16.42</b>

### (ii) Investment in associates (fully paid-up)

Particulars	March 31, 2022	March 31, 2021
Propmart Technologies Limited***	-	2.34
Nil equity shares (March 31, 2021 - 0.234 crore) of ₹10 each fully paid-up Keppel Puravankara Development Private Limited #	0.49	16.41
0.477 crore equity shares (March 31, 2021 - 0.477 crore) of ₹10 each fully paid-up Also refer note 43 Sobha Puravankara Aviation Private Limited	4.78	4.78
0.478 crore equity shares (March 31, 2021 - 0.478 crore) of ₹10 each fully paid-up		
<b>B. Other investments (unquoted)</b>		
<b>Investment in limited liability partnerships</b>		
Devas Global Services LLP (subsidiary)	0.10	0.10
Pune Projects LLP (net of accumulated share of losses of ₹0.02 crores (March 31, 2021 - ₹0.02 crores) (joint venture)	-	-
<b>Investment in partnership firms</b>		
Whitefield Ventures (including current account balance) -(associate)	7.38	7.38
Purvacom - (subsidiary)	0.10	0.10
<b>C. Investments at amortized cost (unquoted)</b>	<b>12.85</b>	<b>31.11</b>
<b>Investment in other equity of subsidiaries</b>		
Starworth Infrastructure and Construction Limited	0.62	0.62
Provident Housing Limited	10.28	10.28
Nile Developers Private Limited	-	6.59
Vaigai Developers Private Limited	-	5.31

## Notes to Standalone Ind AS Financial Statements for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

Particulars	March 31, 2022	March 31, 2021
<b>Investment in optionally convertible debentures</b>		
Keppel Puravankara Development Private Limited	3.69	-
369 (March 31, 2021 - Nil) of ₹100,000 each fully paid-up		
<b>Investment in non-convertible debentures</b>		
Vagishwari Land Developers Private Limited	0.01	-
100 (March 31, 2021 - Nil) of ₹1,000 each fully paid-up		
	<b>14.60</b>	<b>22.80</b>
<b>Total Investments</b>	<b>45.93</b>	<b>70.33</b>

\*During the year ended March 31, 2022, the Company has sold its investments in its subsidiaries - Vaigai Developers Private Limited and Nile Developers Private Limited to third parties for a consideration of ₹15 crores and ₹9 crores respectively and the resulting gain has been accounted under Other Income.

\*\*During the year ended March 31, 2022, the Company has sold its land inventory to its subsidiary - Vagishwari Land Developers Private Limited for a consideration of ₹350 crores which has been accounted under Revenue from operations. Subsequently, the Company has sold its investments in the aforementioned subsidiary to a third party for a consideration of ₹150 crores and the resulting gain has been accounted under Other Income.

\*\*\*During the year ended March 31, 2022, the Company has increased its investment in Propmart Technologies Limited from 33% (associate) to 86% (subsidiary).

# The Company has provided securities by way of pledge of investments in equity shares of certain investee entities for the loans taken by the Company/ such investee entities.

### Notes:

a) Aggregate amount of quoted investments actively traded and market value thereof	-	-
b) Aggregate amount of unquoted investments	45.93	70.33
c) Aggregate amount of impairment in value of investments	-	-

### d) Details of investment in partnership firm

Name of the firm/partners	March 31, 2022		March 31, 2021	
	Capital	Profit sharing ratio	Capital	Profit sharing ratio
<b>Whitefield Ventures</b>				
Mr. B S Narayanan	0.95	0.50%	0.95	0.50%
Mrs. Geetha Sanjay Vhatkar	0.01	0.50%	0.01	0.50%
M/s Golfinks Software Park Private Limited	0.86	0.50%	0.86	0.50%
Puravankara Limited	7.38	42.00%	7.38	42.00%
M/s Embassy Property Developments Private Limited	0.11	6.75%	0.11	6.75%
Mr. K J Kuruvilla	0.18	10.00%	0.18	10.00%

## Notes to Standalone Ind AS Financial Statements

for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

Name of the firm/partners	March 31, 2022		March 31, 2021	
	Capital	Profit sharing ratio	Capital	Profit sharing ratio
Mrs. Suja George	0.18	9.75%	0.18	9.75%
Mr. Rana George	0.18	10.00%	0.18	10.00%
Mr. Karan Virwani	0.35	20.00%	0.35	20.00%
<b>Total</b>	<b>10.20</b>	<b>100.00%</b>	<b>10.20</b>	<b>100.00%</b>

Name of the firm/partners	March 31, 2022		March 31, 2021	
	Capital	Profit sharing ratio	Capital	Profit sharing ratio
Purvacom				
Puravankara Limited	0.10	100.00%	0.10	100.00%
Provident Housing Limited	0.00	0.00%	0.00	0.00%
<b>Total</b>	<b>0.10</b>	<b>100.00%</b>	<b>0.10</b>	<b>100.00%</b>

### Note:

During the year, certain investee entities have incurred losses and have accumulated losses as at year end. These investee entities are in their initial phase of its business operations and the management of such investee entities expect that the investee entities will generate sufficient profits in the future years and based on business plans, the management of the Company is of the view that carrying value of the investment in such investee entities by the Company as at the year-end is appropriate.

## 7 Loans

Particulars	March 31, 2022	March 31, 2021
<b>a Non current</b>		
Unsecured, considered good	295.31	306.18
Loans to subsidiaries (refer note 40)	295.31	306.18
<b>b Current</b>		
(Unsecured, considered good)		
Loans to joint ventures (refer note 40)	85.81	78.89
Loans to associates (refer note 40)	0.02	0.03
	85.83	78.92
	<b>381.14</b>	<b>385.10</b>

## Notes to Standalone Ind AS Financial Statements for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

Particulars	March 31, 2022		March 31, 2021	
	Amount	% of total	Amount	% of total
(i) Loans to subsidiaries, joint ventures and other related parties include				
Dues from Prudential Housing and Infrastructure Development Limited in which the Company's director is a director	-		0.00	
Dues from Purva Good Earth Properties Private Limited in which the Company's director is a director	0.01		0.01	
Dues from Vaigai Developers Private Limited in which the Company's director is a director	-		0.05	
Dues from Pune Projects LLP in which Company is a Partner	85.81		78.89	
Dues from Devas Global Services LLP in which Company is a Partner	82.34		152.71	
Dues from Whitefield Ventures in which Company is a Partner	0.02		0.02	
Dues from Vagishwari Land Developers Private Limited in which the Company's director is a director	-		0.00	
Dues from Varishtha Property Developers Private Limited in which the Company's director is a director	0.01		0.00	
Dues from Purva Woodworks Private Limited in which the Company's director is a director	0.79		0.03	
Dues from Purvacom in which Company is a Partner	-		0.00	

(ii) Loans:

Particulars	March 31, 2022		March 31, 2021	
	Amount	% of total	Amount	% of total
a) Loans repayable on demand				
Promoters	-	0%	-	0%
Directors	-	0%	-	0%
Key managerial personnel	-	0%	-	0%
Subsidiaries, associates and joint ventures	280.92	74%	311.78	81%
b) Other loans - subsidiaries	100.22	26%	73.32	19%
<b>Total</b>	<b>381.14</b>	<b>100%</b>	<b>385.10</b>	<b>100%</b>

**Note:**

- There are no amounts of loans and advances in the nature of loans granted to companies, firms, limited liability partnerships or any other parties which are overdue for more than ninety days.
- There were no loans granted to company and other parties which was fallen due during the year, that have been renewed or extended or fresh loans granted to settle the overdues of existing loans given to the same parties.
- Loans, investments, guarantees and security in respect of which provisions of sections 185 and 186 of the Companies Act, 2013 ('the Act') are applicable have been complied with by the Company.



## Notes to Standalone Ind AS Financial Statements for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

### 8 Other financial assets (unsecured, considered good unless otherwise)

Particulars	March 31, 2022	March 31, 2021
<b>a Non current</b>		
Non-current bank balances (refer note 16)	27.41	32.15
Security deposits	7.15	10.89
Deposits under joint development arrangements*	177.19	170.94
	<b>211.75</b>	<b>213.98</b>
Deposits under joint development arrangements (considered doubtful)	4.66	
Less: Allowance for credit loss	(4.66)	-
	<b>211.75</b>	<b>213.98</b>
<b>b Current</b>		
Recoverables under joint development arrangement	18.38	19.59
Recoverables towards society maintenance charges	3.79	9.59
Others	-	0.41
	<b>22.17</b>	<b>29.59</b>

\* Advances paid by the Company to the landowner towards joint development of land is recognized as deposits since the advance is in the nature of refundable deposits. Also refer Note 38(b)(iv).

Includes an amount of ₹162.07 crores (March 31, 2021: ₹169.77 crores) which is advanced for a period of more than 3 years and the management is confident of recovery/launch of these projects in the future.

Movement in Allowance for credit loss		
Opening balance	-	-
Add: Provided during the year	4.66	-
Closing balance	4.66	-

### 9 Assets for current tax (net)

Particulars	March 31, 2022	March 31, 2021
Advance income tax [net of provision for taxation ₹229.21 crores (March 31, 2021, ₹191.43 crores)]	43.18	40.46
	<b>43.18</b>	<b>40.46</b>

## Notes to Standalone Ind AS Financial Statements for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

### 10 Other Current assets (Unsecured, considered good unless otherwise stated)

Particulars	March 31, 2022	March 31, 2021
<b>a Non-current</b>		
Deposits with government authorities	10.29	8.44
Advances for land contracts*	62.07	73.91
Duties and taxes recoverable	3.25	3.56
Prepaid expenses	20.52	14.81
Other advances	-	1.44
	<b>96.13</b>	<b>102.16</b>
Advances for land contracts (considered doubtful)	8.71	-
Less: Provision for doubtful advances	(8.71)	-
	<b>96.13</b>	<b>102.16</b>
<b>b Current</b>		
Advances to suppliers	70.98	186.98
Prepaid expenses	12.29	8.79
Duties and taxes recoverable	28.36	14.74
Other advances	-	39.46
	<b>111.63</b>	<b>249.97</b>
	<b>207.76</b>	<b>352.13</b>

\*Advances for land though unsecured, are considered good as the advances have been given based on arrangements/ memorandum of understanding executed by the Company and the Company/ seller/ intermediary is in the course of obtaining clear and marketable title, free from all encumbrances, including for certain properties under litigation. Also refer Note 38(b)(iv).

Includes an amount of ₹51.53 crores (March 31, 2021: ₹70.60 crores) which is aged more than 3 years and the management is confident of obtaining clear and marketable title in the future. "

#### Movement in Provision for doubtful advances

Opening balance	-	-
Add: Provided during the year	8.71	-
Closing balance	8.71	-

## Notes to Standalone Ind AS Financial Statements for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

### 11 Income tax

The major components of income tax expense for the years ended March 31, 2022 and March 31, 2021 are:  
Statement of profit and loss:

#### Profit or loss section:

Particulars	March 31, 2022	March 31, 2021
<b>Current tax:</b>		
Current income tax charge	38.57	-
<b>Deferred tax:</b>		
Relating to origination/ reversal of temporary differences		
> Decrease/(increase) in deferred tax assets	103.68	(3.15)
> (Decrease)/increase in deferred tax liabilities	(1.14)	(1.18)
	<b>102.54</b>	<b>(4.33)</b>
<b>Income tax expense reported in the statement of profit and loss</b>	<b>141.11</b>	<b>(4.33)</b>
<b>OCI section:</b>		
<b>Deferred tax related to items recognised in OCI during the year:</b>		
Income tax charge/(credit) relating to re-measurement gains/losses on defined benefit plans	0.13	0.67
<b>Income tax charged to OCI</b>	<b>0.13</b>	<b>0.67</b>
<b>Reconciliation of tax expense and the accounting profit/(loss) multiplied by India's tax rate</b>		
<b>Accounting profit before income tax</b>	<b>307.18</b>	<b>(14.04)</b>
Effective tax rate in India	25.17%	34.94%
Tax on accounting profit/(loss) at statutory income tax rate [25.17% / 34.944%]	77.32	(4.91)
Tax effect of amounts which are not deductible (taxable) in calculating taxable income:		
Impact of opting for new tax scheme	67.90	-
Others	(4.11)	0.58
<b>Income tax expense</b>	<b>141.11</b>	<b>(4.33)</b>

The Taxation Laws (Amendment) Ordinance, 2019 ('the Ordinance') provides an option to domestic companies to pay income-tax at a lower rate of 25.17%, if it opts for not availing of certain specified exemptions or incentives. The Company has made an assessment of the impact of the Ordinance and has decided to opt for the lower tax rate of 25.17% from the financial year beginning April 01, 2021. Consequently, the Company has measured the current and deferred taxes from the normal rate of 34.94% to the lower rate of 25.17% and the tax expense for the year ended March 31, 2022 is higher by ₹67.90 crores.

## Notes to Standalone Ind AS Financial Statements for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

### 12 Deferred tax assets (net)

Particulars	March 31, 2022	March 31, 2021
<b>Deferred tax asset arising on account of :</b>		
Impact of expenditure charged to the statement of profit and loss in a year but allowed for tax purposes in subsequent years	24.83	32.79
Carry forward of losses*	19.53	97.32
Impact of income recognised for tax purposes in a year but recognised in the statement of profit and loss in subsequent years (impact of Ind AS 115 accounting)	46.21	42.82
Impact of Ind AS 116	0.52	1.35
MAT Credit entitlement	-	18.94
Fixed assets: Impact of difference between tax depreciation and depreciation/ amortization charged for the financial reporting	1.19	1.21
Others	1.06	2.72
	<b>93.34</b>	<b>197.15</b>
<b>Less: Deferred tax liability arising on account of :</b>		
Impact of financial assets and liabilities carried at amortized cost	(0.98)	(1.67)
Others	(1.10)	(1.55)
	<b>(2.08)</b>	<b>(3.22)</b>
Deferred tax assets (net)	<b>91.26</b>	<b>193.93</b>

### Reconciliation of deferred tax assets

Particulars	March 31, 2022	March 31, 2021
Net deferred tax asset at the beginning of the year	193.93	188.94
Tax income/(expense) during the year recognized in profit and loss	(102.54)	4.33
Tax income/(expense) during the year recognized in OCI	(0.13)	0.67
<b>Net deferred tax asset at the end of the year</b>	<b>91.26</b>	<b>193.93</b>

The unused tax losses can be carried forward for a maximum period of eight assessment years immediately succeeding the assessment year in which the loss was first computed and would expire if not utilised starting from financial year 2026-27 to 2028-29.

## Notes to Standalone Ind AS Financial Statements

 for the year ended March 31, 2022  
(All amounts in Indian ₹ Crore, unless otherwise stated)

### 13 Inventories

(valued at lower of cost and net realisable value)

Particulars	March 31, 2022	March 31, 2021
Raw materials, components and stores	5.79	3.25
Land stock	520.26	491.13
Work-in-progress	3,380.43	3,191.96
Stock of flats	394.01	371.00
	<b>4,300.49</b>	<b>4,057.34</b>

Note: Details of assets pledged are as per note no.20

### 14 Trade receivables

Particulars	March 31, 2022	March 31, 2021
<b>Unsecured, considered good</b>		
Dues from related parties	8.34	5.38
Dues from others	135.54	157.46
	<b>143.88</b>	<b>162.84</b>

Note: Details of assets pledged are as per note no.20

Trade receivables include receivable due from directors or other officers, etc.

Dues from Pune Projects LLP in which Company is a Partner	1.34	0.92
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### Trade receivables Ageing Schedule

As at 31 March 2022	Outstanding for following periods from due date of payment					Total
	Less than 6 Months	6 months to 1 year	1-2 years	2-3 years	More than 3 years	
Undisputed Trade Receivables considered good	103.59	10.33	13.91	7.87	8.18	143.88
Undisputed Trade Receivables which have significant increase in credit risk	-	-	-	-	-	-
Undisputed Trade receivable credit impaired	-	-	-	-	-	-
Disputed Trade receivables considered good	-	-	-	-	-	-
Disputed Trade receivables which have significant increase in credit risk	-	-	-	-	-	-
Disputed Trade receivables credit impaired	-	-	-	-	-	-
<b>Total</b>	<b>103.59</b>	<b>10.33</b>	<b>13.91</b>	<b>7.87</b>	<b>8.18</b>	<b>143.88</b>

## Notes to Standalone Ind AS Financial Statements for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

### Trade receivables Ageing Schedule

As at 31 March 2021	Outstanding for following periods from due date of payment					Total
	Less than 6 Months	6 months to 1 year	1-2 years	2-3 years	More than 3 years	
Undisputed Trade Receivables considered good	117.90	13.43	15.15	4.53	11.83	162.84
Undisputed Trade Receivables which have significant increase in credit risk	-	-	-	-	-	-
Undisputed Trade receivable credit impaired	-	-	-	-	-	-
Disputed Trade receivables considered good	-	-	-	-	-	-
Disputed Trade receivables which have significant increase in credit risk	-	-	-	-	-	-
Disputed Trade receivables credit impaired	-	-	-	-	-	-
<b>Total</b>	<b>117.90</b>	<b>13.43</b>	<b>15.15</b>	<b>4.53</b>	<b>11.83</b>	<b>162.84</b>

### 15 Cash and cash equivalents

Particulars	March 31, 2022	March 31, 2021
Balances with banks		
In current accounts	109.03	94.01
Cash on hand	0.09	0.08
	<b>109.12</b>	<b>94.09</b>

For the purpose of the statement of cash flows, cash and cash equivalents comprise the following:

Particulars	March 31, 2022	March 31, 2021
Balances with banks		
In current accounts	109.03	94.01
Cash on hand	0.09	0.08
Cash and cash equivalents reported in balance sheet	109.12	94.09
Less - cash credit facilities from banks (note 20)	(86.56)	(109.13)
Cash and cash equivalents reported in cash flow statement	<b>22.56</b>	<b>(15.04)</b>

## Notes to Standalone Ind AS Financial Statements

for the year ended March 31, 2022  
(All amounts in Indian ₹ Crore, unless otherwise stated)

### Note 1

Changes in liabilities arising from financing activities

Particulars	Short Term	Long Term	Total
(a) Borrowings:			
<b>Balance as at April 1, 2020</b>	2,077.67	45.07	2,122.74
Add: Cash inflows	144.14	119.50	263.64
Less: Cash outflows	(261.95)	(378.32)	(640.27)
Add: Interest accrued during the year	95.74	156.68	252.42
Less: Interest paid	(44.90)	(128.20)	(173.10)
Net movement in current maturities of non current borrowings	(293.41)	293.41	-
Net movement in cash credit considered as cash and cash equivalent	10.89	-	10.89
Others	-	14.02	14.02
<b>Balance as at March 31, 2021</b>	<b>1,728.18</b>	<b>122.16</b>	<b>1,850.34</b>
Add: Cash inflows	638.15	555.04	1,193.19
Less: Cash outflows	(811.81)	(708.60)	(1,520.41)
Add: Interest accrued during the year	126.48	64.74	191.22
Less: Interest paid	(126.48)	(65.32)	(191.80)
Net increase/(decrease) in current maturities of non current borrowings	276.45	(276.45)	-
Net movement in cash credit considered as cash and cash equivalent	(22.57)	-	(22.57)
Others	-	1.34	1.34
<b>Balance as at March 31, 2022</b>	<b>1,808.40</b>	<b>(307.09)</b>	<b>1,501.31</b>
(b) Dividends payable (including taxes):			
<b>Balance as at April 1, 2020</b>			0.20
Add: Dividend declared			-
Less: Dividend paid			(0.04)
<b>Balance as at March 31, 2021</b>			0.16
Add: Dividend declared			-
Less: Dividend paid			-
<b>Balance as at March 31, 2022</b>			0.16

## Notes to Standalone Ind AS Financial Statements for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

### 16 Bank balances other than cash and cash equivalents

Particulars	March 31, 2022	March 31, 2021
<b>Current</b>		
Deposits with original maturity for more than 3 months but less than 12 months	24.38	3.63
Unpaid dividend account	0.16	0.16
	<b>24.54</b>	<b>3.79</b>
<b>Non-current</b>		
Margin money deposit	27.41	32.15
	<b>27.41</b>	<b>32.15</b>
Amount disclosed under non-current assets (refer note 8)	<b>(27.41)</b>	<b>(32.15)</b>
	-	-

Notes:

- Margin money deposits represent earmarked bank balances restricted for use held as margin money for security against the guarantees and deposits which are subject to first charge to secure the Company's borrowings.
- Unpaid dividend account represents bank balances which are restricted for use and it relates to unclaimed dividend.

### 17 Equity share capital

Particulars	March 31, 2022	March 31, 2021
<b>Authorized shares</b>		
Equity share capital of face value of ₹5 each		
32.00 crore (March 31, 2021 - 32.00 crore) equity shares of ₹ 5 each	160.00	160.00
<b>Issued, subscribed and fully paid-up shares</b>		
Equity share capital of face value of ₹5 each		
23.72 crore (March 31, 2021 - 23.72 crore) equity shares of ₹ 5 each	118.58	118.58
	<b>118.58</b>	<b>118.58</b>

#### a. Reconciliation of the shares outstanding at the beginning and at the end of the reporting year

Equity shares	March 31, 2022		March 31, 2021	
	No. in crore	₹ crore	No. in crore	₹ crore
Balance at the beginning of the year	23.72	118.58	23.72	118.58
Movement during the year	-	-	-	-
Outstanding at the end of the year	<b>23.72</b>	<b>118.58</b>	<b>23.72</b>	<b>118.58</b>



## Notes to Standalone Ind AS Financial Statements for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

### b. Terms/rights attached to equity shares

The Company has only one class of equity shares having a par value of ₹5 per share. Each holder of equity shares is entitled to one vote per share. The Company declares and pays dividends in Indian Rupees. The dividend proposed by the Board of Directors is subject to the approval of the shareholders in the ensuing Annual General Meeting, except interim dividend.

In the event of liquidation of the Company, the holders of equity shares will be entitled to receive remaining assets of the Company, after distribution of all preferential amounts, if any. The distribution will be in proportion to the number of equity shares held by the shareholders.

### c. Details of shareholders holding more than 5% shares in the company

Equity shares	March 31, 2022		March 31, 2021	
	No. in crore	% holding in the class	No. in crore	% holding in the class
Equity shares of ₹ 5 each fully paid-up				
Ravi Puravankara	17.79	75%	17.79	75%

As per records of the Company, including its register of shareholders/members and other declarations received from shareholders regarding beneficial interest, the above shareholding represents both legal and beneficial ownership of shares.

### d. Details of shares held by promoters

As at 31 March 2022

Class of equity shares	Promoter Name	No. of shares at the beginning of the year	Change during the year	No. of shares at the end of the year	% of Total Shares	% change during the year
Equity shares of ₹5 each fully paid	Ravi Puravankara	177,852,904	-	177,852,904	75.00%	-
Equity shares of ₹5 each fully paid	Ashish Puravankara	4,800	-	4,800	0.00%	-
Equity shares of ₹5 each fully paid	Vishalakshi Puravankara	1,920	-	1,920	0.00%	-
Equity shares of ₹5 each fully paid	Aarati Puravankara	1,440	-	1,440	0.00%	-
Equity shares of ₹5 each fully paid	Amanda Puravankara	1,200	-	1,200	0.00%	-
<b>Total</b>		<b>177,862,264</b>	<b>-</b>	<b>177,862,264</b>	<b>75.00%</b>	<b>-</b>

## Notes to Standalone Ind AS Financial Statements for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

As at 31 March 2021

Class of equity shares	Promoter Name	No. of shares at the beginning of the year	Change during the year	No. of shares at the end of the year	% of Total Shares	% change during the year
Equity shares of ₹5 each fully paid	Ravi Puravankara	177,852,904	-	177,852,904	75.00%	-
Equity shares of ₹5 each fully paid	Ashish Puravankara	4,800	-	4,800	0.00%	-
Equity shares of ₹5 each fully paid	Vishalakshi Puravankara	1,920	-	1,920	0.00%	-
Equity shares of ₹5 each fully paid	Aarati Puravankara	1,440	-	1,440	0.00%	-
Equity shares of ₹5 each fully paid	Amanda Puravankara	1,200	-	1,200	0.00%	-
<b>Total</b>		<b>177,862,264</b>	<b>-</b>	<b>177,862,264</b>	<b>75.00%</b>	<b>-</b>

### 18 Other equity

Particulars	March 31, 2022	March 31, 2021
<b>Reserves and surplus</b>		
<b>Securities premium</b>		
Balance at the beginning of the year	963.61	963.61
Less: Adjustment made during the year	-	-
<b>Balance at the end of the year</b>	<b>963.61</b>	<b>963.61</b>
<b>General reserve</b>		
Balance at the beginning of the year	80.28	80.28
Add: Transferred from surplus in the statement of profit and loss	-	-
<b>Balance at the end of the year</b>	<b>80.28</b>	<b>80.28</b>
<b>Retained earnings</b>		
Balance at the beginning of the year	477.03	487.99
Total comprehensive income for the year*	166.44	(10.96)
<b>Balance at the end of the year</b>	<b>643.47</b>	<b>477.03</b>
<b>Total other equity</b>	<b>1,687.35</b>	<b>1,520.91</b>

\* As required under Ind AS compliant Schedule III, the Company has recognised re-measurement profit/(loss) on defined benefit plans (net of tax) of ₹0.37 crores [March 31, 2021: ₹ (1.25) crores] as part of retained earnings.

#### Nature and purpose of reserves:

- Securities premium  
Securities premium is used to record the premium on issue of shares, which can be utilised only in accordance with the provisions of the Companies Act, 2013.
- General reserve  
General reserve represents amounts transferred from retained earnings, which can be utilised in accordance with the provisions of the Companies Act, 2013.

## Notes to Standalone Ind AS Financial Statements for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

### 19 Distribution made and proposed

Particulars	March 31, 2022	March 31, 2021
<b>Cash dividends on equity shares declared and paid</b>		
Final dividend [₹ Nil per share for the year ended March 31, 2021 (March 31, 2021: ₹ Nil per share for the year ended March 31, 2020)]	-	-
Details of proposed dividend on equity shares		
Proposed dividend [₹5 per share for the year ended March 31, 2022 (₹ Nil per share for the year ended March 31, 2021)]	<b>118.58</b>	-

Proposed dividends on equity shares are subject to the approval of the shareholders at the ensuing annual general meeting and are not recognised as a liability as at 31st March.

The dividend declared is in accordance with Section 123 of the Act to the extent it applies to declaration of dividend.

### 20 Borrowings

Particulars	March 31, 2022	March 31, 2021
<b>a. Non-current borrowings</b>		
<b>Secured loans</b>		
Term loans		
From banks	305.82	397.95
From others	465.89	696.31
Debenture		
10 Series I 18.50% secured unlisted redeemable cumulative non-convertible debentures of ₹5 crores each	48.39	47.85
1,800 secured unlisted redeemable non-convertible debentures of ₹0.10 crores each	168.46	-
	<b>988.56</b>	<b>1,142.11</b>
Current maturities of long-term borrowings disclosed under "Current borrowings"	(786.00)	(1,062.45)
	<b>202.56</b>	79.66
<b>b. Current borrowings</b>		
<b>Unsecured</b>		
Loans repayable on demand		
Loans from related parties (Refer note 40)	57.02	67.92
Term loans		
From others	-	66.00

## Notes to Standalone Ind AS Financial Statements for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

Particulars	March 31, 2022	March 31, 2021
<b>Secured</b>		
Loans repayable on demand		
Cash credit and other loan from banks	86.56	109.13
Other loans		
Term loans		
From banks	191.53	150.26
From others	119.87	226.00
From related parties (Refer note 40)	57.77	-
Debentures		
500 A Series 16.95% unlisted unrated secured redeemable non-convertible debentures of ₹10 lakhs each	-	44.59
400 B Series 16.95% unlisted unrated secured redeemable non-convertible debentures of ₹10 lakhs each	-	35.07
100 C Series 16.95% unlisted unrated secured redeemable non-convertible debentures of ₹10 lakhs each	-	9.26
Current maturities of long-term borrowings		
Term loans		
From banks	214.65	201.30
From others	571.35	861.15
	<b>1,298.75</b>	<b>1,770.68</b>
	<b>1,501.31</b>	<b>1,850.34</b>

Note 1: Amount of current borrowings repayable within twelve months is ₹327.99 crores (March 31, 2021: ₹458.38 crores).

### Note 2: Assets pledged as security

The carrying amounts of assets pledged as security for borrowings are:

Particulars	March 31, 2022	March 31, 2021
Trade Receivables	128.79	141.86
Inventories	3,386.84	2,888.48
Vehicles	2.67	3.88
Fixed Deposits	13.44	13.44
Investment	0.49	-
<b>Total assets pledged as security</b>	<b>3,532.23</b>	<b>3,047.66</b>

## Notes to Standalone Ind AS Financial Statements for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

### Note 3: Details of nature of security, guarantees given by directors and repayment terms of borrowings

Non-current borrowings (including Current maturities of long-term borrowings)

Category of loan	March 31, 2022	March 31, 2021	Effective interest rate	Maturity	Repayment details	Nature of security
Term loans from banks	51.36	105.55	10-11%	2023	24 instalments	1. Underlying project inventory and assignment of project receivables 2. Fund shortfall undertaking by the director of the Company towards funding of underlying projects/ working capital.
Term loans from banks	253.74	207.92	10-11%	2023-2027	5 to 36 instalments	Underlying project inventory and assignment of project receivables
Term loans from banks	-	80.92	10-11%	2024	36 instalments	1. Underlying project inventory and assignment of project receivables 2. Guarantee given by the subsidiary of the Company.
Term loans from banks	0.72	3.55	9-10%	2023-2025	60 instalments	Vehicles
<b>Subtotal</b>	<b>305.82</b>	<b>397.95</b>				
Term loans from others	463.95	695.98	10-15%	2023 to 2028	4 to 40 instalments	Underlying project inventory and assignment of project receivables
Term loans from others	1.94	0.33	8-10%	2024-2026	60 instalments	Vehicles
<b>Subtotal</b>	<b>465.89</b>	<b>696.31</b>				
Debentures	216.85	47.85	11 to 18.5%	2025 to 2027	4 to 30 instalments	Underlying project inventory and assignment of project receivables
<b>Subtotal</b>	<b>216.85</b>	<b>47.85</b>				
<b>Total</b>	<b>988.56</b>	<b>1,142.11</b>				

### Current borrowings (excluding Current maturities of long-term borrowings)

Category of loan	March 31, 2022	March 31, 2021	Effective interest rate	Maturity	Repayment details	Nature of security
Term loans from banks	179.66	137.31	10-12%	2022-2025	9 - 36 instalments	Underlying project inventory and assignment of project receivables
Term loans from banks	11.87	12.95	7-8%	2022-2023	Lumpsum	Security against Fixed Deposits
<b>Subtotal</b>	<b>191.53</b>	<b>150.26</b>				
Term loans from others	119.87	226.00	11-16%	2022 - 2025	5 - 32 instalments	Underlying project inventory and assignment of project receivables
Term loans from others	-	66.00	11-16%	2021	To be repaid in Sep 2021	Unsecured
<b>Subtotal</b>	<b>119.87</b>	<b>292.00</b>				

## Notes to Standalone Ind AS Financial Statements for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

Category of loan	March 31, 2022	March 31, 2021	Effective interest rate	Maturity	Repayment details	Nature of security
Cash credit and other loan from banks	34.37	27.56	10-11%	On demand	On demand	Underlying project inventory
Cash credit and other loan from banks	52.19	81.57	10-12%	On demand	On demand	Underlying project inventory and assignment of project receivables
<b>Subtotal</b>	<b>86.56</b>	<b>109.13</b>				
Debentures	-	88.92	16-17%	2022	24 instalments	Underlying project inventory and assignment of project receivables Guarantee given by the subsidiary of the Company
<b>Subtotal</b>	<b>-</b>	<b>88.92</b>				
Loans from related parties	57.77	-	0.001%	2022-2023	18 Months	Pledge of shares of associate company
<b>Subtotal</b>	<b>57.77</b>	<b>-</b>				
Loans from related parties	57.02	67.92	10-11%	On demand	On demand	Unsecured
<b>Subtotal</b>	<b>57.02</b>	<b>67.92</b>				
<b>Total</b>	<b>512.75</b>	<b>708.23</b>				

As at March 31, 2022, the Company has available ₹556.04 crores (March 31, 2021 ₹283.64 crores) of undrawn committed borrowing facilities.

Notes:

- The Company has not filed any quarterly returns/statements with banks or financial institutions during the year for its current borrowings.
- The above loans were applied for the purpose for which such loans were obtained. Also, the Company has not defaulted in repayment of the above loans and interest thereon.
- No funds raised on short-term basis have been used for long-term purposes by the Company.

### 21 Other financial liabilities

Particulars	March 31, 2022	March 31, 2021
<b>a Non current</b>		
Security deposits	16.48	18.10
	<b>16.48</b>	<b>18.10</b>
<b>b Current</b>		
Society maintenance charges	13.73	26.45
Security deposits	1.55	1.55
Payable to related parties	-	1.36
Other payables	3.22	3.61
	<b>18.50</b>	<b>32.97</b>
	<b>34.98</b>	<b>51.07</b>

## Notes to Standalone Ind AS Financial Statements for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

### 22 Provisions

Particulars	March 31, 2022	March 31, 2021
<b>a Non-current</b>		
Provision for employee benefits		
Gratuity (refer note 41)	4.98	5.62
	<b>4.98</b>	<b>5.62</b>
<b>b Current</b>		
Provision for employee benefits		
Leave benefits	1.60	1.08
Provision for claims (refer note 38(b)(ii))	3.30	3.41
	<b>4.90</b>	<b>4.49</b>
	<b>9.88</b>	<b>10.11</b>

Provision for claims

Represents provision towards compensation payable to customers for delays in completion of certain real estate projects.

Particulars	March 31, 2022	March 31, 2021
Movement provision:		
Opening balance	3.41	0.36
Additions/(reversal)	(0.11)	3.05
Closing balance	<b>3.30</b>	<b>3.41</b>

### 23 Trade payables

Particulars	March 31, 2022	March 31, 2021
Trade payable		
- Total outstanding dues of micro enterprises and small enterprises	17.27	8.15
- Total outstanding dues of creditors other than micro and small enterprises		
Payable to others	165.44	246.87
Payable to related parties	37.87	112.39
	<b>220.58</b>	<b>367.41</b>

## Notes to Standalone Ind AS Financial Statements for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

### Disclosures of dues to Micro, Small and Medium enterprises

The information as required under the Micro, Small and Medium Enterprises Development Act, 2006 has been determined to the extent such parties have been identified on the basis of information available with the Company. The Company has not received any claim for interest from any supplier under the said Act.

i.	The principal amount remaining unpaid	16.87	7.61
ii.	Interest due thereon remaining unpaid	0.40	0.54
iii.	The amount of interest paid by the buyer in terms of section 16 of the Micro, Small and Medium Enterprises Development Act, 2006, along with the amount of the payment made to the supplier beyond the appointed day during each accounting year.	-	-
iv.	The amount of interest due and payable for the period of delay in making payment (which have been paid but beyond the appointed day during the year)	-	-
v.	The amount of interest accrued during the year and remaining unpaid.	0.40	0.54
vi.	The amount of further interest remaining due and payable for earlier years	-	-

### Trade payables Ageing Schedule

As at 31 March 2022	Outstanding for following periods from due date of payment				Total
	Less than 1 year	1-2 years	2-3 years	More than 3 years	
Total outstanding dues of micro enterprises and small enterprises	14.58	1.55	1.14	-	17.27
Total outstanding dues of creditors other than micro enterprises and small enterprises	155.42	9.20	6.08	32.61	203.31
Disputed dues of micro enterprises and small enterprises	-	-	-	-	-
Disputed dues of creditors other than micro enterprises and small enterprises	-	-	-	-	-
<b>Total</b>	<b>170.00</b>	<b>10.75</b>	<b>7.22</b>	<b>32.61</b>	<b>220.58</b>

As at 31 March 2021	Outstanding for following periods from due date of payment				Total
	Less than 1 year	1-2 years	2-3 years	More than 3 years	
Total outstanding dues of micro enterprises and small enterprises	6.68	1.47	-	-	8.15
Total outstanding dues of creditors other than micro enterprises and small enterprises	277.82	31.08	12.51	37.85	359.26
Disputed dues of micro enterprises and small enterprises	-	-	-	-	-
Disputed dues of creditors other than micro enterprises and small enterprises	-	-	-	-	-
<b>Total</b>	<b>284.50</b>	<b>32.55</b>	<b>12.51</b>	<b>37.85</b>	<b>367.41</b>



## Notes to Standalone Ind AS Financial Statements

for the year ended March 31, 2022  
(All amounts in Indian ₹ Crore, unless otherwise stated)

### 24 Other current liabilities

Particulars	March 31, 2022	March 31, 2021
Deferred revenue	1,281.71	963.72
Statutory dues payable	9.84	7.37
Liability under joint development arrangement*	771.83	762.11
Unpaid dividend payable	0.16	0.17
Liability towards Corporate Social Responsibility	0.88	0.91
Liability towards share of loss in partnership entities	4.97	3.83
Other payables	0.81	0.55
	<b>2,070.20</b>	<b>1,738.66</b>

\*Includes amount payable to landowners where the Company has entered into joint development arrangements with landowners for joint development of properties on land in lieu of which, the Company has agreed to transfer certain percentage of constructed area/ revenue proceeds, net of revenue recognised.

### 25 Revenue from operations

Particulars	March 31, 2022	March 31, 2021
<b>Revenue from contracts with customers</b>		
Revenue from real estate development (refer note 39)	715.81	548.78
	(A) <b>715.81</b>	<b>548.78</b>
<b>Other operating revenues</b>		
Lease income	7.76	7.35
Share of profit/(loss) in partnership entities	(1.09)	(1.28)
Others	7.83	9.10
	(B) <b>14.50</b>	<b>15.17</b>
	(A)+(B) <b>730.31</b>	<b>563.95</b>

## Notes to Standalone Ind AS Financial Statements for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

### 26 Other income

Particulars	March 31, 2022	March 31, 2021
Interest on financial assets:		
Bank deposits	2.89	-
Security deposits	7.77	1.46
Loan to related parties	10.85	2.78
Others	1.98	6.07
Interest on delayed customer collection	-	40.00
Profit on sale of investment in subsidiaries	161.90	-
Profit on sale of property, plant and equipment and investment property	3.08	-
Financial guarantee income	0.99	1.12
Provisions/ liabilities no longer required written-back	13.03	2.23
Others	8.58	13.04
	<b>211.07</b>	<b>66.70</b>

### 27 Cost of raw materials, components and stores consumed

Particulars	March 31, 2022	March 31, 2021
Inventories at the beginning of the year	3.25	6.83
Add : Purchases during the year	7.36	5.34
	<b>10.61</b>	<b>12.17</b>
Less : Inventories at the end of the year	5.79	3.25
Cost of raw materials, components and stores consumed	<b>4.82</b>	<b>8.92</b>

### 28 (Increase)/ decrease in inventories of stock of flats, land stock and work-in-progress

Particulars	March 31, 2022	March 31, 2021
Inventories at the beginning of the year		
Land stock	491.13	491.44
Work-in-progress	3,191.96	2,751.91
Stock of flats	371.00	793.23
Inventories at the end of the year		
Land stock	520.26	491.13
Work-in-progress	3,380.43	3,191.96
Stock of flats	394.01	371.00
	<b>(240.61)</b>	<b>(17.51)</b>

## Notes to Standalone Ind AS Financial Statements for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

### 29 Employee benefits expense

Particulars	March 31, 2022	March 31, 2021
Salaries, wages and bonus	78.96	68.19
Contribution to provident fund and other funds	1.48	1.40
Staff welfare	0.99	0.77
	<b>81.43</b>	<b>70.36</b>

### 30 Finance costs

Particulars	March 31, 2022	March 31, 2021
Interest on financial liabilities		
- Borrowings*	189.23	246.40
- Others	0.81	4.05
Bank charges	0.27	0.30
Interest on lease liabilities (note 37)	0.90	1.67
	<b>191.22</b>	<b>252.42</b>

\*Gross of interest of ₹181.50 crores (March 31, 2021: ₹242.66 crores) inventorised to qualifying work in progress. The rate used to determine the amount of borrowing costs eligible for capitalisation is the effective interest rate of the underlying borrowings which is in the range of 7% to 18.50%.

### 31 Depreciation and amortization expense

Particulars	March 31, 2022	March 31, 2021
Depreciation of property, plant and equipment (refer note 3)	3.97	4.87
Depreciation of investment properties (refer note 4)	0.40	0.36
Amortization of intangible assets (refer note 5)	0.79	0.83
Depreciation of Right-of-use assets (note 37)	4.11	5.12
	<b>9.27</b>	<b>11.18</b>

## Notes to Standalone Ind AS Financial Statements for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

### 32 Other expenses

Particulars	March 31, 2022	March 31, 2021
Travel and conveyance	2.55	1.75
Repairs and maintenance		
- others	12.87	15.04
Legal and professional	27.99	28.05
Rent (refer note 37)	2.08	4.63
Rates and taxes	50.05	12.52
Security	4.36	4.47
Communication costs	1.65	1.63
Printing and stationery	0.76	1.06
Advertising and sales promotion	24.52	26.01
Provision for advances and deposits	13.37	-
Advances and deposits written off	4.51	-
Brokerage costs	4.04	6.04
Exchange differences (net)	0.32	0.13
Corporate social responsibility expenses	0.97	1.43
Miscellaneous expenses	8.70	8.20
	<b>158.74</b>	<b>110.96</b>

#### Notes:

#### A. Payment to auditor [included in legal and professional charges] \*

Particulars	March 31, 2022	March 31, 2021
<b>As auditor:</b>		
Audit fee	0.70	0.69
Other services	0.03	0.04
Reimbursement of expenses	0.02	0.01
	<b>0.75</b>	<b>0.74</b>

## Notes to Standalone Ind AS Financial Statements for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

### B. Details of CSR expenditure:

Particulars	March 31, 2022	March 31, 2021
(a) Gross amount required to be spent during the year	0.97	1.43
(b) Amount approved by the Board to be spent during the year	0.97	1.43

### (c) Amount spent during the year ending on March 31, 2022

Particulars	Amount spent	Amount yet to be spent	Total
(i) Construction/acquisition of any asset	-	-	-
(ii) On purposes other than (i) above	0.18	0.79	0.97
	<b>0.18</b>	<b>0.79</b>	<b>0.97</b>

### (d) Amount spent during the year ending on March 31, 2021

Particulars	Amount spent	Amount yet to be spent	Total
(i) Construction/acquisition of any asset	-	-	-
(ii) On purposes other than (i) above	0.52	0.91	1.43
	<b>0.52</b>	<b>0.91</b>	<b>1.43</b>

### (e) Details related to spent / unspent obligations:

Particulars	March 31, 2022	March 31, 2021
(i) Contribution to Public Trust	-	-
(ii) Contribution to Charitable Trust	-	-
(iii) Spent on identified projects	0.18	0.52
(iii) Unspent money in relation to:		
Ongoing project	0.79	0.91
Other than ongoing project	-	-
	<b>0.97</b>	<b>1.43</b>

## Notes to Standalone Ind AS Financial Statements for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

### (f) Details of ongoing project:

Opening Balance		Amount required to be spent during the year	Amount spent during the year		Closing Balance	
With Company	In Separate CSR Unspent A/c		From Company's bank A/c	From Separate CSR Unspent A/c	With Company	In Separate CSR Unspent A/c
-	0.91	0.97	0.18	0.82	-	0.88

Notes:

- In respect of other than ongoing projects, there are no unspent amounts that are required to be transferred to a fund specified in Schedule VII of the Act, in compliance with second proviso to sub section 5 of section 135 of the Act.
- All amounts that are unspent under section (5) of section 135 of the Act, pursuant to any ongoing project, has been transferred to special account in compliance of with provisions of sub section (6) of section 135 of the Act.

### 33 Fair value measurements

The fair value of the financial assets and liabilities is determined as the amount at which the instrument could be exchanged in a current transaction between willing parties, other than in a forced or liquidation sale.

The following methods and assumptions were used to estimate the fair values:

- > The management assessed that the carrying values of cash and cash equivalents, trade receivables, trade payables and other financial assets and liabilities (as listed below) approximate their fair values largely either due to their short-term maturities.
- > The management assessed that the carrying values of bank deposits, borrowings and other financial assets and liabilities approximate their fair values based on cash flow discounting using parameters such as interest rates, tenure of instrument, creditworthiness of the customer and the risk characteristics of the financed project, as applicable.

Investment in subsidiaries, joint ventures and associates are carried at cost.

These financial assets and financial liabilities as summarised below are classified as level 3 fair values in the fair value hierarchy due to the use of unobservable inputs as explained above. There have been no transfers between levels during the year.

Break up of financial assets measured at amortized cost

	Notes	March 31, 2022	March 31, 2021
Loans	7	381.14	385.10
Trade receivables	14	143.88	162.84
Cash and cash equivalents	15	109.12	94.09
Bank balances other than cash and cash equivalents	16	24.54	3.79
Other financial assets	8	233.92	243.57
		<b>892.60</b>	<b>889.39</b>

## Notes to Standalone Ind AS Financial Statements for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

Break up of financial liabilities measured at amortized cost

	Notes	March 31, 2022	March 31, 2021
Borrowings	20	1,501.31	1,850.34
Lease liabilities	37	7.73	9.94
Trade payable	23	220.58	367.41
Other financial liabilities	21	34.98	51.07
		<b>1,764.60</b>	<b>2,278.76</b>

### 34 Financial risk management

The Company's principal financial liabilities, comprise borrowings, trade payables and other payables. The main purpose of these financial liabilities is to finance the Company's operations. The Company's principal financial assets include loans, trade receivables, cash and bank balances and other receivables that derive directly from its operations.

The Company's activities expose it to market risk, liquidity risk and credit risk.

The Company's management oversees the management of these risks and ensures that the Company's financial risk activities are governed by appropriate policies and procedures and that financial risks are identified, measured and managed in accordance with the Company's policies and risk objectives.

#### a. Credit risk

Credit risk is the risk of loss that may arise on outstanding financial instruments if a counterparty default on its obligations. Credit risk arises from cash and cash equivalents, trade receivables and deposits with banks and financial institutions.

Credit risk management

Other financial assets like bank deposits and other receivables are mostly with banks and hence, the Company does not expect any credit risk with respect to these financial assets.

With respect to trade receivables, the Company has constituted teams to review the receivables on periodic basis and to take necessary mitigations, wherever required. The Company creates allowance for all unsecured receivables based on lifetime expected credit loss.

#### Expected credit loss for trade receivables

The recoverability of trade receivables is considered good as the handover/possession of residential/commercial units to the customers is not processed till the time the Company receives the entire payment. Accordingly, the Company does not have significant credit risk.

During the periods presented, the Company made no allowance for trade receivables.

## Notes to Standalone Ind AS Financial Statements for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

### b. Liquidity risk

Prudent liquidity risk management implies maintaining sufficient cash and marketable securities and the availability of funding through an adequate amount of committed credit facilities to meet obligations when due and also generating cash flow from operations.

Management monitors the Company's liquidity position and cash and cash equivalents on the basis of expected cash flows and maintaining debt financing plans.

The break-up of cash and cash equivalents and other current bank balances is as below:

	March 31, 2022	March 31, 2021
Cash and cash equivalents	109.12	94.09
Bank balances other than cash and cash equivalents	24.54	3.79
	<b>133.66</b>	<b>97.88</b>

### Maturities of financial liabilities

The tables below analyze the Company's financial liabilities into relevant maturity groupings based on their contractual maturities for all financial liabilities.

March 31, 2022	On demand	Less than 1 year	1 to 4 years	4 years and above	Total
<b>Financial liabilities - non-current</b>					
Borrowings (including Current maturities of long-term borrowings)*	-	224.32	1,088.77	21.91	1,335.00
Lease liabilities	-	-	2.09	-	2.09
Security deposits	-	-	11.11	5.37	16.48
<b>Financial liabilities - current</b>					
Borrowings (excluding Current maturities of long-term borrowings)*	143.58	177.44	276.51	1.09	598.62
Trade payables	-	190.16	30.46	-	220.62
Lease liabilities	-	6.55	-	-	6.55
Security deposits	-	1.55	-	-	1.55
Other financial liabilities	-	1.82	15.13	-	16.95



## Notes to Standalone Ind AS Financial Statements

for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

March 31, 2021	On demand	Less than 1 year	1 to 4 years	4 years and above	Total
<b>Financial liabilities - non-current</b>					
Borrowings (including Current maturities of long-term borrowings)*	-	264.02	1,297.15	40.70	1,601.87
Lease liabilities	-	-	4.45	-	4.45
Security deposits	-	-	11.20	6.91	18.11
<b>Financial liabilities - current</b>					
Borrowings (excluding Current maturities of long-term borrowings)*	177.05	417.93	303.53	-	898.51
Trade payables	-	273.43	93.98	-	367.41
Lease liabilities	-	6.49	-	-	6.49
Security deposits	-	1.55	-	-	1.55
Other financial liabilities	-	2.70	28.72	-	31.42

\* including interest expected to be paid over the balance maturity period

### c. Market risk

Market risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate because of changes in market prices. Market risk comprises two types of risk: interest rate risk and other price risk, such as equity price risk and commodity/real-estate risk.

The sensitivity analysis in the following sections relate to the position as at March 31, 2022 and March 31, 2021. The analysis excludes the impact of movements in market variables on the carrying values of gratuity and other post retirement obligations/provisions.

The below assumption has been made in calculating the sensitivity analysis:

The sensitivity of the relevant profit or loss item is the effect of the assumed changes in respective market risks. This is based on the financial assets and financial liabilities held at March 31, 2022 and March 31, 2021.

"Interest rate risk is the risk that the fair value or future cash flows of an exposure will fluctuate because of changes in Interest rate. The entity's exposure to the risk of changes in Interest rates relates primarily to the entity's operating activities (when receivables or payables are subject to different interest rates) and the entity's net receivables or payables. The Company is affected by the price volatility of certain commodities/ real estate. Its operating activities require the ongoing development of real estate. The Company's management has developed and enacted a risk management strategy regarding commodity/ real estate price risk and its mitigation. The Company is subject to the price risk variables, which are expected to vary in line with the prevailing market conditions."

## Notes to Standalone Ind AS Financial Statements for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

### Interest rate sensitivity

Profit or loss is sensitive to higher/lower interest expense from borrowings as a result of changes in interest rates. The following table demonstrates the sensitivity to a reasonably possible change in interest rates, with all other variables held constant. The impact on the entity's profit before tax is due to changes in the fair value of financial assets and liabilities.

Particulars	March 31, 2022	March 31, 2021
Interest rates – increase by 50 basis points (50 bps)	8.49	10.04
Interest rates – decrease by 50 basis points (50 bps)	(8.49)	(10.04)

Note: The above impact is gross of interest to be inventorised to qualifying assets.

### 35 Capital Management

The Company's objectives when managing capital are to maximise returns for shareholders and benefits for other stakeholders, and maintain an optimal capital structure to reduce the cost of capital.

In order to maintain or adjust the capital structure, the Company may adjust the amount of dividends paid to shareholders, return capital to shareholders, issue new shares or sell assets to reduce debt.

The Company monitors its capital using gearing ratio, which is net debt divided by total equity. Net debt comprises long term borrowings, short term borrowings, current maturities of long term borrowings less cash and cash equivalents and other bank balances. Total equity comprises equity share capital and other equity.

Particulars	March 31, 2022	March 31, 2021
Non current borrowings	202.56	79.66
Current borrowings	1,298.75	1,770.68
Less: Cash and cash equivalents	(109.12)	(94.09)
Less : Bank balances other than cash and cash equivalents	(24.54)	(3.79)
Net debt	1,367.65	1,752.46
Total equity	1,805.93	1,639.49
Gearing ratio	0.76	1.07

In order to achieve the objective of maximize shareholders value, the Company's capital management, amongst other things, aims to ensure that it meets financial covenants attached to the interest-bearing borrowings that define capital structure requirements. Any significant breach in meeting the financial covenants would allow the bank to call borrowings. There have been no breaches in the financial covenants of above-mentioned interest-bearing borrowing.

No changes were made in the objectives, policies or processes for managing capital during the current and previous years.

## Notes to Standalone Ind AS Financial Statements

for the year ended March 31, 2022  
(All amounts in Indian ₹ Crore, unless otherwise stated)

### 36 Financial Ratios

- a **Ratio** Current ratio  
**Numerator** Current Assets  
**Denominator** Current Liabilities

Ratios/Measures	March 31, 2022	March 31, 2021
Current Assets (A)	4,797.66	4,676.54
Current Liabilities (B)	3,618.92	3,919.93
<b>Current Ratio ( C ) = ( A ) / ( B )</b>	<b>1.33</b>	<b>1.19</b>
% of change from previous year	11.12%	

- b **Ratio** Debt Equity ratio  
**Numerator** Total Debt  
**Denominator** Shareholder's Equity

Ratios/Measures	March 31, 2022	March 31, 2021
Total Debt (A)	1,501.31	1,850.34
Shareholder's Equity (B)	1,805.93	1,639.49
<b>Debt Equity ratio ( C ) = ( A ) / ( B )</b>	<b>0.83</b>	<b>1.13</b>
% of change from previous year	-26.34%	

The ratio has changed mainly due to decrease in total debt during the current year compared to the previous year.

- c **Ratio** Debt Service Coverage ratio  
**Numerator** Earnings available for debt service  
**Denominator** Debt service

Ratios/Measures	March 31, 2022	March 31, 2021
Profit (Loss) after tax (A)	166.44	(10.96)
Add: Non cash operating expenses and finance cost		
Depreciation expense (B)	9.27	11.18
Finance costs (C)	8.54	7.79
<b>Earnings available for debt services ( D ) = ( A ) + ( B ) + ( C )</b>	<b>184.25</b>	<b>8.01</b>
Finance costs (E)	191.22	252.42
Repayment of borrowings (F)	1,520.41	640.27

## Notes to Standalone Ind AS Financial Statements for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

Ratios/Measures	March 31, 2022	March 31, 2021
Payment of principal portion of lease liabilities (G)	6.80	8.02
Debt service (H) = (E) + (F) + (G)	1,718.43	900.71
Debt service coverage ratio (I) = (D) / (H)	0.11	0.01
% of change from previous year	1105.69%	

The ratio has changed mainly due to increase in earnings during the current year compared to the previous year.

- d **Ratio** Return on equity ratio  
**Numerator** Profit after tax  
**Denominator** Average shareholders' equity

Ratios/Measures	March 31, 2022	March 31, 2021
Profit (Loss) after tax (A)	166.44	(10.96)
Closing Shareholders Equity (B)	1,805.93	1,639.49
Average shareholder's equity [(Opening + Closing)/2] C	1,722.71	1,644.98
Return on equity ratio (D) = (A) / (C)	0.10	-0.01
% of change from previous year	-1550.09%	

The ratio has changed mainly due to profit in the current year compared to loss in the previous year.

- e **Ratio** Inventory Turnover ratio  
**Numerator** Cost of goods sold  
(Sub-contractor cost, Cost of materials consumed, purchase of land stock, change in inventories and finance cost)  
**Denominator** Average Inventory

Ratios/Measures	March 31, 2022	March 31, 2021
Cost of goods sold (A)	384.76	452.19
Closing Inventory (B)	4,300.49	4,057.34
Average Inventory [(opening + closing) / 2] (B)	4,178.92	4,050.38
Inventory Turnover ratio (C) = (A) / (B)	0.09	0.11
% of change from previous year	-17.53%	

## Notes to Standalone Ind AS Financial Statements for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

- f **Ratio** Trade receivables turnover ratio  
**Numerator** Revenue from operations  
**Denominator** Average trade receivables

Ratios/Measures	March 31, 2022	March 31, 2021
Revenue from operations (A)	730.31	563.95
Closing trade receivables (B)	109.12	94.09
Average Trade Receivables [(opening + closing) /2] (B)	101.61	123.52
<b>Trade receivables turnover ratio (C) = (A) / (B)</b>	<b>7.19</b>	<b>4.57</b>
% of change from previous year	57.42%	

The ratio has changed mainly due to increase in revenue from operations for the current year.

- g **Ratio** Trade payable turnover ratio  
**Numerator** Total purchases  
(Sub-contractor cost, Cost of materials consumed,  
purchase of land stock)  
**Denominator** Average trade payables

Ratios/Measures	March 31, 2022	March 31, 2021
Total purchases (A) *	434.15	217.28
Closing trade payables (B)	220.58	367.41
Average Trade Payables [(opening + closing) /2] (B)	294.00	361.56
<b>Trade payables turnover ratio (C) = (A) / (B)</b>	<b>1.48</b>	<b>0.60</b>
% of change from previous year	145.73%	

The ratio has changed mainly due to increase in operations and higher purchases in the current year.

- h **Ratio** Net capital turnover ratio  
**Numerator** Revenue from operations  
**Denominator** Working capital (Current Assets - Current Liabilities)

Ratios/Measures	March 31, 2022	March 31, 2021
Revenue from operations (A)	730.31	563.95
Working Capital (B)	1,178.74	756.61
<b>Net capital turnover ratio (C) = (A) / (B)</b>	<b>0.62</b>	<b>0.75</b>
% of change from previous year	-16.88%	

## Notes to Standalone Ind AS Financial Statements for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

- i **Ratio** Net profit ratio  
**Numerator** Profit after tax  
**Denominator** Revenue from operations

Ratios/Measures	March 31, 2022	March 31, 2021
Profit (Loss) after tax (A)	166.44	(10.96)
Revenue from operations (B)	730.31	563.95
Net profit ratio (C) = (A) / (B)	0.23	(0.02)
% of change from previous year	-1272.68%	

The ratio has changed mainly due to profit in the current year compared to loss in the previous year.

- j **Ratio** Return on capital employed  
**Numerator** Earning before interest and taxes  
**Denominator** Capital Employed (Total equity, Total borrowings and Total lease liabilities)

Ratios/Measures	March 31, 2022	March 31, 2021
Profit (Loss) after tax (A)	166.44	(10.96)
Adjustments:-		
Add: Total tax expenses (B)	141.11	(4.33)
Add: Finance cost (C) (net of inventorisation)	8.54	7.79
Earnings before interest and tax (D) = (A) + (B) + (C)	316.09	(7.50)
Total Equity (E)	1,805.93	1,639.49
Lease liabilities (F)	7.73	9.94
Total borrowings (G)	1,501.31	1,850.34
Capital Employed (H) = (E) + (F) + (G)	3,314.97	3,499.77
Return on capital employed (I) = (D) / (H)	0.10	(0.00)
% of change from previous year	-4549.54%	

The ratio has changed mainly due to profit in the current year compared to loss in the previous year.

**Notes :**

Return on investment is not applicable to the Company.

### 37 Leases

#### Company as a lessee:

The Group has entered into a non cancellation lease arrangements for buildings for 2 to 6 years. The Company also has certain leases of building with lease terms of 12 months. The Company has applied the 'short-term lease' recognition exemptions for these leases. and The Company does not have "lease of low value assets".

Set out below are the carrying amounts of right-of-use assets recognised and the movements during the period:

## Notes to Standalone Ind AS Financial Statements

for the year ended March 31, 2022  
(All amounts in Indian ₹ Crore, unless otherwise stated)

Particulars	Total
Balance as at 01 April 2020	13.80
Additions	0.97
Depreciation expense	(5.12)
Deletion	(3.61)
As at 31 March 2021	6.04
Additions	3.69
Depreciation expense	(4.11)
As at 31 March 2022	5.62
Set out below are the carrying amounts of lease liabilities and the movements during the period:	
Balance as at 01 April 2020	19.38
Additions	0.97
Accretion of interest	1.67
Payments	(8.02)
Extinguishment on lease termination	(4.06)
As at 31 March 2021	9.94
Additions	3.69
Accretion of interest	0.90
Payments	(6.80)
As at 31 March 2022	7.73
Current	5.99
Non-current	1.74

The following are the amounts recognised in profit or loss:

Particulars	March 31, 2022	March 31, 2021
Depreciation expense of right-of-use assets	4.11	5.12
Interest expense on lease liabilities	0.90	1.67
Expense relating to short-term leases (included in other expenses)	2.08	4.63
Gain arising on termination of lease (Lease liability extinguished - net carrying value of ROU Asset)	-	(0.46)
Total amount recognised in profit or loss	7.09	10.96

The Company has entered into operating leases (cancellable and non-cancellable) on its investment property portfolio with varying lease terms of upto nine years and with escalation and renewal clauses. All leases include a clause to enable upward revision of the lease rental on periodical basis. The Company is also required to maintain the property over the lease term.

## Notes to Standalone Ind AS Financial Statements for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

Particulars	March 31, 2022	March 31, 2021
Lease income for cancellable and non-cancellable operating leases	7.76	7.35

### Future minimum rentals receivable under non-cancellable operating leases are as follows:

Particulars	March 31, 2022	March 31, 2021
a. Within one year	2.95	5.19
b. Later than one but not later than five years	0.96	3.93
c. Later than five years	-	-
<b>Total</b>	<b>3.91</b>	<b>9.12</b>

## 38 Commitments and contingencies

### a. Other commitments

- (i) As at March 31, 2022, the Company has contracts remaining to be executed on capital account amounting to ₹6.18 crores that were not provided for (March 31, 2021 - ₹ Nil).
- (ii) As at March 31, 2022, the Company has given ₹238.27 crores (March 31, 2021: ₹244.85 crores) as advances/deposits for purchase of land/ joint development. Under the agreements executed with the land owners, the Company is required to make further payments and/or give share in area/ revenue from such development in exchange of undivided share in land based on the agreed terms/ milestones.
- (iii) The Company is committed to provide financial support to some of its subsidiaries and to a joint venture to ensure that these entities operate on going concern basis and are able to meet their debts and liabilities as they fall due.
- (iv) The Company, a subsidiary company and joint venture company had entered into 'Investment Agreement' with third party Investor for development of a residential project. As per the agreement, in the event of default, the Investor has right to exercise put option which will require the Company and the subsidiary company to purchase the Investor securities at a certain IRR on the investment by the Investor. However, if the Company and the subsidiary company does not accept the put option, the Investor has right to claim certain IRR on the investment made by Investor. Management is confident of the project being developed as per agreed terms and doesn't expect any liability in this regard.



## Notes to Standalone Ind AS Financial Statements

for the year ended March 31, 2022  
(All amounts in Indian ₹ Crore, unless otherwise stated)

### b. Contingent liabilities

Particulars	March 31, 2022	March 31, 2021
i) Claims against the Company not acknowledged as debts		
- Value added tax	2.81	3.37
- Service tax	38.18	38.18
- Income tax	51.32	44.74
Guarantees given for subsidiary's borrowings from banks/ financial institutions	1,602.29	1,487.03

- ii) The Company is carrying provision for claims (refer note 22b) towards compensation payable to its customers for delays in completion of certain RERA-registered real estate projects. After considering the circumstances and evaluation thereon, the management believes that these delays will not have any further impact on these financial statements.
- iii) A wholly-owned subsidiary of the Company had initiated legal proceedings against its customer for recovery of receivables of ₹15 crores, inventories of ₹1 crore and customer's counter claim thereon, which is currently pending before the High Court. Pending resolution of the aforesaid litigation, no provision has been made towards the resulting impact of customer's counter-claims on the subsidiary in the accompanying financial statements based on the legal opinion obtained by the management and the management's evaluation of the ultimate outcome of the litigation.
- iv) The Company is subject to legal proceedings for obtaining clear and marketable title for certain properties wherein the Company has outstanding deposits and advances of ₹61 crores. Further, the Company has ₹3 crore recoverable from parties, which are subject to ongoing legal proceedings. Further, in relation to certain property previously owned by the Company, an individual has initiated legal proceedings claiming title over such property, which is disputed by the Company. Pending resolution of the aforesaid legal proceedings, no provision has been made towards any claims and the underlying recoverable, deposits and advances are classified as good and recoverable in the accompanying financial statements based on the legal evaluation by the management of the ultimate outcome of the legal proceedings.
- v) The Company is also subject to certain legal proceedings and claims, which have arisen in the ordinary course of business, including certain litigation for commercial development or land parcels held for construction purposes, either through joint development arrangements or through outright purchases, the impact of which is not quantifiable. These cases are pending with various courts and are scheduled for hearings. After considering the circumstances and legal evaluation thereon, the management believes that these cases will not have an adverse effect on the financial statements.
- vi) During the year, the Company has received emails from its customer containing complaints pertaining to the Company's compliances with certain tax related matters. The Company has submitted its responses to the customer and is of the view that it is in compliance with the applicable rules and regulations. The Company has not received any further communication in this regard.

## Notes to Standalone Ind AS Financial Statements for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

- vii) The Code on Social Security, 2020 ('Code') relating to employee benefits during employment and post-employment benefits received Presidential assent in September 2020. The Code has been published in the Gazette of India. However, the date on which the Code will come into effect has not been notified and the final rules/interpretation have not yet been issued. The Group will assess the impact of the Code when it comes into effect and will record any related impact in the period the Code becomes effective.

Note: The Company does not expect any reimbursement in respect of the above contingent liabilities and it is not practicable to estimate the timing of the cash outflows, if any, in respect of aforesaid matters and it is not probable that an outflow of resources will be required to settle the above obligations/claims.

### 39 Revenue from contracts with customers:

#### 39.1 Disaggregation of revenue

Set out below is the disaggregation of the Company's revenue from contracts with customers, which is in agreement with the contracted price.

Particulars	March 31, 2022	March 31, 2021
<b>Revenue from real estate development</b>		
Revenue recognised at a point in time	648.25	506.83
Revenue recognised over time	67.56	41.95
	<b>715.81</b>	<b>548.78</b>

#### 39.2 Contract balances

Particulars	March 31, 2022	March 31, 2021
Trade receivables	143.88	162.84
Contract liabilities - deferred revenue	1,281.71	963.72

Trade receivables are generally on credit terms up to 30 days. The decrease in trade receivables is primarily on account of increase in collections for projects.

Contract liabilities represents transaction price allocated to unsatisfied performance obligations. The outstanding balances of these accounts have increased primarily on account of increase in billings for new projects.

Set out below is the amount of revenue recognised from:

Particulars	March 31, 2022	March 31, 2021
Revenue recognised in the reporting period that was included in the contract liability balance at the beginning of the period	175.28	264.20

## Notes to Standalone Ind AS Financial Statements

for the year ended March 31, 2022  
(All amounts in Indian ₹ Crore, unless otherwise stated)

### 39.3 Performance obligations

Aggregate amount of the transaction price allocated to the performance obligations that are unsatisfied as of the end of the reporting period \*\*

Revenue to be recognised at a point in time	2,632.25	2,206.68
Revenue to be recognised over time	771.83	762.11

The entity expects to satisfy the performance obligations when (or as) the underlying real estate projects to which such performance obligations relate are completed. Such real estate projects are in various stages of development and are expected to be completed in the coming periods of upto four years.

### 39.4 Assets recognised from the costs to obtain or fulfil a contract with a customer

Particulars	March 31, 2022	March 31, 2021
Inventories		
- Work-in-progress	801.41	601.45
- Stock of flats	248.54	145.08
Prepaid expenses (represents brokerage costs pertaining to sale of real estate units)	23.51	10.16

## 40 Related party transactions

### I Names of related parties and nature of relationship with the Company

#### (i) Subsidiaries

Prudential Housing and Infrastructure Development Limited  
 Centurions Housing and Constructions Private Limited  
 Melmont Construction Private Limited  
 Purva Realities Private Limited  
 Welworth Lanka Holding Private Limited  
 Welworth Lanka Private Limited  
 Nile Developers Private Limited (until November 10, 2021)  
 Vaigai Developers Private Limited (until November 08, 2021)  
 Grand Hills Developments Private Limited  
 Purva Star Properties Private Limited  
 Purva Sapphire Land Private Limited  
 Purva Ruby Properties Private Limited  
 Starworth Infrastructure and Construction Limited  
 Provident Housing Limited

## Notes to Standalone Ind AS Financial Statements for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

T-Hills Private Limited (formerly, Jaganmata Property Developers Private Limited)  
Purva Property Services Private Limited (formerly, Jyothishmati Business Centers Private Limited)  
Vagishwari Land Developers Private Limited (until June 10, 2021)  
Varishtha Property Developers Private Limited  
Purvaland Private Limited (formerly, Purva Pine Private Limited)  
Purva Oak Private Limited  
IBID Home Private Limited  
Provident Cedar Private Limited  
Provident Meryta Private Limited  
Devas Global Services LLP  
D.V. Infrahomes Private Limited  
Purva Woodworks Private Limited  
Purvacom  
Propmart Technologies Limited (from current year)  
Purva Asset Management Private Limited (formerly, Map Capital Advisors Private Limited)  
White Oaks

### (ii) Parties where control exists

Mr. Ravi Puravankara

### (iii) Key management personnel ('KMP')

#### a. Directors

Mr. Ravi Puravankara  
Mr. Ashish R Puravankara  
Mr. Nani R Choksey  
Mr. Pradeep Guha (until August 21, 2021)  
Mr. Anup Shah Sanmukh  
Ms. Sonali Rastogi (until December 31, 2020)  
Ms. Shailaja Jha (w.e.f. February 11, 2021)  
Mr. K.G. Krishnamurthy (w.e.f. June 25, 2021)  
Mr. Sanjeeb Choudhary (w.e.f. November 12, 2021)  
Mr. Abhishek Nirankar Kapoor (w.e.f. September 28, 2021)

#### b. Other officers

Kuldeep Chawla (Chief Financial Officer) (until February 28, 2021)  
Mr. Abhishek Nirankar Kapoor (Chief Financial Officer) (w.e.f. August 13, 2021)  
Bindu Doraiswamy (Company Secretary)

### (iv) Relatives of key management personnel

Ms. Geeta S Vhatkar

## Notes to Standalone Ind AS Financial Statements for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

### (v) Entities controlled/significantly influenced by key management personnel (other related parties)

Purva Developments  
Puravankara Investments  
Handiman Services Limited  
Kenstream Ventures LLP

### (vi) Associates

Keppel Puravankara Development Private Limited  
Sobha Puravankara Aviation Private Limited  
Whitefield Ventures  
Bangalore Tower Private Limited  
Propmart Technologies Limited (upto previous year)

### (vii) Joint venture

Pune Projects LLP  
Purva Good Earth Properties Private Limited (Joint Venture of Provident Housing Limited)

## II Balances with related parties as on date are as follows

Nature of transaction	Subsidiaries		Associates / Joint venture		Key management personnel		Relatives of KMP		Other related parties	
	March 31, 2022	March 31, 2021	March 31, 2022	March 31, 2021	March 31, 2022	March 31, 2021	March 31, 2022	March 31, 2021	March 31, 2022	March 31, 2021
<b>Loans given to</b>										
Purva Realities Private Limited	22.79	12.03	-	-	-	-	-	-	-	-
Melmont Construction Private Limited	2.41	1.83	-	-	-	-	-	-	-	-
Prudential Housing and Infrastructure Development Limited	-	0.00	-	-	-	-	-	-	-	-
Vaigai Developers Private Limited	-	0.05	-	-	-	-	-	-	-	-
Purva Good Earth Properties Private Limited	-	-	0.01	0.01	-	-	-	-	-	-
Purva Sapphire Land Private Limited	0.12	0.12	-	-	-	-	-	-	-	-
Purva Ruby Properties Private Limited	12.69	7.43	-	-	-	-	-	-	-	-
Grand Hills Developments Private Limited	32.89	22.17	-	-	-	-	-	-	-	-
Starworth Infrastructure and Construction Limited	14.91	16.81	-	-	-	-	-	-	-	-
Pune Projects LLP	-	-	85.81	78.89	-	-	-	-	-	-
T-Hills Private Limited (formerly, Jaganmata Property Developers Private Limited)	75.02	59.47	-	-	-	-	-	-	-	-

## Notes to Standalone Ind AS Financial Statements for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

Nature of transaction	Subsidiaries		Associates / Joint venture		Key management personnel		Relatives of KMP		Other related parties	
	March 31, 2022	March 31, 2021	March 31, 2022	March 31, 2021	March 31, 2022	March 31, 2021	March 31, 2022	March 31, 2021	March 31, 2022	March 31, 2021
Provident Housing Limited	38.79	22.49	-	-	-	-	-	-	-	-
IBID Home Private Limited	12.03	11.04	-	-	-	-	-	-	-	-
Devas Global Services LLP	82.34	152.71	-	-	-	-	-	-	-	-
Purva Oak Private limited	-	0.00	-	-	-	-	-	-	-	-
Purvaland Private Limited (formerly, Purva Pine Private Limited)	-	0.00	-	-	-	-	-	-	-	-
Varishtha Property Developers Private Limited	0.01	0.00	-	-	-	-	-	-	-	-
Vagishwari Land Developers Private Limited	-	0.00	-	-	-	-	-	-	-	-
Whitefield Ventures	-	-	0.02	0.02	-	-	-	-	-	-
Propmart Technologies Limited	0.06	-	-	0.00	-	-	-	-	-	-
Purva Woodworks Private Limited	0.79	0.03	-	-	-	-	-	-	-	-
Purvacom	-	0.00	-	-	-	-	-	-	-	-
Purva Assets Management Private Limited	0.45	-	-	-	-	-	-	-	-	-
<b>Loans taken from</b>										
Centurions Housing and Constructions Private Limited	6.68	7.12	-	-	-	-	-	-	-	-
Purva Star Properties Private Limited	48.18	40.16	-	-	-	-	-	-	-	-
Puravankara Investments	-	-	-	-	-	-	-	-	1.88	1.88
Purva Developments	-	-	-	-	-	-	-	-	0.18	0.18
Purvacom	0.10	-	-	-	-	-	-	-	-	-
Nile Developers Private Limited	-	18.58	-	-	-	-	-	-	-	-
Bangalore Tower Private Limited	-	-	57.77	-	-	-	-	-	-	-
<b>Advances for land contracts paid to</b>										
Geeta S Vhatkar	-	-	-	-	-	-	9.64	21.13	-	-
<b>Advances to Contractors</b>										
Starworth Infrastructure and Construction Limited	19.90	19.52	-	-	-	-	-	-	-	-
<b>Security deposits and advance paid to</b>										
Ravi Puravankara	-	-	-	-	2.21	2.21	-	-	-	-
<b>Dues from</b>										
Provident Housing Limited	0.92	2.71	-	-	-	-	-	-	-	-
Pune Projects LLP	-	-	1.34	0.92	-	-	-	-	-	-
Purva Star Properties Private Limited	0.13	0.30	-	-	-	-	-	-	-	-
Propmart Technologies Limited	0.41	-	-	0.35	-	-	-	-	-	-

## Notes to Standalone Ind AS Financial Statements for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

Nature of transaction	Subsidiaries		Associates / Joint venture		Key management personnel		Relatives of KMP		Other related parties	
	March 31, 2022	March 31, 2021	March 31, 2022	March 31, 2021	March 31, 2022	March 31, 2021	March 31, 2022	March 31, 2021	March 31, 2022	March 31, 2021
Starworth Infrastructure & Construction Limited	1.57	1.40	-	-	-	-	-	-	-	-
Purva Property Services Private Limited (formerly Jyothishmati Business Centers Private Limited)	3.97	2.03	-	-	-	-	-	-	-	-
Melmont Construction Private Limited	-	0.01	-	-	-	-	-	-	-	-
<b>Dues to</b>										
Starworth Infrastructure and Construction Limited	32.32	27.14	-	-	-	-	-	-	-	-
Provident Housing Limited	1.98	0.82	-	-	-	-	-	-	-	-
Handiman Services Limited	-	-	-	-	-	-	-	-	2.09	0.76
IBID Home Private Limited	0.01	-	-	-	-	-	-	-	-	-
Kenstream Ventures LLP	-	-	-	-	-	-	-	-	1.42	1.36
Sobha Puravankara Aviation Private Limited	-	-	-	2.72	-	-	-	-	-	-
Propmart Technologies Limited	-	-	-	0.03	-	-	-	-	-	-
Pune Projects LLP	-	-	0.02	0.02	-	-	-	-	-	-
Purva Property Services Private Limited (formerly Jyothishmati Business Centers Private Limited)	0.03	0.01	-	-	-	-	-	-	-	-
<b>Guarantees given by</b>										
Provident Housing Limited	-	350.00	-	-	-	-	-	-	-	-
<b>Guarantees given to</b>										
Provident Housing Limited	1,074.84	956.07	-	-	-	-	-	-	-	-
Melmont Construction Private Limited	165.00	165.00	-	-	-	-	-	-	-	-
Grand Hills Developments Private Limited	-	62.00	-	-	-	-	-	-	-	-
Nile Developers Private Limited	-	47.00	-	-	-	-	-	-	-	-
T-Hills Private Limited (Formerly, Jaganmata Property Developers Private Limited)	157.00	157.00	-	-	-	-	-	-	-	-
Starworth Infrastructure and Construction Limited	105.70	104.96	-	-	-	-	-	-	-	-
Devas Global Services LLP	96.00	-	-	-	-	-	-	-	-	-
Purva Woodworks Private Limited	8.75	-	-	-	-	-	-	-	-	-
<b>Security given by pledge of inventory to</b>										
Provident Housing Limited	20.00	20.00	-	-	-	-	-	-	-	-
Melmont Construction Private Limited	165.00	165.00	-	-	-	-	-	-	-	-

## Notes to Standalone Ind AS Financial Statements for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

### III The transactions with related parties for the year are as follows

Nature of transaction	Subsidiaries		Associates / Joint venture		Key management personnel		Relatives of KMP		Other related parties	
	March 31, 2022	March 31, 2021	March 31, 2022	March 31, 2021	March 31, 2022	March 31, 2021	March 31, 2022	March 31, 2021	March 31, 2022	March 31, 2021
<b>Interest income on loans</b>										
Pune Projects LLP	-	-	1.57	2.78	-	-	-	-	-	-
Melmont Construction Private Limited	0.21	-	-	-	-	-	-	-	-	-
T-Hills Private Limited (formerly, Jaganmata Property Developers Private Limited)	7.65	-	-	-	-	-	-	-	-	-
Purva Realities Private Limited	1.42	-	-	-	-	-	-	-	-	-
<b>Interest expense on loans</b>										
Centurions Housing and Constructions Private Limited	0.67	0.43	-	-	-	-	-	-	-	-
Purva Star Properties Private Limited	4.09	3.30	-	-	-	-	-	-	-	-
Nile Developers Private Limited	1.72	-	-	-	-	-	-	-	-	-
<b>Loans given to</b>										
Melmont Construction Private Limited	0.37	11.10	-	-	-	-	-	-	-	-
Purva Ruby Properties Private Limited	5.27	3.56	-	-	-	-	-	-	-	-
Nile Developers Private Limited	0.00	0.37	-	-	-	-	-	-	-	-
Starworth Infrastructure and Construction Limited	17.84	8.00	-	-	-	-	-	-	-	-
Provident Housing Limited	104.18	54.78	-	-	-	-	-	-	-	-
Pune Projects LLP	-	-	9.16	0.16	-	-	-	-	-	-
T-Hills Private Limited (formerly, Jaganmata Property Developers Private Limited)	7.91	24.47	-	-	-	-	-	-	-	-
Purva Realities Private Limited	9.34	25.33	-	-	-	-	-	-	-	-
Vaigai Developers Private Limited	0.02	0.90	-	-	-	-	-	-	-	-
Prudential Housing and Infrastructure Development Limited	0.00	0.00	-	-	-	-	-	-	-	-
Purva Sapphire Land Private Limited	0.00	0.00	-	-	-	-	-	-	-	-
IBID Home Private Limited	1.02	2.49	-	-	-	-	-	-	-	-
Devas Global Services LLP	25.88	18.71	-	-	-	-	-	-	-	-
Purva Property Services Private Limited (formerly, Jyothishmati Business Centers Private Limited)	0.00	0.71	-	-	-	-	-	-	-	-
Purva Oak Private limited	0.00	-	-	-	-	-	-	-	-	-
Purvaland Private Limited (formerly, Purva Pine Private Limited)	0.00	-	-	-	-	-	-	-	-	-



## Notes to Standalone Ind AS Financial Statements for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

Nature of transaction	Subsidiaries		Associates / Joint venture		Key management personnel		Relatives of KMP		Other related parties	
	March 31, 2022	March 31, 2021	March 31, 2022	March 31, 2021	March 31, 2022	March 31, 2021	March 31, 2022	March 31, 2021	March 31, 2022	March 31, 2021
Vagishwari Land Developers Private Limited	11.56	0.00	-	-	-	-	-	-	-	-
Varishtha Property Developers Private Limited	0.00	0.00	-	-	-	-	-	-	-	-
Whitefield Ventures	0.00	-	-	-	-	-	-	-	-	-
Grand Hills Developments Private Limited	30.50	26.61	-	-	-	-	-	-	-	-
Propmart Technologies Limited	0.21	-	-	0.10	-	-	-	-	-	-
Purva Woodworks Private Limited	0.76	0.03	-	-	-	-	-	-	-	-
Purvacom	0.00	0.00	-	-	-	-	-	-	-	-
Purva Assets Management Private Limited	0.45	-	-	-	-	-	-	-	-	-
<b>Loans repaid by</b>										
Purva Realities Private Limited	-	35.52	-	-	-	-	-	-	-	-
Starworth Infrastructure and Construction Limited	19.74	14.31	-	-	-	-	-	-	-	-
Purva Ruby Properties Private Limited	-	29.02	-	-	-	-	-	-	-	-
Provident Housing Limited	87.88	79.29	-	-	-	-	-	-	-	-
Pune Projects LLP	-	-	3.80	0.13	-	-	-	-	-	-
Melmont Construction Private Limited	-	130.00	-	-	-	-	-	-	-	-
Nile Developers Private Limited	-	15.36	-	-	-	-	-	-	-	-
Vaigai Developers Private Limited	0.06	12.62	-	-	-	-	-	-	-	-
T-Hills Private Limited (formerly, Jaganmata Property Developers Private Limited)	-	0.12	-	-	-	-	-	-	-	-
IBID Home Private Limited	0.03	-	-	-	-	-	-	-	-	-
Devas Global Services LLP	96.25	3.01	-	-	-	-	-	-	-	-
Grand Hills Developments Private Limited	19.78	4.46	-	-	-	-	-	-	-	-
Vagishwari Land Developers Private Limited	11.56	-	-	-	-	-	-	-	-	-
Propmart Technologies Limited	0.16	-	-	0.10	-	-	-	-	-	-
Purva Property Services Private Limited (formerly, Jyothishmati Business Centers Private Limited)	-	0.79	-	-	-	-	-	-	-	-
<b>Loans taken from</b>										
Centurions Housing and Constructions Private Limited	1.24	3.79	-	-	-	-	-	-	-	-

## Notes to Standalone Ind AS Financial Statements for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

Nature of transaction	Subsidiaries		Associates / Joint venture		Key management personnel		Relatives of KMP		Other related parties	
	March 31, 2022	March 31, 2021	March 31, 2022	March 31, 2021	March 31, 2022	March 31, 2021	March 31, 2022	March 31, 2021	March 31, 2022	March 31, 2021
Purva Star Properties Private Limited	13.13	23.72	-	-	-	-	-	-	-	-
Nile Developers Private Limited	3.26	31.64	-	-	-	-	-	-	-	-
Purvacom	0.09	-	-	-	-	-	-	-	-	-
Bangalore Tower Private Limited	-	-	57.77	-	-	-	-	-	-	-
<b>Loans repaid to</b>										
Centurions Housing and Constructions Private Limited	2.36	0.94	-	-	-	-	-	-	-	-
Purva Star Properties Private Limited	9.20	14.40	-	-	-	-	-	-	-	-
Nile Developers Private Limited	23.53	13.07	-	-	-	-	-	-	-	-
<b>Advance paid to</b>										
Sobha Puravankara Aviation Private Limited	-	-	4.03	2.79	-	-	-	-	-	-
Starworth Infrastructure and Construction Limited	-	10.33	-	-	-	-	-	-	-	-
<b>Investment in Shares</b>										
Welworth Lanka Holding Private Limited	0.14	0.14	-	-	-	-	-	-	-	-
Keppel Puravankara Development Private Limited	-	-	-	6.86	-	-	-	-	-	-
Purva Assets Management Private Limited	0.02	-	-	-	-	-	-	-	-	-
PurvaCom	-	0.10	-	-	-	-	-	-	-	-
Propmart Technologies Limited	0.01	-	-	-	-	-	-	-	-	-
Purva Woodworks Private Limited	-	0.01	-	-	-	-	-	-	-	-
<b>Investment in Debentures</b>										
Keppel Puravankara Development Private Limited	-	-	3.69	-	-	-	-	-	-	-
Vagishwari Land Developers Private Limited	0.01	-	-	-	-	-	-	-	-	-
<b>Proceeds from Sale of Investments</b>										
Nile Developers Private Limited	9.22	-	-	-	-	-	-	-	-	-
Vaigai Developers Private Limited	15.05	-	-	-	-	-	-	-	-	-
Vagishwari Land Developers Private Limited	149.99	-	-	-	-	-	-	-	-	-
<b>Sale of Land</b>										
Vagishwari Land Developers Private Limited	350.00	-	-	-	-	-	-	-	-	-

## Notes to Standalone Ind AS Financial Statements for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

Nature of transaction	Subsidiaries		Associates / Joint venture		Key management personnel		Relatives of KMP		Other related parties	
	March 31, 2022	March 31, 2021	March 31, 2022	March 31, 2021	March 31, 2022	March 31, 2021	March 31, 2022	March 31, 2021	March 31, 2022	March 31, 2021
<b>Purchase of land stock</b>										
Geeta S Vhatkar	-	-	-	-	-	-	11.49	-	-	-
<b>Sub-contractor cost</b>										
Starworth Infrastructure and Construction Limited	107.14	9.08	-	-	-	-	-	-	-	-
<b>Rental income</b>										
Provident Housing Limited	0.58	0.88	-	-	-	-	-	-	-	-
Starworth Infrastructure and Construction Limited	0.25	0.29	-	-	-	-	-	-	-	-
<b>Reimbursement of expenses from</b>										
Provident Housing Limited	1.64	4.40	-	-	-	-	-	-	-	-
Pune Projects LLP	-	-	0.53	1.13	-	-	-	-	-	-
Starworth Infrastructure and Construction Limited	0.40	1.07	-	-	-	-	-	-	-	-
Propmart Technologies Limited	0.07	-	-	0.22	-	-	-	-	-	-
Purva Star Properties Private Limited	0.08	0.53	-	-	-	-	-	-	-	-
IBID Home Private Limited	-	0.54	-	-	-	-	-	-	-	-
Purva Property Services Private Limited (formerly Jyothishmati Business Centers Private Limited)	1.46	1.79	-	-	-	-	-	-	-	-
<b>Security Deposit paid on behalf of</b>										
Kenstream Ventures LLP	-	-	-	-	-	-	-	-	-	0.06
<b>Income from administration charges</b>										
Pune Projects LLP	-	-	1.91	1.34	-	-	-	-	-	-
<b>Security and other expenses</b>										
Handiman Services Limited	-	-	-	-	-	-	-	-	6.54	5.83
<b>Rental expenses</b>										
Sobha Puravankara Aviation Private Limited	-	-	6.34	5.81	-	-	-	-	-	-
Puravankara Investments	-	-	-	-	-	-	-	-	4.12	3.92
<b>Brokerage expenses</b>										
Propmart Technologies Limited	0.20	-	-	0.51	-	-	-	-	-	-
<b>Guarantees given by</b>										
Provident Housing Limited	-	10.00	-	-	-	-	-	-	-	-
<b>Guarantees given by related party closed during the year</b>										
Provident Housing Limited	350.00	-	-	-	-	-	-	-	-	-

## Notes to Standalone Ind AS Financial Statements for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

Nature of transaction	Subsidiaries		Associates / Joint venture		Key management personnel		Relatives of KMP		Other related parties	
	March 31, 2022	March 31, 2021	March 31, 2022	March 31, 2021	March 31, 2022	March 31, 2021	March 31, 2022	March 31, 2021	March 31, 2022	March 31, 2021
<b>Guarantees given on behalf of related party</b>										
Provident Housing Limited	218.54	95.00	-	-	-	-	-	-	-	-
Starworth Infrastructure and Construction Limited	0.74	6.88	-	-	-	-	-	-	-	-
Melmont Construction Private Limited	-	165.00	-	-	-	-	-	-	-	-
Grand Hills Developments Private Limited	-	62.00	-	-	-	-	-	-	-	-
Nile Developers Private Limited	-	47.00	-	-	-	-	-	-	-	-
T-Hills Private Limited (formerly, Jaganmata Property Developers Private Limited)	-	157.00	-	-	-	-	-	-	-	-
Devas Global Services LLP	96.00	-	-	-	-	-	-	-	-	-
Purva Woodworks Private Limited	8.75	-	-	-	-	-	-	-	-	-
<b>Guarantees given on behalf of related party closed during the year</b>										
Provident Housing Limited	99.77	-	-	-	-	-	-	-	-	-
Grand Hills Developments Private Limited	62.00	-	-	-	-	-	-	-	-	-
Nile Developers Private Limited	47.00	-	-	-	-	-	-	-	-	-
<b>Security given by pledge of inventory to</b>										
Provident Housing Limited	-	20.00	-	-	-	-	-	-	-	-
Melmont Construction Private Limited	-	165.00	-	-	-	-	-	-	-	-
<b>Remuneration - short term employee benefits (Employee benefits expense) *</b>										
Ravi Puravankara	-	-	-	-	3.01	1.42	-	-	-	-
Ashish R Puravankara	-	-	-	-	2.20	2.06	-	-	-	-
Nani R Choksey	-	-	-	-	2.35	1.69	-	-	-	-
Bindu Doraiswamy	-	-	-	-	0.22	0.19	-	-	-	-
Kuldeep Chawla	-	-	-	-	-	1.23	-	-	-	-
Abhishek Nirankar Kapoor	-	-	-	-	2.80	-	-	-	-	-
<b>Professional charges (director's sitting fees and commission)</b>										
Anup S Shah	-	-	-	-	0.22	0.14	-	-	-	-

## Notes to Standalone Ind AS Financial Statements for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

Nature of transaction	Subsidiaries		Associates / Joint venture		Key management personnel		Relatives of KMP		Other related parties	
	March 31, 2022	March 31, 2021	March 31, 2022	March 31, 2021	March 31, 2022	March 31, 2021	March 31, 2022	March 31, 2021	March 31, 2022	March 31, 2021
Pradeep Guha	-	-	-	-	0.13	0.14	-	-	-	-
Sonali Rastogi	-	-	-	-	-	0.09	-	-	-	-
Shailaja Jha	-	-	-	-	0.18	0.02	-	-	-	-
K.G. Krishnamurthy	-	-	-	-	0.15	-	-	-	-	-
Sanjeeb Choudhary	-	-	-	-	0.07	-	-	-	-	-

Note: Guarantees details are provided based on sanctioned limit

\* As the future liability for gratuity and leave benefits is provided on an actuarial basis for the company as a whole, the amount pertaining to individual is not ascertainable and therefore not included above.

#### IV. Other information:

- Outstanding balances at the year-end are unsecured and settlement occurs in cash. There have been no guarantees provided or received for any related party receivables or payables, other than those disclosed above. The Company has not recorded any provision/ write-off of receivables relating to amounts owed by related parties. Also refer note 6, 20 and 43 for other related party information.
- In respect of the transactions with the related parties, the Company has complied with the provisions of Section 177 and 188 of the Companies Act, 2013 where applicable, and the details have been disclosed above, as required by the applicable accounting standards.
- The Company has given loans to related parties and has provided guarantees on behalf of related parties for loans taken by them from third parties. Such loans have been used by the related parties to fund their business operations.
- Disclosure of the loans, advances, etc. to subsidiaries, associates and other entities in which the directors are interested:

Name of the entity	March 31, 2022		March 31, 2021	
	Closing Balance	Maximum amount due	Closing Balance	Maximum amount due
Pune Projects LLP	85.81	85.81	78.89	78.89
Purva Realities Private Limited	22.79	22.79	12.03	47.44
Melmont Construction Private Limited	2.41	2.41	1.83	130.93
Prudential Housing and Infrastructure Development Limited	-	0.00	0.00	0.00
Purva Good Earth Properties Private Limited	0.01	0.01	0.01	0.01

## Notes to Standalone Ind AS Financial Statements for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

Name of the entity	March 31, 2022		March 31, 2021	
	Closing Balance	Maximum amount due	Closing Balance	Maximum amount due
Grand Hills Developments Private Limited	32.89	51.37	22.17	25.72
Purva Sapphire Land Private Limited	0.12	0.12	0.12	0.12
Purva Ruby Properties Private Limited	12.69	12.70	7.43	34.89
Nile Developers Private Limited	-	1.77	-	15.36
Vaigai Developers Private Limited	-	0.06	0.05	12.62
Starworth Infrastructure and Construction Limited	14.91	24.91	16.81	23.12
T-Hills Private Limited (formerly, Jaganmata Property Developers Private Limited)	75.02	77.32	59.47	59.47
Provident Housing Limited	38.79	63.82	22.49	54.22
IBID Home Private Limited	12.03	12.03	11.04	11.04
Devas Global Services LLP	82.34	174.42	152.71	152.71
Purva Property Services Private Limited (formerly Jyothishmati Business Centers Private Limited)	-	-	-	0.80
Purva Oak Private limited	-	0.00	0.00	0.00
Purvaland Private Limited (formerly Purva Pine Private Limited)	-	0.00	0.00	0.00
Varishtha Property Developers Private Limited	0.01	0.01	0.00	0.00
Vagishwari Land Developers Private limited	-	11.56	0.00	0.00
Whitefield Ventures	0.02	0.02	0.02	0.02
Propmart Technologies Limited	0.06	0.06	0.00	0.00
Purva Woodworks Private Limited	0.79	0.79	0.03	0.03
Purvacom	-	-	0.00	0.00
Purva Asset Management Private Limited	0.45	0.45	-	-

- As at March 31, 2022, with respect to the Company's borrowings, the director of the Company has given fund shortfall undertaking towards funding of underlying projects/ working capital. Also refer note 20.
- During the year ended March 31, 2021 the Company had provided securities by way of pledge of investments in equity shares of Grand Hills Developments Private Limited, Nile Developers Private Limited and Vaigai Developers Private Limited for loans taken by respective subsidiaries.
- During the year ended March 31, 2022 the Company has provided securities by way of pledge of investments in equity shares of Keppel Puravankara Development Private Limited for the loans taken by the Company from Bangalore Tower Private Limited. Also refer note 20.

## Notes to Standalone Ind AS Financial Statements for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

### 41 Defined benefit plan - Gratuity

A. The Company has gratuity as defined benefit retirement plan for its employees. The Company provides for gratuity for employees in India as per the Payment of Gratuity Act, 1972. Employees who are in continuous service for a period of 5 years are eligible for gratuity at the rate of 15 days basic salary for each year of service until the retirement age. As at March 31, 2022 and March 31, 2021 the plan assets were invested in insurer managed funds.

The following tables set out the funded status of gratuity plans and the amount recognized in Company's financial statements :

Particulars	March 31, 2022	March 31, 2021
<b>1. The amounts recognized in the Balance Sheet are as follows:</b>		
Present value of the obligation as at the end of the year	20.45	18.27
Fair value of plan assets as at the end of the year	(15.47)	(12.64)
Net liability recognized in the Balance Sheet	4.98	5.63
Non-current	4.98	5.62
Current	-	-
<b>2. Changes in the present value of defined benefit obligation</b>		
Defined benefit obligation as at beginning of the year	18.27	16.10
Service cost	2.15	2.12
Interest cost	1.21	1.03
Actuarial losses/(gains) arising from		
- change in demographic assumptions	-	0.02
- change in financial assumptions	(0.68)	(1.39)
- experience variance (i.e. Actual experiences assumptions)	(0.06)	3.26
Benefits paid	(0.44)	(2.62)
Others	-	(0.25)
Defined benefit obligation as at the end of the year	20.45	18.27
<b>3. Changes in the fair value of plan assets</b>		
Fair value as at the beginning of the year	12.64	9.89
Return on plan assets	0.84	0.63
Actuarial (losses)/gains	(0.26)	(0.01)
Contributions	3.06	4.04
Benefits paid	(0.81)	(1.91)
Fair value as at the end of the year	15.47	12.64
Assumptions used in the above valuations are as under:		
Discount rate	7.10%	6.65%
Attrition rate	6.00%	6.00%

## Notes to Standalone Ind AS Financial Statements for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

Particulars	March 31, 2022	March 31, 2021
<b>4. Net gratuity and leave benefits cost for the year ended March 31, 2022 and March 31, 2021 comprises of following components.</b>		
Service cost	2.15	2.12
Net Interest Cost on the net defined benefit liability	0.37	0.40
Defined benefit costs recognized in Statement of Profit and Loss	2.52	2.52
<b>5. Other Comprehensive Income</b>		
Change in demographic assumptions	-	0.02
Change in financial assumptions	(0.68)	(1.39)
Experience variance (i.e. Actual experience vs assumptions)	(0.06)	3.26
Return on plan assets, excluding amount recognized in net interest expense	0.26	0.01
Defined benefit costs recognized in other comprehensive income	(0.48)	1.90

### 6 Experience adjustments

Particulars	March 31, 2022	March 31, 2021	March 31, 2020	March 31, 2019	March 31, 2018
Defined benefit obligation as at the end of the year	20.45	18.27	16.10	16.40	14.73
Plan assets	15.47	12.65	9.89	9.06	7.67
Net surplus/(deficit)	(4.98)	(5.63)	(6.22)	(7.34)	(7.06)
Experience adjustments on plan liabilities	0.06	(3.26)	3.03	(0.61)	(1.07)
Experience adjustments on plan assets	(0.26)	(0.01)	0.43	(0.03)	(0.16)

## B Sensitivity Analysis

A quantitative sensitivity analysis for significant assumption for Gratuity plan is as shown below:

Particulars	March 31, 2022		March 31, 2021	
	Discount Rate		Discount Rate	
<b>Assumptions</b>				
Sensitivity Level	(1.0%)	1.0%	(1.0%)	1.0%
Impact on defined benefit obligation (₹ Crores)	1.56	(1.41)	1.57	(1.38)
% change compared to base due to sensitivity	7.6%	(6.9%)	8.6%	(7.6%)

Particulars	March 31, 2022		March 31, 2021	
	Further Salary Increase		Further Salary Increase	
<b>Assumptions</b>				
Sensitivity Level	(1.0%)	1.0%	(1.0%)	1.0%
Impact on defined benefit obligation (₹ Crores)	(1.43)	1.56	(1.40)	1.57
% change compared to base due to sensitivity	(6.9%)	7.6%	(7.6%)	8.6%



## Notes to Standalone Ind AS Financial Statements for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

Particulars	March 31, 2022		March 31, 2021	
	Attrition Rate		Attrition Rate	
<b>Assumptions</b>				
Sensitivity Level	(1.0%)	1.0%	(1.0%)	1.0%
Impact on defined benefit obligation (₹ Crores)	(0.27)	0.12	(0.10)	0.03
% change compared to base due to sensitivity	(1.3%)	0.6%	(0.5%)	0.2%

Sensitivity analysis presented above may not be representative of the actual change in the defined benefit obligation as it is unlikely that the change in assumptions would occur in isolation of one another as some of the assumptions may be correlated. There are no changes from the previous period in the methods and assumptions used in preparing the sensitivity analysis.

There is no change in the method of valuation for the prior period.

### C Effect of Plan on Entity's Future Cash Flows

a. Expected contributions to the plan asset for the next annual reporting period - ₹ Nil

Particulars	March 31, 2022	March 31, 2021
b. Maturity profile of the defined benefit obligation		
Within the next 12 months	2.57	1.64
Between 2 and 5 years	8.31	6.92
More than 5 years	28.09	26.86
<b>Total expected payments</b>	<b>38.97</b>	<b>35.42</b>

## 42 Segmental information

The Company's business activities fall within a single reportable segment, i.e. real estate development. Hence, there are no additional disclosures to be provided under Ind-AS 108 - Segment information with respect to the single reportable segment, other than those already provided in the financial statements.

The Company is domiciled in India. The Company's revenue from operations from external customers relate to real estate development in India and all the non-current assets of the Company are located in India.

## 43 Non-current assets held for sale

During the year ended March 31, 2022, the Company has entered into definitive agreements for demerger of a project asset of an associate company into a wholly owned subsidiary Bangalore Tower Private Limited (BTPL) of such associate company

## Notes to Standalone Ind AS Financial Statements for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

where the Company will also be allotted shares. Upon allotment, the Company agrees to sell its shareholding in BTPL for an agreed consideration, which is higher than the carrying value of the investment in BTPL.

Consequent to approval of aforesaid demerger, the Company has classified the carrying value of such investment in BTPL amounting to ₹15.92 crores (0.477 crore equity shares of ₹10 each fully paid-up) from 'Investment' to 'Non-current Assets held for sale' in the balance sheet. The Company is confident that the carrying value of such assets will be recovered principally through the aforesaid sale arrangement in the ensuing period, which is highly probable.

Considering the above arrangement is subject to compliance with certain conditions by the parties to the arrangement, the proposed sale of investment in BTPL has not been recognised as at March 31, 2022.

### 44 Other Statutory Information

- (i) There are no proceedings initiated or are pending against the Company for holding any benami property under the Prohibition of Benami Property Transactions Act, 1988 and rules made thereunder.
- (ii) The Company has balance with the below-mentioned companies struck off under section 248 of Companies Act, 2013 or section 560 of Companies Act, 1956

Name of the struck off Company	Nature of transactions with struck off company	Balance as at March 31, 2022 ₹ in crores	Balance as at March 31, 2021 ₹ in crores	Relationship with the Struck off company
Artigra Technologies Private Limited	Trade payable*	0.00	0.00	Vendor
Artspec India Private Limited	Trade payable	0.06	0.06	Vendor
Erlantz Infrastructures Private Limited	Trade payable*	-	0.00	Vendor
Homemitra India Private Limited	Trade payable	0.01	0.01	Vendor
Infocom Techserv Private Limited	Trade payable*	-	(0.00)	Vendor
Mfinite Marketing Solutions Private Limited	Trade payable*	(0.00)	(0.00)	Vendor
Quotient Four Technologies Private Limited	Trade payable*	(0.00)	(0.00)	Vendor
Square Wood Designers Private Limited	Trade payable*	-	0.00	Vendor
Stamp Concrete World Private Limited	Trade payable*	0.00	0.00	Vendor
Zippy Facility Management & Services Private Limited	Trade payable	0.01	0.00	Vendor

\* Amount less than ₹50,000

## Notes to Standalone Ind AS Financial Statements for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

- (iii) The Company does not have any charges or satisfaction which is yet to be registered with ROC beyond the statutory period.
- (iv) The Company has not traded or invested in Cryptocurrency transactions or Virtual Currency during the financial year.
- (v) No funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other persons or entities, including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries except the following:

a. Details of fund invested in intermediary by the Company

Name of intermediary	Nature of transaction (Advanced/loaned/ invested)	Date of Transaction	₹ in crores	PAN of intermediary	Relationship with the Company
Welworth Lanka Holding Private Limited	Investment	6-May-21	0.08	NA	Subsidiary
Welworth Lanka Holding Private Limited	Investment	8-Nov-21	0.06	NA	Subsidiary

b. Details of fund further invested by intermediaries listed in (a) above to ultimate beneficiaries

Name of intermediary	Nature of transaction (Advanced/loaned/ invested)	Date of Transaction	₹ in crores	PAN of intermediary	Relationship with the Company
Welworth Lanka Private Limited	Investment	19-May-21	0.08	NA	Step-down Subsidiary
Welworth Lanka Private Limited	Investment	9-Nov-21	0.06	NA	Step-down Subsidiary

- (vi) No funds have been received by the Company from any persons or entities, including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company shall, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.
- (vii) The Company has not surrendered or disclosed any transaction, previously unrecorded in the books of account, in the tax assessments under the Income Tax Act, 1961 as income during the year.
- (viii) The Company has not been declared wilful defaulter by any bank or financial institution or government or any government authority or any other lender.

## Notes to Standalone Ind AS Financial Statements for the year ended March 31, 2022

(All amounts in Indian ₹ Crore, unless otherwise stated)

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Particulars	March 31, 2022	March 31, 2021
Unhedged foreign currency exposure	Nil	Nil

### 46 Standards issued but not yet effective

The Ministry of Corporate Affairs has notified Companies (Indian Accounting Standard) Amendment Rules 2022 dated March 23, 2022 to amend the following Ind AS which are effective from April 01, 2022:

- (i) Onerous Contracts - Costs of Fulfilling a Contract - Amendments to Ind AS 37
- (ii) Reference to the Conceptual Framework - Amendments to Ind AS 103
- (iii) Property, Plant and Equipment: Proceeds before Intended Use - Amendments to Ind AS 16
- (iv) Ind AS 101 First-time Adoption of Indian Accounting Standards - Subsidiary as a first-time adopter
- (v) Ind AS 109 Financial Instruments - Fees in the '10 per cent' test for derecognition of financial liabilities
- (vi) Ind AS 41 Agriculture - Taxation in fair value measurements

The impact of same is under evaluation by management of the Company.

As per report of even date

**For S.R. Batliboi & Associates LLP**

Chartered Accountants

ICAI Firm registration number: 101049W/E300004

**per Adarsh Ranka**

Partner

Membership no.: 209567

Bengaluru

May 27, 2022

**For and on behalf of the Board of Directors of Puravankara Limited**

**Ashish R Puravankara**

Managing Director

DIN 00504524

**Abhishek Nirankar Kapoor**

Director and Chief Financial Officer

DIN 03456820

Bengaluru

May 27, 2022

**Nani R Choksey**

Vice-Chairman & Whole-time Director

DIN 00504555

**Bindu Doraiswamy**

Company Secretary

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