

February 8, 2019

<p>The General Manager – DCS, Listing Operations-Corporate Services Dept. BSE Ltd. 1st Floor, New Trading Ring, Rotunda Building, 'P J. Towers, Dalal Street, Fort, Mumbai 400001. corp.relations@bseindia.com Stock Code: 532891</p>	<p>The Manager, Listing Department, National Stock Exchange of India Ltd., Exchange Plaza, 5th Floor, Plot No. C/1, G Block, Bandra-Kurla Complex, Bandra (E), Mumbai cc_nse@nse.co.in Stock Code: PURVA</p>
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Dear Sir / Madam,

Sub: Outcome of Board Meeting held on February 8, 2019

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

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

1. Un-Audited Financial Results for the Quarter and nine months ended December 31, 2018

The Board of Directors approved the Consolidated and Standalone – Un-Audited Financial Results for the Quarter and nine months ended December 31, 2018 as reviewed and recommended by the Audit Committee at its meeting held today.

In this connection please find attached herewith:

- The Un-audited Consolidated Financial Results and Limited Review Report issued by M/s S.R Batliboi & Associates LLP, Chartered Accountants, Statutory Auditors, for the Quarter and nine months ended December 31, 2018.
- The Un-audited Standalone Financial Results and Limited Review Report issued by M/s S.R Batliboi & Associates LLP Chartered Accountants, Statutory Auditors, for the Quarter and nine months ended December 31, 2018.
- Presentation on the operation and financial results of the Company in terms of Regulation 46 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015.

2. Merger of Provident Housing Limited with Purva Realities Private Limited

The Board of Directors of the Company have accorded their approval to enable the merger of Purva Realities Private Limited, a wholly owned subsidiary with Provident Housing Limited, a wholly owned subsidiary. The details are as stated herein below:

1.	Name of the target entity, details in brief such as size, turnover etc.	Provident Housing Limited	Purva Realities Private Limited
		Paid up capital: Rs.5,00,000/-	Paid up capital: Rs.5,00,000/-
		Turnover:Rs.428.38 crores	Turnover: NIL
2.	Whether the acquisition would fall within related party transaction(s) and whether the promoter/ promoter group/ group companies have any interest in the entity being acquired? If yes, nature of interest and details thereof and whether the same is done at "arms length".	Yes	Yes
		Wholly owned subsidiary of Puravankara Limited	Wholly owned subsidiary of Puravankara Limited
		It is an arms length transaction	It is an arms length transaction
3.	Area of Business of the entities	Construction and sale of residential property	Construction and sale of residential property
4.	Rationale for amalgamation/ merger	A premium affordable housing project is proposed to be launched in this land under the Brand Provident by Provident	

PURAVANKARA LIMITED

		Housing Limited and amalgamation will help with ease of marketing, documentation and proper title transfer to the customers.	
5.	Share Exchange ratio	3	10,000
6.	Details of change in shareholding pattern, if any of the listed entity	No	No

The Board meeting commenced at 2.30 p.m. and concluded at 5.00 p.m. We request you to take the same on record.

Thanking you

Yours faithfully
For Puravankara Limited

Bindu D
Company Secretary
M.N. 23290

Limited Review Report – Ind AS Consolidated Financial Results

Review Report to
The Board of Directors
Puravankara Limited

1. We have reviewed the accompanying statement of unaudited consolidated Ind AS financial results of Puravankara Limited (the 'Company'), its subsidiaries, its joint ventures and associates (together referred to as 'the Group'), for the quarter ended December 31, 2018 and year to date from April 01, 2018 to December 31, 2018 (the "Statement") attached herewith, being submitted by the Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ('the Regulation'), read with SEBI Circular No. CIR/CFD/FAC/62/2016 dated July 5, 2016 ('the Circular').
2. The preparation of the Statement in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, (Ind AS 34) "Interim Financial Reporting" prescribed under Section 133 of the Companies Act, 2013 read with Rule 3 of Companies (Indian Accounting Standards) Rules, 2015, as amended, read with the Circular is the responsibility of the Company's management and has been approved by the Board of Directors of the Company. Our responsibility is to issue express a conclusion on the Statement based on our review.
3. We conducted our review in accordance with the Standard on Review Engagements (SRE) 2410, 'Review of Interim Financial Information Performed by the Independent Auditor of the Entity' issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the Statement is free of material misstatement. A review is limited primarily to inquiries of company personnel and analytical procedures applied to financial data and thus provides less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.
4. Based on our review conducted as above and based on the consideration of the reports of other auditors on the unaudited separate quarterly financial results and on the other financial information of the subsidiaries, associates and joint ventures, nothing has come to our attention that causes us to believe that the accompanying Statement of unaudited consolidated Ind AS financial results prepared in accordance with recognition and measurement principles laid down in the applicable Indian Accounting Standards specified under Section 133 of the Companies Act, 2013, read with relevant rules issued thereunder and other recognised accounting practices and policies has not disclosed the information required to be disclosed in terms of the Regulation, read with the Circular, including the manner in which it is to be disclosed, or that it contains any material misstatement.

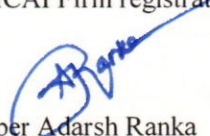


S.R. BATLIBOI & ASSOCIATES LLP

Chartered Accountants

5. We did not review the financial results and other financial information, in respect of 24 subsidiaries, whose financial results include total assets of Rs. 965.64 crores and net assets of Rs. 9.65 crores as at December 31, 2018, and total revenues of Rs. 6.58 crores and Rs. 32.72 crores for the quarter and nine months period ended December 31, 2018. These financial results and other financial information have been reviewed by other auditors, whose financial results, other financial information and review reports have been furnished to us by the management. The consolidated financial results also include the Group's share of net loss of Rs.0.47 crores and Rs.1.10 crores for the quarter and nine months period ended December 31, 2018, as considered in the consolidated financial results, in respect of 1 joint venture and 4 associates whose financial results and other financial information have been reviewed by other auditors and whose reports have been furnished to us by the Management. Our conclusion, in so far as it relates to the affairs of such subsidiaries and joint venture and associates is based solely on the report of other auditors. Our conclusion is not modified in respect of this matter.
6. We draw attention to Note 4 to the accompanying financial results in connection with certain claims and counter-claims made by a subsidiary of the Company and its customer in the course of arbitration proceedings initiated by the subsidiary against the customer. Pending resolution of the arbitration proceedings, no provision has been made towards the customer's counter-claims and the receivable from the customer is classified as good and recoverable in the accompanying financial results based on the management's evaluation of the ultimate outcome of the arbitration proceedings. Our conclusion is not qualified in respect of the above matter.

For S.R. BATLIBOI & ASSOCIATES LLP
Chartered Accountants
ICAI Firm registration number: 101049W/E300004


per Adarsh Ranka
Partner
Membership No.: 209567



Place: Bengaluru, India
Date: February 8, 2019

Statement of Unaudited Consolidated Financial Results for the quarter and nine months ended December 31, 2018

(Rs. in Crores)

Sl. No.	Particulars	Quarter ended 31.12.2018 [Unaudited]	Preceding Quarter ended 30.09.2018 [Unaudited]	Corresponding Quarter ended 31.12.2017 [Unaudited]	Year to date figures for the current period ended 31.12.2018 [Unaudited]	Year to date figures for the preceding period ended 31.12.2017 [Unaudited]	Year ended 31.03.2018 [Audited]
1	Income						
	(a) Revenue from operations	545.19	477.19	440.09	1,404.40	1,126.94	1,414.90
	(b) Other income	20.47	22.09	14.81	55.24	54.75	90.04
	Total income	565.66	499.28	454.90	1,459.64	1,181.69	1,504.94
2	Expenses						
	(a) Sub-contractor cost	83.44	91.35	144.84	251.18	447.88	548.99
	(b) Cost of raw materials and components consumed	24.50	29.80	12.52	86.13	38.28	64.86
	(c) Land purchase cost	285.17	144.99	168.54	441.78	239.56	394.79
	(d) (Increase)/ decrease in inventories of stock of flats, land stock and work-in-progress	(74.71)	36.27	(70.51)	45.08	(75.38)	(214.90)
	(e) Employee benefits expense	33.14	30.19	26.62	91.93	78.48	103.90
	(f) Finance cost	96.49	74.80	63.45	239.78	187.08	251.34
	(g) Depreciation and amortization expense	3.35	3.25	3.76	10.09	11.50	14.96
	(h) Other expenses	72.15	55.49	67.24	182.93	150.85	209.77
	Total expenses	523.53	466.14	416.46	1,348.90	1,078.25	1,373.71
3	Profit/(loss) before share of profit/(loss) of associates and joint ventures	42.13	33.14	38.44	110.74	103.44	131.23
4	Share of profit/(loss) of associates and joint ventures (net of tax)	(0.47)	(0.15)	(0.01)	(1.10)	(1.04)	(2.41)
5	Profit before tax (3-4)	41.66	32.99	38.43	109.64	102.40	128.82
6	Tax expense						
	(i) Current tax	15.45	8.35	13.21	30.23	26.74	40.90
	(ii) Deferred tax charge/(credit)	(0.97)	3.10	(0.42)	3.84	8.81	(3.48)
	Total	14.48	11.45	12.79	34.07	35.55	37.42
7	Net profit for the period (5-6)	27.18	21.54	25.64	75.57	66.85	91.40
8	Other comprehensive income						
	(i) Items that will not be reclassified to profit and loss	(0.12)	0.06	0.87	(0.66)	(0.87)	(0.37)
	(ii) Income tax relating to items that will not be reclassified to profit and loss	0.04	(0.02)	(0.30)	0.23	0.30	0.13
	Total	(0.08)	0.04	0.57	(0.43)	(0.57)	(0.24)
9	Total Comprehensive Income for the period [Comprising Net profit for the period and Other Comprehensive Income for the period (7+8)]	27.10	21.58	26.21	75.14	66.28	91.16
	Attributable to:						
	Owners of the parent	27.10	21.58	26.21	75.14	66.28	91.16
	Non-controlling interests	-	-	-	-	-	-
	Of the Total Comprehensive Income above, Profit for the year attributable to:						
	Owners of the parent	27.18	21.54	25.64	75.57	66.85	91.40
	Non-controlling interests	-	-	-	-	-	-
	Of the Total Comprehensive Income above, Other Comprehensive income attributable to:						
	Owners of the parent	(0.08)	0.04	0.57	(0.43)	(0.57)	(0.24)
	Non-controlling interests	-	-	-	-	-	-
9(i)	Earnings per share (before extraordinary items) (of Rs. 5/- each) (not annualised):						
	a) Basic (in Rs.)	1.14	0.91	1.08	3.18	2.81	3.85
	b) Diluted (in Rs.)	1.14	0.91	1.08	3.18	2.81	3.85
9(ii)	Earnings per share (after extraordinary items) (of Rs. 5/- each) (not annualised):						
	a) Basic (in Rs.)	1.14	0.91	1.08	3.18	2.81	3.85
	b) Diluted (in Rs.)	1.14	0.91	1.08	3.18	2.81	3.85
10	Paid-up equity share capital (Face value of Rs. 5/- each)	118.58	118.58	118.58	118.58	118.58	118.58
11	Other equity as per the balance sheet						2,274.59



Statement of Unaudited Consolidated Financial Results for the quarter and nine months ended December 31, 2018

Notes:

- The above consolidated financial results of Puravankara Limited ('the Company') have been reviewed by the Audit Committee and taken on record at the meeting of the Board of Directors of the Company held on 08.02.2019. The statutory auditors of the Company have carried out a limited review on the above consolidated financial results of the Company
- During the quarter ended 31.12.2018, the Company has acquired D V Infrhomes Private Limited as its subsidiary.
- The Group's business activity falls 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. Further, the Group is domiciled in India and does not have significant foreign operations.
- A subsidiary of the Company had initiated arbitration proceedings against a customer for recovery of receivables of Rs.15 crores. Subsequently, the customer has made a counter claim on the subsidiary. The management of the Company is reasonably confident of a favourable outcome in this regard. Pending resolution of the arbitration proceedings, no provision has been made towards the customer's counter-claims and the receivable from the customer is classified as good and recoverable in the accompanying financial results based on the management's evaluation of the ultimate outcome of the arbitration proceedings.

- Ind AS 115 Revenue from Contracts with Customers and Amendments to Ind AS 40 Investment Property consequent to issuance of Ind AS 115, mandatory for reporting periods beginning on or after April 1, 2018, replaces existing requirements of recognition of revenue and derecognition of investment property. The application of Ind AS 115 and Amendments to Ind AS 40 have impacted the Group's accounting for revenue from real estate projects and gain/loss arising from derecognition of investment property.

The Group has applied the modified retrospective approach to all contracts as of April 1, 2018 and has given impact of application of Ind AS 115 and Amendments to Ind AS 40 by debit to retained earnings as at the said date by Rs. 610 crores (net of tax). Accordingly, the comparatives have not been restated and hence not comparable with previous period figures. Due to the application of Ind AS 115 and amendments to Ind AS 40 for the quarter and nine months ended December 31, 2018, revenue from operations is higher by Rs.380 crores and Rs.882 crores (including gain on sale of investment property of Rs. 27 crores) and net profit after tax (before non controlling interests) is higher by Rs.102 crores and Rs.256 crores respectively. The basic and diluted EPS for the quarter and nine months ended December 31, 2018 is Rs.1.14 per share and Rs.3.18 per share, instead of loss per share of Rs.3.17 per share and Rs.7.64 per share.

- Figures for unaudited standalone financial results of the Company for the quarter and nine months ended 31.12.2018 are as follows:

(Rs. in Crores)

Particulars	Quarter ended 31.12.2018 [Unaudited]	Preceding Quarter ended 30.09.2018 [Unaudited]	Corresponding Quarter ended 31.12.2017 [Unaudited]	Year to date figures for the current period ended 31.12.2018 [Unaudited]	Year to date figures for the preceding period ended 31.12.2017 [Unaudited]	Year ended 31.03.2018 [Audited]
Revenue from operations	427.16	327.31	248.98	1,023.90	709.70	885.60
Profit before tax	34.01	20.67	1.73	81.06	63.53	86.99
Profit after tax	22.81	15.69	1.60	60.13	53.77	77.23

The standalone financial results for the quarter and nine months ended 31.12.2018 can be viewed on the Company website <http://www.puravankara.com> and also be viewed on the website of NSE and BSE.

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

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

Bengaluru, India
February 8, 2019



Limited Review Report – Ind AS Standalone Financial Results

Review Report to
The Board of Directors
Puravankara Limited

1. We have reviewed the accompanying statement of unaudited standalone Ind AS financial results of Puravankara Limited (the 'Company') for the quarter ended December 31, 2018 and year to date from April 01, 2018 to December 31, 2018 (the "Statement") attached herewith, being submitted by the Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ('the Regulation'), read with SEBI Circular No. CIR/CFD/FAC/62/2016 dated July 5, 2016 ('the Circular').
2. The preparation of the Statement in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, (Ind AS) 34 "Interim Financial Reporting" prescribed under Section 133 of the Companies Act, 2013 read with Rule 3 of Companies (Indian Accounting Standards) Rules, 2015, as amended, read with the Circular is the responsibility of the Company's management and has been approved by the Board of Directors of the Company. Our responsibility is to express a conclusion on the Statement based on our review.
3. We conducted our review in accordance with the Standard on Review Engagements (SRE) 2410, 'Review of Interim Financial Information Performed by the Independent Auditor of the Entity' issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the Statement is free of material misstatement. A review is limited primarily to inquiries of company personnel and analytical procedures applied to financial data and thus provides less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.
4. Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in the applicable Indian Accounting Standards ('Ind AS') specified under Section 133 of the Companies Act, 2013, read with relevant rules issued thereunder and other recognised accounting practices and policies has not disclosed the information required to be disclosed in terms of the Regulation, read with the Circular, including the manner in which it is to be disclosed, or that it contains any material misstatement.

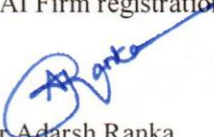


S.R. BATLIBOI & ASSOCIATES LLP

Chartered Accountants

5. We did not review the financial results and the other financial information as regards Company's share in losses of three partnership firms amounting to Rs. 0.10 crores and Rs. 0.67 crores for the quarter and nine months period ended December 31, 2018, which has been reviewed by other auditors and whose reports have been furnished to us by the management. Our conclusion, in so far as it relates to the affairs of such partnership firms, is based solely on the report of other auditors. Our conclusion is not modified in respect of this matter.

For S.R. BATLIBOI & ASSOCIATES LLP
Chartered Accountants
ICAI Firm registration number: 101049W/E300004


per Adarsh Ranka
Partner
Membership No.: 209567



Place: Bengaluru, India
Date: February 8, 2019

Statement of Unaudited Standalone Financial Results for the quarter and nine months ended December 31, 2018

		(Rs. in Crores)					
Sl. No.	Particulars	Quarter ended 31.12.2018 [Unaudited]	Preceding Quarter ended 30.09.2018 [Unaudited]	Corresponding Quarter ended 31.12.2017 [Unaudited]	Year to date figures for the current period ended 31.12.2018 [Unaudited]	Year to date figures for the preceding period ended 31.12.2017 [Unaudited]	Previous Year ended 31.03.2018 [Audited]
1	Income						
	(a) Revenue from operations	427.16	327.31	248.98	1,023.90	709.70	885.60
	(b) Other income	16.88	26.43	8.03	51.47	73.82	104.96
	Total income	444.04	353.74	257.01	1,075.37	783.52	990.56
2	Expenses						
	(a) Sub-contractor cost	58.28	64.83	86.72	165.08	278.01	326.99
	(b) Cost of raw materials and components consumed	9.06	10.50	12.03	32.55	21.10	42.62
	(c) Land purchase cost	192.68	3.66	17.87	207.96	61.44	216.54
	(d) (Increase) decrease in inventories of stock of flats, land stock and work-in-progress	16.37	147.47	38.38	242.49	71.98	(73.01)
	(e) Employee benefits expense	21.75	21.13	18.25	62.90	54.28	72.67
	(f) Finance cost	66.68	56.52	45.53	174.97	134.88	181.91
	(g) Depreciation and amortization expense	2.02	1.94	2.17	6.16	6.68	8.78
	(h) Other expenses	43.19	27.02	34.33	102.20	91.62	127.07
	Total expenses	410.03	333.07	255.28	994.31	719.99	903.57
3	Profit before tax (1-2)	34.01	20.67	1.73	81.06	63.53	86.99
4	Tax expense						
	(i) Current tax	13.65	6.19	1.22	22.83	4.48	9.57
	(ii) Deferred tax charge/(credit)	(2.45)	(1.21)	(1.09)	(1.90)	5.28	0.19
	Total	11.20	4.98	0.13	20.93	9.76	9.76
5	Net profit for the period (3-4)	22.81	15.69	1.60	60.13	53.77	77.23
6	Other comprehensive income						
	(i) Items that will not be reclassified to profit and loss	(0.37)	0.20	0.70	(0.80)	(1.07)	(0.72)
	(ii) Income tax relating to items that will not be reclassified to profit and loss	0.13	(0.07)	(0.24)	0.28	0.37	0.25
	Total	(0.24)	0.13	0.46	(0.52)	(0.70)	(0.47)
7	Total Comprehensive Income for the period [Comprising Net profit for the period and Other Comprehensive Income (5+6)]	22.57	15.82	2.06	59.61	53.07	76.76
8(i)	Earnings per share (before extraordinary items) (of Rs. 5/- each) (not annualised):						
	a) Basic (in Rs.)	0.96	0.66	0.07	2.53	2.27	3.26
	b) Diluted (in Rs.)	0.96	0.66	0.07	2.53	2.27	3.26
8(ii)	Earnings per share (after extraordinary items) (of Rs. 5/- each) (not annualised):						
	a) Basic (in Rs.)	0.96	0.66	0.07	2.53	2.27	3.26
	b) Diluted (in Rs.)	0.96	0.66	0.07	2.53	2.27	3.26
9	Paid-up equity share capital (Face value of Rs. 5/- each)	118.58	118.58	118.58	118.58	118.58	118.58
10	Other equity as per the balance sheet						1,874.10



(Handwritten Signature)



Statement of Unaudited Standalone Financial Results for the quarter and nine months ended December 31, 2018

Notes :

- 1 The above standalone financial results of Puravankara Limited ('the Company') have been reviewed by the Audit Committee and taken on record at the meeting of the Board of Directors of the Company held on 08.02.2019. The statutory auditors of the Company have carried out a limited review on the above standalone financial results of the Company.
- 2 During the quarter ended 31.12.2018, the Company has acquired D.V. Infrhomes Private Limited as its subsidiary.
- 3 The Company's business activity falls 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. Further, the Company is domiciled in India and does not have significant foreign operations
- 4 Ind AS 115 Revenue from Contracts with Customers and Amendments to Ind AS 40 Investment Property consequent to issuance of Ind AS 115, mandatory for reporting periods beginning on or after April 1, 2018, replaces existing requirements of recognition of revenue and derecognition of investment property. The application of Ind AS 115 and Amendments to Ind AS 40 have impacted the Company's accounting for revenue from real estate projects and gain/loss arising from derecognition of investment property

The Company has applied the modified retrospective approach to all contracts as of April 1, 2018 and has given impact of application of Ind AS 115 and Amendments to Ind AS 40 by debit to retained earnings as at the said date by Rs. 390 crores (net of tax). Accordingly, the comparatives have not been restated and hence not comparable with previous period figures. Due to the application of Ind AS 115 and amendments to Ind AS 40 for the quarter and nine months ended December 31, 2018, revenue from operations is higher by Rs. 357 crores and Rs. 799 crores (including gain on sale of investment property of Rs.27 crores) and net profit after tax is higher by Rs.90 crores and Rs.211 crores respectively. The basic and diluted EPS for the quarter and nine months ended December 31, 2018 is Rs. 0.96 per share and Rs 2.53 per share, instead of loss per share of Rs.2.85 per share and Rs. 6.37 per share.

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



Manoj R. Choksey
Joint Managing Director
DIN: 00504555

Bengaluru, India
February 8, 2019





Provident Welworth City, Bengaluru

Puravankara Limited

December 2018

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Company Overview

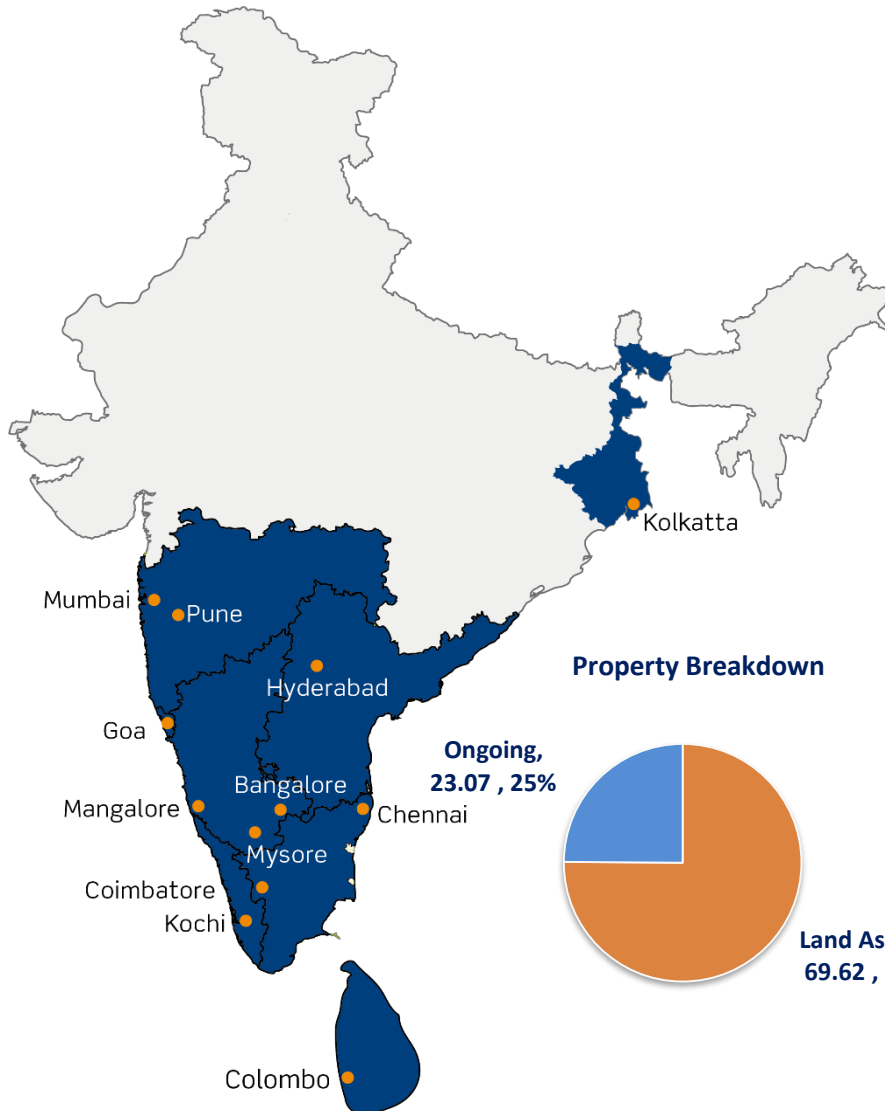
Overview

- ❖ One of India's leading real estate developers with an established presence in the residential segment (luxury and affordable housing) and in commercial office spaces
- ❖ With over 4 decades of domain expertise, Puravankara has established itself as a developer of repute
- ❖ Completed 67 residential projects and commercial projects, spanning 37.35 msft , primarily across the gateway cities of south and west India
- ❖ Area under Development totaling 23.07 msft
- ❖ Landbank totaling 69.62 msft (Puravankara Group's economic interest – 55.39 msft)
- ❖ Pan India presence- with projects in Bengaluru, Chennai, Hyderabad, Pune, Mumbai, Kochi, Goa, Kolkata, Coimbatore and Mangalore
- ❖ Two key brands : Puravankara for luxury housing and commercial offices, Provident for the affordable luxury segment
- ❖ Provident Housing Ltd, a wholly owned subsidiary of Puravankara Ltd, caters to the affordable luxury segment
 - ❖ Projects in Bengaluru, Hyderabad, Mumbai, Pune, Chennai, Goa, Mangalore and Coimbatore
 - ❖ Focus on delivering quality housing at affordable prices through value engineering
- ❖ Creating value for clients by collaborating with world class contractors and vendors while leveraging robust internal processes
- ❖ Starworth Infrastructure and Construction Limited (SICL) is a wholly owned subsidiary which specialises in technology focused construction , including precast
- ❖ Joint venture with Keppel Land Singapore

Development Bank

Diversified across markets, brands and stages of development

Land portfolio



in million sq. ft.

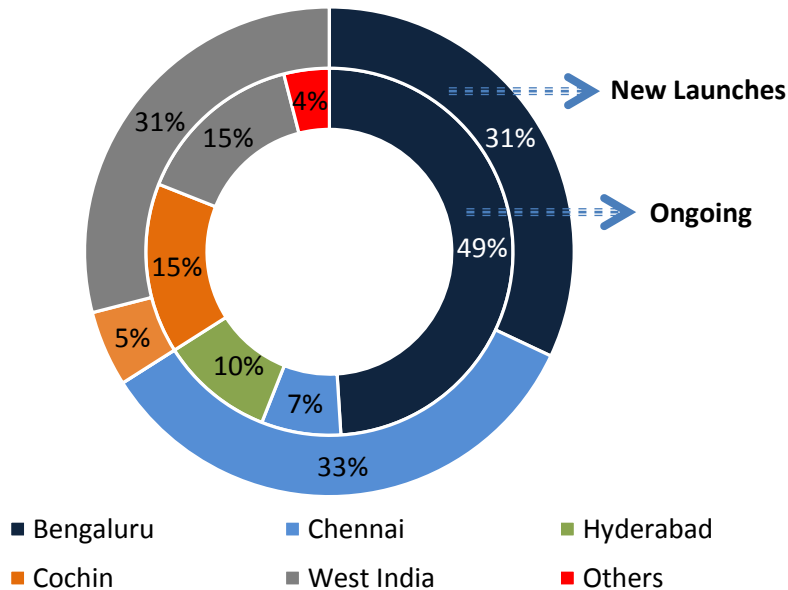
	Completed	Ongoing (A)	Land Assets (B)	Total (A)+(B)
South India				
Bengaluru	26.96	11.27	44.24	55.51
Chennai	6.26	1.64	11.71	13.35
Hyderabad	0.59	2.35	-	2.35
Kochi	1.89	3.43	4.21	7.64
Others	0.81	1.00	1.01	2.01
West India				
Colombo	-	-	4.23	4.23
Kolkata	0.70	-	-	-
Total	37.35	23.07	69.62	92.69
<i>Puravankara*</i>	28.06	12.48	59.39	71.87
<i>Provident</i>	9.29	10.59	10.23	20.82
Saleable Area	33.22	18.70	55.39	74.09
<i>Puravankara*</i>	24.32	9.54	49.88	59.42
<i>Provident</i>	8.90	9.16	5.51	14.67

Note: 1.* Includes JVs and other subsidiaries

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

Ongoing and New Launches

Non-Bengaluru projects now account for 51% of the share of ongoing and 69% of new launches*

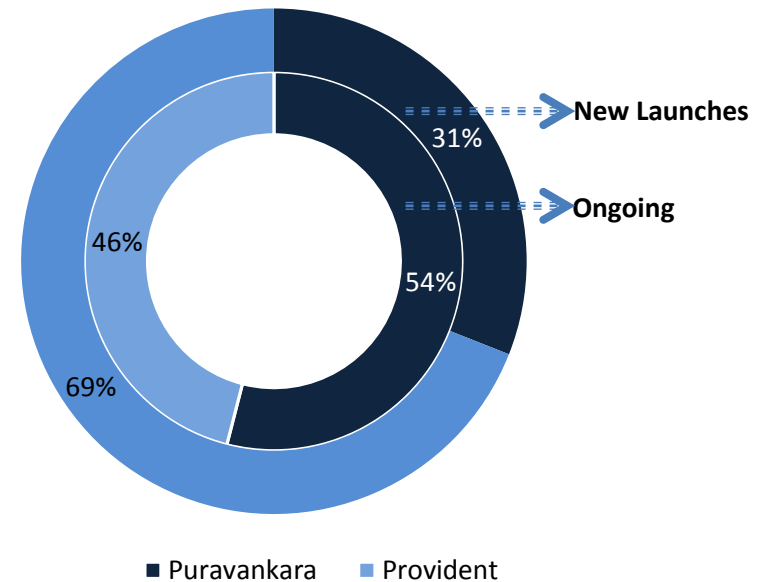


in msft	Ongoing#	New Launches
Bengaluru	11.28	3.56
Chennai	1.64	3.81
Hyderabad	2.35	0.00
Cochin	3.43	0.54
West India	3.37	3.58
Others	1.00	0.00
Total	23.07	11.49

Note: :1. Based on Developable Area in msft

2. # Includes 12.12 million sqft of area not open for sale.

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



in msft	Ongoing#	New Launches
Puravankara	12.48	3.90
Provident	10.59	7.59
Total	23.07	11.49

* In terms of developable area

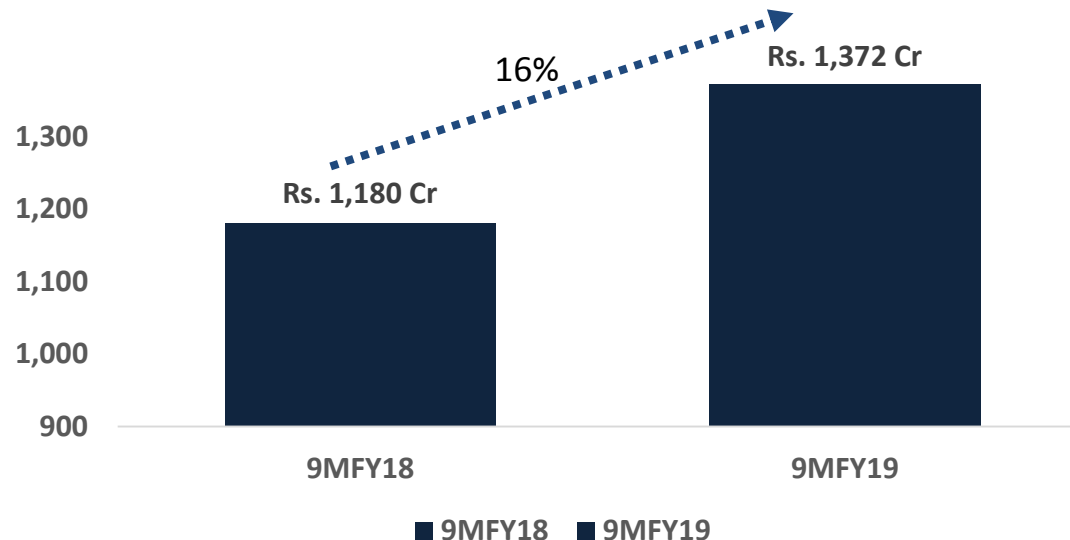
Area

Area Under Development: Sales Driven, Execution Focused

in million sq. ft.

(numbers in million sq. ft.)	FY16	FY17	FY18	9MFY19
Opening Area	24.01	23.64	24.92	20.82
Add: Launches/Revisions during the period ¹	2.46	4.77	1.96	2.82
Less: Completed during the period ²	(2.83)	(3.49)	(6.06)	(0.57)
Closing Area	23.64	24.92	20.82	23.07*

Consistent Sales Booking growth



Notes:

1. Revisions represent corrections on account of errors / round off
2. Represents area completed based on receipt of Occupancy Certificate or such other equivalent permission
3. * Includes 12.12 million sqft of area not open for sale

Immediate Launches – All Sales bookings to commence before 31st March 2019



Next phase of Adora De Goa
Location – Goa
Launch – Jan '19



Next phase of Adora De Goa
Location – Goa
Launch – Jan '19



First phase of Sunworth III
Location –Bangalore
Launch –March '19



Next phase of Provident Park Square
Location –Bangalore
Launch – Jan '19



*Provident Winworth**
Location -Kochi



Purva Somerset house, earlier known as Purva Evoq
Location -Chennai
Launch – Feb '19



Purva Zenium
Location –Bangalore
Launch – Feb '19



Purva Atmosphere
Location –Bangalore*



Park Woods, earlier known as Northern Destiny
Location –Bangalore
Launch – Feb '19

Note:

* Currently on track to launch in Mar/Apr/May 2019

Launch Pipeline

Sr. no	Location/ Project Name	City	Development Model	Development Type	Developable Area	PL Share in JD	Saleable ares(msft)	Expected launch date
Puravankara								
1	Westend 2	Bengaluru	Joint Development	Residential	0.10	78%	0.08	Launched
2	Purva Zenium (Bellary Road)	Bengaluru	Joint Development	Residential	1.05	70%	0.74	Q4FY19
3	Bavdhan	Pune	Joint Development	Residential	0.31	90%	0.28	Q4FY19
4	Lalbagh	Bengaluru	Joint Development	Residential	0.21	55%	0.12	Q1FY20
5	Purva Atmosphere (Thanisandra)	Bengaluru	Joint Development	Residential	1.51	88%	1.32	Q1FY20
6	Bhandup	Mumbai	Joint Development	Residential	0.20	45%	0.09	Q1/Q2 FY20
7	Indiranagar	Bengaluru	Joint Development	Residential	0.17	50%	0.09	Q1/Q2 FY20
8	Chembur	Mumbai	Owned	Residential	0.35	100%	0.35	Q3 FY20
Total					3.90		3.07	
Provident								
1	Park Woods (Northern Destiny)	Bengaluru	DM	Residential	0.52	11%	0.06	Q4FY19
2	Winworth (Edapally)	Cochin	Owned	Residential	0.54	100%	0.54	Q1FY20
3	Thane	Mumbai	Joint Development	Residential	1.63	64%	1.04	Q1FY20
4	Kondwa	Pune	Joint Development	Residential	1.09	70%	0.76	Q1FY20
5	Thirumazhsai	Chennai	Joint Venture	Residential	3.81	25%	0.95	Q1/Q2 FY20
Total					7.59		3.35	
Grand Total					11.49		6.42	

Notes:

1. Developable and Saleable Areas are tentative and is subject to approval from authorities
2. Launch dates are subject to change
3. Launch dates are in relation to financial year April - March
4. All the projects are at different stages of approval

Sales

Sales – Q3 FY19 (YoY)

Based on Bookings										Quarter Ended		
	Area Sold			Units Sold			Sale Value			Sale Realization		
	Dec-18 msft	Dec-17 msft	%	Dec-18 Nos.	Dec-17 Nos.	%	Dec-18 Rs.in crs	Dec-17 Rs.in crs	%	Dec-18 Rs.psft	Dec-17 Rs.psft	%
Puravankara	0.35	0.36	-3%	216	228	-5%	228	248	-8%	6,589	6,971	-5%
Completed Projects	0.19	0.19	4%	126	113	12%	98	114	-14%	5,064	6,080	-17%
Ongoing Projects	0.15	0.17	-10%	90	115	-22%	129	134	-3%	8,550	7,965	7%
Provident	0.29	0.32	-11%	312	314	-1%	142	142	0%	4,944	4,426	12%
Completed Projects	0.12	0.21	-42%	123	212	-42%	47	87	-46%	3,766	4,103	-8%
Ongoing Projects	0.16	0.11	50%	189	102	85%	95	55	73%	5,846	5,060	16%
Total Gross	0.63	0.68	-7%	528	542	-3%	369	390	-5%	5,843	5,763	1%
Share of Revenue attributable to landlord under Revenue Sharing arrangement	(0.05)	(0.01)		(24)	(5)		(46)	(5)				
Group Economic Interest	0.58	0.67		504	537		323	385				

Consistent Sales Booking growth

- Steady sales across both ready and ongoing projects, independent of new launches
- Completed project sales accelerated in Puravankara, including in Chennai
- Ongoing Provident projects witnessed ~16% average price increase

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

Sales – Q3 FY19 (QoQ)

Based on Bookings	Quarter Ended								
	Area Sold			Units Sold			Sales Value		
	Dec-18	Sep-18		Dec-18	Sep-18		Dec-18	Sep-18	
	msft	msft	Q-o-Q	Nos.	Nos.	Q-o-Q	Rs.in crs	Rs.in crs	Q-o-Q
Puravankara	0.35	0.25	40%	216	173	25%	228	149	53%
Completed Projects	0.19	0.16	18%	126	109	16%	98	85	16%
Ongoing Projects	0.15	0.08	82%	90	64	41%	129	64	102%
Provident	0.29	0.84	-66%	312	967	-68%	142	442	-68%
Completed Projects	0.12	0.13	-6%	123	126	-2%	47	49	-4%
Ongoing Projects	0.16	0.12	39%	189	57	232%	95	25	280%
New Launches		0.59			784			368	
Total Gross	0.63	1.09	-42%	528	1,140	-54%	369	591	-37%

Consistent Sales Booking growth

- ☐ Even without new launches, the sales performance has been encouraging
 - ✓ Sale value in ongoing projects almost doubled and tripled respectively for PL and PHL
 - ✓ Sales of completed projects also shows upward trends

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

Sales – 9MFY19, Ending 31st December 2018

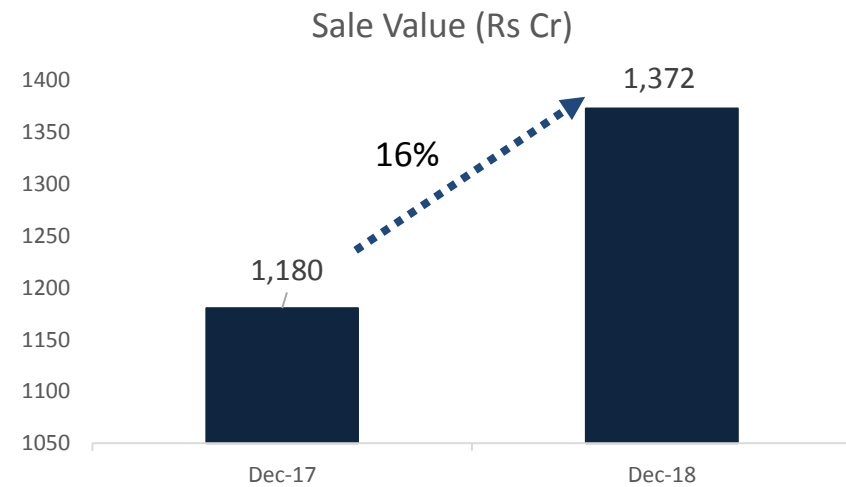
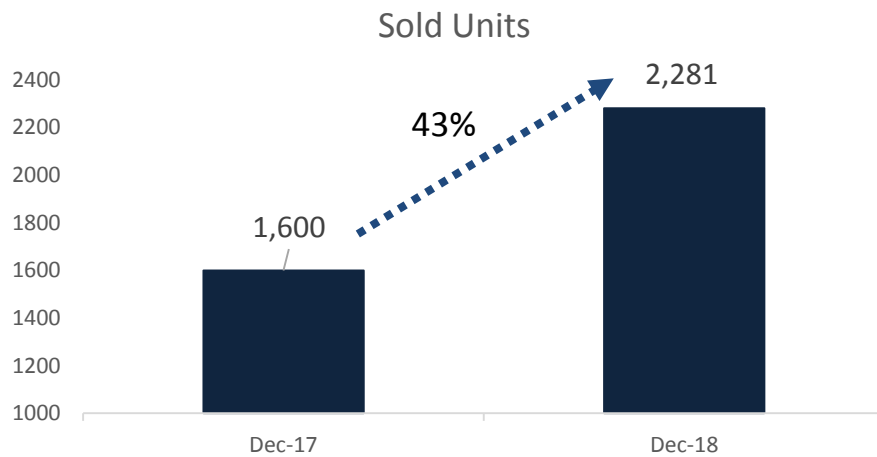
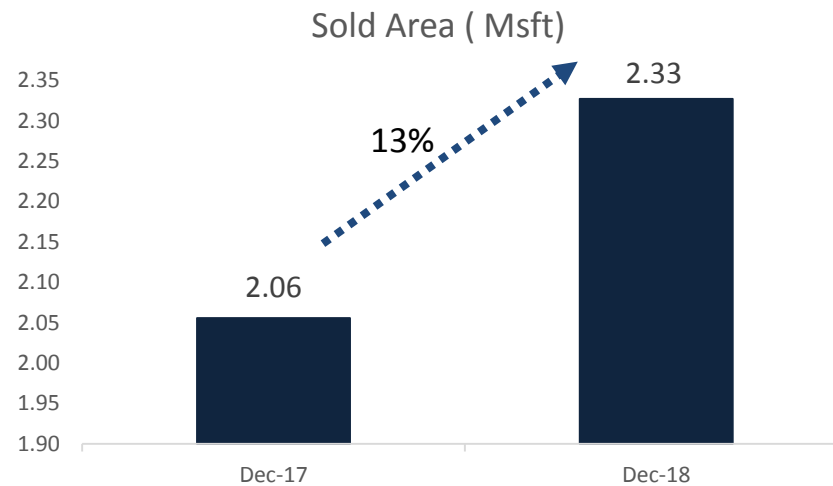
<i>Based on Bookings</i>										YOY		
	Area Sold			Units Sold			Sale Value			Sale Realization		
	Dec-18 <i>msft</i>	Dec-17 <i>msft</i>	%	Dec-18 <i>Nos.</i>	Dec-17 <i>Nos.</i>	%	Dec-18 <i>Rs. Crores</i>	Dec-17 <i>Rs. Crores</i>	%	Dec-18 <i>Rs.psft</i>	Dec-17 <i>Rs.psft</i>	%
Puravankara	0.85	1.28	-33%	551	851	-35%	572	836	-32%	6,691	6,540	2%
Completed Projects	0.48	0.73	-35%	312	444	-30%	246	419	-41%	5,185	5,747	-10%
Ongoing Projects	0.38	0.55	-31%	239	407	-41%	325	417	-22%	8,576	7,595	13%
Provident	1.47	0.78	89%	1,730	749	131%	801	344	133%	5,436	4,429	23%
Completed Projects	0.36	0.45	-20%	349	449	-22%	135	182	-26%	3,762	4,043	-7%
Ongoing Projects	1.11	0.33	241%	1,381	300	360%	665	162	311%	5,978	4,963	20%
Grand Total	2.33	2.06	13%	2,281	1,600	43%	1,372	1,180	16%	5,897	5,742	3%
Share of Revenue attributable to landlord under Revenue Sharing arrangement	(0.13)	(0.03)		(78)	(20)		(120)	(19)				
Group Economic Interest	2.19	2.03		2,203	1,580		1,252	1,161				

Rapid Sales growth

- ❑ The Group's sales volume (in area) grew to 2.33 msft or 13 % y-o-y for 9M FY19
- ❑ Provident sales volume (in area) grew to 1.47 msft or 89% y-o-y for 9M FY19
- ❑ Volume growth and better price realization of ongoing projects, drove a 16% increase in overall sales value.

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

Sales – 9MFY19 – Continuing momentum



Cash Flows

Potential Cash Flow from completed and ongoing projects

Rs. crores

		Puravankara	Provident	Total
Balance collections from sold units ¹	(A)	847	1,000	1,847
Value of Inventory open for sale ²	(B)	2,383	1,115	3,498
Balance cost to go ³	(C)	819	813	1,631
Surplus (A) + (B) – (C)	(D)	2,411	1,302	3,713
Surplus from Inventory not open for sale (F)-(G+H)	(E)	2,017	1,086	3,104
Value of Inventory not open for sale	(F)	3,269	2,294	5,563
Balance cost to complete	(G)	1,152	1,083	2,234
Contingencies ⁴	(H)	100	125	225
Total Estimated Surplus (D +E)		4,428	2,389	6,817

Note:

1. Includes debtors and unbilled amount
2. Value of inventory has been arrived based on current selling rates
3. Balance cost to go is based on estimates and subject to review on periodic basis
4. Contingencies provided for escalation in prices of cement, steel and other cost related to construction of properties
5. The cost does not include sales & marketing, general overheads and interest costs
6. Does not include projects from launch pipeline list

Cash Flow Statement

Rs. crores

Cash Flow Statement		Q1 FY19	Q2 FY19	Q3 FY19	9M FY19
A	Operating Inflows	333.3	386.2	408.1	1,127.6
B	Operating Outflows	(274.7)	(314.2)	(364.7)	(953.6)
C=A-B	Operating Surplus	58.7	72.0	43.4	174.0
	<i>Less</i>				
	Interest Cost(Net)	(64.2)	(74.4)	(107.5)	(246.0)
	Income Tax Paid	(2.2)	(1.3)	(12.9)	(16.4)
D	Operating Surplus after tax and interest	(7.7)	(3.7)	(77.0)	(88.4)
	Investment Activity				
	Land Payments including advances & deposits	(46.9)	(115.8)	(197.4)	(360.1)
	Purchase of Fixed Assets	(0.0)	(0.5)	(3.5)	(4.0)
	Other Assets & Investments	0.0		(0.5)	(0.5)
E	Total from Investing Activity	(46.9)	(116.4)	(201.3)	(364.6)
	Financing Activity				
	Loan Drawal/(Repayments)	39.4	204.2	255.2	498.7
	Loan to Associates/Subsidiaries- Inflow/(Repayment)	(0.6)	(1.3)	0.8	(1.2)
	Dividend including DDT		(34.5)	(9.4)	(43.9)
F	Total from Financing Activity	38.7	168.4	246.5	453.7
G=D+E+F	Net Operating Surplus	(16.0)	48.4	(31.8)	0.7
	Opening Cash and Bank Balances	152.6	136.6	185.0	152.6
	Closing Cash and Bank Balances	136.6	185.0	153.2	153.2

Income Statement

Consolidated Statement of Profit & Loss for the quarter ended 31 December 2018

Rs. crores

Particulars	Q3FY19 Unaudited	Q2FY19 Unaudited	Q3FY18 Unaudited	FY18 Audited
Income from operations				
Revenue from projects	545.19	477.19	440.09	1,414.90
Other Income	20.47	22.09	14.81	90.04
Total Income from operations	565.66	499.28	454.90	1,504.94
Expenses				
Sub-contractor cost	83.44	91.35	144.84	548.99
Cost of raw materials and components consumed	24.50	29.80	12.52	64.86
Land purchase cost	285.17	144.99	168.54	394.79
(increase)/decrease in inventories of stock of flats, land cost and work-in-progress	(74.71)	36.27	(70.51)	(214.90)
Employee benefit expense	33.14	30.19	26.62	103.90
Finance expense	96.49	74.80	63.45	251.34
Depreciation and amortization expense	3.35	3.25	3.76	14.96
Other expenses	72.15	55.49	67.24	209.77
Total expenses	523.53	466.14	416.46	1,373.71
Profit from operations before tax expense share of profit/(loss) of associates and joint ventures (1-2)	42.13	33.14	38.44	131.23
Share of profit/(loss) of associates and joint ventures, net	(0.47)	(0.15)	(0.01)	(2.41)
Profit before tax	41.66	32.99	38.43	128.82
Tax expense	14.48	11.45	12.79	37.42
Net Profit for the period	27.18	21.54	25.64	91.40
Other Comprehensive Income/(Loss) (net of tax expense)	(0.08)	0.04	0.57	(0.24)
Total Comprehensive Income/(Loss) for the period	27.10	21.58	26.21	91.16

Note: Since there is a change in accounting standard for revenue recognition, the figures of current financial year as per AS-115 can not be compared with previous year figures

Consolidated Statement of Profit & Loss for the 9M ended 31 December 2018
Rs. crores

Particulars	9MFY19 Unaudited	9MFY18 Audited
Income from operations		
Revenue from projects	1,404.40	1,126.94
Other Income	55.24	54.75
Total Income from operations	1,459.64	1,181.69
Expenses		
Material cost	251.18	447.88
Contract cost	86.13	38.28
Land and other related costs	441.78	239.56
Change in inventories	45.08	(75.38)
Employee benefit expense	91.93	78.48
Finance expense	239.78	187.08
Depreciation and amortization expense	10.09	11.50
Other expenses	182.93	150.85
Total expenses	1,348.90	1,078.25
Profit from operations before tax expense share of profit/(loss) of associates and joint ventures (1-2)	110.74	103.44
Tax expense	34.07	35.55
Net profit before share of profit/(loss) of associates and joint ventures (3-4)	76.67	67.87
Share of profit/(loss) of associates, net	(1.10)	(1.03)
Minority interest	0.00	0.00
Net Profit for the period	75.57	66.85
Other Comprehensive Income/(Loss) (net of tax expense)	(0.43)	(0.57)
Total Comprehensive Income/(Loss) for the period	75.14	66.28

Note: Since there is a change in accounting standard for revenue recognition, the figures of current financial year as per AS-115 can not be compared with previous year figures

Balance Sheet

Consolidated Balance Sheet as of 31 December 2018

Rs. crores

Equity and Liabilities	9MFY19 Unaudited	March 2018 Audited	Assets	9MFY19 Unaudited	March 2018 Audited
Shareholders' Funds			Non-Current Assets		
Equity Share Capital	119	119	(a) Property, plant and equipment	66	58
Other Equity	1,699	2,275	(b) Capital work-in-progress	40	36
	1,818	2,393	(c) Investment properties	63	64
			(d) Intangible assets	3	3
Liabilities			(e) Financial assets		
Non-current liabilities			(i) Investments	134	131
(a) Financial liabilities			(ii) Loans	307	261
(i) Borrowings	354	138	(iii) Other financial assets	27	37
(ii) Other financial liabilities	15	9	(f) Deferred tax liabilities (net)	343	53
(b) Provisions	12	11	(g) Assets for current tax (net)	34	41
(c) Deferred tax liabilities (net)	8	8	(h) Other non-current assets	166	154
	390	167		1,184	839
Current liabilities			Current Assets		
(a) Financial liabilities			(a) Inventories	7,150	4,687
(i) Borrowings	647	678	(b) Financial assets		
(ii) Trade payables	448	441	(i) Trade receivables	250	275
(iii) Other financial liabilities	1,902	1,585	(ii) Cash and cash equivalents	124	132
(b) Other current liabilities	3,880	1,510	(iii) Bank balances other than	0	0
(c) Provisions	29	15	(ii) above		
(d) Current tax liabilities (net)	4	2	(iv) Loans	67	65
	6,909	4,231	(v) Other financial assets	21	509
			(c) Other current assets	321	284
				7,933	5,953
Total	9,117	6,791	Total	9,117	6,791

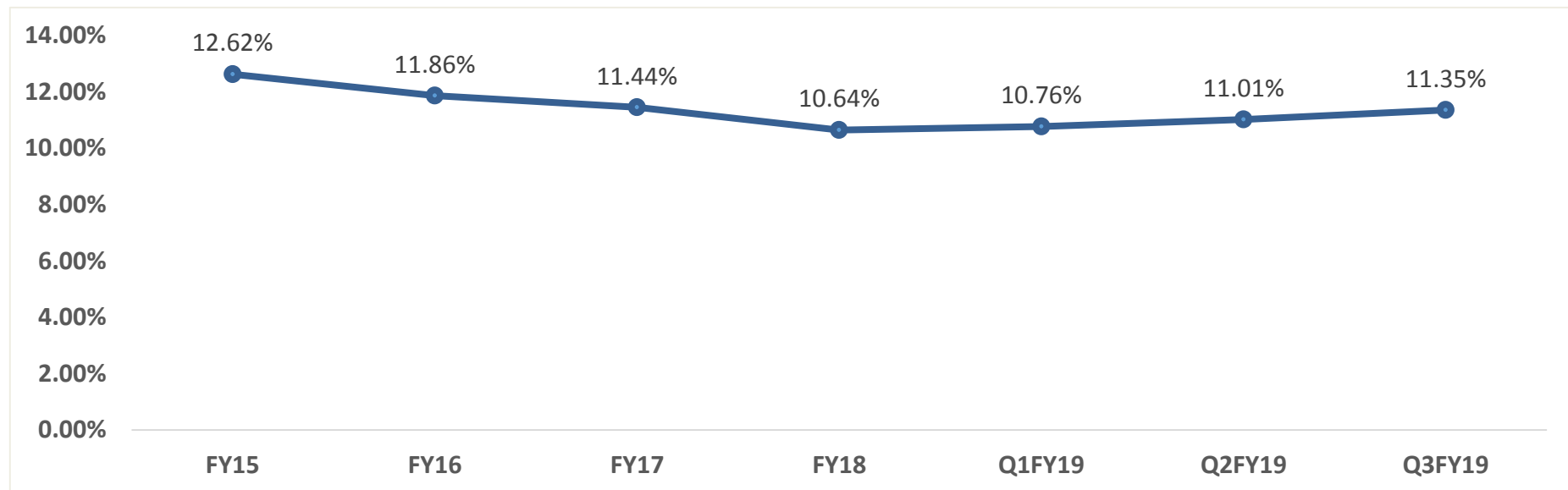
Note: Since there is a change in accounting standard for revenue recognition, the figures of current financial year as per AS-115 can not be compared with previous year figures

Debt

Debt Structure – As of 31 December 2018

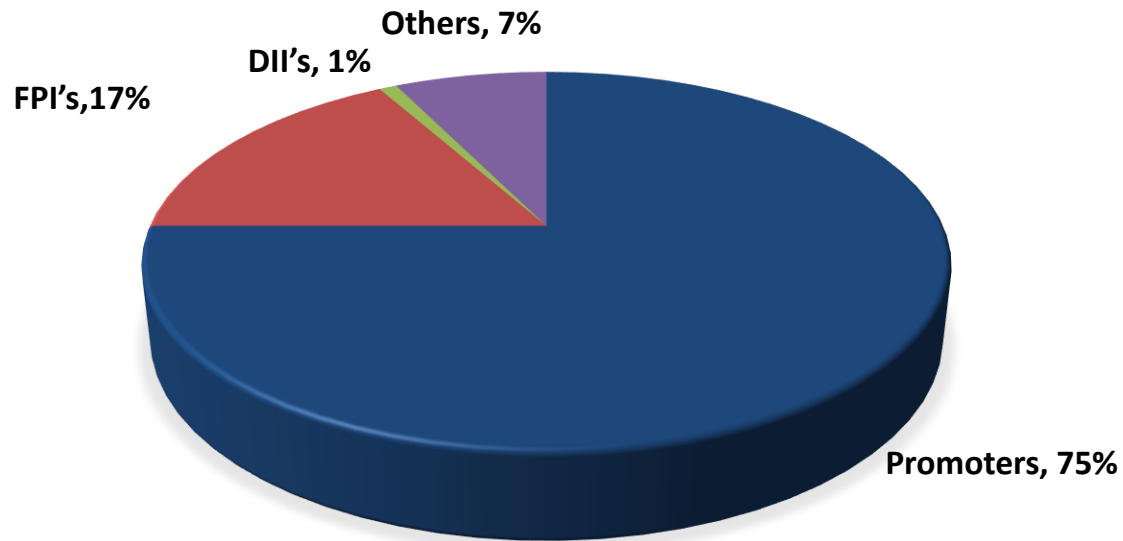
<i>in Rs. Cr</i>	Q3FY19	Q2FY19	Q1FY19	FY18
Opening Balance	2,642	2,438	2,399	2,075
Net Addition (Repayment)	260	204	39	324
Debt Outstanding	2,902	2,642	2,438	2,399
Less: Cash and Cash Equivalents	153	185	137	152
Net debt	2,749	2,457	2,302	2,247
Cost of Debt	11.35%	11.01%	10.76%	10.64%
Net Worth	1,818	1,783	1,806	2,393
Net Debt / Equity Ratio	1.51	1.38	1.27	0.94

Cost of Debt



Shareholding Pattern and Stock Performance

Shareholding Pattern – as on 31 December 2018



Key Shareholders

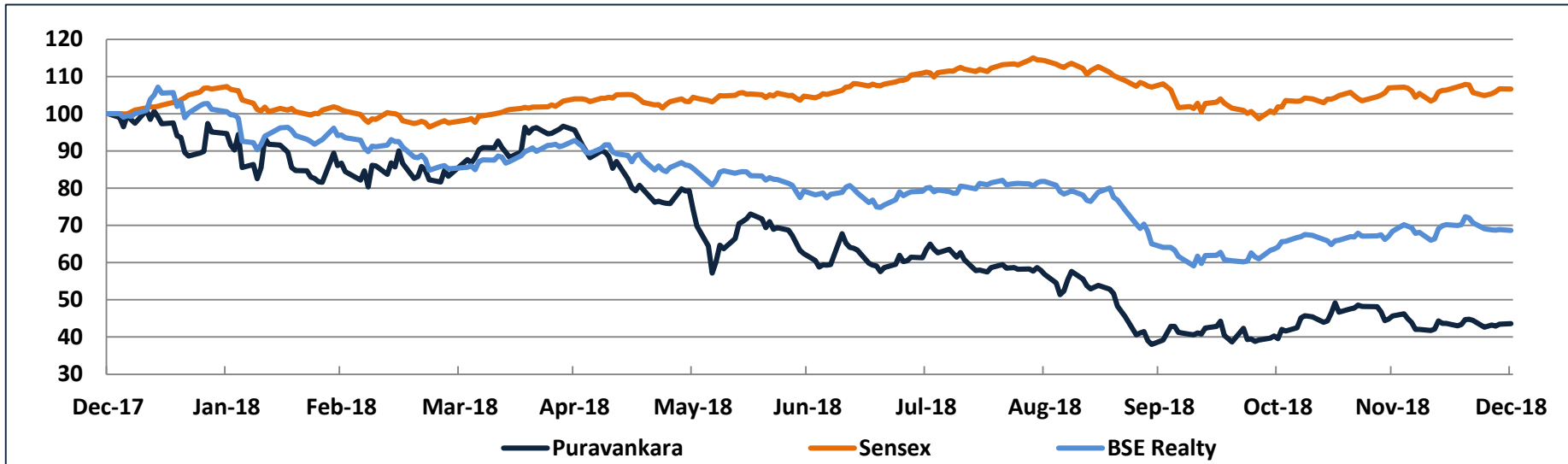
Notes

1. Promoter Shares are unencumbered

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

Stock Performance

Relative to BSE Realty Index and Sensex during December 31, 2017 to December 31, 2018



As on 31 December 2018	31-Dec-18	30-Sep-18
Price on BSE	73	63
% Change QoQ	15%	-13%
Number of shares (in Cr)	23.7	23.7
Market Capitalisation (Rs. Cr)	1,724	1,505

Source: BSE as on December 31, 2018; Graph rebased to 100.

Select Project Pictures

Actual Project Pictures




PURVA PALM BEACH
OFF HENNUR ROAD

Actual Project Pictures



Actual Project Pictures



**PURVA
WESTEND**
The best of the modern and the best of the greenery.

Actual Project Pictures



Actual Project Pictures



Appendix 1 : Project Status

Current Project Status – As of 31 December 2018

S.No.	Project	Location	Developable Area	Total Flats	JD / JV Share for Developer	Puravankara's Share - Developable Area		On Area Launched							
						%	Msft	Units	%	Msft	Nos	Sold Cumulative		Inventory	
												Msft	Units	Msft	%
COMPLETED															
Puravankara															
1	Amaiti	Trichy Road, Coimbatore	0.57	342	100%	0.57	342	0.56	209	0.34	59%	133	0.22	40%	
2	Bluemont	Trichy Road, Coimbatore	0.81	486	100%	0.81	486	0.81	432	0.72	89%	54	0.09	11%	
3	Grandbay	Marine Drive, Kochi	0.51	265	100%	0.51	265	0.51	248	0.47	94%	17	0.03	6%	
4	High Crest	Mallasandra, Bengaluru	0.41	249	100%	0.41	249	0.41	230	0.38	92%	19	0.03	8%	
5	Highlands	Mallasandra, Bengaluru	1.34	848	100%	1.34	848	1.34	801	1.25	93%	47	0.08	6%	
6	Oceana	Marine Drive, Kochi	0.27	96	100%	0.27	96	0.27	85	0.24	91%	11	0.03	9%	
7	Seasons	CV Raman Nagar, Bengaluru	1.08	660	60%	0.68	416	0.68	403	0.66	97%	13	0.02	3%	
8	Skydale	Sarjapur Road, Bengaluru	0.49	314	100%	0.49	314	0.49	255	0.39	80%	59	0.10	20%	
9	Sunflower	Magadi Road, Bengaluru	0.44	326	70%	0.31	228	0.31	163	0.23	73%	65	0.08	27%	
10	Swanlake	OMR, Chennai	1.17	729	100%	1.17	729	1.17	682	1.09	93%	47	0.08	7%	
11	Whitehall	Sarjapur Road, Bengaluru	0.40	192	100%	0.40	192	0.40	182	0.38	94%	10	0.02	6%	
12	Windermere - I	Medavakkam, Chennai	1.63	1,036	100%	1.63	1,036	1.63	965	1.46	90%	71	0.17	10%	
13	Windermere - II	Medavakkam, Chennai	0.94	728	100%	0.94	728	0.94	516	0.75	79%	212	0.19	21%	
14	Windermere - III	Medavakkam, Chennai	0.28	280	100%	0.28	280	0.28	97	0.12	43%	183	0.16	57%	
COMMERCIAL															
15	Primus	OMR, Chennai	0.18		60%	0.10		0.11		0.03	31%		0.08	76%	
Provident															
16	Cosmo City - I,II	Pudupakkam, Chennai	2.24	2,174	100%	2.24	2,174	2.24	1,937	1.99	89%	237	0.25	11%	
17	Welworth City	Doddaballapur Rd, Bengaluru	3.46	3,360	100%	3.46	3,360	3.46	3,311	3.41	99%	49	0.05	2%	
18	Sunworth - I,II	Mysore Road, Bengaluru	2.74	2,784	100%	2.74	2,784	2.74	2,429	2.38	87%	355	0.36	13%	
19	The Tree	Off Magadi Main Road, Bengaluru	0.57	560	70%	0.40	388	0.40	274	0.28	69%	114	0.12	30%	
Total Completed - (A)			19.53	15,429		18.75	14,915	18.73	13,219	16.57	88%	1,696	2.16	12%	

Note: The total completed inventory for Q2FY19 was 2.44 msft

Current Project Status – As of 31 December 2018 – (contd.)

S.No.	Project	Location	Developable Area	Total Flats	JD / JV Share for Developer	Puravankara's Share - Developable Area		On Area Launched						
								Area Launched	Sold Cumulative			Inventory		
									Msft	Nos	Msft	%	Nos	Mn sft
UNDER CONSTRUCTION														
Puravankara														
1	Coronation Square	Kotnur, Bengaluru	0.14	48	71%	0.10	34	0.10	4	0.01	9%	30	0.09	91%
2	Marine Drive I	Kochi	1.22	435	50%	0.61	218	0.61	92	0.27	44%	126	0.34	56%
3	Palm Beach	Hennur Road, Bengaluru	1.93	1,477	70%	1.36	1,041	1.36	671	0.87	64%	370	0.49	36%
4	Silversand - I	Keshavnagar, Pune	0.77	821	100%	0.77	821	0.77	634	0.59	76%	187	0.18	24%
5	Sound of Water	Kammanahalli, Bengaluru	0.62	228	59%	0.36	135	0.36	30	0.08	22%	105	0.28	78%
6	Westend	Hosur Road, Bengaluru	1.12	815	78%	0.88	639	0.88	593	0.81	92%	46	0.07	8%
Provident														
7	Green Park	Selvapuram, Coimbatore	0.58	560	70%	0.41	392	0.41	171	0.15	37%	221	0.26	63%
8	Kenworth	Rajendra Nagar, Hyderabad	2.04	2,028	73%	1.49	1,480	1.49	1,066	1.08	81%	414	0.40	19%
9	Provident Adora De Goa	Zuari Nagar, Goa	0.79	992	87%	0.69	882	0.69	781	0.58	85%	101	0.11	15%
10	Provident Neora	Sampigehalli, Bengaluru	0.23	220	100%	0.23	220	0.23	61	0.06	25%	159	0.17	75%
11	Provident Park Square	Judicial Layout, Bengaluru	1.04	1,102	87%	0.91	961	0.91	771	0.71	90%	191	0.20	21%
12	Skyworth	Derebail, Mangalore	0.42	324	73%	0.30	236	0.30	58	0.08	28%	178	0.22	72%
Total Under Construction (B)			10.89	9,050		8.10	7,059	8.10	4,932	5.30	65%	2,127	2.80	35%
PHASES NOT OPEN FOR SALE														
Puravankara														
1	Amaiti II	Trichy Road, Coimbatore	0.47	288	100%	0.47	288	-	-	-	0%	288	-	0%
2	Evoq	Guindy, Chennai	0.36	181	100%	0.36	181	-	-	-	0%	181	-	0%
3	Highlands III	Mallasandra, Bengaluru	0.83	492	100%	0.83	492	-	-	-	0%	492	-	0%
4	Marine Drive II	Kochi	1.98	706	50%	0.99	353	-	-	-	0%	353	-	0%
5	Moonreach II	Airport-Seaport Rd, Kochi	0.23	119	100%	0.23	119	-	-	-	0%	119	-	0%
6	Silversand - II	Keshavnagar, Pune	0.77	652	100%	0.77	652	-	-	-	0%	652	-	0%
7	Windermere IV	Medavakkam, Chennai	1.28	644	100%	1.28	644	-	-	-	0%	644	-	0%
Commercial														
8	Zentech Business Park	Kanakapura, Bengaluru	0.76		70%	0.53					0%	-	-	0%
Provident														
9	Kenworth	Rajendra Nagar, Hyderabad	0.31	282	73%	0.23	207	-	-	-	0%	207	-	0%
10	Park Square Other Phase	Judicial Layout, Bengaluru	0.86	980	87%	0.75	855	-	-	-	0%	855	-	0%
11	Provident Adora De Goa	Zuari Nagar, Goa	0.85	910	81%	0.69	747	-	-	-	0%	747	-	0%
12	Sunworth III,IV	Mysore Road, Bengaluru	3.28	3,168	100%	3.28	3,168	-	-	-	0%	3,168	-	0%
Commercial														
13	Adora De Goa	Zuari Nagar, Goa	0.20		100%	0.20					0%	-	-	0%
Total - Phases to be launched (C)			12.18	8,422		10.61	7,706				0%	7,706		0%
Total Ongoing - (B) + (C)			23.07	17,472		18.71	14,765	8.10	4,932	5.30	65%	9,833	2.80	35%

Notes:

- The Company also holds inventory of 0.13 msft under "Properties Held for sale" as on the reporting date.
- The economic interest in Silversands is profit sharing but the Company is the development manager and hence disclosed at 100%

Appendix 2 : Corporate Information

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

Executive team

Ravi Puravankara
Chairman

- Over 44 years of experience in real estate industry
- Former president of the International Real Estate Federation, Indian Chapter, Paris



Ashish Puravankara
Managing Director

- Bachelor's degree in Business Administration from Virginia Tech
- Master's degree in Business Administration from Willamette University in Salem, Oregon



Nani R. Choksey
Joint Managing Director

- Experience of over 44 years in the real estate development, construction and finance sector
- Associated with the company since inception and responsible for finance and construction function

Non-Executive team

R.V.S. Rao
Independent Director

- Bachelor's degree in Commerce and Law
- Over 39 years of experience in banking and finance



Pradeep Guha
Independent Director

- Management Diploma from Asian Institute of Management, Manila
- Over 35 years of experience in marketing and advertising



Sonali Rastogi
Non-Executive Independent Director

- Graduate from the School of Planning and Architecture (New Delhi) and the Architectural Association (London)
- Founder Partner – Morphogenesis
- Top 10 icons of the design world – the celebrated Platform Magazine.

Media & Capital Market Recognition

Keppel Puravankara to Buy Bengaluru Plot for ₹405 crore

Deal includes cost of ₹80 cr for KPDL to construct a retail-cum-office facility

Sobia.Khan@timesgroup.com

Bengaluru: Keppel Puravankara Development (KPDL) has agreed to buy a 7.6-acre plot in Bengaluru from Metro Cash & Carry India for ₹405 crore. KPDL is a joint venture between Bengaluru-based developer Puravankara and Singapore-based Keppel Land, one of Asia's premier property companies.

The acquisition is in line with Puravankara's strategy to expand its commercial presence over the next five to six years. The company plans to develop 8 million-10 million sq ft of commercial assets in Bengaluru, Hyderabad, Chennai and Mumbai to expand its rental base.

"The timing of the project could not be better, seeing as the demand for office and retail space is on an upward trajectory and yielding good returns, especially in Bengaluru," said Ashish R Puravankara, MD. He added the company will use some of its existing land to develop office assets.

The deal includes the cost of about ₹80 crore for KPDL to construct a 160,000 sq ft retail-cum-office facility on the land, which will be handed over to Metro Cash & Carry India. "This acquisition will further augment Keppel Land's commercial portfolio and will position us well to meet the urbanisation needs for prime office space in Bengaluru," said Sam Moon Thong, president (regional investments), Keppel Land.

The Grade-A office development will come up in Yeshwantpur and will be managed by KPDL. CBRE South Asia was the advisor to the transaction. The deal can be counted among some of the recent biggest transactions in Bengaluru.



IN LINE WITH STRATEGY
The company plans to develop 8-10 million sq ft commercial assets in Bengaluru, Hyderabad, Chennai and Mumbai to expand its rental base.

Phoenix Mills and Crestion Land Investment Building in Hebbal, north Bengaluru, for ₹650 crore from Infrastructure Brigade Enterprises. A 12.95 acre plot in north Bengaluru's Yeshwantpur area, acquired from SAB Miller India.

There has been increased demand for commercial from companies across the country. The first half of 2018 saw 1.5 million sq ft of fresh FSI added across seven key locations by Chennai, Hyderabad National Capital Region to CBRE South Asia. Puravankara plans 14.11 million sq ft of projects, both luxury and affordable, over the next 12 months. The company's net debt was ₹2,438 crore at the end of June.

Puravankara, Google tie up for smart homes

FE BUREAU
Bengaluru, August 20

BENGALURU-BASED PROPERTY developer Puravankara has launched a new category in its residential line BluNex Life — intelligent next-gen for home buyers across the country. BluNex Life

provide intelligent homes to new home buyers, who are looking for more smart and safety features, and to stay contemporary.

Puravankara will collaborate with Google to integrate

AI powered humanoid enables over 100 sales bookings at an home expo for Puravankara

TWO HUMANOIDS—Mitra and Mitri—were recently introduced at one of the flagship home exhibitions, Bengaluru Habba. A major advantage was seamless customer data accumulation in about 10 times lesser time in comparison to conventional method. In an interaction with EC, Ashish Puravankara, MD, Puravankara Projects provides more insights

information about our customers. This will help us to better understand their needs and preferences, which will enable us to offer more personalized services and solutions. We are excited to see how this technology will transform the way we interact with our customers and how it will help us to provide a more seamless and efficient customer experience.



technology adoption is essential for our success. We will continue to invest in research and development to stay at the forefront of technological advancements in construction. We are confident that this technology will revolutionize the way we build and manage our projects, leading to faster completion times and higher quality standards.

IN MY OPINION

TECHNOLOGICAL ADVANCEMENTS IN CONSTRUCTION

By Ashish R. Puravankara, Managing Director, Puravankara

Puravankara is a leading real estate conglomerate involved in the development of both residential and commercial properties, such as Luxury Apartments/Villas, and Premium Apartments along with

Cover Feature

NOT JUST BRICK & MORTAR, BUT ALSO CUSTOMER NEEDS!

Share with us your company's progress and latest advances in your projects and services in brief.

Ashish R. Puravankara
Managing Director, Puravankara Limited

Celebrating 10th Anniversary
Puravankara Limited.

A judicious mix of human intellect and technology propel the growth story at Puravankara for FY18-19

Awards and achievements

Awards for Puravankara Limited

- ❖ QuikrHomes Realty Awards for the Women Entrepreneur of the Year 2018 -19 – Real Estate - Ms. Amanda Puravankara
- ❖ 10th Realty+ Excellence Awards SOUTH 2018 - Scroll of Honour - Mr. Ashish Puravankara
- ❖ South India's Real Estate Leadership Awards for the Best Commercial Property of the Year – Purva Summit
- ❖ South India's Real Estate Leadership Awards for the Best Residential Property of the Year - Purva Westend
- ❖ South India's Real Estate Leadership Awards for the Best Developer of the Year – Residential – Puravankara Limited
- ❖ Times Business Awards for an Exemplary Contribution to Real Estate - Puravankara Limited
- ❖ Asia Real Estate Excellence Award 2018 for the "Best Real Estate Development Company in South India" - Puravankara Limited
- ❖ BAM (Builders , Architects & Building Material) Awards 2018 for Best Builder of the Year – Puravankara Limited
- ❖ BAM (Builders , Architects & Building Material) Awards 2018 for - Life Time Achievement Award – Mr. Ravi Puravankara

Awards and achievements

Awards for Provident Housing Limited

- ❖ **10th Realty+ Excellence Awards SOUTH 2018 for Affordable Housing Project of the year - Kenworth by Provident**
- ❖ **10th Realty+ Excellence Awards SOUTH 2018 for the Developer of the year - Residential - Provident Housing Limited**
- ❖ **South India's Real Estate Leadership Awards for the Best Affordable Housing Project of the Year (WEST) – Adora De Goa by Provident**
- ❖ **10th Realty Plus Awards - West Region for the Best Affordable Housing Project of the Year – Adora De Goa**
- ❖ **BAM (Builders , Architects & Building Material) Awards 2018 for Best Affordable Housing Project – Provident Sunworth**
- ❖ **10th Franchise Estate Awards 2018 - for Best Project in Non Metro - South - Provident Skyworth**
- ❖ **10th Franchise Estate Awards 2018 - for Best Affordable / Budget Housing Developer of the Year - South - Provident Housing Limited**
- ❖ **10th Franchise Estate Awards 2018 - for Best Affordable Housing Project of the Year - South - Kenworth by Provident**

Disclaimer

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

THANK YOU

Puravankara Limited

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