
**Puravankara Projects Q3 Profits Increases 122%;
9 Months Profits Up 103%**

Bangalore, 31 January 2008

The Puravankara Projects consolidated net profit for the quarter ended 31 December 2007 increased by 122% to Rs 63.12 crores compared to the corresponding quarter last year. Net profit margins recorded a sharp increase this quarter to 42% on the back of rising gross profit margins and lower selling, general and administrative expenses as a percentage of revenues. During the same period revenues increased by 79% to Rs 150.52 crores from Rs 84.35 crores as a result of the developable area of on-going projects substantially increasing to 18.78 million sq. ft.

Net profit for the nine months ended 31 December 2007 was up by over 103% to Rs 167.34 crores compared to the Rs 82.61 crores in the same period last fiscal. Revenues at Rs 411.94 crores for the nine months to 31 December 2007 represent an increase of more than 49% over the previous year. Net profit margins have moved up substantially to over 40% in the nine months to 31 December 2007 due again to higher gross profit margins and lower selling, general and administrative expenses which have reduced to 8.09% of revenues in this nine month period compared with a far higher 11.14% of revenues in the previous year.

The area currently under development has increased to 18.78 million sq. ft. with projects spread across Bangalore, Chennai, Hyderabad, Cochin and Mysore. There are 16 on-going residential projects comprising 17.71 million sq. ft. of developable area and 3 commercial projects currently under development with a developable area of 1.07 million sq. ft. A range of residential and commercial projects are planned to be launched in the coming months in Coimbatore, Colombo, Cochin, Bangalore and Mysore.

The current land bank has recently been further augmented through significant land acquisitions in the cities of Chennai and Hyderabad and currently stands at 124.79 million sq. ft. of developable area.

During the quarter four residential projects with a total developable area of 1.61 million sq. ft. were completed in Bangalore

Commenting on the results Mr. Ravi Puravankara, Chairman and Managing Director, said "We have had a very good quarter in terms of significant land acquisitions, operating results and the completion of projects. Our land bank of about 125 million sq. ft. across key locations in India provides us with an extremely strong platform to launch large ambitious projects across all our locations in the coming quarters. We are confident that our business and profits are on a sustained high growth path."