

Independent Auditor's Review Report on the Quarterly and Year to Date Unaudited Standalone Financial Results of the Company Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

Review Report to
The Board of Directors
Puravankara Limited

1. We have reviewed the accompanying statement of unaudited standalone financial results of Puravankara Limited (the "Company") for the quarter ended December 31, 2019 and year to date from April 01, 2019 to December 31, 2019 (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, as amended (the "Listing Regulations").
2. This Statement, which is the responsibility of the Company's Management and approved by the Company's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, "Interim Financial Reporting" prescribed under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India. Our responsibility is to express a conclusion on the Statement based on our review.
3. We conducted our review of the Statement 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 of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.
4. Based on our review conducted as above and based on the consideration of the review reports of other auditors referred to in paragraph 6 below, 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 aforesaid Indian Accounting Standards specified under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.
5. We draw attention to Note 3 to the accompanying financial results in connection with the wholly-owned subsidiary being subject to an ongoing litigation. Pending resolution of the litigation, no provision has been made towards the resulting impact of customer's counter-claims on the subsidiary in the accompanying financial results. Our conclusion on the Statement is not modified in respect of this matter.



S.R. BATLIBOI & ASSOCIATES LLP

Chartered Accountants

6. The accompanying Statement includes the Company's share of net loss after tax of Rs. 0.32 crores and Rs. 0.76 crores and total comprehensive loss of Rs. 0.32 crores and Rs. 0.76 crores for the quarter ended December 31, 2019 and for the period ended from April 01, 2019 to December 31, 2019, respectively, as considered in the statement, in respect of 3 partnership entities, whose interim financial results have been reviewed by their respective independent auditors. The independent auditor's reports on interim financial results of these entities have been furnished to us by the Management and our conclusion on the Statement, in so far as it relates to the amounts and disclosures in respect of these partnership entities, is based solely on the reports of such other auditors. Our conclusion on the Statement 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

UDIN: 20209567AAAABB7128

Place: Mumbai, India
Date: February 14, 2020



Statement of Unaudited Standalone Financial Results for the quarter and nine months ended December 31, 2019

(Rs. in Crores)

Sl. No.	Particulars	Quarter ended 31.12.2019 [Unaudited]	Preceding Quarter ended 30.09.2019 [Unaudited]	Corresponding Quarter ended 31.12.2018 [Unaudited]	Year to date figures for the current period ended 31.12.2019 [Unaudited]	Year to date figures for the preceding period ended 31.12.2018 [Unaudited]	Previous Year ended 31.03.2019 [Audited]
1	Income						
	(a) Revenue from operations	373.22	366.03	427.16	1,000.85	1,023.90	1,471.91
	(b) Other income	8.15	19.16	16.88	37.57	51.47	67.13
	Total income	381.37	385.19	444.04	1,038.42	1,075.37	1,539.04
2	Expenses						
	(a) Sub-contractor cost	30.76	45.90	58.28	175.17	165.08	262.66
	(b) Cost of raw materials and components consumed	6.63	7.49	9.06	16.08	32.55	44.51
	(c) Land purchase cost	5.45	1.41	192.68	7.42	207.96	216.89
	(d) (Increase)/ decrease in inventories of stock of flats, land stock and work-in-progress	195.56	190.82	16.37	427.88	242.49	406.33
	(e) Employee benefits expense	24.71	22.00	21.75	69.63	62.90	83.66
	(f) Finance cost	63.17	61.96	66.68	190.85	174.97	238.01
	(g) Depreciation and amortization expense	3.06	3.18	2.02	9.40	6.16	9.69
	(h) Other expenses	33.20	34.38	43.19	101.69	102.20	145.69
	Total expenses	362.54	367.14	410.03	998.12	994.31	1,407.44
3	Profit before tax (1-2)	18.83	18.05	34.01	40.30	81.06	131.60
4	Tax expense						
	(i) Current tax charge/(credit)	-	(6.31)	4.47	-	13.65	-
	(ii) Deferred tax charge/(credit)	7.42	9.22	6.73	11.30	7.28	39.83
	Total	7.42	2.91	11.20	11.30	20.93	39.83
5	Net profit for the period (3-4)	11.41	15.14	22.81	29.00	60.13	91.77
6	Other comprehensive income						
	(i) Items that will not be reclassified to profit and loss	0.07	(0.26)	(0.37)	(1.25)	(0.80)	(0.65)
	(ii) Income tax relating to items that will not be reclassified to profit and loss	(0.02)	0.09	0.13	0.44	0.28	0.23
	Total	0.05	(0.17)	(0.24)	(0.81)	(0.52)	(0.42)
7	Total Comprehensive Income for the period [Comprising Net profit for the period and Other Comprehensive Income (5+6)]	11.46	14.97	22.57	28.19	59.61	91.35
8(i)	Earnings per share (before extraordinary items) (of Rs. 5/- each) (not annualised):						
	a) Basic (in Rs.)	0.48	0.64	0.96	1.22	2.53	3.86
	b) Diluted (in Rs.)	0.48	0.64	0.96	1.22	2.53	3.86
8(ii)	Earnings per share (after extraordinary items) (of Rs. 5/- each) (not annualised):						
	a) Basic (in Rs.)	0.48	0.64	0.96	1.22	2.53	3.86
	b) Diluted (in Rs.)	0.48	0.64	0.96	1.22	2.53	3.86
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						1,529.30



Statement of Unaudited Standalone Financial Results for the quarter and nine months ended December 31, 2019

Notes :

- 1 The above standalone financial results of Puravankara Limited ('the Company') have been reviewed by the Audit Committee and approved at the meeting of the Board of Directors of the Company held on 14.02.2020. The statutory auditors of the Company have carried out a limited review on the above standalone financial results of the Company.
- 2 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.
- 3 A wholly-owned subsidiary of the Company had initiated legal proceedings against its customer for recovery of receivables of Rs.15 crores and customer's counter claim thereon, which is currently pending before the Arbitral Tribunal. 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 results based on the legal opinion obtained by the management and management's evaluation of the ultimate outcome of the litigation.
- 4 Effective 01.04.2019, the Company has adopted Ind AS 116 "Leases" and applied the standard to all lease contracts existing on 01.04.2019 using the modified retrospective method recognising the right of use asset as if the Standard had been applied since the commencement date. The difference between right of use asset and lease liability of Rs. 3.99 crores has been recognised as transitional adjustment to retained earnings on the date of initial application i.e. 01.04.2019. Accordingly, the comparatives have not been restated and hence not comparable with previous period figures. The effect of this adoption is not significant on the financial results for the quarter and nine months period ended 31.12.2019.

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 14, 2020

