

PURAVANKARA

Results – 30 September 2010



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Board Of Directors and Management



Ravi Puravankara

Chairman and Managing Director

- Over 35 years of experience in real estate industry
- Former president of the International Real Estate Federation, Indian Chapter Paris



R.V.S. Rao

Independent Director

- Bachelor's degree in Commerce and Law
- Over 37 years of experience in banking and finance



Nani R. Choskey

Director

- Experience of over 33 years in the real estate development, construction and finance sector
- Associated with the company since inception and responsible for finance and construction function



Anup Shah

Independent Director

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



Ashish Puravankara

Director

- Bachelor's degree in Business Administration from Virginia Tech
- Master's degree in Business Administration from Willamette University in Salem, Oregon
- Head of Operations and Business in Bangalore



Pradeep Guha

Independent Director

- Management Diploma from Asian Institute of Management, Manila
- Over 33 years of experience in marketing and advertising



Jackbastian Kaitan Nazareth

Chief Operating Officer

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

Corporate Profile

- Over 35 years of experience in property development, real estate and construction
- Operations across major cities in South India, Kolkata, Colombo and UAE
- Experienced Management Team with proven track record
- Unparalleled execution capability with focus on quality and premium realization with superior brand image
- Successfully completed 34 residential projects
- Simplified corporate structure and commitment to disclosures

Corporate Overview

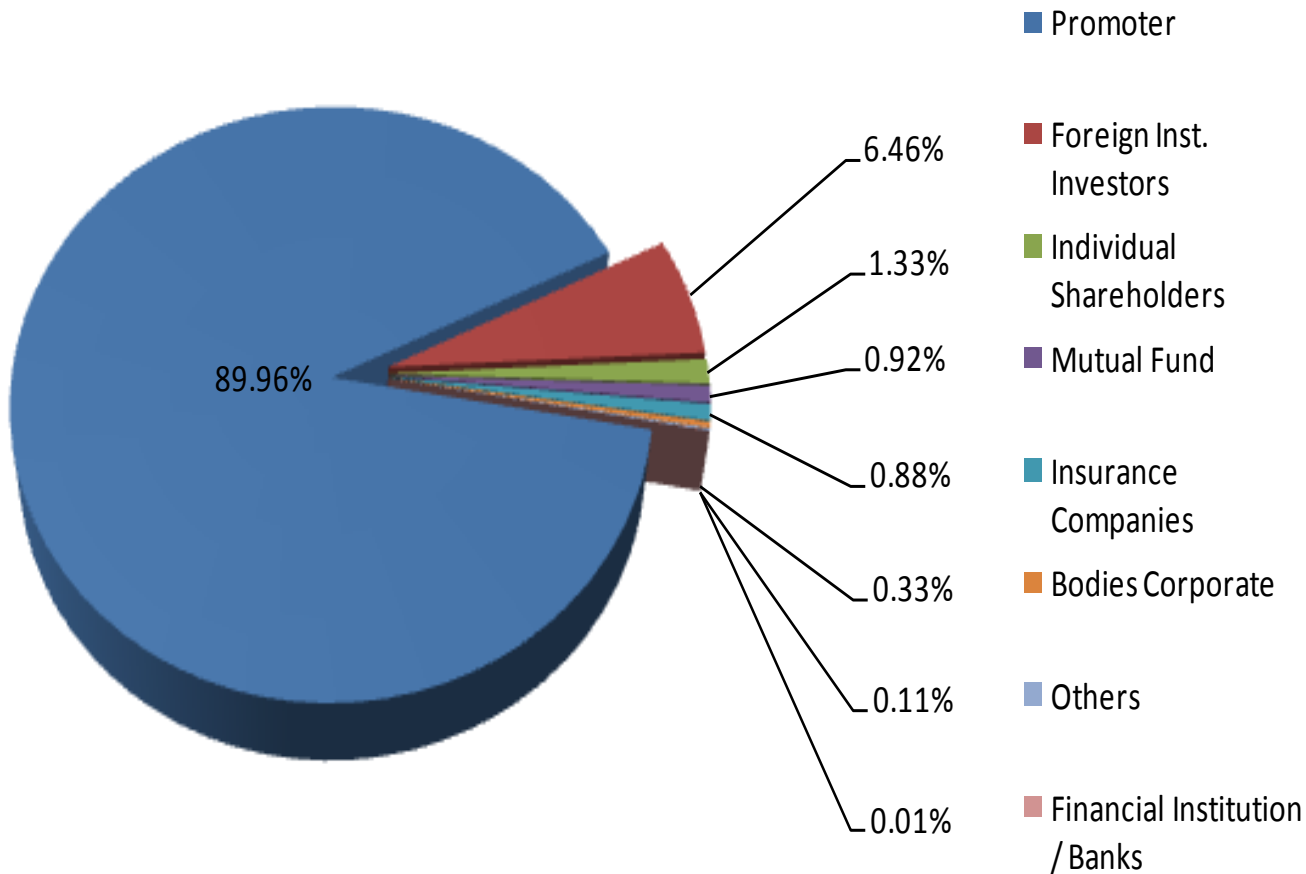
- Development Potential

	Developable Area	Saleable Area
	Msft	Msft
Future	123.00	100.71
Current (16 projects)	20.25	17.29
Total	143.25	118.00

- Future Developable area of 123 msft, will be a mix of Residential and Commercial Business
- JV with Keppel Land of Singapore and Homex of Mexico
- First mover advantage with 100% affordable housing subsidiary, Provident Housing Limited
- Infrastructure and contracting, 100% subsidiary, Starworth Infrastructure & Construction Ltd.

Shareholding Pattern – as at 30 Sep 2010

% of Shareholding



Notes

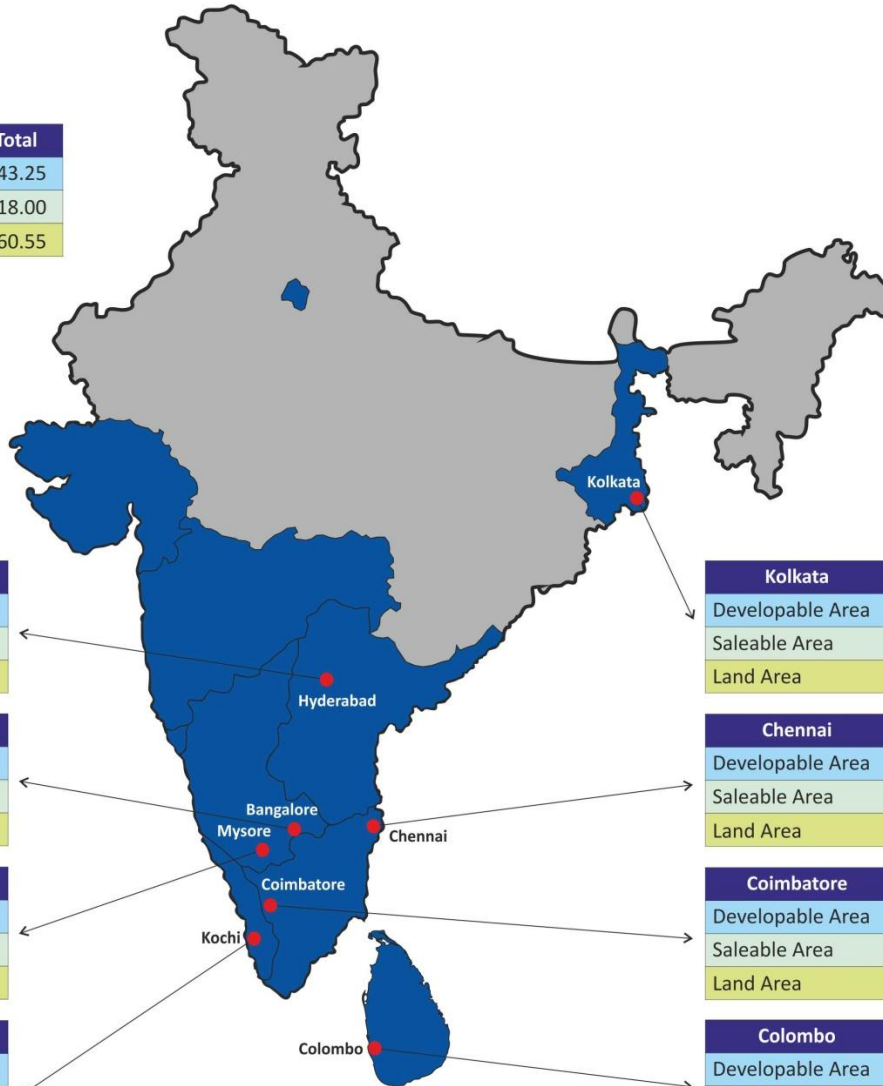
Promoter Shares are unencumbered

Prominent FII's

- HSBC Global Investment Funds,
- Master Trust Bank of Japan,
- LIC
- HDFC Trustee Company
- College Retirement Equities Fund
- Atyant Capital Management Ltd,
- Kotak Mahindra (UK) Ltd.,
- SBIMF – SBI One India Fund
- Sundaram BNP Paribas Mutual Fund
- DAI-ICHI Mutual Fund Ltd.

Land Portfolio

	Ongoing	Future	Total
Developable Area	20.25	123.00	143.25
Saleable Area	17.29	100.71	118.00
Land Area	9.04	51.51	60.55



Hyderabad	Ongoing	Future
Developable Area	-	4.64
Saleable Area	-	4.24
Land Area	-	1.00

Bangalore	Ongoing	Future
Developable Area	12.26	92.01
Saleable Area	10.82	70.76
Land Area	5.41	41.06

Mysore	Ongoing	Future
Developable Area	-	1.47
Saleable Area	-	1.30
Land Area	-	0.67

Kochi	Ongoing	Future
Developable Area	2.12	9.09
Saleable Area	2.12	9.09
Land Area	0.58	1.66

Kolkata	Ongoing	Future
Developable Area	2.28	-
Saleable Area	0.83	-
Land Area	1.08	-

Chennai	Ongoing	Future
Developable Area	3.60	12.06
Saleable Area	3.52	11.61
Land Area	1.97	5.08

Coimbatore	Ongoing	Future
Developable Area	-	2.36
Saleable Area	-	2.36
Land Area	-	0.98

Colombo	Ongoing	Future
Developable Area	-	1.38
Saleable Area	-	1.38
Land Area	-	1.06

- Land in Msft represents land which has been acquired
- FSI cost of land per sft is ₹107/-
- Development, Saleable Area are indicative in nature and is subject to change post receipt of regulatory approvals
- Of the “future” development potential of 123.00 Msft, 18.0 Msft (Puravankara – 12.0 Msft, Provident – 6.0 Msft) will be launched in the next 15-18 months

Sales – 30 Sep 2010

Based on Bookings										Quarter ended		
	Area Sold			Units Sold			Sale Value			Sale Realization		
	Sep-10 msft	Sep-09 msft	%	Sep-10 No.s	Sep-09 No.s	%	Sep-10 Rs.in million	Sep-09 Rs.in million	%	Sep-10 Rs.psft	Sep-09 Rs.psft	%
Puravankara	0.74	0.31	138%	454	186	144%	2,333	1,011	131%	3,140	3,237	-3%
Provident	0.36	0.54	-32%	362	518	-30%	732	1,065	-31%	2,009	1,982	1.39%
Total	1.11	0.85	30%	816	704	16%	3,065	2,076	48%	2,768	2,443	13.30%

Based on Bookings										Half year ended		
	Area Sold			Units Sold			Sale Value			Sale Realization		
	Sep-10 msft	Sep-09 msft	%	Sep-10 No.s	Sep-09 No.s	%	Sep-10 Rs.in million	Sep-09 Rs.in million	%	Sep-10 Rs.psft	Sep-09 Rs.psft	%
Puravankara	0.96	0.44	118%	588	267	120%	3,032	1,409	115%	3,151	3,188	-1%
Provident	0.57	1.13	-49%	567	1,091	-48%	1,146	2,231	-49%	1,996	1,974	1%
Total	1.54	1.57	-2%	1,155	1,358	-15%	4,178	3,640	15%	2,719	2,316	17%

Area Sold, units sold and sales values are net of cancellations

Sales – 30 Sep 2010 (contd.)

As compared to the corresponding quarter ended 30 Sep 2009

- Sales Volume increased by 30%
- Sales Value increased by 48%
- Sales Realization increased by 13.30%

As compared to the corresponding Half Year ended 30 Sep 2009

- Sales Volume remained constant
- Sales Value increased by 15%
- Sales Realization increased by 17%

Current Project Status – 30 Sep 2010

Sl.No.	Project	Location	Developable Area	Total Flats	JD Share	Puravankara's Share - Developable Area	On Area Launched		
							Area Launched	Area Sold Cumulative	Balance Inventory on units
Residential:			Msft	Units		Msft	Msft	Msft	%
Puravankara									
1	Atria-I	Sanjay Nagar, Bangalore	0.24	131	62%	0.15	0.15	0.06	59%
2	Elita Promenade	JP Nagar, Bangalore	2.55	1,573	49%	1.25	1.25	1.15	7%
3	Venezia	Yelahanka, Bangalore	2.09	1,332	100%	2.09	2.09	1.59	24%
4	Highlands	Mallasandra, Bangalore	2.54	1,589	100%	2.54	1.36	0.82	40%
5	Grand Bay	Marine Drive, Kochi	0.50	265	100%	0.50	0.50	0.32	37%
6	Eternity	Kakkanad, Kochi	0.96	600	100%	0.96	0.80	0.44	46%
7	Swan Lake	OMR, Chennai	0.83	522	100%	0.83	0.83	0.34	57%
8	Moon Reach	Airport-Seaport Rd, Kochi	0.39	196	100%	0.39	0.15	0.14	9%
9	Oceana	Marine Drive, Kochi	0.26	96	100%	0.26	0.26	-	99%
10	Atria Platina	Sanjay Nagar, Bangalore	0.14	70	62%	0.09	0.09	0.004	96%
11	Elita Garden Vista	Rajarhat, Kolkata	2.28	1,278	36%	0.82	0.44	0.34	23%
12	Purva Skywood	Sarjapur Road, Bangalore	1.24	730	100%	1.24	0.69	0.37	47%
Total - (A)			14.03	8,382		11.12	8.61	5.57	
Provident									
13	Cosmo City	Pudupakkam, Chennai	2.23	2,174	100%	2.23	1.50	1.25	20%
14	Wellworth City	Doddaballapur Rd, Bangalore	3.46	3,360	100%	3.46	1.15	0.75	25%
Total - (B)			5.69	5,534		5.69	2.65	2.01	
Total Residential - (A) + (B)			19.73	13,916		16.82	11.26	7.58	
Commercial:									
Puravankara									
15	Moneto	Chennai	0.36	-	100%	0.36	0.36	-	100%
16	Primus (60%)	Chennai	0.17	-	100%	0.17	0.10	-	100%
Total Commercial			0.53			0.53	0.46	-	100%
Grand Total			20.25	13,916		17.35	11.71	7.58	35%

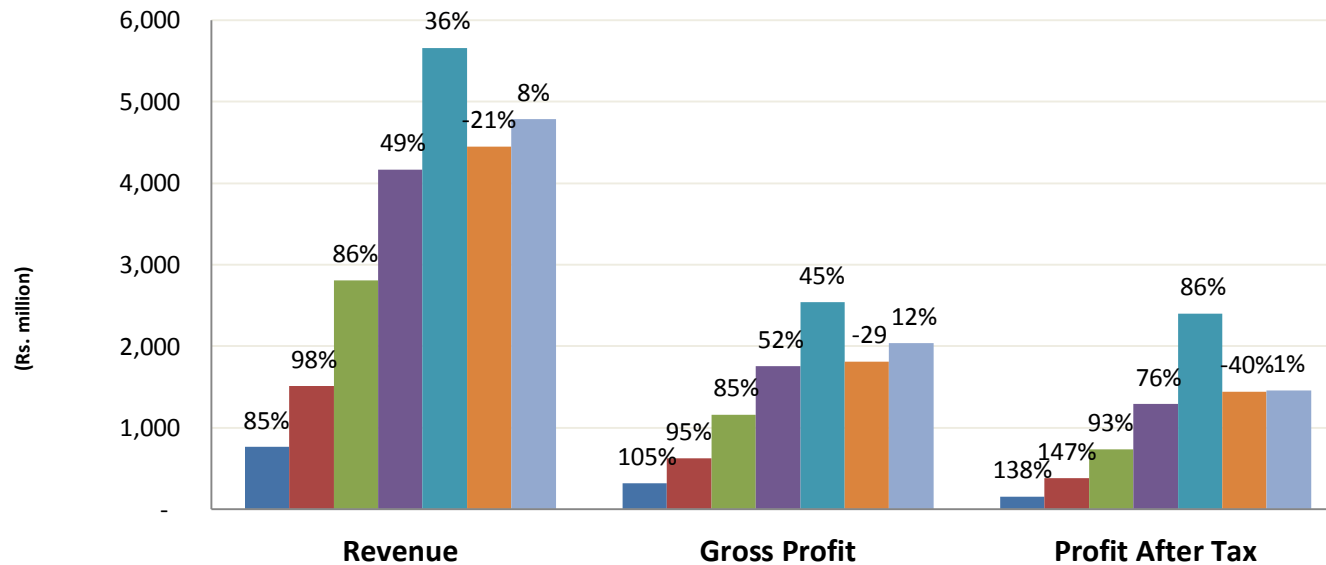
Audited Income Statement

	Consolidated Quarter ended Q2 FY 11 ₹ Sep-10		Consolidated Quarter ended Q2 FY 10 ₹ Sep-09		Consolidated Year ended FY 10 ₹ Mar-10	
INCOME						
Revenues	1,54,24,45,570		2,26,39,44,936		4,78,36,19,708	
Cost of Revenues	1,00,33,83,024		1,24,36,26,877		2,74,81,25,814	
GROSS PROFIT	53,90,62,546	34.95%	1,02,03,18,059	45.07%	2,03,54,93,894	42.55%
Selling expenses	8,08,43,849	5.24%	6,78,79,290	3.00%	17,05,12,311	3.56%
General and administrative expenses	7,13,47,670	4.63%	7,26,78,882	3.21%	28,24,49,108	5.90%
OPERATING PROFIT	38,68,71,027	25.08%	87,97,59,887	38.86%	1,58,25,32,476	33.08%
Net finance income / (expense)	91,21,946	0.59%	40,14,746	0.18%	1,59,04,738	0.33%
	39,59,92,973	25.67%	88,37,74,633	39.04%	1,59,84,37,213	33.41%
Share In the Profit /(Loss) of Associates	1,82,19,272		2,78,33,488		15,28,27,150	3.19%
PROFIT BEFORE TAX	41,42,12,245	26.85%	91,16,08,121	40.27%	1,75,12,64,364	36.61%
Provision for tax	5,73,26,939	13.84%	30,30,21,929	33.24%	29,80,79,275	17.02%
PROFIT AFTER TAX	35,68,85,306	23.14%	60,85,86,192	26.88%	1,45,31,85,089	30.38%

Audited Income Statement

	Consolidated Half Year ended H1 FY 11 ₹ Sep-10		Consolidated Half Year ended H1 FY 10 ₹ Sep-09		Consolidated Year ended FY 10 ₹ Mar-10	
INCOME						
Revenues	2,70,53,89,280		2,82,36,01,069		4,78,36,19,708	
Cost of Revenues	1,66,72,03,678		1,62,71,93,631		2,74,81,25,814	
GROSS PROFIT	1,03,81,85,602	38.37%	1,19,64,07,438	42.37%	2,03,54,93,894	42.55%
Selling expenses	11,75,80,754	4.35%	8,49,80,686	3.01%	17,05,12,311	3.56%
General and administrative expenses	14,32,77,455	5.30%	13,54,36,932	4.80%	28,24,49,108	5.90%
OPERATING PROFIT	77,73,27,394	28.73%	97,59,89,821	34.57%	1,58,25,32,476	33.08%
Net finance income / (expense)	1,21,59,221	0.45%	70,03,361	0.25%	1,59,04,738	0.33%
	78,94,86,616	29.18%	98,29,93,181	34.81%	1,59,84,37,213	33.41%
Share In the Profit /(Loss) of Associates	2,60,14,830		3,23,55,521		15,28,27,150	3.19%
PROFIT BEFORE TAX	81,55,01,446	30.14%	1,01,53,48,702	35.96%	1,75,12,64,364	36.61%
Provision for tax	9,17,23,076	11.25%	30,43,15,162	29.97%	29,80,79,275	17.02%
PROFIT AFTER TAX	72,37,78,370	26.75%	71,10,33,541	25.18%	1,45,31,85,089	30.38%

Audited Income Statement – contd.



			%		%
FY04	764	320	42%	154	20%
FY05	1,510	624	41%	380	25%
FY06	2,804	1,157	41%	735	26%
FY07	4,169	1,756	42%	1,291	31%
FY08	5,658	2,539	45%	2,400	42%
FY09	4,449	1,810	41%	1,444	32%
FY10	4,784	2,035	43%	1,453	30%

Percentage at the top of the bar indicates sequential growth

Percentage in the table indicates gross profit and profit after tax as a percentage of revenue

Debt – 30 Sep 2010

Debt Movement	Q2 - 2010 ₹ Million	Q2 - 2009 ₹ Million	H1 - 2010 ₹ Million	H1 - 2009 ₹ Million
Opening Balance	9,168	8,297	8,811	8,146
Additions during the period	1,518	658	3,235	1,423
Repayments during the period	942	628	2,303	1,243
Closing balance	9,744	8,326	9,744	8,326
Less: Cash and Cash Equivalents	408	276	408	276
Net debt	9,336	8,050	9,336	8,050
Debt / Equity Ratio	0.60	0.56	0.60	0.56

Execution Update

Visit our website www.puravankara.com
for progress update of the ongoing projects

Disclaimer

This presentation contains certain forward-looking statements. These statements involve risks and uncertainties, and actual results may differ. Risks and uncertainties include without limitation the effect of competitive and economic factors, and the Company's reaction to those factors, on continued competitive pressures in the marketplace; the ability of the Company to deliver to the marketplace and stimulate customer demand for its projects; and availability of key executives and employees; war, terrorism, and other circumstances that could disrupt supply, delivery, or demand for projects. The Company may, from time to time, make additional written and oral forward looking statements, including its reports to shareholders. The Company does not undertake to update any forward-looking statements that may be made from time to time by or on behalf of the Company. The Company reserves the right to modify, alter or revise the structure / content of this presentation at its sole discretion without any obligation to any person.

THANK YOU

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