Condensed Consolidated Financial Statements

Puravankara Projects Limited

30 September 2011

Puravankara Projects Limited

Contents

Puravankara Projects Limited

Condensed Consolidated Balance Sheet

	Note	30 Sep 2011 ₹	30 Sep 2010 ₹	31 Mar 2011 ₹
Sources of Funds				
Shareholders' Funds				
Share capital	3	1,067,121,675	1,067,121,675	1,067,121,675
Reserves and surplus	4	15,273,468,654	14,490,286,216	14,696,697,124
		16,340,590,329	**15,557,407,891**	**15,763,818,799**
Loans	5	**12,447,497,630**	**9,743,726,070**	**11,587,125,210**
Deferred Tax Liability (net)	6	-	**5,307,234**	**3,214,007**
		28,788,087,959	**25,306,441,195**	**27,354,158,016**
Application of Funds				
Fixed Assets				
Cost	7	946,021,394	665,721,721	743,790,151
Less: Accumulated depreciation/amortization		341,361,390	299,154,035	316,553,089
Net book value		**604,660,004**	**366,567,686**	**427,237,062**
Capital work-in-progress including capital advances		**81,819,415**	-	**34,121,976**
Investments	8	**1,178,390,264**	**1,217,082,099**	**1,189,411,710**
Deferred Tax Asset (net)	6	**2,505,028**	-	-
Properties Held for Development	9	**8,231,132,779**	**13,181,592,570**	**11,604,820,093**
Current Assets, Loans and Advances				
Cash and bank balances	10	1,019,608,754	408,011,757	998,994,088
Inventories		312,415,380	240,643,213	283,842,906
Trade debtors	11	1,768,742,326	1,359,968,894	1,143,518,871
Properties under development	12	15,916,624,866	8,044,231,931	11,623,125,449
Properties held for sale	13	540,927,323	748,448,613	706,245,710
Loans and advances	14	3,070,734,850	2,989,061,145	3,287,170,511
		22,629,053,499	**13,790,365,553**	**18,042,897,535**
Less: Current Liabilities and Provisions				
Current liabilities	15	3,793,205,785	3,207,966,124	3,649,170,908
Provisions	16	146,267,245	41,200,589	295,159,452
		3,939,473,030	**3,249,166,713**	**3,944,330,360**
Net Current Assets		**18,689,580,469**	**10,541,198,840**	**14,098,567,175**
		28,788,087,959	**25,306,441,195**	**27,354,158,016**

Significant accounting policies 1

The notes referred to above form an integral part of the condensed consolidated financial statements

This is the consensed consolidated balance sheet referred to in our report of even date

For Walker, Chandiok & Co
Chartered Accountants

per **Aashish Arjun Singh**
Partner

Bangalore
11 November 2011

For and on behalf of the Board of Directors

Ravi Puravankara	**Nani R Choksey**	**Ashish Puravankara**	**Kiran Chappar**
Chairman and Managing Director	**Deputy Managing Director**	**Joint Managing Director**	**Company Secretary**

Bangalore
11 November 2011

Puravankara Projects Limited

Condensed Consolidated Profit and Loss Account

	Note	Quarter ended 30 Sep 2011 ₹	Quarter ended 30 Sep 2010 ₹
Revenues	**17**	**1,979,842,118**	**1,542,445,570**
Cost of Revenues	**18**	1,304,297,415	1,003,383,023
Gross Profit		**675,544,703**	**539,062,547**
Selling expenses	**19**	134,848,098	80,843,849
General and administrative expenses	**20**	74,159,712	71,347,672
Operating Profit		**466,536,893**	**386,871,026**
Net finance income/(charges)	**25**	(19,800,962)	9,121,947
Profit before tax and share of profit / (loss) in associates, net		446,735,931	395,992,973
Share of profit / (loss) in associates, net		(20,266,109)	18,219,272
Profit before tax		**426,469,822**	**414,212,245**
Tax expense	**26**	161,049,870	57,326,939
Profit after tax		**265,419,952**	**356,885,306**
Earnings per share : Basic and diluted	**27**	**1.24**	**1.67**

Significant accounting policies **1**

The notes referred to above form an integral part of the condensed consolidated financial statements

This is the condensed consolidated profit and loss account referred to in our report of even date

For Walker, Chandiok & Co
Chartered Accountants

per **Aashish Arjun Singh**
Partner

Bangalore
11 November 2011

For and on behalf of the Board of Directors

Ravi Puravankara	**Nani R Choksey**	**Ashish Puravankara**	**Kiran Chappar**
Chairman and Managing Director	**Deputy Managing Director**	**Joint Managing Director**	**Company Secretary**

Bangalore
11 November 2011

Puravankara Projects Limited

Condensed Consolidated Profit and Loss Account

	Note	Half year ended 30 Sep 2011 ₹	Half year ended 30 Sep 2010 ₹
Revenues	**21**	**3,884,338,682**	**2,705,389,280**
Cost of Revenues	**22**	2,540,057,154	1,667,203,677
Gross Profit		**1,344,281,528**	**1,038,185,603**
Selling expenses	**23**	265,139,940	117,580,753
General and administrative expenses	**24**	157,762,337	143,277,456
Operating Profit		**921,379,251**	**777,327,394**
Net finance income/(charges)	**28**	(39,798,814)	12,159,223
Profit before tax and share of profit / (loss) in associates, net		881,580,437	789,486,617
Share of profit / (loss) in associates, net		(13,521,447)	26,014,830
Profit before tax		**868,058,990**	**815,501,447**
Tax expense	**29**	291,287,460	91,723,076
Profit after tax		**576,771,530**	**723,778,371**
Earnings per share : Basic and diluted	**30**	**2.70**	**3.39**

Significant accounting policies **1**

The notes referred to above form an integral part of the condensed consolidated financial statements

This is the condensed consolidated profit and loss account referred to in our report of even date

For Walker, Chandiok & Co
Chartered Accountants

For and on behalf of the Board of Directors

per **Aashish Arjun Singh**
Partner

Ravi Puravankara
Chairman and Managing Director

Nani R Choksey
Deputy Managing Director

Ashish Puravankara
Joint Managing Director

Kiran Chappar
Company Secretary

Bangalore
11 November 2011

Bangalore
11 November 2011

Notes to the Condensed Consolidated Financial Statements

1. Significant Accounting Policies

a. Basis of preparation

The condensed financial statements have been prepared on accrual basis under the historical cost convention and in accordance with the applicable accounting standards prescribed by Companies (Accounting Standards), Rules 2006. The accounting policies have been consistently applied unless otherwise stated.

b. Use of estimates

The preparation of financial statements is in conformity with generally accepted accounting principles which require the management of the Group to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent liabilities at the date of the financial statements and the results of operations during the reporting periods. Although these estimates are based upon the management's best knowledge of current events and actions, actual results could differ from those estimates. Significant estimates used by management in the preparation of these financial statements include the percentage completion for projects in progress, estimates of the economic useful lives of the fixed assets, provisions for bad and doubtful debts and accruals for employee benefits.

c. Basis of consolidation

Subsidiaries are all entities over which the Company has the power to control the financial and operating policies. The Company obtains and exercises control through voting rights. The consolidated financial statements of the Group incorporate the financial statements of the Company as well as those entities controlled by the Company. The consolidated financial statements have been combined on a line-by-line basis by adding the book values of like items of assets, liabilities, income and expenses after eliminating intra-group balances/transactions and resulting unrealized profits in full. The amounts shown in respect of reserves comprise the amount of the relevant reserves as per the balance sheet of the parent company and its share in the post-acquisition increase in the relevant reserves of the consolidated entity.

Associates are those entities over which the Company is able to exercise significant influence but which are neither subsidiaries nor interests in a joint venture. Investments in associates are initially recognized at cost and subsequently accounted for using the equity method.

Consolidated financial statements are prepared using uniform accounting policies across the Group.

d. Revenue recognition

Revenues from projects

Revenue from the sale of properties is recognized when the significant risks and rewards of ownership have been transferred to the customer, which coincides with the entering into a legally binding agreement.

Revenue from sale of undivided share of land (UDS) in qualifying projects where the risks and rewards on the sale of the UDS are separable from the risks and rewards on the construction contract is recognised upon the transfer of all significant risks and rewards of ownership of such real estate, as per the terms of the contracts entered into with the buyers, which coincides with the firming of the sales contracts/ agreements and a minimum level of collection of dues from the customer.

Revenue from the sale of UDS on other projects where the risk and rewards on the sale of the UDS are not separable from the construction contracts and therefore do not qualify above are recgonised on the percentage of completion method.

Contract revenues represent the aggregate amounts of sale price for agreements entered into and are accrued based on the percentage that the actual construction costs incurred until the reporting date bears to the total estimated construction costs to completion. Land costs are not included for the purposes of computing the percentage of completion.

Contract costs include the estimated construction, development, proportionate land cost and other directly attributable costs of the projects under construction. Losses expected to be incurred on projects in progress, are charged to the profit and loss account in the period in which these losses are known.

The estimates for saleable area and contract costs are reviewed by management periodically and the cumulative effect of the changes in these estimates, if any, are recognized in the period in which these changes may be reliably measured.

Cost and recognized profits to date in excess of progress billings on construction projects in progress are disclosed under Properties Under Development (a current asset). Where the progress billings exceed the costs and recognized profits to date on projects under construction, the same is disclosed as Advances Received From Customers, (a current liability). Any billed amount that has not been collected is disclosed under Trade Debtors and is net of any provision for amounts doubtful of recovery.

Rental income

Income from rentals is recognized on a straight line basis over the primary, non-cancellable, period of the arrangement.

Interior Income

Interior income is recognized as and when the services are rendered, at rates agreed upon with customers.

e. Properties held for sale

Completed properties held for sale are stated at the lower of cost and net realizable value. Cost includes cost of land, construction related overhead expenditure and borrowing costs and other costs incurred during the period of development.

f. Properties held for development

Properties held for development represents land acquired for future development and construction, and is stated at cost including the cost of land, the related costs of acquisition, borrowing cost and other costs incurred to get the properties ready for their intended use.

g. Fixed assets

Fixed assets are stated at cost less accumulated depreciation and impairment losses. Cost comprises the purchase price and any cost attributable to bringing the asset to its working condition for its intended use. Advances paid towards acquisition of fixed assets before the period end are classified as capital work in progress. Fixed assets purchased in foreign currency are recorded at the actual rupee cost incurred.

Expenditure directly relating to expansion is capitalized only if it increases the life or functionality of an asset beyond its original standard of performance.

h. Depreciation

Depreciation on fixed assets is provided on the straight-line method, using the rates specified in Schedule XIV to the Companies Act, 1956, except in the case of shuttering and scaffolding items where the estimated useful life has been determined as seven years. Assets individually costing less than ₹ 5,000 are fully depreciated in the year of purchase.

i. Borrowing Costs

Borrowing costs that are attributable to the acquisition and/or construction of qualifying assets are capitalized as part of the cost of such assets, in accordance with Accounting Standard 16 – “Borrowing Costs”. A qualifying asset is one that necessarily takes a substantial period of time to get ready for its intended use. All other borrowing costs are charged to the profit and loss account as incurred.

j. Advertisement and Promotional expenses

Advertisement and promotional costs in respect of projects currently being developed and for general corporate purposes are expensed to the profit and loss account as incurred.

k. Impairment of Assets

The Company assesses at each balance sheet date whether there is any indication that an asset may be impaired. If any such indication exists, the Company estimates the recoverable amount of the asset. If such recoverable amount of the asset or the recoverable amount of the cash-generating unit to which the asset belongs is less than its carrying amount, the carrying amount is reduced to its recoverable amount. The reduction is treated as an impairment loss and is recognized in the profit and loss account. If at the balance sheet date there is an indication that if a previously assessed impairment loss no longer exists, the recoverable amount is reassessed and the asset is reflected at the recoverable amount subject to a maximum of depreciated historical cost.

l. Cash and cash equivalents

Cash comprises cash on hand and balances with banks. Cash equivalents are short term, highly liquid investments that are readily convertible into cash and which are subject to insignificant risks of changes in value.

m. Inventory

Inventory comprises raw materials used for the construction activity of the Company. Raw materials are valued at the lower of cost and net realizable value with the cost being determined on a ‘First In First Out’ basis.

Net realizable value is the estimated selling price in the ordinary course of business, less estimated costs of completion and costs required to make the sale.

n. Foreign currency transactions

(a) 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 respective transaction.

(b) Conversion

Foreign currency monetary items are reported using the closing rate. Non-monetary items which are carried in terms of historical cost denominated in a foreign currency are reported using the exchange rate at the date of the transaction.

Exchange differences arising on a monetary item that, in substance, form part of company's net investment in a non-integral foreign operation is accumulated in a foreign currency translation reserve in the financial statements until the disposal of the net investment, at which time they are recognized as income or as expenses.

o. Leases

Finance Leases

Assets acquired on lease which effectively transfer to the Company substantially all the risks and benefits incidental to ownership of the assets, are capitalized at the lower of the fair value and present value of the minimum lease payments at the inception of the lease term and disclosed as leased assets. Lease payments are apportioned between the finance charges and reduction of the lease liability based on the implicit rate of return. Finance charges are charged directly against income. Lease management fees, legal charges and other initial direct costs are capitalized.

If there is no reasonable certainty that the Company will obtain the ownership by the end of the lease term, capitalized leased assets are depreciated over the shorter of the estimated useful life of the asset or the lease term.

Operating leases

Leases where the lessor effectively retains substantially all the risks and benefits of ownership of the leased assets are classified as operating leases. Operating lease payments are recognized as an expense in the Profit and Loss account on a straight-line basis over the lease term.

p. Employee benefits

Expenses and liabilities in respect of employee benefits are recorded in accordance with Accounting Standard 15 Employee Benefits "AS 15".

Provident fund

The Company contributes to the statutory provident fund of the Regional Provident Fund Commissioner, in accordance with Employees provident fund and Miscellaneous Provision Act, 1952. The plan is a defined contribution plan and contribution paid or payable is recognized as an expense in the period in which the employee renders services.

Gratuity

Gratuity is a post employment benefit and is a defined benefit plan. The liability recognized in the balance sheet represents the present value of the defined benefit obligation at the balance sheet date less the fair value of plan assets (if any), together with adjustments for unrecognized past service costs. Independent actuaries using the projected unit credit method calculate the defined benefit obligation annually.

Actuarial gains or losses arising from experience adjustments and changes in actuarial assumptions are credited or charged to the Profit and loss account in the year in which such gains or losses arises.

Vacation pay

Liability in respect of vacation pay becoming due or expected to be availed within one year from the balance sheet date is recognized on the basis of undiscounted value of estimated amount required to be paid or estimated value of benefit expected to be availed by the employees. Liability in respect of earned leave becoming due or expected to be availed more than one year after the balance sheet date is estimated on the basis of actuarial valuation in a manner similar to gratuity liability.

Other short-term benefits

Expense in respect of other short-term benefits including performance bonus is recognized on the basis of amount paid or payable for the period during which the employees render services.

q. Stock based compensation

The Company accounts for stock based compensation based on the intrinsic value method. Option discount representing the excess of the fair value or the market value of the underlying shares at the date of the grant over the exercise price of the option is amortized on a straight-line basis over the vesting period of the shares issued under the Company's Employee Stock Option Plan (ESOP).

r. Taxes on income

Tax expense comprises both current and deferred taxes. The current charge for income taxes is calculated in accordance with the relevant tax regulations. Deferred income taxes reflect the impact of current year timing differences between taxable income and accounting income for the year and reversal of timing differences of earlier years. Deferred tax is measured based on the tax rates and the tax laws enacted or substantively enacted at the balance sheet date.

Deferred tax assets are recognized only to the extent that there is reasonable certainty that sufficient future taxable income will be available against which such deferred tax assets can be realized. Deferred tax assets are recognized on carry forward of unabsorbed depreciation and tax losses only if there is virtual certainty that such deferred tax assets can be realized against future taxable profits.

Unrecognized deferred tax assets of earlier years are re-assessed and recognized to the extent that it has become reasonably certain that future taxable income will be available against which such deferred tax assets can be realized.

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.

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 potential equity shares.

t. Provisions and contingent liabilities

The Company creates a provision when there is a present obligation as a result of a past event that probably requires an outflow of resources and a reliable estimate can be made of the amount of the obligation. A disclosure for a contingent liability is made when there is a possible obligation or a present obligation that may, but probably will not, require an outflow of resources. Where there is a possible obligation or a present obligation in respect of which the likelihood of outflow of resources is remote, no provision or disclosure is made.

2. Group Structure

The operational subsidiaries and associates consolidated under the Group as at 30 September 2011 comprise the entities listed below:

Name of the Entity	Country of Incorporation	Effective Shareholding
Overseas Subsidiary Companies		
Puravankara Lanka Holding Private Limited	Sri Lanka	100%
Puravankara Projects Lanka Private Limited	Sri Lanka	100%
Purva Corporation	British Virgin Islands	100%
Indian Subsidiary Companies		
Prudential Housing and Infrastructure Development Limited	India	100%
Centurion Housing and Construction Private Limited	India	100%
Melmont Construction Private Limited	India	100%
Purva Realities Private Limited	India	100%
Purva Marine Properties Private Limited	India	100%
Nile Developers Private Limited	India	100%
Vaigai Developers Private Limited	India	100%
Starworth Infrastructure and Construction Limited	India	100%
Provident Housing Limited	India	100%
Associate Companies		
Keppel Puravankara Development Private Limited	India	49%
Propmart Technologies Limited	India	32.83%
Keppel Magus Development Private Limited	India	36.26%
Sobha Puravankara Aviation Private Limited	India	49.75%

There is no change in the effective shareholding of all of the above entities from the previous period.

	Quarter ended 30 Sep 2011 ₹	Quarter ended 30 Sep 2010 ₹	Year ended 31 Mar 2011 ₹
3 Share Capital			
Authorised			
320,000,000 equity shares (30 Sep 2010 - 320,000,000; 31 Mar 2011- 320,000,000) of ₹ 5 each	1,600,000,000	1,600,000,000	1,600,000,000
Issued, subscribed and paid up			
213,424,335 equity shares (30 Sep 2010 - 213,424,335; 31 Mar 2011 - 213,424,335) of ₹ 5 each fully paid-up	1,067,121,675	1,067,121,675	1,067,121,675
	1,067,121,675	**1,067,121,675**	**1,067,121,675**
4 Reserves and Surplus			
Share Premium	**7,988,811,915**	**7,988,811,915**	**7,988,811,915**
General Reserve	**463,400,000**	**400,500,000**	**463,400,000**
Debenture Redemption Reserve	**95,023,548**	**-**	**12,945,915**
Profit and Loss Account			
Balance at the beginning of the period / year	6,501,959,938	5,744,088,995	5,299,595,067
Add: Net profit for the period / year	265,419,952	356,885,306	1,179,060,728
Add: Debenture Redemption Reserve written back	-	-	77,600,863
Less: Transfer to Debenture Redemption Reserve	41,146,699	-	12,945,915
Less: Proposed Dividend	-	-	213,424,335
Less: Tax on distribution of dividend	-	-	35,447,114
Less: Transfer to General Reserve	-	-	62,900,000
Balance at the end of the period / year	**6,726,233,191**	**6,100,974,301**	**6,231,539,294**
	15,273,468,654	**14,490,286,216**	**14,696,697,124**
5 Loans			
Secured Loans	11,827,897,673	9,507,326,070	11,208,624,539
Unsecured Loans - overdraft from bank	619,599,957	-	369,500,671
Unsecured Loans - short term loan from associate	-	-	9,000,000
Unsecured Loans - short term loan from bank	-	236,400,000	-
	12,447,497,630	**9,743,726,070**	**11,587,125,210**

	Half year ended 30 Sep 2011	Half year ended 30 Sep 2010	Year ended 31 Mar 2011
	₹	₹	₹
3 Share Capital			
Authorised			
320,000,000 equity shares (30 Sep 2010 - 320,000,000; 31 Mar 2011- 320,000,000) of ₹ 5 each	1,600,000,000	1,600,000,000	1,600,000,000
Issued, subscribed and paid up			
213,424,335 equity shares (30 Sep 2010 - 213,424,335; 31 Mar 2011 - 213,424,335) of ₹ 5 each fully paid-up	1,067,121,675	1,067,121,675	1,067,121,675
	1,067,121,675	**1,067,121,675**	**1,067,121,675**
4 Reserves and Surplus			
Share Premium	**7,988,811,915**	**7,988,811,915**	**7,988,811,915**
General Reserve	**463,400,000**	**400,500,000**	**463,400,000**
Debenture Redemption Reserve	**95,023,548**	**-**	**12,945,915**
Profit and Loss Account			
Balance at the beginning of the period / year	6,231,539,294	5,299,595,067	5,299,595,067
Add: Net profit for the period / year	576,771,530	723,778,371	1,179,060,728
Add: Debenture Redemption Reserve written back	-	77,600,863	77,600,863
Less: Transfer to Debenture Redemption Reserve	82,077,633	-	12,945,915
Less: Proposed Dividend	-	-	213,424,335
Less: Tax on distribution of dividend	-	-	35,447,114
Less: Transfer to General Reserve	-	-	62,900,000
Balance at the end of the period / year	**6,726,233,191**	**6,100,974,301**	**6,231,539,294**
	15,273,468,654	**14,490,286,216**	**14,696,697,124**
5 Loans			
Secured Loans	11,827,897,673	9,507,326,070	11,208,624,539
Unsecured Loans - overdraft from bank	619,599,957	-	369,500,671
Unsecured Loans - short term loan from associate	-	-	9,000,000
Unsecured Loans - short term loan from bank	-	236,400,000	-
	12,447,497,630	**9,743,726,070**	**11,587,125,210**

		30 Sep 2011	30 Sep 2010	31 Mar 2011
		₹	₹	₹
Secured Loans				
Term loans	(a)	7,315,414,517	6,766,083,551	7,428,264,276
Debentures	(b)	1,500,000,000	-	1,500,000,000
Cash Credit & Other loans	(c)	3,012,483,156	2,741,242,519	2,280,360,263
		11,827,897,673	**9,507,326,070**	**11,208,624,539**

(a) Term Loans

i. On 30 May 2008 the Company entered into a term loan agreement with ICICI Home Finance Company Limited for a term loan of ₹ 1,250 million. Out of the sanctioned limit, the Company had drawn ₹ 1,130 million as on 31 March 2009 and the balance of ₹ 120 million in April 2009. This facility is secured by mortgage of the properties together with all buildings and structures thereon, both present and future and scheduled receivables of Purva Venezia and Purva Highlands and is also backed by the personal guarantee of Mr. Ravi Puravankara, Chairman and Managing Director, Mr.Nani R Choksey, Deputy Managing Director and Mr. Ashish Puravankara, Joint Managing Director of the Company, repayable in 16 monthly instalments commencing 15 June 2009. However, this loan was restructured in July 2009 such that it is repayable in 16 monthly instalments commencing 15 October 2010. The outstanding as on 30 September 2011 was ₹ 303.59 million.

ii. On 3 June 2008, the Company entered into an agreement with ICICI Bank for a term loan facility up to a maximum of ₹ 1,250 million. This facility is secured by mortgage of the properties together with all buildings and structures thereon, both present and future, scheduled receivables of Purva Venezia and Purva Highlands, lands at Uganavadi village and Kaikondanahalli village and is also backed by the personal guarantee of Mr. Ravi Puravankara, Chairman and Managing Director, Mr.Nani R Choksey, Deputy Managing Director and Mr. Ashish Puravankara, Joint Managing Director of the Company. The loan is repayable in 12 monthly instalments starting from 15 March 2011. The outstanding as on 30 September 2011 was ₹ 511.92 million. Another term loan of ₹ 750 million was sanctioned by ICICI Bank Limited on 04 March 2011 considering the same security. This loan is repayable in 16 monthly instalments starting from March 2012. Outstanding balance of this additional term loan from ICICI Bank Limited as on 30 September 2011 was ₹ 635 million.

iii. On 4 December 2008 the Company entered into an agreement with Life Insurance Corporation of India for a loan of ₹ 2,000 million. This facility is secured by mortgage of land at Marine Drive, Kochi, the receivables and is also backed by the personal guarantee of Mr. Ravi Puravankara, Chairman and Managing Director of the Company. The loan is repayable in 14 equal quarterly instalments commencing from January 2010. The outstanding as on 30 September 2011 was ₹ 1,000 million.

iv. On 11 May 2010 the Company and Mr. Ravi Puravankara, Chairman and Managing Director of the Company entered into an agreement with India Bulls Financial Services Limited for a loan of ₹ 900 million. This facility is secured by mortgage of land at Marine Drive Kochi. The loan is repayable in 54 equated monthly instalments commencing from January 2011. The outstanding as on 30 September 2011 was ₹ 797.87 million.

v. On 16 June 2010 the Company was sanctioned a loan of ₹ 2,000 million by Standard Chartered Bank towards the refinancing of existing debt on Purva Skywood and construction cost of Purva Skywood, out of which ₹ 1,200 million has been drawn as of 30 September 2011. This facility is secured by mortgage of the properties together with all buildings and structures thereon, both present and future and scheduled receivables of certain specified projects and is also backed by the personal guarantee of Mr. Ravi Puravankara, Chairman and Managing Director of the Company and Mr. Ashish Puravankara, Joint Managing Director of the Company. The loan is repayable in 18 monthly instalments commencing from July 2012. The outstanding as on 30 September 2011 was ₹ 1,283.01 million.

vi. On 10 August 2010, the Company and Centurions Housing and Constructions Private Limited entered into an agreement with Reliance Home Finance Private Limited for a term loan of ₹ 450 million. This facility is secured by mortgage of the property together with all buildings and structures thereon, both present and future at Marine Drive, Kochi, present and future scheduled receivables of the project and the personal guarantee of Mr. Ravi Puravankara, Chairman and Managing Director of the Company. The loan is repayable in 18 equated monthly instalments commencing from February 2011. On 27 September 2011, another term loan of ₹ 240 million was sanctioned as top-up to existing loan. repayable in 15 equated monthly instalments starting from November 2011. The outstanding as on 30 September 2011 was ₹ 476.37 million.

vii. On 10 August 2010, Puravankara Projects Ltd and Centurions Housing and Constructions Private Limited entered into an agreement with Reliance Consumer Finance Private Limited for a term loan of ₹ 300 million. This facility is secured by mortgage of the property together with all buildings and structures thereon, both present and future at Marine Drive, Kochi, present and future scheduled receivables of the project and the personal guarantee of Mr. Ravi Puravankara, Chairman and Managing Director of the Company. The loan is repayables in 21 equated monthly instalments commencing from November 2010. The outstanding as on 30 September 2011 was ₹ 142.86 million.

viii. On 22 September 2010 the Company entered into an agreement with Kotak Mahindra Prime Limited for a loan of ₹ 250 million. This facility is secured by mortgage of lands at Chengalpet taluk, Kancheepuram district, the receivables and is also backed by the personal guarantee of Mr. Ravi Puravankara, Chairman and Managing Director of the Company and Mr. Ashish Puravankara, Joint Manager Director of the Company . The loan is repayable in 27 monthly instalments commencing from September 2011. The outstanding as on 30 September 2011 was ₹ 240.80 million.

ix. On 26 October 2010 term loan facility of ₹ 350 million was sanctioned by HDFC Limited. The Company entered into a term loan facility agreement with HDFC Limited on 01 January 2011. This facility is secured by mortgages of land at Kakanad, Kochi with building constructed thereupon, present and future receivable of sold and unsold units and backed by personal guarantee of Mr. Ravi Puravankara, Chairman and Managing Director and Mr. Ashish Puravankara Joint Managing Director of the Company . Loan is repayable in 21 monthly instalments starting from October 2011. Outstanding balance as on 30 September 2011 was ₹ 350 Million.

x. On 26 October 2010 term loan facility of ₹ 340 million was sanctioned by HDFC Limited. The Company entered into a term loan facility agreement with HDFC Limited on 02 February 2011. This facility is secured by mortgages of land at Ernakulam Marine Drive with building constructed thereupon, present and future receivables of sold and unsold units and backed by personal guarantee of Mr. Ravi Puravankara, Chairman and Managing Director and Mr. Ashish Puravankara Joint Managing Director of the Company . Loan is repable in 21 monthly instalments starting from November 2011. Outstanding balance as on 30 September 2011 was ₹ 290 Million.

xi. On 11 May 2011 term loan facility of ` 600 million was sanctioned by Standard Chartered Bank. This facility is secured by exclusive charge on land and receivables of Midtown Project, Cosmo City Project and Skywood project on cross collateralized basis and backed by personal guarantee of Mr. Ravi Puravankara, Chairman and Managing Director and Mr. Ashish Puravankara Joint Managing Director of the Company . The Company has drawn ₹ 200 million out of this facility in May 2011. This facility is rapayable in 4 quarterly instalments starting from June 2012. Outstanding balance as on 30 September 2011 was ₹ 400 million.

xii. On 11 May 2011 term loan facility of ₹ 350 million was sanctioned by Standard Chartered Bank. This facility is secured by exclusive charge on land and receivables of Midtown Project, Cosmo City Project and Skywood project on cross collateralized basis and backed by personal guarantee of Mr. Ravi Puravankara, Chairman and Managing Director and Mr. Ashish Puravankara Joint Managing Director of the Company . The Company has drawn ₹ 150 million out of this facility in June 2011. This facility is repayable in 4 quarterly instalments starting from July 2012. Outstanding balance as on 30 September 2011 was ₹ 150 million.

xiii. On 11 May 2011 loan facility of ₹ 400 million was sanctioned by Standrad Chartered Bank to Provident Housing Limited which includes term loan of ₹ 300.00 Million and overdraft of ₹ 100.00 Million. This facility is secured by exclusive charge on land and receivables of Midtown Project, Cosmo City Project and Skywood project on cross collateralized basis and backed by personal guarantee of Mr. Ravi Puravankara, Chairman and Managing Director and Mr. Ashish Puravankara Joint Managing Director of the Company . This facility is repayable in 5 quarterly instalments starting from June 2011. This facility was fully drawn during this quarter and outstanding balance as on 30 September 2011 was ₹ 239.11 million.

xiv. On 20 June 2011 term loan facility of ₹ 750 million was sanctioned by Dhanlaxmi Bank Limited. This facility is secured by charge on land and building together with receivables of Purva Swanlake project and backed by personal guarantee of Mr. Ravi Puravankara, Chairman and Managing Director of the Company. This facility is rapayable in 15 monthly instalments starting from July 2012. The Company has drawn ₹ 560 million and outstanding balance as on 30 September 2011 was ₹ 560 million.

(b) Debentures

The Company has issued 150 secured redeemable non convertible debentures of ₹10 million each, 75 on 31 January 2011 and 75 on 31 March 2011. These debentures are secured by mortgage of land & building constructed/to be constructed thereon situated at Medavakkam & Pallikaranai village, Tamilnadu, receivables of sold and unsold units and backed by personal guarantee of Mr. Ravi Puravankara, Chairman and Managing Director and Mr. Ashish Puravankara Joint Managing Director of the Company . These debentures are due for redemption at ₹ 250 million every quarter starting from 01 November 2012.

(c) Cash Credit & Other Loans

i. On 19 August 2004 the Company entered into an agreement with Andhra Bank for a cash credit facility of ₹ 150 million which was further enhanced to ₹ 200 million in October 2008, ₹ 500 million in March 2010 and ₹ 1,180 million in June 2011. This facility is secured against the properties of the Company. The outstanding as on 30 September 2011 was ₹ 1,150.64 million.

ii. On 20 June 2008 the Company entered into an agreement with IDBI Bank for a working capital facility of ₹ 1,250 million which is secured against the properties of the Company and personal guarantee of Mr. Ravi Puravankara, Chairman and Managing Director of the Company. The outstanding as on 30 September 2011 was ₹ 1,059.73 million.

iii. On 20 November 2008, the Company has availed a Secured Overdraft facility from Andhra Bank for ₹ 800 million which is secured against the land together with the buildings and structure thereon at Geddalahalli, Bangalore and is also backed by the personal guarantee of Mr. Ravi Puravankara, Chairman and Managing Director, Mr. Nani R Choksey, Deputy Managing Director and Mr. Ashish Puravankara, Joint Managing Director of the Company. The outstanding as on 30 September 2011 was ₹ 719.69 million.

iv. Other loans represent loans taken for purchase of vehicles. These loans are secured by a charge against respective vehicles. The outstanding as on 30 September 2011 was ₹ 17.31 million.

Principal amounts due for repayment within one year from the Balance Sheet Date :

	30 Sep 2011	**30 Sep 2010**	**31 Mar 2011**
	₹	₹	₹
Term loans	3,336,813,262	3,303,962,523	3,707,052,274
Debentures, Overdrafts and Other loans	179,798,140	808,940,091	83,280,936
	3,516,611,402	4,112,902,614	3,790,333,210

Unsecured Loans

i. On 12 March 2009, Deutsche Bank has sanctioned a short term working capital facility of ₹ 400 million to the Company. This facility is secured by the personal assets of Mr. Ravi Puravankara, Chairman and Managing Director of the Company. On 17 August 2011, the facility was enhanced to ₹ 650 million. The outstanding in overdraft account as on 30 September 2011 was ₹ 619.60 million.

6 Deferred Tax Asset / (Liability) (Net)

Deferred tax asset / (liability) arising on account of depreciation	(14,449,038)	(5,985,600)	(4,718,158)
Add: Deferred tax asset arising on account of:			
Expenses allowable on payment basis			
Gratuity	5,399,025	394,714	524,355
Leave encashment	4,175,328	283,652	456,595
Bonus	7,379,713	-	523,201
	2,505,028	**(5,307,234)**	**(3,214,007)**

Puravankara Projects Limited

7. Fixed Assets

(₹)

Category of assets	Cost				Accumulated Depreciation/Amortization				Net Book Value	
	As at 1 Apr 2011	Additions during the period	Deletions during the period	As at 30 Sep 2011	As at 1 Apr 2011	Charge for the period	Deletions during the period	As at 30 Sep 2011	As at 30 Sep 2011	As at 31 Mar 2011
Tangible Assets										
Buildings *	37,074,680	171,098,935	-	208,173,615	2,800,968	287,051	-	3,088,019	205,085,596	34,273,712
Plant & Machinery	267,248,228	359,007	-	267,607,235	82,848,906	5,422,063	-	88,270,969	179,336,266	184,399,322
Office Equipments	14,211,046	816,329	-	15,027,375	4,079,144	372,126	-	4,451,270	10,576,105	10,131,902
Computers	31,879,555	3,324,461	-	35,204,016	16,505,231	2,188,349	-	18,693,580	16,510,436	15,374,324
Furniture & Fixtures	14,218,961	434,403	-	14,653,364	6,093,757	565,825	-	6,659,582	7,993,782	8,125,204
Vehicles	89,761,818	6,707,254	437,372	96,031,700	34,377,055	3,919,725	220,126	38,076,654	57,955,046	55,384,763
Shuttering Material	267,315,907	9,116,351	-	276,432,258	157,033,221	10,516,583	-	167,549,804	108,882,454	110,282,686
Leasehold Improvements	-	1,881,291	-	1,881,291	-	142,012	-	142,012	1,739,279	-
Intangible Assets										
Computer Software	22,079,956	8,930,584	-	31,010,540	12,814,807	1,614,693	-	14,429,500	16,581,040	9,265,149
Total	**743,790,151**	**202,668,615**	**437,372**	**946,021,394**	**316,553,089**	**25,028,427**	**220,126**	**341,361,390**	**604,660,004**	**427,237,062**
Last year	**642,035,308**	**103,029,698**	**1,274,855**	**743,790,151**	**279,693,958**	**37,589,756**	**730,625**	**316,553,089**	**427,237,062**	

* Includes the Company's share of the undivided share of land.

	Quarter ended 30 Sep 2011 ₹	Quarter ended 30 Sep 2010 ₹	Year ended 31 Mar 2011 ₹
8 Investments			
Investment in Associates: (Unquoted and fully paid up, including share of profit / loss)			
Keppel Puravankara Development Private Limited			
4,410,000 Equity Shares (30 Sep 2010 - 4,410,00; 31 Mar 2011- 4,410,000) of ₹ 10 each at par	790,095,450	802,131,052	779,461,429
17,640,000 13.25% cumulative, redeemable, convertible Preference Shares (30 Sep 2010 - 17,640,000; 31 Mar 2011- 17,640,000) of ₹ 10 each at par	176,400,000	176,400,000	176,400,000
Keppel Magus Development Private Limited			
362,600 Equity shares (30 Sep 2010 - 362,600; 31 Mar 2011- 362,600) of ₹ 610 each	203,179,397	238,551,047	223,600,281
Sobha Puravankara Aviation Private Limited *			
995,000 Equity shares (30 Sep 2010 - NIL; 31 Mar 2011- 995,000) of ₹ 10 each	8,715,417	-	9,950,000
	1,178,390,264	**1,217,082,099**	**1,189,411,710**

* Including share application money pending allotment.

9 Properties Held for Development			
At the beginning of the period / year	8,219,782,219	13,597,274,231	13,527,720,074
Add : Additions during the period / year	11,350,560	21,703,336	906,594,342
Less: Deletions during the period / year	-	-	104,105,194
Less: Transferred to Properties Under Development	-	437,384,997	2,725,389,129
	8,231,132,779	**13,181,592,570**	**11,604,820,093**
10 Cash and Bank Balances			
Cash in hand	2,963,716	4,525,202	3,940,673
Balances with Banks:			
In current accounts	740,815,474	187,070,915	591,709,382
In deposit accounts	275,829,564	216,415,640	403,344,033
	1,019,608,754	**408,011,757**	**998,994,088**
11 Trade Debtors			
(Unsecured and considered good)			
Debts outstanding over six months	435,880,701	607,287,601	606,777,519
Debts outstanding less than six months	1,332,861,625	752,681,293	536,741,352
	1,768,742,326	**1,359,968,894**	**1,143,518,871**
12 Properties Under Development			
Land cost	9,216,077,672	3,505,638,311	5,594,675,004
Material and construction cost	16,805,750,424	10,616,459,039	13,608,691,362
Profit recognized to-date	6,154,757,478	3,999,378,675	4,840,397,192
Less: Progress payments received and receivable	16,259,960,708	10,077,244,094	12,420,638,109
	15,916,624,866	**8,044,231,931**	**11,623,125,449**
13 Properties Held for Sale			
At the beginning of the period / year	706,699,433	823,139,657	852,453,104
Add : Additions during the period / year	5,326,825	12,431,542	52,576,762
Less: Sales during the period / year	-	87,122,586	194,522,062
Less: Write downs during the period / year	-	-	4,262,094
Less: Transferred to fixed assets	171,098,935	-	-
	540,927,323	**748,448,613**	**706,245,710**

	Half year ended 30 Sep 2011 ₹	Half year ended 30 Sep 2010 ₹	Year ended 31 Mar 2011 ₹
8 Investments			
Investment in Associates:			
(Unquoted and fully paid up, including share of profit / loss)			
Keppel Puravankara Development Private Limited			
4,410,000 Equity Shares (30 Sep 2010 - 4,410,00; 31 Mar 2011- 4,410,000) of ₹ 10 each at par	790,095,450	802,131,052	779,461,429
17,640,000 13.25% cumulative, redeemable, convertible Preference Shares (30 Sep 2010 - 17,640,000; 31 Mar 2011- 17,640,000) of ₹ 10 each at par	176,400,000	176,400,000	176,400,000
Keppel Magus Development Private Limited			
362,600 Equity shares (30 Sep 2010 - 362,600; 31 Mar 2011- 362,600) of ₹ 610 each	203,179,397	238,551,047	223,600,281
Sobha Puravankara Aviation Private Limited *			
995,000 Equity shares (30 Sep 2010 - NIL; 31 Mar 2011- 995,000) of ₹ 10 each	8,715,417	-	9,950,000
	1,178,390,264	**1,217,082,099**	**1,189,411,710**

* Including share application money pending allotment.

9 Properties Held for Development			
At the beginning of the period / year	11,604,820,093	13,527,720,074	13,527,720,074
Add : Additions during the period / year	308,316,106	195,362,687	906,594,342
Less: Deletions during the period / year	-	104,105,194	104,105,194
Less: Transferred to Properties Under Development	3,682,003,420	437,384,997	2,725,389,129
	8,231,132,779	**13,181,592,570**	**11,604,820,093**
10 Cash and Bank Balances			
Cash in hand	2,963,716	4,525,202	3,940,673
Balances with Banks:			
In current accounts	740,815,474	187,070,915	591,709,382
In deposit accounts	275,829,564	216,415,640	403,344,033
	1,019,608,754	**408,011,757**	**998,994,088**
11 Trade Debtors			
(Unsecured and considered good)			
Debts outstanding over six months	435,880,701	607,287,601	606,777,519
Debts outstanding less than six months	1,332,861,625	752,681,293	536,741,352
	1,768,742,326	**1,359,968,894**	**1,143,518,871**
12 Properties Under Development			
Land cost	9,216,077,672	3,505,638,311	5,594,675,004
Material and construction cost	16,805,750,424	10,616,459,039	13,608,691,362
Profit recognized to-date	6,154,757,478	3,999,378,675	4,840,397,192
Less: Progress payments received and receivable	16,259,960,708	10,077,244,094	12,420,638,109
	15,916,624,866	**8,044,231,931**	**11,623,125,449**
13 Properties Held for Sale			
At the beginning of the period / year	706,245,710	852,453,104	852,453,104
Add : Additions during the period / year	5,780,548	38,790,617	52,576,762
Less: Sales during the period / year	-	142,795,108	194,522,062
Less: Write downs during the period / year	-	-	4,262,094
Less: Transferred to fixed assets	171,098,935	-	-
	540,927,323	**748,448,613**	**706,245,710**

	30 Sep 2011	30 Sep 2010	31 Mar 2011
	₹	₹	₹
14 Loans and Advances			
(Unsecured and considered good)			
Advances to suppliers *	382,443,753	376,004,227	657,180,650
Advances for land contracts *	1,127,434,249	1,175,625,570	1,086,464,485
Deposits	752,700,288	587,112,108	736,142,848
Loans to associates *	272,272,285	213,267,934	241,232,927
Advance tax (net of provision)	121,901,107	9,241,999	57,143,113
Taxes and duties recoverable	287,134,380	485,721,145	356,248,298
Prepaid expenses *	23,106,565	4,345,277	24,975,647
Other advances *	103,742,223	137,742,885	127,782,543
	3,070,734,850	**2,989,061,145**	**3,287,170,511**

* Advances recoverable in cash or kind or for value to be received.

	30 Sep 2011	30 Sep 2010	31 Mar 2011
15 Current Liabilities			
Trade creditors	1,237,432,672	555,837,178	963,582,830
Advances received from customers	2,051,668,044	2,055,947,258	2,258,115,064
Duties and taxes payable	45,043,228	13,728,889	44,053,950
Security deposits	20,182,233	27,793,976	20,182,233
Dues to related parties	241,551,645	419,795,689	256,905,932
Other liabilities	161,027,398	112,812,296	106,085,608
Book overdraft	-	21,770,666	-
Dividend tax payable	35,447,114	-	-
Unpaid Dividend	853,451	280,172	245,291
	3,793,205,785	**3,207,966,124**	**3,649,170,908**

	30 Sep 2011	30 Sep 2010	31 Mar 2011
16 Provisions			
Gratuity	31,850,551	19,091,483	22,407,150
Vacation pay	22,978,308	19,681,254	23,880,853
Income tax (net of advance tax)	91,438,386	2,427,852	-
Proposed dividend	-	-	213,424,335
Tax on proposed dividend	-	-	35,447,114
	146,267,245	**41,200,589**	**295,159,452**

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	Quarter ended 30 Sep 2011 ₹	Quarter ended 30 Sep 2010 ₹
17 Revenues		
Revenue from projects	1,971,229,046	1,536,682,066
Rental income	2,177,824	3,406,332
Income from interiors and others	6,435,248	2,357,172
	1,979,842,118	**1,542,445,570**

As disclosed in note (d) to Schedule 1 to the financial statements, effective April 1, 2011, the Company has adopted an accounting policy for revenue recognition for the sale of undivided share of land (UDS) for new housing projects. The revenue from these qualifying projects where the risks and rewards on the sale of the UDS are separable from the risks and rewards on the construction contract are recognized upon transfer of all significant risks and rewards of ownership of such real estate, in accordance with the terms of the contracts entered into with the buyers, which coincides with the firming of the sales contracts/ agreements and a minimum level of collection of dues from the customer. Consequently, the Company has recorded Revenue and receivables of ₹ 661,375,412 and ₹ 403,717,203 respectively on the sale of such UDS for the quarter ended September 30, 2011. Revenue from the sale of UDS on other housing projects where the risks and rewards on the sale of the UDS are not separable from the construction contracts and therefore do not qualify above, continue to be recgonised on the percentage of completion method.

18 Cost of Revenues		
Construction cost		
Material and contract costs	874,986,077	718,006,379
Staff costs	65,298,238	43,540,684
Depreciation	7,974,644	6,386,493
Other direct costs	127,861,972	89,493,956
	1,076,120,931	857,427,512
Land cost	228,176,484	145,955,511
	1,304,297,415	**1,003,383,023**
19 Selling Expenses		
Staff costs	16,932,768	10,367,642
Advertising and sales promotion	98,144,244	62,513,830
Sales incentives and commission	6,949,294	1,605,074
Brokerage and referral charges	9,270,947	3,959,760
Travel and conveyance	2,479,417	1,490,428
Communication	474,168	472,096
Depreciation	586,510	435,019
Other Costs	10,750	-
	134,848,098	**80,843,849**
20 General and Administrative Expenses		
Staff costs	35,098,785	35,333,868
Depreciation	4,088,808	3,178,140
Rent rates and taxes	6,921,939	5,639,371
Repairs and maintenance - others	8,924,902	6,851,744
Legal and professional charges	4,490,339	4,496,551
Audit fees	1,383,275	700,000
Communication costs	2,151,055	2,170,039
Printing and stationery	1,527,807	1,877,854
Travelling and conveyance	5,549,370	4,982,362
Security charges	4,095,600	3,521,797
Foreign exchange loss/(gain)	(2,394,166)	281,481
Miscellaneous expenses	2,321,998	2,314,465
	74,159,712	**71,347,672**

	Half year ended 30 Sep 2011 ₹	Half year ended 30 Sep 2010 ₹
21 Revenues		
Revenue from projects	3,860,773,582	2,692,660,699
Rental income	4,522,957	7,187,274
Income from interiors and others	19,042,143	5,541,307
	3,884,338,682	**2,705,389,280**

As disclosed in note (d) to Schedule 1 to the financial statements, effective April 1, 2011, the Company has adopted an accounting policy for revenue recognition for the sale of undivided share of land (UDS) for new housing projects. The revenue from these qualifying projects where the risks and rewards on the sale of the UDS are separable from the risks and rewards on the construction contract are recognized upon transfer of all significant risks and rewards of ownership of such real estate, in accordance with the terms of the contracts entered into with the buyers, which coincides with the firming of the sales contracts/ agreements and a minimum level of collection of dues from the customer. Consequently, the Company has recorded Revenue and receivables of ₹ 969,811,963 and ₹ 588,280,824 respectively on the sale of such UDS for the half year ended September 30, 2011. Revenue from the sale of UDS on other housing projects where the risks and rewards on the sale of the UDS are not separable from the construction contracts and therefore do not qualify above, continue to be recgonised on the percentage of completion method.

22 Cost of Revenues		
Construction cost		
Material and contract costs	1,693,103,633	1,163,484,550
Staff costs	136,186,582	84,094,275
Depreciation	16,226,341	12,592,224
Other direct costs	314,761,237	164,044,263
	2,160,277,793	1,424,215,312
Land cost	379,779,361	242,988,365
	2,540,057,154	**1,667,203,677**
23 Selling Expenses		
Staff costs	34,086,411	19,962,958
Advertising and sales promotion	203,943,755	82,957,158
Sales incentives and commission	8,544,304	3,359,175
Brokerage and referral charges	12,895,853	6,893,101
Travel and conveyance	3,663,078	2,676,639
Communication	827,111	937,854
Depreciation	1,162,284	793,868
Other Costs	17,144	-
	265,139,940	**117,580,753**
24 General and Administrative Expenses		
Staff costs	74,826,658	72,143,210
Depreciation	7,639,802	6,073,985
Rent rates and taxes	13,689,353	11,299,681
Repairs and maintenance - others	16,793,413	13,295,843
Legal and professional charges	14,459,705	12,084,556
Audit fees	2,033,275	1,300,000
Communication costs	3,736,755	4,265,365
Printing and stationery	3,466,353	3,039,996
Travelling and conveyance	9,161,894	10,004,080
Security charges	8,175,792	6,674,612
Foreign exchange loss/(gain)	(1,973,341)	(1,146,336)
Miscellaneous expenses	5,752,678	4,242,464
	157,762,337	**143,277,456**

	Quarter ended 30 Sep 2011 ₹	Quarter ended 30 Sep 2010 ₹
25 Finance Income/(Charges)		
Interest expenses on loans and cash credits	(454,266,703)	(342,658,861)
Loan and other processing charges	(1,904,969)	(55,175,970)
Discount on issue of debentures	(2,187,500)	-
Less: Finance Income:		
Bank deposits	6,365,720	2,636,223
Loan to associates	6,336,883	2,984,509
Interest received from customers	5,964,781	10,360,040
Less:		
Expended as part of Cost of Revenue	135,254,804	106,431,701
Capitalized and included in Properties Under Development	284,636,022	264,239,230
Advances for land contracts	-	20,305,075
	(19,800,962)	**9,121,947**

26 Tax Expense

Current tax	163,447,129	43,233,029
Tax of earlier years	-	17,699,078
Deferred tax charge/(credit)	(2,397,259)	(3,605,168)
	161,049,870	**57,326,939**

The Company has claimed a tax deduction of ₹ 167.42 million till date under Section 80IB of the Income tax act, 1961 resulting in tax benefit of ₹ 61.53 million in one of the project which was due for completion as of 31 March 2011. Management has applied for the completion certificate with the local authorities and the same is pending till date. However, based on the architect's certificate obtained in lieu of the completion certificate, management believes that the deduction under the said section would be allowed.

27 Earnings Per Share

Weighted average number of shares outstanding during the quarter	213,424,335	213,424,335
Add: Dilutive effect of stock options	193,200	483,000
Weighted average number of shares used to compute diluted EPS	213,617,535	213,907,335
Net profit after tax attributable to equity shareholders	265,419,952	356,885,306
Earnings per share:		
Basic	1.24	1.67
Diluted	1.24	1.67
Nominal value per equity share	5.00	5.00

	Half year ended 30 Sep 2011 ₹	Half year ended 30 Sep 2010 ₹
28 Finance Income/(Charges)		
Interest expenses on loans and cash credits	(889,986,606)	(648,678,872)
Loan and other processing charges	(47,251,191)	(85,559,860)
Discount on issue of debentures	(4,375,000)	-
Less: Finance Income:		
Bank deposits	11,535,098	6,264,688
Loan to associates	12,326,035	5,855,175
Interest received from customers	12,715,308	15,569,809
Less:		
Expended as part of Cost of Revenue	314,821,710	191,646,449
Capitalized and included in Properties Under Development	550,415,832	458,926,032
Advances for land contracts	-	68,135,802
	(39,798,814)	**12,159,223**

29 Tax Expense

Current tax	297,006,496	77,366,348
Tax of earlier years	-	17,699,078
Deferred tax charge/(credit)	(5,719,036)	(3,342,350)
	291,287,460	**91,723,076**

The Company has claimed a tax deduction of ₹ 167.42 million till date under Section 80IB of the Income tax act, 1961 resulting in tax benefit of ₹ 61.53 million in one of the project which was due for completion as of 31 March 2011. Management has applied for the completion certificate with the local authorities and the same is pending till date. However, based on the architect's certificate obtained in lieu of the completion certificate, management believes that the deduction under the said section would be allowed.

30 Earnings Per Share

Weighted average number of shares outstanding during the half year	213,424,335	213,424,335
Add: Dilutive effect of stock options	193,200	483,000
Weighted average number of shares used to compute diluted EPS	213,617,535	213,907,335
Net profit after tax attributable to equity shareholders	576,771,530	723,778,371
Earnings per share:		
Basic	2.70	3.39
Diluted	2.70	3.38
Nominal value per equity share	5.00	5.00

31 Stock-based compensation

On 1 July 2006, the members of the Company approved the Puravankara Projects Limited 2006 Employee Stock Option Scheme ('ESOS' or 'the Plan') of the Company. The plan provides for the issuance of stock options to eligible employees (including directors of the Company) with the total options issuable under the Plan not to exceed 1,366,080 options and includes a limit for the maximum and minimum number of options that may be granted to each employee. Under the plan, these options vest over a period of four years and can be exercised for a period of one year from vesting.

The disclosures for the quarter ended 30 September 2011 have been provided below:

The weighted average exercise price for options movement during the quarter ended 30 September 2011 is as follows:

	30 Sep 2011	30 Sep 2010	
	Shares arising out of options (Numbers)	Shares arising out of options (Numbers)	Weighted average exercise price ₹
At the beginning of the quarter	193,200	483,000	465.86
Granted during the quarter	-	-	-
Forfeited during the quarter	-	-	-
Lapsed during the quarter	-	-	-
Cancelled during the quarter	-	-	-
Exercised during the quarter	-	-	-
At the end of the quarter	193,200	483,000	465.86
Excercisable at the end of the quarter	193,200	289,800	465.86

The weighted average exercise price of the options outstanding at 30 September 2011 was ₹ 465.86 and they had weighted average remaining contractual life of 3 months.

Had compensation cost been determined in a manner consistent with the fair value approach as prescribed under the fair value method, the Group's net profit and earnings per share as reported would have been adjusted to the pro-forma amounts indicated below:

	Quarter ended 30 Sep 2011 ₹	Quarter ended 30 Sep 2010 ₹
Net profit, as reported	265,419,952	356,885,306
Add: Stock-based employee compensation expense included in the Profit and loss account	-	-
Less: Stock based employee compensation expense determined under the fair value method	-	1,260,886
Proforma net income	265,419,952	355,624,420
Earnings per share – Basic		
As reported	1.24	1.67
Pro forma	1.24	1.67
Earnings per share – Diluted		
As reported	1.24	1.67
Pro forma	1.24	1.66

The fair value of the options granted is determined on the date of the grant using the Black-Scholes option pricing model with the following assumptions:

Dividend yield %	1.58%	1.58%
Expected life	33 to 63 months	33 to 63 months
Risk free interest rate	7.41% to 7.50%	7.41% to 7.50%
Volatility	1.58%	1.58%

32 Stock-based compensation

On 1 July 2006, the members of the Company approved the Puravankara Projects Limited 2006 Employee Stock Option Scheme ('ESOS' or 'the Plan') of the Company. The plan provides for the issuance of stock options to eligible employees (including directors of the Company) with the total options issuable under the Plan not to exceed 1,366,080 options and includes a limit for the maximum and minimum number of options that may be granted to each employee. Under the plan, these options vest over a period of four years and can be exercised for a period of one year from vesting.

The disclosures for the half year ended 30 September 2011 have been provided below:

The weighted average exercise price for options movement during the half year ended 30 September 2011 is as follows:

	30 Sep 2011 Shares arising out of options (Numbers)	30 Sep 2010 Shares arising out of options (Numbers)	Weighted average exercise price ₹
At the beginning of the half year	193,200	483,000	465.86
Granted during the half year	-	-	-
Forfeited during the half year	-	-	-
Lapsed during the half year	-	-	-
Cancelled during the half year	-	-	-
Exercised during the half year	-	-	-
At the end of the half year	193,200	483,000	465.86
Excercisable at the end of the half year	193,200	289,800	465.86

The weighted average exercise price of the options outstanding at 30 September 2011 was ₹ 465.86 and they had weighted average remaining contractual life of 3 months.

Had compensation cost been determined in a manner consistent with the fair value approach as prescribed under the fair value method, the Group's net profit and earnings per share as reported would have been adjusted to the pro-forma amounts indicated below:

	Half year ended 30 Sep 2011 ₹	Half year ended 30 Sep 2010 ₹
Net profit, as reported	576,771,530	723,778,371
Add: Stock-based employee compensation expense included in the Profit and loss account	-	-
Less: Stock based employee compensation expense determined under the fair value method	-	4,466,706
Proforma net income	576,771,530	719,311,665
Earnings per share – Basic		
As reported	2.70	3.38
Pro forma	2.70	3.36
Earnings per share – Diluted		
As reported	2.70	3.38
Pro forma	2.70	3.36

The fair value of the options granted is determined on the date of the grant using the Black-Scholes option pricing model with the following assumptions:

Dividend yield %	1.58%	1.58%
Expected life	33 to 63 months	33 to 63 months
Risk free interest rate	7.41% to 7.50%	7.41% to 7.50%
Volatility	1.58%	1.58%

Puravankara Projects Limited

33 Leases

Properties taken on operating lease

The lease expense for cancellable and non-cancellable operating leases was ₹ 8,249,650 and ₹ 18,019,607 for the quarter and half year ended 30 September 2011 respectively and ₹ 7,753,428 and ₹ 15,649,829 for the quarter and half year ended 30 September 2010 respectively. Lease commitments under the non-cancellable operating leases as at the Balance Sheet date were as follows:-

Particulars	30 Sep 2011	30 Sep 2010	31 Mar 2011
	₹	₹	₹
a) Within one year	4,952,588	1,458,020	1,925,603
b) Within one to five years	7,170,372	1,899,109	1,208,419
Total	**12,122,959**	**3,357,129**	**3,134,022**

Sublease

The Company has sub let one of the properties under a non cancellable operating lease agreement. Lease income was ₹ 2,177,824 and ₹ 4,522,957 for the quarter and half year ended 30 September 2011 respectively and ₹ 3,406,332 and ₹ 7,187,274 for the quarter and half year ended 30 September 2010 respectively.

34 Other commitments and contingencies

a) Demand from Service Tax Department	46,430,204	17,100,000	46,430,204
b) Demand from Commercial Tax Department	42,016,533	16,394,243	22,322,464
c) Deduction under Section 80 IB of the Income tax act, 1961	114,568,122	-	132,167,877
d) Company's share of claims not acknowledged as debts of associates	46,942,000	-	56,350,000

The Company has claimed deduction under section 80 IB of the Income tax act, 1961 on two projects based out at Cochin. The time limit specified by the cited section above for completing the two projects was 31 March 2011. However, the Company was not able to complete the same within the prescribed time limit primarily on account of court stay in one of the projects and poor state of reclamation of the land in the other. Based on the legal opinion obtained on the above, the management believe that the deduction under the cited section above will not be denied.

The Company is also involved in certain litigation for lands acquired by it for construction purposes, either through a Joint Development Agreement or through outright purchases. These cases are pending with the Civil Courts and scheduled for hearings shortly. After considering the circumstances and legal advice received, management believes that these cases will not adversely effect its financial statements.

35 Related party transactions

(i) Parties where control exists

Key Management Personnel:

Mr. Ravi Puravankara

(ii) Relatives of Key Management Personnel:

Ms.Geeta S Vhatkar
Ms.Aarti Panjabi
Mr. Ashish Puravankara
Mr.Suresh Puravankara
Ms.Amanda Puravankara
Ms.Tanya Puravankara
Ms.Vishalakshi Puravankara

(iii) Entities controlled by Key Management Personnel (Other Related Parties):

Purva Developments
Uniquepark Constructions Private Limited
Unique Constructions
Welworth
Puravankara Investments
Handiman Services Limited
Dealwel – Proprietorship
Dealwel Finance Corporation
Tanya Trust
Amanda Trust
Purva Properties and Resorts Private Limited
Dealwel Estates Private Limited

Puravankara Projects Limited

(iv) The transactions with related parties for the quarter are as follows: (₹)

Nature of Transaction	Associates		Key Management Personnel		Relatives of Key Management Personnel		Other Related Parties	
	30-Sep-11	30-Sep-10	30-Sep-11	30-Sep-10	30-Sep-11	30-Sep-10	30-Sep-11	30-Sep-10
Transactions during the quarter:								
Interest on loans								
Keppel Puravankara Development Private Limited	555,196	565,845	-	-	-	-	-	-
Keppel Magus Development Private Limited	2,190,481	2,418,664	-	-	-	-	-	-
Propmart Technologies Limited	3,591,205	-	-	-	-	-	-	-
Loans given to								
Propmart Technologies Limited	7,400,000	16,295,000	-	-	-	-	-	-
Dealwel Estates Private Limited	-	-	-	-	-	-	-	2,300
Loans repaid by								
Keppel Puravankara Development Private Limited	242,218	-	-	-	-	-	-	-
Loans taken from								
Ravi Puravankara	-	-	-	190,000,000	-	-	-	-
Loans repaid to								
Ravi Puravankara	-	-	-	66,000,000	-	-	-	-
Puravankara Investments	-	-	-	-	-	-	57,100	-
Advance for allotment of shares								
Sobha Puravankara Aviation Private Limited	2,500,000	-	-	-	-	-	-	-
Security and maintenance expenses								
Handiman Services Limited	-	-	-	-	-	-	17,145,636	15,660,543
Brokerage expenses								
Propmart Technologies Limited	-	29,332	-	-	-	-	-	-
Remuneration								
Ravi Puravankara	-	-	4,499,880	3,888,000	-	-	-	-
Ashish Puravankara	-	-	-	-	2,523,489	2,500,089	-	-
Balances at the quarter end:								
Loans given to								
Propmart Technologies Limited	152,000,142	101,630,000	-	-	-	-	-	-
Keppel Puravankara Development Private Limited	30,423,270	28,353,858	-	-	-	-	-	-
Keppel Magus Development Private Limited	89,848,873	83,284,076	-	-	-	-	-	-
Dealwel Estates Private Limited	-	-	-	-	-	-	23,318	15,300
Advances for land contracts paid to								
Geeta S Vhatkar	-	-	-	-	142,300,016	142,300,016	-	-
Advance for allotment of shares								
Sobha Puravankara Aviation Private Limited	2,500,000	-	-	-	-	-	-	-
Security Deposits paid to								
Dealwel	-	-	-	-	-	-	1,500,000	1,500,000
Puravankara Investments	-	-	-	-	-	-	4,500,000	4,500,000
Dues to								
Handiman Services Limited	-	-	-	-	-	-	1,318,929	1,475,873
Puravankara Investments	-	-	-	-	-	-	19,721,440	19,778,540
Purva Development	-	-	-	-	-	-	1,776,276	1,776,276
Purva Properties and Resorts Private Limited	-	-	-	-	-	-	15,000	15,000
Ravi Puravankara	-	-	218,720,000	396,750,000	-	-	-	-

Puravankara Projects Limited

(v) The transactions with related parties for the half year are as follows: (₹)

Nature of Transaction	Associates		Key Management Personnel		Relatives of Key Management Personnel		Other Related Parties	
	30-Sep-11	30-Sep-10	30-Sep-11	30-Sep-10	30-Sep-11	30-Sep-10	30-Sep-11	30-Sep-10
Transactions during the half year:								
Interest on loans								
Keppel Puravankara Development Private Limited	1,153,811	1,113,122	-	-	-	-	-	-
Keppel Magus Development Private Limited	4,227,622	4,742,053	-	-	-	-	-	-
Propmart Technologies Limited	6,944,602	-	-	-	-	-	-	-
Loans given to								
Propmart Technologies Limited	19,650,000	33,345,000	-	-	-	-	-	-
Dealwel Estates Private Limited	-	-	-	-	-	-	-	13,000
Loans repaid by								
Keppel Puravankara Development Private Limited	242,218	-	-	-	-	-	-	-
Loans taken from								
Ravi Puravankara	-	-	-	190,000,000	-	-	-	-
Loans repaid to								
Ravi Puravankara	-	-	15,000,000	224,200,000	-	-	-	-
Puravankara Investments	-	-	-	-	-	-	57,100	-
Sobha Puravankara Aviation Private Limited	9,000,000	-	-	-	-	-	-	-
Advance for allotment of shares								
Sobha Puravankara Aviation Private Limited	2,500,000	-	-	-	-	-	-	-
Security and maintenance expenses								
Handiman Services Limited	-	-	-	-	-	-	32,099,653	31,578,110
Rental expenses								
Dealwel	-	-	-	-	-	-	-	173,644
Brokerage expenses								
Propmart Technologies Limited	-	263,821	-	-	-	-	-	-
Remuneration								
Ravi Puravankara	-	-	8,999,760	7,776,000	-	-	-	-
Ashish Puravankara	-	-	-	-	5,046,978	5,004,678	-	-

36 Employee benefits

A. Defined benefit plan

The Company has gratuity and vacation pay as defined benefit retirement plans for its employees. As at 30 September 2011 and 30 September 2010 the plan assets were invested in insurer managed funds.

Disclosures as required by AS 15 for the half year ended 30 September 2011 are as under:

	For the half year ended 30 Sep 2011		For the half year ended 30 Sep 2010	
	Gratuity	**Vacation Pay**	**Gratuity**	**Vacation Pay**
	₹	₹	₹	₹
1 The amounts recognized in the Balance Sheet are as follows:				
Present value of the obligation as at the end of the period	60,492,772	22,978,308	48,773,624	19,681,254
Fair value of plan assets as at the end of the period	(28,642,221)	-	(29,682,141)	-
Net liability/(asset) recognized in the Balance Sheet	**31,850,551**	**22,978,308**	**19,091,483**	**19,681,254**
2 The amounts recognized in the Profit and Loss Account are as follows:				
Service cost	8,727,805	4,936,109	2,920,373	4,310,191
Interest cost	2,126,019	905,933	1,710,714	579,395
Expected return on plan assets	(1,194,506)	-	(1,156,203)	-
Net actuarial (gain)/loss recognized in the period	(215,917)	(2,854,666)	(92,404)	(145,460)
Expense recognized in the Profit and Loss Account of the period	**9,443,401**	**2,987,376**	**3,382,480**	**4,744,126**
3 Changes in the present value of defined benefit obligation				
Defined benefit obligation as at beginning of the period	52,456,657	23,612,593	44,801,683	15,948,308
Service cost	8,727,805	4,936,109	2,920,373	4,310,191
Interest cost	2,126,019	905,933	1,710,714	579,395
Actuarial losses/(gains)	(285,253)	(2,854,666)	(283,916)	(145,460)
Benefits paid	(2,532,456)	(3,621,661)	(375,230)	(1,011,180)
Defined benefit obligation as at the end of the period	**60,492,772**	**22,978,308**	**48,773,624**	**19,681,254**
4 Changes in the fair value of plan assets				
Fair value as at the beginning of the period	30,049,507	-	29,092,680	-
Expected return on plan assets	1,194,506	-	1,156,203	-
Actuarial (loss)/ gains	(69,336)	-	(191,512)	-
Contributions	-	3,621,661	-	1,011,180
Benefits paid	(2,532,456)	(3,621,661)	(375,230)	(1,011,180)
Fair value as at the end of the period	**28,642,221**	-	**29,682,141**	-
Assumptions used in the above valuations are as under:				
Interest rate	8.30%	8.30%	8.00%	8.00%
Discount rate	8.30%	8.30%	8.00%	8.00%
Expected return on plan assets	8.30%	-	8.00%	-
Future salary increase	6.00%	6.00%	6.00%	6.00%
Attrition rate	2.00%	2.00%	2.00%	2.00%
Retirement age	60 years	60 years	60 years	60 years

B. Defined contribution plan

The Company makes contribution of statutory provident fund as per Employees Provident Funds and Miscellaneous Provisions Act, 1952. This is a defined contribution plan as per AS 15. Contribution made was ₹ 3,220,882 and ₹ 6,016,219 for the quarter and half year ended 30 September 2011 respectively and ₹ 1,861,740 and ₹ 3,645,433 for the quarter and half year ended 30 Sept 2010 respectively.

37 Segmental Information

The Group is engaged in the development and construction of residential and commercial properties which is considered to be the only reportable business segment as per Accounting Standard 17 on Segment Reporting. The Group operates primarily in India and there is no other significant geographical segment.

38 Prior period comparatives

Prior period comparatives have been regrouped/reclassified wherever necessary to conform to the presentation in the current period.

For and on behalf of the Board of Directors

Ravi Puravankara	**Nani R Choksey**	**Ashish Puravankara**	**Kiran Chappar**
Chairman and Managing Director	**Deputy Managing Director**	**Joint Managing Director**	**Company Secretary**

Bangalore
11 November 2011

Puravankara Projects Limited

Condensed Consolidated Cash Flow Statement

	Half year ended 30 Sep 2011 ₹	Half year ended 30 Sep 2010 ₹
A. Cash flow from operating activities		
Profit before tax	**868,058,990**	**815,501,447**
Adjustments for:		
Depreciation and amortization	25,028,427	19,460,077
(Profit) / loss on sale of fixed assets	(42,754)	-
Finance (Income) / Charges, net	39,798,814	(12,159,223)
Share of (profit)/loss in associates	13,521,447	(26,014,830)
Operating profit before working capital changes	**946,364,924**	**796,787,471**
Movements in working capital :		
(Increase) / Decrease in trade debtors	(625,223,455)	(248,134,237)
(Increase) / Decrease in inventories	(28,572,474)	(13,831,832)
(Increase) / Decrease in loans and advances	304,059,344	(26,794,374)
(Increase) / Decrease in properties under development	253,741,545	(154,457,263)
(Increase) / Decrease in properties held for sale	165,318,387	104,004,491
Increase / (Decrease) in current liabilities and provisions	101,349,765	(488,926,281)
Cash (used in) / received from operations	**1,117,038,036**	**(31,352,025)**
Direct taxes paid	(270,326,104)	(112,801,634)
Net cash from / (used in) operating activities	**846,711,932**	**(144,153,659)**
B. Cash flows from investing activities		
Purchase of fixed assets and capital work in progress	(250,366,054)	(23,686,413)
Loans to associates	(19,650,000)	(33,345,000)
Proceeds from sale of fixed assets	260,000	-
Loans repaid by associates	242,218	-
Investment in Associates	(2,500,000)	-
Properties held for development	(308,316,106)	(38,121,691)
Net investment in bank deposits and margin monies	127,514,469	(59,987,428)
Interest received	28,743,533	16,976,482
Net cash from /(used in) investing activities	**(424,071,940)**	**(138,164,050)**
C. Cash flows from financing activities		
Proceeds from term loans	2,360,099,286	2,545,129,000
Repayment of term loans	(2,316,874,726)	(745,121,918)
Repayment of debentures	-	(550,000,000)
Premium on redemption of debentures	-	(18,700,000)
Proceeds from /(repayments of) short-term borrowings	817,147,861	(316,766,169)
Loans from related parties	-	190,000,000
Loans repaid to related parties	(15,057,100)	(224,200,000)
Dividends paid including taxes	(212,816,175)	(249,508,973)
Interest paid	(907,010,003)	(782,641,324)
Net cash generated from / (used in) financing activities	**(274,510,857)**	**(151,809,384)**
Net increase/(decrease) in cash and cash equivalents (A + B + C)	**148,129,135**	**(434,127,093)**
Cash and cash equivalents at the beginning of the half year	**595,650,055**	**625,723,210**
Cash and cash equivalents at the end of the half year	**743,779,190**	**191,596,117**
Components of cash and cash equivalents		
Cash and bank balances (as per Note 10 to the financial statements)	1,019,608,754	408,011,757
Less: Bank deposits and margin monies considered separately	275,829,564	216,415,640
	743,779,190	**191,596,117**

This is the condensed consolidated cash flow statement referred to in our report of even date

For Walker, Chandiok & Co
Chartered Accountants

per **Aashish Arjun Singh**
Partner

Bangalore
11 November 2011

For and on behalf of the Board of Directors

Ravi Puravankara	**Nani R Choksey**	**Ashish Puravankara**	**Kiran Chappar**
Chairman and Managing Director	**Deputy Managing Director**	**Joint Managing Director**	**Company Secretary**

Bangalore
11 November 2011