

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

To
Board of Directors of
Puravankara Limited

1. We have audited the accompanying statement of standalone financial results of Puravankara Limited ('the Company') for the quarter ended March 31, 2018 and for the year ended March 31, 2018, attached herewith, being submitted by the Company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, read with SEBI Circular No. CIR/CFD/FAC/62/2016 dated July 5, 2016. The quarterly standalone financial results are the derived figures between the audited figures in respect of the year ended March 31, 2018 and the published year-to-date figures up to December 31, 2017, being the date of the end of the third quarter of the current financial year, which were subjected to limited review. The standalone financial results for the quarter ended March 31, 2018 and year ended March 31, 2018 have been prepared on the basis of the standalone financial results for the nine-month period ended December 31, 2017, the audited annual standalone Ind AS financial statements as at and for the year ended March 31, 2018, and the relevant requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 read with SEBI Circular No. CIR/CFD/FAC/62/2016 dated July 5, 2016, which are the responsibility of the Company's management and have been approved by the Board of Directors of the Company.

Our responsibility is to express an opinion on these standalone financial results based on our review of the standalone financial results for the nine-month period ended December 31, 2017 which was prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard (Ind AS) 34 Interim Financial Reporting, specified under Section 133 of the Companies Act 2013 read with relevant rules issued thereunder and other accounting principles generally accepted in India; our audit of the annual standalone Ind AS financial statements as at and for the year ended March 31, 2018; and the relevant requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, read with SEBI Circular No. CIR/CFD/FAC/62/2016 dated July 5, 2016.

2. We conducted our audit in accordance with the auditing standards generally accepted in India. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial results are free of material misstatements. An audit includes examining, on a test basis, evidence supporting the amounts disclosed as financial results. An audit also includes assessing the accounting principles used and significant estimates made by management. We believe that our audit provides a reasonable basis for our opinion.
3. In our opinion and to the best of our information and according to the explanations given to us, these quarterly standalone financial results as well as the year to date results:
 - i. are presented in accordance with the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 read with SEBI Circular No. CIR/CFD/FAC/62/2016 dated July 5, 2016, in this regard; and
 - ii. give a true and fair view of the total comprehensive income (comprising of net profit and other comprehensive income) and other financial information for the quarter ended March 31, 2018 and for the year ended March 31, 2018.



S.R. BATLIBOI & ASSOCIATES LLP

Chartered Accountants

4. We did not audit the financial statements and the other financial information as regards Company's share in losses of two partnership firm amounting to Rs. 0.47 crores and Rs.1.18 crores for the quarter and for the year ended March 31, 2018, which has been audited by other auditors and whose reports have been furnished to us by the management. Our conclusion, in so far as it relates to the affairs of such partnership firm, is based solely on the report of other auditors. Our conclusion is not modified in respect of this matter.
5. The comparative Ind AS financial information of the Company for the quarter and year ended March 31, 2017, included in these standalone Ind AS financial results, have been audited by the predecessor auditor. The report of the predecessor auditor on the comparative financial information dated May 29, 2017 expressed an unmodified opinion. The previously published financial results have been restated for the reasons more fully described in note 4 to the standalone financial results
6. Further, read with paragraph 1 above, we report that the figures for the quarter ended March 31, 2018 represent the derived figures between the audited figures in respect of the year ended March 31, 2018 and the published year-to-date figures up to December 31, 2017, being the date of the end of the third quarter of the current financial year, which were subjected to limited review as stated in paragraph 1 above, as required under Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 read with SEBI Circular No. CIR/CFD/FAC/62/2016 dated July 5, 2016.

For S.R. BATLIBOI & ASSOCIATES LLP

Chartered Accountants

ICAI Firm registration number: 101049W/E300004


per Adarsh Ranka

Partner

Membership No.: 209567



Place: Bengaluru

Date: May 11, 2018

Statement of Audited Standalone Financial Results for the quarter and year ended March 31, 2018

(Rs. in Crores)

Sl. No.	Particulars	Quarter ended 31.03.2018 [Audited] (Refer Note 7)	Preceding Quarter ended 31.12.2017 [Unaudited]	Corresponding Quarter ended 31.03.2017 [Audited] (Refer Note 4 & 7)	Current year ended 31.03.2018 [Audited] (Refer Note 4)	Previous Year ended 31.03.2017 [Audited] (Refer Note 4)
1	Income					
	(a) Revenue from operations	175.90	248.98	262.12	885.60	976.47
	(b) Other income	31.14	8.03	13.93	104.96	56.28
	Total income	207.04	257.01	276.05	990.56	1,032.75
2	Expenses					
	(a) Sub-contractor cost	48.98	86.72	112.94	326.99	394.03
	(b) Cost of raw materials and components consumed	21.52	12.03	11.08	42.62	52.15
	(c) Land purchase cost	155.10	17.87	190.64	216.54	812.29
	(d) (Increase)/ decrease in inventories of stock of flats, land stock and work-in-progress	(144.99)	38.38	(197.18)	(73.01)	(777.69)
	(e) Employee benefits expense	18.39	18.25	18.37	72.67	67.37
	(f) Finance cost	47.03	45.53	61.53	181.91	232.21
	(g) Depreciation and amortization expense	2.10	2.17	2.45	8.78	9.98
	(h) Other expenses	35.45	34.33	37.39	127.07	133.63
	Total expenses	183.58	255.28	237.22	903.57	923.97
3	Profit before tax (1-2)	23.46	1.73	38.83	86.99	108.78
4	Tax expense					
	(i) Current tax charge/(reversal)	5.09	1.22	8.10	9.57	22.82
	(ii) Deferred tax charge/(credit)	(5.09)	(1.09)	(9.14)	0.19	(8.81)
	Total	-	0.13	(1.04)	9.76	14.01
5	Net profit for the period (3-4)	23.46	1.60	39.87	77.23	94.77
6	Other comprehensive income					
	(i) Items that will not be reclassified to profit and loss	0.35	0.70	(0.54)	(0.72)	(0.08)
	(ii) Income tax relating to items that will not be reclassified to profit and loss	(0.12)	(0.24)	0.19	0.25	0.03
	Total	0.23	0.46	(0.35)	(0.47)	(0.05)
7	Total Comprehensive Income for the period [Comprising Net profit for the period and Other Comprehensive Income (5+6)]	23.69	2.06	39.52	76.76	94.72
8(i)	Earnings per share (before extraordinary items) (of Rs. 5/- each) (not annualised):					
	a) Basic (in Rs.)	0.99	0.07	1.68	3.26	4.00
	b) Diluted (in Rs.)	0.99	0.07	1.68	3.26	4.00
8(ii)	Earnings per share (after extraordinary items) (of Rs. 5/- each) (not annualised):					
	a) Basic (in Rs.)	0.99	0.07	1.68	3.26	4.00
	b) Diluted (in Rs.)	0.99	0.07	1.68	3.26	4.00
9	Paid-up equity share capital (Face value of Rs. 5/- each)	118.58	118.58	118.58	118.58	118.58
10	Other equity as per the balance sheet				1,874.10	1,854.86



Statement of Audited Standalone Financial Results for the quarter and year ended March 31, 2018

Notes :

- 1 The above standalone financial results of Puravankara Limited ('the Company') have been reviewed by the Audit Committee and taken on record at the meeting of the Board of Directors of the Company held on 11.05.2018. The statutory auditors of the Company have audited the standalone financial results of the Company for the quarter ended and year ended 31.03.2018.
- 2 The standalone statement of assets and liabilities are as below:

		(Rs. in Crores)	
	Particulars	As at 31.03.2018 [Audited]	As at 31.03.2017 [Audited]
A	ASSETS		
I	Non-Current Assets		
	(a) Property, plant and equipment	31.87	38.14
	(b) Capital work in progress	33.25	0.08
	(c) Investment property	63.75	39.33
	(d) Other Intangible assets	3.11	3.85
	(e) Financial assets		
	(i) Investments	43.37	33.27
	(ii) Loans	649.01	330.95
	(iii) Other financial assets	26.10	16.56
	(f) Deferred tax assets (net)	39.02	41.90
	(g) Other non-current assets	93.86	93.77
	(h) Assets for current tax (net)	20.67	16.80
	Sub-total - Non Current Assets	1,004.01	614.65
2	Current Assets		
	(a) Inventories	3,447.19	3,460.14
	(b) Financial assets		
	(i) Trade receivables	166.20	292.57
	(ii) Cash and cash equivalents	80.38	74.98
	(iii) Bank balances other than (ii) above	0.16	0.12
	(iv) Loans	64.84	71.52
	(v) Other financial assets	328.43	216.24
	(c) Other current assets	188.21	134.52
	Sub-total - Current Assets	4,275.41	4,250.09
	TOTAL ASSETS	5,279.42	4,864.74
B	EQUITY		
	(a) Equity share capital	118.58	118.58
	(b) Other equity	1,874.10	1,854.86
	Sub-total - Equity	1,992.68	1,973.44
C	LIABILITIES		
I	Non-Current Liabilities		
	(a) Financial liabilities		
	(i) Borrowings	137.07	229.45
	(ii) Other financial liabilities	10.27	7.76
	(b) Provisions	7.06	7.32
	Sub-total - Non Current Liabilities	154.40	244.53
2	Current Liabilities		
	(a) Financial liabilities		
	(i) Borrowings	487.62	616.38
	(ii) Trade payables	283.07	200.82
	(iii) Other financial liabilities	1,220.75	722.05
	(b) Other current liabilities	1,138.58	1,095.69
	(c) Provisions	2.32	11.83
	Sub-total - Current Liabilities	3,132.34	2,646.77
	TOTAL EQUITY AND LIABILITIES	5,279.42	4,864.74



Statement of Audited Standalone Financial Results for the quarter and year ended March 31, 2018

- 3 During the quarter ended 31.03.2018, the Company has acquired IBID Home Private Limited as its subsidiary in February 2018.
- 4 The retrospective recognition of following items has resulted in the Company recognising a charge/(reversal) for earlier periods:

Particulars	(Rs. in Crores)		
	Corresponding Quarter ended 31.03.2017 [Audited] (Refer Note 4 & 7)	Current year ended 31.03.2018 [Audited] (Refer Note 4)	Previous Year ended 31.03.2017 [Audited] (Refer Note 4)
Provision for contract losses/(reversal) - effective quarter ended 30.09.2017			
- Provision made	1.39	-	10.54
- Provision reversed / utilised	-	(1.53)	(1.76)
Tax expense - deferred tax charge/(credit) on above	(0.48)	0.53	(3.04)
Straight lining of lease rent expense - effective quarter ended 31.03.2017	NA	NA	10.31
Tax expense - deferred tax charge/(credit) on above	NA	NA	(3.57)

Accordingly, the accompanying financial results have now been restated effecting the above change.

- 5 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.
- 6 Till the period ended 30.09.2017, revenue from real estate projects was recognised upon transfer of all significant risks and rewards of ownership of real estate/ property, as per the terms of the contracts entered into with buyers, which generally coincides with the execution of the sale agreement/deed. Effective quarter ended 31.12.2017, the Company has introduced the practice of executing allotment letters with buyers prior to execution of the sale agreement/deed. The Company, based on the legal opinion, is of the view that such allotment letters have the effect of transferring all significant risks and rewards of ownership to the buyer and are legally enforceable. Consequently, revenue from real estate projects is now recognised upon execution of the allotment letters entered into with the buyers. On account of the aforesaid change in the basis of revenue recognition, revenue from operations for the quarter is higher by Rs. 70.70 crores and for the year ended 31.03.2018 is higher by Rs. 86.76 crores and the profit before tax for the quarter is higher by Rs. 23.25 crores and for the year ended 31.03.2018 is higher by Rs. 28.40 crores.
- 7 The figures for the quarter ended 31.03.2018 and corresponding quarter ended 31.03.2017 are the derived balancing figures between audited figures in respect of year ended 31.03.2018 and 31.03.2017 respectively and the unaudited figures in respect of nine months ended 31.12.2017 and 31.12.2016 respectively.
- 8 The figures of previous periods upto 30.06.2017 were audited/reviewed by a firm of Chartered Accountants other than S.R. Batliboi & Associates LLP.

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
May 11, 2018

