PURAVANKARA®

#Homes4All

PURAVANKARA LIMITED • ANNUAL REPORT 2017-18

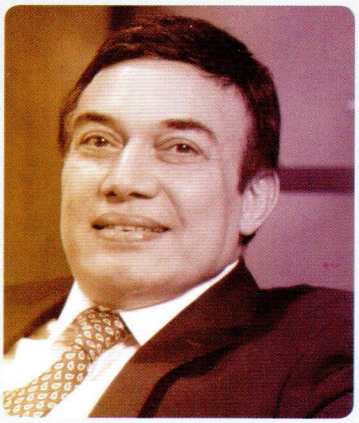
(FORMERLY PURAVANKARA PROJECTS LIMITED)

#MyHomeMyOwn
#DreamComeTrue
#OwnHomeBy35Is
TrueAffordability
#FeelingUnwalled
#LifestyleFor
ALifetime

PS: We have tagged here some of our trending customer comments.

PPS: We are working very hard on some constructive customer comments and invite you to measure our progress by visiting any of our projects. For starters, may we suggest our marquee Purva Palm Beach project in Bengaluru?

Best wishes,
#TeamPuravankara



"Puravankara in 2017-18 was all about focusing on #Homes4All."

I'm proud of the fact that we envisaged the potential of affordable housing and pioneered the business around the Provident brand, which completes 10 successful years in 2018, since our first launch.

I'm equally proud that we pivoted the luxury arm of our real estate focus on the broad shoulders of our Puravankara brand that has become synonymous with uber luxury residential real estate as well as work spaces.

Today, I'm happy to note that my team is relentlessly pursuing the future. We foresee that 'PropTech', the convergence of real estate and technology, will be the next disruptive wave and we're already leading the charge not only in our digital customer engagement initiatives, but also in our core construction and resource management efforts. Importantly, PropTech is emerging as a seamless fit with our vision of **#Homes4All.**

Going forward, Puravankara, as a group, will leverage impactful technology to meet the real challenges of providing housing for all. In doing so, I believe there is sustained value enhancement opportunity for all our stakeholders.

Ravi Puravankara
Chairman and Founder

#HelloAndWelcome

At Puravankara Limited, we are inspired by our vision of providing **#Homes4All**. Our 2017-18 Annual Report is an articulation of our core objectives that enable us to bolster our proposition that home ownership is true empowerment.

Annual Report 2017-18 contents

View our report online
Our Annual Report, accounts, investor presentations and other information about Puravankara Limited can be found online at www.puravankara.com

Follow us on:

Twitter: @Puravankara

Instagram: #puravankara

Scan the QR code on your smart device to view the Annual Report 2017-18 online

#AboutUs – Our business

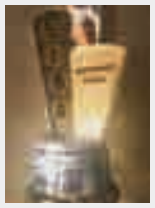
Puravankara Limited is one of India's leading real estate developers and a pioneer in India's affordable housing industry. Today, the Company has an established track record in the luxury and premium affordable housing segments through the Puravankara and Provident brands, respectively.

Our vision:
We envision a future where Puravankara is a household name the world-over. A future where our brand symbolizes unique landmarks and superior community living of the highest standards of quality and customer delight.

Puravankara and Provident projects (established, ongoing and proposed) are located in the micro-markets of Bengaluru, Mumbai, Pune, Goa, Hyderabad, Chennai, Kochi, Mangaluru, Coimbatore and Mysore. A number of our projects have been acclaimed by top industry bodies and institutions and have been bestowed with prestigious awards and honours in the financial year 2017-18.

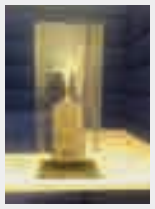
'Best Residential category': Awarded to Purva Blumont by CNBC-AWAAZ Real Estate Awards 2018, South Zone (Puravankara Limited)

'Best Residential Developer of the Year': Realty Plus Excellence Awards, Pune, 2018 (Puravankara Limited)

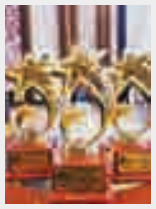


'Achiever in the Business Sector South - Mr. Ashish Puravankara': South Indian Business Achievers Awards (SIBA)

'Best Affordable Housing Project – South': Awarded to Kenworth by Provident by the 10th Franchise Estate Awards, 2018 (Provident Housing Limited)



'Best Affordable/Budget Housing Developer of the Year – South': Awarded to Provident Housing Limited by the 10th Franchise Estate Awards, 2018

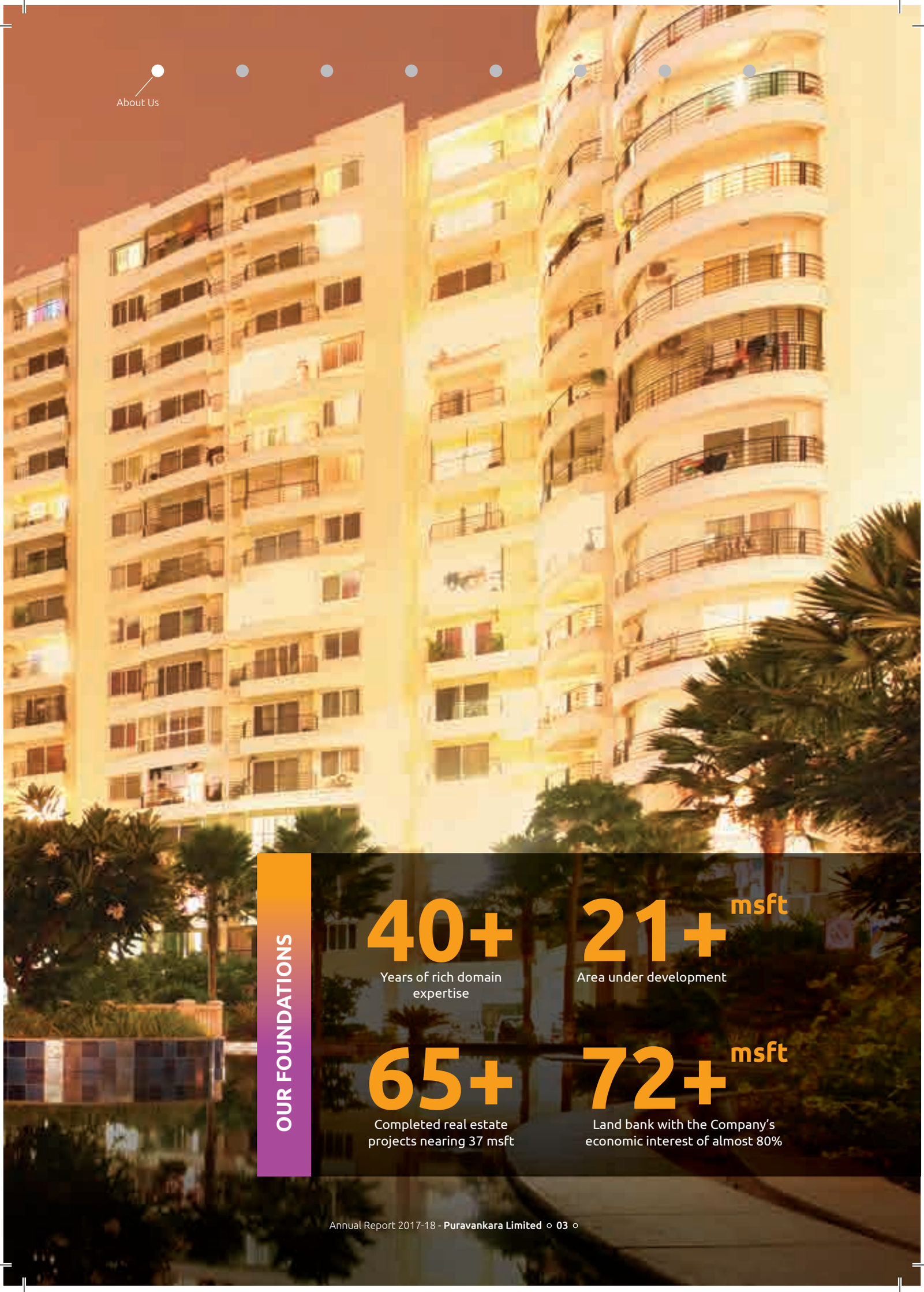


'Developer of the Year - Puravankara Limited': South India - Real Estate Leadership Awards

#MarketCapUncapped

>> Puravankara's market capitalisation surged 107% in 2017-18 (BSE: PURVA), one of the fastest annual accelerations in the history of the Company!

#ActualPhoto: Purva Venezia



OUR FOUNDATIONS

40+
Years of rich domain expertise

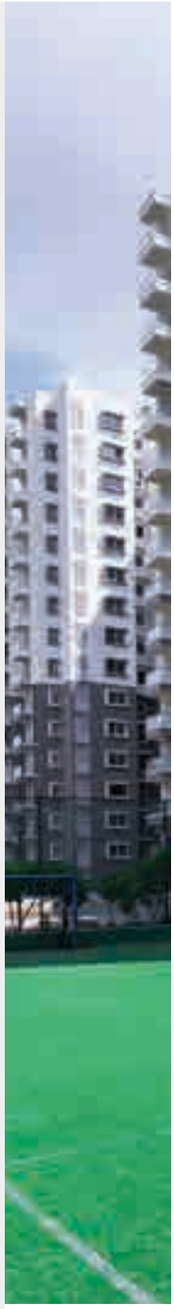
21+ msft
Area under development

65+
Completed real estate projects nearing 37 msft

72+ msft
Land bank with the Company's economic interest of almost 80%

#AboutUs - Our #Homes4All journey

6,300 m² of living space on 3 floors in 30 days. Yes, its possible!



Provident's Park Square* in South Bengaluru is where the future is taking shape.

Comprising about 2,000 apartments spread over 19 towers of 16-storeys each, Provident Park Square is a unique instance of a mass-scale residential project being constructed deploying the modern precast methodology. The project has been designed by an in-house team, reflective of the growing build-up of the Company's own resource capabilities in key aspects of a project's framework. Provident Park Square is also the flagship project of Starworth Infrastructure, a subsidiary of Puravankara, awarded to it after a fierce tendering process with other big names in the EPC business.

For us, affordability is a function of technology, value engineering in design and leveraging our brand to achieve greater economies-of-scale. Provident Park Square is a model example of our endeavour in ensuring that the right product at the right price is accessible and within the reach of all. The project saw resounding success with over 650 apartments comprising 100% of the total phase-I inventory sold on Day One!

At Puravankara, we believe that the future is precast and we are energized by this construction technology that enables us to commit to our purpose of providing homes for all.

** Pre-launch stage*

#ActualPhoto: Purva Seasons

#PrecastIsFast
#WhatAResponse
#NextGeneration
#ExpectTheBest
#StoryInEveryStorey

#AboutUs - Our #Homes4All journey

We sold an average of 8 flats every day in 2017-18. And the best part was that a growing percentage of these were digital media-driven sales!

It is no secret that social media is all-pervasive today and for brands like us, this represents an unprecedented opportunity to connect and meaningfully engage with potential customers.

Importantly, digital media enables us to reach out to and influence customers across the socio-economic spectrum and hence is an integral part of meeting our purpose of providing homes for all. Our digital media strategy is anchored on targeting our audience, building customer journeys and getting increased visibility towards the brand. Towards this extent, our social media strategies help us achieve these objectives.

We leverage Instagram, Twitter and Facebook by using them as a strong second-step in ads on social media. Our social media advertising strategy is based on being nuanced, topical and most importantly, relevant. The idea is to arouse the interest of our target audience and hence enable sustained attention build-up.

Being a tech-driven realty enterprise, we are actively appraising advanced technology, including artificial intelligence (AI), to enable higher conversions. This is done through ensuring improved customer enquiry management while also engaging with our potential customers better with superior project recommendations matching their search specifications and hence their needs and requirements.

#ClickAndMortar
#RealAndSocial
#LikeUs
#ShiftAndEnter
#GrowingKlout

#AboutUs - Our #Homes4All journey

In celebration of various milestones and events, the bell in our office was rung over 2,000 times during the year. That's about 5 times every working day!

"If you take care of your employees they will take care of your customers and your business will take care of itself."
- J.W. Marriott

We believe that people are our greatest asset and the core facilitators of our purpose.

While technology will transform real estate, the business is and will always remain a people-powered entity. Our goal is to imbue in our 900+ employees a strong sense of purpose and pride and we want our people to be known for their commitment, teamwork, ability to innovate and high levels of engagement.

We continued to engage in driving a high-performance culture with an emphasis on achievements and integrity. We also developed a fast-track program for consistent achievers to be able to broaden management bandwidth and also create a pipeline of talent. In addition, we also launched a women leadership development program to broad-base and promote gender diversity.

Going forward, we will continue to differentiate ourselves on the integrity, expertise, knowledge and professionalism of our people while targeting our purpose of providing housing for all.

#DreamTeam
#OneForAllAllForOne
#WomenPower
#Fun@Work
#CareerLauncher

#AboutUs – Our performance in 2017-18

Aligned with our strategy of geographic expansion and diversification along with an impetus on affordable housing, Puravankara Limited reported a respectable performance in 2017-18.

What we said	
Diversify our presence beyond Bengaluru	
Entrench our presence in the affordable housing business	
Expand our sales realisations on a consistent and sustainable basis	
Leverage consolidation opportunities prevalent in the sector	
Repay debt and bolster balance sheet strength	

What we achieved in 2017-18	From the point of view of risk control	Outcome in numbers
• Grew presence in gateway West Indian markets (Mumbai, Pune, Goa) • Expanded presence in Kochi and Chennai while actively appraising other micro-market opportunities in the South	• De-risked presence from excessive dependence on Bengaluru through growing footprint of non-Bengaluru projects • Joint partnership model will open up asset-light development opportunities across our markets of presence • Large land assets in Bengaluru at historical value will continue to facilitate viable pursuits	• Non-Bengaluru projects now account for over 56% of the share of ongoing and new launches
• Provident emerged as the new growth engine with consistent expansion in sales volumes • With a growing share of developable area in the overall book, Provident will continue to drive the business going forward	• We were one of the first advocates of affordable housing in India and today, Provident has enabled us to accrue a first-mover's advantage in the business • Regulatory impetus on affordable housing bodes well for the sustainable and prioritized growth of the industry	• Provident's sales (area) grew a substantial 173% YoY in 2017-18 and accounted for 52% of the total sales (area) of the Group (up from 29% in 2016-17)
• Invested a relentless focus on quality control through deputing a dedicated Quality and Product Excellence team • Invited reputed external auditors and transparently displayed products used in projects • Grew sales realisations across both Puravankara and Provident brands	• Stronger realisations represent a manifestation of our focus on customer-centricity and growing customer trust • It also demonstrates our focus on ensuring affordability even at relatively higher price points (especially for Provident)	• Puravankara's average sales realisations increased 5% YoY (to ₹ 6,211 psf) in 2017-18 • Provident's average sales realisations grew a sharper 8% YoY (to ₹ 4,622 psf) in 2017-18
• Increasingly focused on the joint development model with selective developers/landowners with the onset of RERA regulations and compliances driving such partnerships	• The joint development model represents an asset-light approach to real estate development • It enables faster project launch through the ready availability of land resources • It ensures balance sheet strength, enabling flexibility for making asset-driven opportunistic calls	• A substantial number of projects for immediate launch are under the joint development model at Puravankara, while a rising number are at Provident, with the trend expected to pick up
• Judiciously used our cash flows for debt repayment • Our credit ratings strengthened to 'BBB+' (ICRA), enabling the platform for lower-cost debt mobilisation	• A deleveraged balance sheet is crucial for sustainability • Strong credit ratings and judicious fiscal practices enable lower fund costs while helping sustain banking relationships	• Achieved 80 bps reduction in the average debt cost, which stood at 10.64% in 2017-18 • Interest costs reduced by 15% to ₹ 251.34 crores in 2017-18, from ₹ 289.50 crores in 2016-17


#ActualPhoto: Provident Welworth

#UnityInDiversity

>> Puravankara Limited represents a truly differentiated real estate business in terms of diversification across markets, brands and projects under various developmental stages.

SHAREHOLDER INFORMATION

Market capitalisation

₹3,293 crores

as on 31 March 2018

+107% YoY

VALUE METRICS

Book value per share (consolidated)

₹101

2017-18

+36 bps YoY

Networth

₹2,393 crores

2017-18

+114 bps YoY

FINANCIAL OBJECTIVES, 2018-19

- Accelerate revenue growth, especially in Provident
- Ensure cost controls
- Accelerate timely project completion to recognise revenues
- Further lower credit cost
- Enhance credit ratings
- Augment profitability
- Enable judicious resource allocation
- Embrace proactive treasury management
- Ensure appropriate financing strategies for projects
- Espouse compliance and process adherence

Our Board

Mr. Ravi Puravankara
Founder & Chairman

Mr. Ravi Puravankara is the Founder & Chairman of Puravankara Limited. Under his guidance, supervision and mentorship, the Company today has emerged as one of the largest residential real estate conglomerates in India.

Renowned for pioneering new trends in the market, Mr. Puravankara has been responsible for introducing mid-income consumers premium homes within easy and affordable reach by launching Provident Housing Limited, a wholly-owned subsidiary. An iconic leader and a disruptive forward-thinker, Mr. Puravankara's strategic planning gave genesis to affordable luxury for aspirational Indians, creating the foundations of the premium affordable housing industry.

Mr. Puravankara was also one of the first to obtain FDI in the Indian real estate sector through forging a joint venture with Singapore-based Keppel Land Limited. Mr. Puravankara has also been instrumental in implementing best practices in construction by focusing on technology to achieve quality in execution as well as in sales and customer relations.

Honors and accolades

- Ex-President of the International Housing Federation (FIABCI), Paris
- BAM (Builders, Architects & Building Material) Awards 2018 for 'Lifetime Achievement'
- Recipient of the 'Scroll of Honor' at the 2017 Realty Plus Conclave
- 'Developer of the Year' award bestowed by CMO Asia

Value-added to the Board

Leadership, governance, stakeholder relations, transformational best practices

Mr. Ashish R. Puravankara
Managing Director

Mr. Ashish R. Puravankara, as the new-age leader, has played a pivotal role in the growth of the Company through his emphasis on innovation, strategy formulation, operational control, financial management and enterprise capacity development.

Today, Mr. Puravankara is responsible for the day-to-day operations of the business with his primary focus anchored on opportunity identification. He has also been instrumental in implementing best construction practices through acquiring new material resources and focusing on technology as a means to achieve quality construction on a growing project scale.

Mr. Puravankara holds a Bachelor of Science degree in Business from Virginia Polytechnic Institute and State University and graduated as a MBA from Willamette University in Salem, Oregon.

Honors and accolades

- Bestowed with the 'Most Enterprising CEO of the Year' at the South India Real Estate Leadership Awards, 2017
- Received the 'CXO of the Year' award at the 9th Realty Plus Excellence Awards South, 2017
- President of the Confederation of Real Estate Developers Association of India, Bangalore Charter (CREDAI)
- Member of the Youth Presidents' Organization (YPO), Bangalore

Value-added to the Board

Strategic leadership, stakeholder relations, marketing innovation, operational integration, sustainability best practices

Mr. Nani R. Choksey
Joint Managing Director

Mr. Nani R. Choksey possesses over four decades of rich experience in the real estate development, construction and finance sectors, thriving on his strong business instincts. He has played an instrumental role in the growth of the Group since its inception in 1975.

In the early days, Mr. Choksey was a one-man team, overseeing most departments, from legal to CRM. Even today, he is actively involved in all of the Company's projects, bringing his rich industry experience, attention to detail and an appetite for growth to the business.

Value-added to the Board

Strategic and technical insights, commercial and legal expertise

Mr. R.V.S. Rao
Non-Executive Independent Director

Mr. R.V.S. Rao holds a Bachelor's degree in Commerce from Mysore University and a Bachelor's degree in Law from the Bangalore University. He has completed Master Class for Director conducted in association with the World Council for Corporate Governance, London.

Mr. Rao possesses over 41 years of experience in the fields of banking and finance. He has been a Director of HDFC Limited. As a USAID consultant, he was the team leader that reviewed operations and made recommendations for the Housing Finance Company, Ghana. He was also the team leader of the consultancy team that advised the National Development Bank of Sri Lanka in establishing its mortgage finance business.

Mr. Rao is an associate of Indian Institute of Bankers, Mumbai, a life member of All India Management Association, New Delhi, and was the executive committee member of Bangalore Management Association and Greater Mysore Chamber of Industry.

Value-added to the Board
Financial and legal expertise, risk management, management insights

Mr. Pradeep Guha
Non-Executive Independent Director

Mr. Pradeep Guha holds a Bachelor's degree in Arts from Mumbai University and an EDP Diploma from Asian Institute of Management, Manila. He has over 42 years of strong experience in the fields of media, advertising, marketing and branding.

Mr. Guha was the President of The Times of India Group and was also on its Board of Directors. He also completed a successful stint as the CEO of Zee Entertainment Enterprises Ltd. In his previous stints, he was the Vice-President and Area Director of the International Advertising Association, Asia Pacific region, as well as the Chairman of the Asian Federation of Advertising Association.

Value-added to the Board
Strategic insights, corporate communication, marketing, brand-building

Dr. Suchitra Kaul Misra*
Non-Executive Independent Director

Dr. Suchitra Kaul Misra is a Doctor of Philosophy from Mysore University. She completed her BA with English Honors from Nowrosjee Wadia College, Pune. She was elected as the Student Representative Council for Pune University and later awarded the National Merit Scholarship for post-graduation. She topped her Masters of Arts with two gold medals from Lucknow University.

A self-motivated entrepreneur, Dr. Misra is the Founder Director and Promoter of Shabri Investments Pvt. Ltd, a NBFC. She is also the Area Director with Toastmaster International and Chairperson of Karnataka chapter of ALL Ladies League, an international women's chamber. Dr. Misra was honoured as the 'Iconic Leader Creating a Better World for ALL' at the Women Economic Forum, 2018.

Dr. Misra is also engaged in offering creative wellness services to a spectrum of groups, comprising corporates, PSUs, educational institutions and NGOs.

Value-added to the Board
Personnel management, CSR expertise, social development

**Resigned as Director w.e.f. July 27, 2018*

#StrategicOverview

From the Chairman's desk

Dear shareholders,

It is indeed a pleasure to be writing to you through this letter.

In this day and age of unprecedented change, time is of great essence and I truly thank you for your time in going through this report. While on the subject of time, we all agree that the world of today is very different from the world of yesterday and the world of tomorrow will be very different from what it is today.

On the broader macro-economic front, I believe we are living in exciting times with advances in technology and innovation driving globalisation and benefitting people the world over. This is good news as technology can be leveraged by anyone to their advantage. For instance, the world's largest cab-hailing service, even as it does not own a single vehicle, is pervasive by its presence around the globe. The model of co-habitation in hospitality has disrupted the traditional business, with technology allowing it to open doors of opportunity globally – and literally. On this point of disruption, co-working spaces, or collaborative offices, are also radically altering the concept of space utilisation with the first quarter of 2018 itself exceeding the annual tally of co-working space absorption in India in 2017. The emergence of cobots or collaborative robots is yet another megatrend that will see space and time being increasingly co-inhabited by humans and robots.

While technology is spreading its might across companies, regions, industries and sectors, it is also making steady inroads into real estate with the outcome that 'PropTech', representing real estate meshed with technology, has emerged as the new buzzword in our industry circles.

Being someone who has always remained close to technological developments, I have been an active technology advocate in enabling Puravankara to meet its overarching purpose of housing for all. The concept of an affordable housing arm was seeded almost 10 years ago. Extensive research and development and in-depth market analysis led to the birth of the Provident brand, much ahead of affordable housing becoming the centre-point of most real estate conversations today.

I have firmly believed that technology must disrupt to the point where a product or a service not only becomes more relevant but more affordable too. It is in the context of leveraging the latest in construction technology, including the breakthrough precast methodology, that we have actually shrunk handover timeframes; it is in the purview of smart planning that we have redefined space utilisation and it is in finding our sweet spot in managing the two – time and space – that we have been able to create a revolutionary housing solution that is both premium and affordable.
In this landscape, I believe that our Provident Park Square project is a model of the future of residential real estate – aspirational, affordable, tech-centric and value-driven. With our focus on the conceptualisation of projects with such distinctive characteristics, I believe Provident will continue to enable us to respond to the nation's clarion call of providing 'Housing for All by 2022'.

While dwelling a bit on analysing the government's emphasis on housing, it is urbanisation, representing the overwhelming migration of people to urban spaces in search of better opportunities, that has been one of the major triggers in the development of residential and commercial realty. One of the unwanted impacts of this construction boom is the use of energy going up several-fold.


#ActualPhoto: The Tree by Provident

As a responsible developer anchoring our business on sustainability, we believe that green buildings bring forward the most effective solution to address the industry's environmental impact and we are committed to the principles of this developmental blueprint. Our emphasis is on integrating responsible technologies with traditional methods and in addition to precast, we have technologies such as 3D modelling and printing that allows for a sustainable path to building construction. Overall, we have put to use several sustainable concepts in the development of habitats that are one with the environment, while also constantly learning from progressive developments and implementing best practices across our project sites.

At Puravankara, we have always believed in being a consumer enterprise. We invest emotion and empathy in brick and mortar. We continually seek ways to make our customers' lives easier. We are passionate about finding solutions that bring positive space and time experiences and impacts.

In a landmark initiative, we are looking at making Puravankara homes intelligent and smart with the implementation of voice-enabled devices. With customers getting younger and much more familiar with technology, smart homes fit in well with our PropTech propositions while the product increasingly resonates with our customers' aspirations and lifestyles. I'm also proud to mention that we are among a handful of developers to allocate up to 3% of our project cost for software technologies that foster cost and time efficiencies and advantages across enterprise resource planning, project management and customer service.

Today, we bring forward our developmental expertise in an operating environment that is vibrant and opportunity-filled. Only recently, in a major thrust to the industry, the Reserve Bank of India increased the loan limits for banks and housing finance companies so that these financial institutions can meet their priority sector lending requirements. This regulatory guideline converges well with the Pradhan Mantri Awas Yojana (PMAY) and is also ripe with the possibility of financial institutions increasing their disbursements under the priority sector lending category while borrowers getting a chance to avail loans at lower rates, which will boost the affordable housing segment. With a budget outlay of ₹ 645 bn for 2018-19, PMAY has emerged as a core driver of the industry and will continue to augur well for the real estate sector. Sustained regulatory impetus along with robust projected economic growth attributed to major reforms and fiscal measures will keep the excitement alive in India's real estate industry for years to come.

Overall, we are on our way to becoming a tech-oriented company in the consumer space, delivering quality housing solutions and vibrant work spaces for all. We are unique in the sense that we have a robust affordable housing play and also possess a well-entrenched luxury residential real estate brand that also provides quality work spaces. Put together, all our initiatives will help accelerate momentum and generate multi-decade value enhancement opportunities for our stakeholders.

Thank you for your continued trust, which I believe will take us to even greater heights in the future.

Ravi Puravankara
Chairman

Facts in figures:

10 mn
Estimated housing shortage in urban areas in India

₹ 7.8 tn
Disbursement of affordable housing loans in 2017-18

₹ 315 bn
PMAY Urban budget for 2018-19

₹ 330 bn
PMAY Rural budget for 2018-19

Invitation to attend the Annual General Meeting

I hereby extend a cordial invitation to all shareholders to attend the 32nd Annual General Meeting to be held at Taj West End, #25 Race Course Road, Bengaluru, on 26th September 2018 at 11:30 a.m.

1.80+ msft
Space delivered by Provident in FY18

4.20+ msft
Space delivered by Puravankara in FY18

15,000
Happy families living in Puravankara group projects (approx)

2,781
Customers added in FY18

#LookingAtTheBigPicture
#SayingHiToTechnology
#HousingMadeSimpler
#WiredForGrowth
#BuiltToLast

#StrategicOverview

In conversation with the Managing Director

"For the fourth quarter of FY18, we doubled our sales to 1.2 msft vis-à-vis Q4 of FY17, which represents the highest level of sales achieved in the past 12 quarters. There is a clear build-up of momentum at Puravankara."

Ashish R. Puravankara

What was the context of the operating environment and how did we perform in this backdrop?

The improving macro environment, RERA implementation, GST rollout and unfolding opportunities for collaborative development are ensuring reasonable buoyancy in the residential real estate sector today across many markets and micro-markets. Regions where effective demand is returning comprise the metropolitan areas of Bengaluru, Pune, Hyderabad and Kochi.

Puravankara's performance was encouraging in the context of these prevalent trends. For the fourth quarter of FY18, we doubled our sales to 1.2 msft vis-à-vis Q4 of FY17, which is highest level of sales achieved in the past 12 quarters. The launch of Provident Park Square in March 2018 is the start of a long list of planned launches across both our brands. Some of the key performance highlights of the year include:

- Ready-to-move inventory sales grew 78% from 0.79 msft in FY17 to 1.41 msft, which has materially eased our cash flows
- Overall sales grew substantially to 3.25 msft, representing a 50% surge over the previous fiscal year, leading to a sharp corresponding growth in sales value to ₹ 1,752 crores, as compared to ₹ 1,168 crores achieved in 2016-17

I must also mention that heading the reputed Bangalore chapter of CREDAI has helped me get an eagle-eye perspective on the real estate industry, enabling me to expand my understanding of the sector while also getting exposure to several learning opportunities on different business models, latest construction practices, finance, taxation and human resources, etc.

Was the Provident Park Square launch a reflection of demand slowly coming back to the market?

I've believed that demand always exists for quality projects that signify an economic and social value proposition anchored on a lifestyle upgrade aspiration. Provident Park Square is right at the junction of meeting this aspiration with the result that over 650 apartments were booked on Day One with waitlist applications being considered for allotment in future phases. This is our first project post RERA and I'm happy to note that we started the next chapter in real estate in such an encouraging way.

If we were to pick out the core highlight of 2017-18, what would it be?

Aligned with our purpose of providing '#Homes4All', I'm happy to mention that we made all-round progress during the year. One of the standout accomplishments was the fact that Provident achieved incremental sales booking of ₹ 514 crores during the year. This reflects over 195% of the sales booking attained by the brand in 2016-17 and indicates strong expansion in business momentum. Provident sold an average of 5 homes per working day in 2017-18. Today, Provident has become a force to reckon with in affordable housing and a validation of our scientific approach to analysing housing needs and providing a lifestyle solution that is both affordable and accessible. This shift has enabled us to ensure that Provident is indeed a growth engine as we expand our affordable housing business.

What was the strategic progress made on the other fronts in 2017-18?

Our growth framework is underpinned by the following:

- Geographic expansion
- Sales strategy
- Cost optimisation
- Systems and processes
- Financial controls

Let me take you through each of these.

Geographic expansion: We expanded our footprint in key West Indian cities with the result that today, we are present in the gateway markets of the South and West and, going forward, the bulk of our new launches will happen in these core markets that represent an infrastructure rejuvenation-led opportunity. An emphasis on geographically diversifying our project book and on Provident leading new launches will continue to guide our geographical expansion strategy.

Sales strategy: We transformed our sales strategy on two fronts. One, we redefined the sales architecture by

Our aim is to put a smile on the customer's face that represents the starting point of our stakeholder value creation journey. – Ashish R. Puravankara

segregating the teams engaged in the sales of ready-to-move inventory and newly-launched inventory. This was done to ensure an equal sales emphasis on both. And two, we rejigged our inventory management policy in favour of opening a larger percentage of apartments for sale during launch itself. With a slew of new launches topped by the fact that project sizes are getting bigger, our restructured sales strategy is primed to accelerate sales booking momentum across our project pipeline. The resultant de-risking of the business is an obvious and welcome outcome.

Cost optimisation: One of the key components of cost control was an emphasis on technology, specifically precast. In this context, Starworth Infrastructure, a subsidiary, has created unparalleled capabilities in technology to accelerate construction while applying quality rigour. It emerged as a force in the construction contracting business by winning the fiercely fought tender for Provident Park Square, which is 100% on precast, with other big names participating in the process. Our philosophy in cost management and value engineering has always been to cut costs and not corners.

Systems and processes: With the Company becoming larger with a widening project footprint, it was always a good idea to revisit and reinforce our processes and controls to ensure adherence and also provide an unobstructed organisational direction. We undertook enterprise-wide transformation by aligning remuneration with performance. We also segregated the marketing teams and processes for Puravankara and Provident with a view to sharpen focus and sustain undiluted emphasis for both the brands.

Financial controls: Our finance unit was re-purposed as a strong support function to reinforce resource allocation and optimisation, mobilise growth capital and facilitate appropriate financing solutions for projects. It has also helped the Company to align with new regulations under the GST and RERA frameworks and more proactively engage in treasury management.

What were the key developments on the tech front?

During 2017-18, we made significant investments in IT, bolstering our end-to-end project management capabilities by implementing a high-quality real estate software that, among other things, facilitates in building cost estimates, managing timelines and organising inventory for projects. As an aggressive proponent of technology, we are also planning the deployment of artificial intelligence that will enable analytics-driven customer management, revolutionizing their experience with us.

Coming to the point on social media, what is the emphasis on digital at the Company?

We believe that the future of real estate is in sales and marketing as technology will level the playing field in construction. Within sales and marketing, digital will be the way forward, as ratified by expert commentary. According to a BCG-Google report on digital spending, digital transactions in India could triple from around $40 bn to $100 bn by 2020, with digital advertising expected to clock a 30% CAGR to touch ₹ 12,046 crores by December 2018 (IAMAI and Kantar IMRB report). At our Company, our branding activities have had more of a digital skew even as we target younger consumers through leveraging social media influencers as well as allocating our inventory on online property marketplaces. We also launched a website under the URL: www.mypinkhomes.com. This site has been exclusively designed for our women home buyers and has attractive offers curated for them. In 2017-18, sales from digital channels comprised 17% of our offline sales even as digital spends rose to 26% of our total advertising budget of the year. This will go up in the future, aligned with the increasing trends in digital/online advertising.

While on the discussion on today's world, is it true that the spending power of the young generation is on the rise?

Absolutely and the real estate industry is an effective bellwether of this index. As per our assessment, the proportion of under-40 (years of age) buyers of our Provident projects has soared from 0.7% in 2013 to 54.8% in 2017. Over the last few years, the base of Provident buyers in the age bracket of 31-40 years has gone up significantly and this represents rising aspirations fuelled by increasing affluence. Taking 2013 as a base year, there has been an increase of almost 42% in buyers in the 31-40 age bracket in the year 2017, from being less than 1% of the total buyers. On the other hand, in the 41-50 bracket, there has been a sharp decline from almost 100% (in 2013) to 28% in 2017. Also, there has been a steady rise in the age group of 20-30 from almost 0% to 13% from 2013 till 2017.

Under our Puravankara brand, there is an almost unchanged shift in buying patterns within different age groups, indicating our luxury housing proposition continues to enjoy relative stability under the patronage of connoisseurs.

Provident buyer profile

Age bracket (years)	2013	2014	2015	2016	2017
20-30	0.2%	0.1%	3.2%	9.3%	13.0%
31-40	0.5%	0.1%	10.3%	38.2%	41.8%
41-50	99.1%	99.4%	78.8%	27.8%	27.6%
51-60	0.2%	0.3%	5.2%	16.1%	10.8%
61 and above	0.1%	0.0%	2.6%	8.6%	6.9%

What are the post RERA opportunities that the business is witnessing?

We've always sought to more closely mesh our business model with meeting the aspirations of our customers, their stated needs as well as their unarticulated desires. In this quest, we have always embraced a scientific approach to analysing needs and eventually empowering our customers with a product that evolves with their lifestyle and is delivered on time with high levels of governance and fiscal prudence. Towards this extent, I'm proud that our model was aligned with the various postulates of RERA before the Act was implemented. Post RERA, we are witnessing significant vaults of opportunity in the joint development model as landowners/other developers look to forge associations with larger and reputed players to thrive in the new era.

What's exciting at Puravankara today?

Housing for all is an energizing emphasis, evident in the record-breaking response we received for Provident Park Square. Standing on the threshold of an exciting today, we have a healthy pipeline of multiple deals. Over the next five years, we foresee having a portfolio of about 5-7 msft, out of which a projected 2-3 msft will be office space, in opportunity-filled micro-markets that will open-up a strong source of annuity income. Moreover, land being our principal resource, we are constantly forging and appraising joint developments, which have opened-up post RERA. We are also in the final stages of discussions with large funds currently operating in India to develop a platform transaction mainly for Provident to provide a sustainable growth impetus.

I'm also excited about the strong upward stimulus to our cash flows with the core drivers comprising the expansion in sales of ready-to-move-in inventory, strong pipeline of new launches and balance payments from nearing completion projects.

Finally, we believe that technology will play an integral part in real estate development and at Puravankara, we are looking to enrich our understanding of various modern technologies and processes to meet our central aim of providing housing for all.

₹514 crores
Provident's incremental sales booking, FY18

BBB+
Ratings upgrade by ICRA in FY18

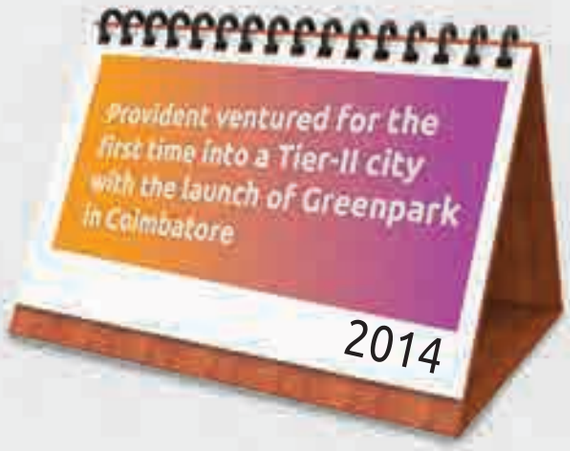
₹1,505 crores
Revenues, FY18 (Ind-AS)

₹398 crores
EBIDTA, FY18 (Ind-AS)

₹91 crores
Net profit after tax, FY18 (Ind-AS)

#10on10

Brand Provident completed 10 years of existence in 2018. As a celebration of this milestone, we present here 10 key developments that not only transformed the skyline but also shaped the country's affordable housing industry. So here is Provident's #10on10!


Provident ventured for the first time into a Tier-II city with the launch of Greenpark in Coimbatore
2014


Provident Park Square made history when the project received bookings of over 650 apartments on the first day
2018


Expanded wings to enter Hyderabad with the launch of Provident Kenworth, one of the Company's largest projects spread across 20 acres, comprising 2.8 msft of saleable area
2016


With the launch of our maiden property in Goa, Adora de Goa, we received over 800 bookings on the first day. The project is also the Company's first venture into the hospitality segment
2018


Launch of the first premium affordable housing project in the RERA era, Provident Park Square, a joint venture
2018


Over the past decade, Provident has launched 17.74 msft of high-quality premium affordable housing projects across six cities in India
2018

Our financial journey

Overview >>

Despite a challenging business environment recovering from the lingering effects of demonetisation, GST implementation and RERA enactment, the Puravankara Group's activities delivered relatively strong headline income from sales. Today, with revival being witnessed in the country's real estate markets, together with the strength and resilience of our business model, we expect to perform consistently across the foreseeable future.

Land bank *(msft)*

Analysis >>

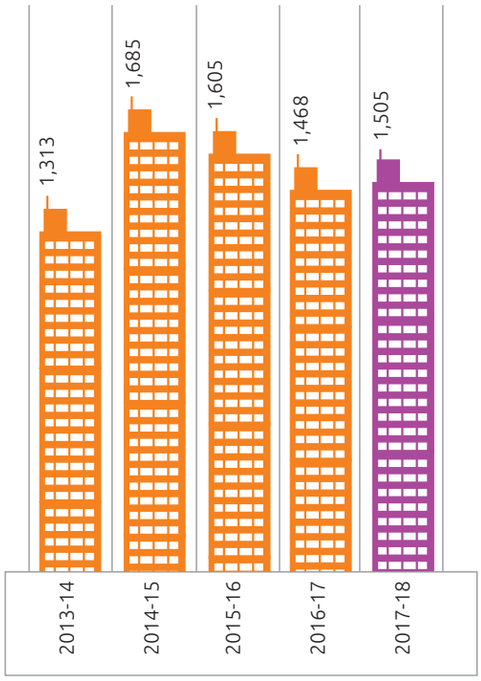
- Continual emphasis on strategic land acquisition
- Focus on the joint development approach to strengthen real estate business model

Projects under development *(msft)*

Analysis >>

- Emphasis on technology leverage to lower construction timelines
- Diversify presence and scale-up brand Provident

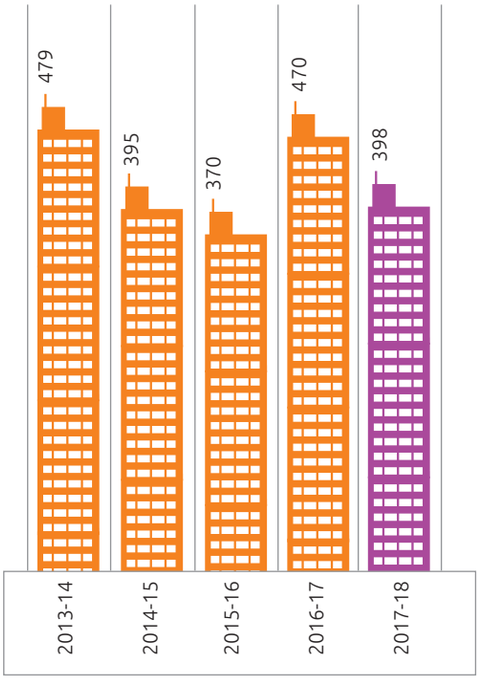
Income from sales *(₹ crores)*



Analysis >>

- Focus on consistency in realisations growth
- Restructured sales strategy of inventory opening will aid sales growth

Operating profit *(EBIDT) (₹ crores)*



Analysis >>

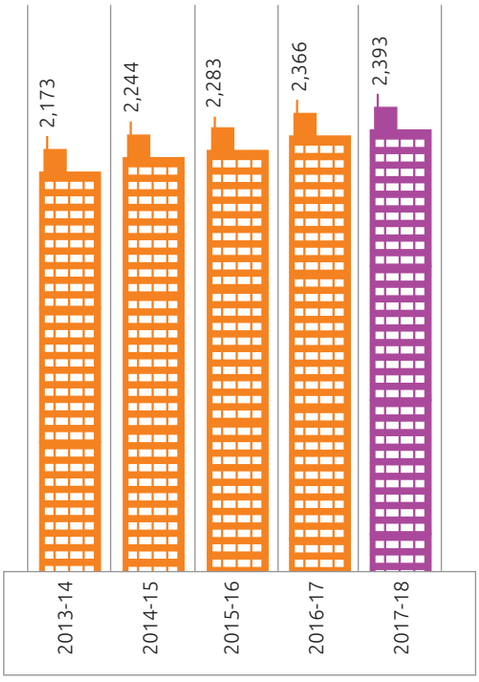
- Tightening cost controls is an ongoing focus area
- Accelerating momentum in new project launches will enable faster sales growth, giving a positive impetus to operating profit growth

Net profit *(₹ crores)*

Analysis >>

- Profitability emphasis anchored on premiumisation strategy balanced with enhancing affordability
- Expanding sales and stronger cost optimisation will set the platform for sustainable profitability accretion

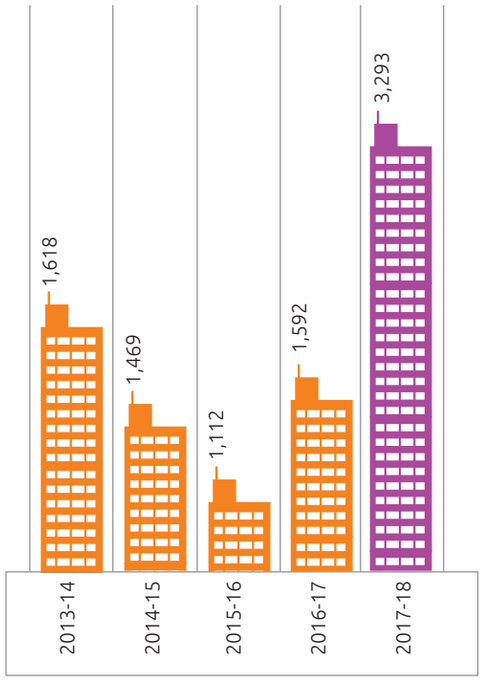
Net worth *(₹ crores)*



Analysis >>

- Conservatism in surplus management has driven net worth growth
- Consistent growth of this metric has provided stability to return on net worth

Market capitalisation *(₹ crores)*



Analysis >>

- Credible FY18 performance has been well-recognised by the investor community
- Well-positioned growth platforms indicate long-term investment potential

#BusinessReview

Purpose and business strategies of the Puravankara Group

Our purpose

To enable housing for all.

Our aim

To responsibly address and fulfill a crucial socio-economic customer need – that of an own home. In doing so, we also aim to dependably address some of the core challenges of housing shortage and employment.

Our behaviour

Passionate > Simple > Personal > Fair > Meritocratic > Dependable > Empathetic

#OurCircleOfConnectedness

15,000+
Happy families

33,700+
Shareholders

900+
Employees

7+
CSR interventions

#BusinessReview
Customer value creation

We want to help our customers make the most important decision of their lives of home ownership. We meet the high expectations of quality and timely deliveries that our customers have come to expect of us.

Customer expectations management strategies

Simplify real estate
Our aim is to ensure that real estate is accessible by all. We ensure that our documentation practices are clear and conflict-free and that we deliver as per our commitments.

Engage in smart and effective space planning
We are focused on providing our customers with a 'real estate surplus' and this philosophy encompasses smart space planning with relevant solutions. For instance, our projects of today have separate tuition space for children that takes such an activity outside of the house and into a common area. Better space planning also helps balance utilisation with utility – for example, some of our new projects have a Juliet balcony that takes up less space and also enables occupants to have airy rooms with open outside views.

Leverage technology for faster deliveries
We deploy technology with a view to adhere to delivery timelines with a constant endeavour to sustain customer trust.

Quality emphasis
We have created a 27-member dedicated quality team that is engaged in extensive QA/PE. Besides, we also appoint external auditors to check for inconsistencies and only after we have ticked all the boxes do we open handover. Besides, we also invite customers on pre-handover inspection visits. At our Group, we have also appointed a well-qualified German quality professional for stewarding our quality emphasis.

**QA/PE – Quality Assurance and Product Excellence*

#ActualPhoto: Provident Harmony

#WhatYouSeeIs WhatYouGet

Customer experience centres in our project sites transparently display all the products used in the particular project with proper signage. For instance, the shelf showcases tiles, bathroom fittings, pipes, etc. A precast model is also installed for stronger customer awareness on the technology that is being used to build their homes.

Providing lifestyle solutions

We are attuned to the needs of our new-generation customers who want their homes to be an extension of their lifestyles. In addition to providing smart homes wired by intelligent devices, our projects have thematic propositions like those based on beachside living, broadway themed, etc. For example, our Adora de Goa project (post balance sheet launch) is one that projects resort living by the bay with large resort-like pools, water bodies and water rides, representing overall an integrated resort district.

Digital engagement

We are transforming our commercial model because we are aware of the fact that our customers demand greater availability and proximity via digital channels, even as we strengthen the personal touch that has always been our hallmark. We are enriching and expanding the quality of our digital solutions by focusing on leveraging artificial intelligence and machine learning that will enhance customer engagement with our brands while also providing our consumers with a more contemporary and relevant purchase experience.

30%
Digital marketing spends as a % of the total advertising budget, FY18

Our customers
(as on 31 March 2018)
15,000+
happy families (and growing) living in Puravankara Group projects

Our 8 customer-facing behaviours

#BusinessReview
Employee value creation

The talent and motivation of our 900+ employees are the key foundations of our success. Implementing a shared vision and a strong, uniform culture across the Group remains our principal priority.

Our HR strategy

Talent management
Help our people grow professionally in a globalised environment

Expertise development
Organise continuous training and development for bolstering employee skills, knowledge and capabilities

Remuneration
Set clear goals and link rewards with performance

Employee experience
Provide a healthy work-life balance and an inspiring workplace

Culture
Foster a culture of trust and mutual respect that is anchored on customer delight, purpose and our way of doing things

HR initiatives, 2017-18

Organisational transformation
- Fostered a culture of meritocracy and high-performance
- Set goals and establish achievement-linked rewards and recognition based on performance and results

Fast-track program
- Leadership development programs
- Provided skill and knowledge enhancement opportunities to high-potential employees through exposure to external development programs conducted by prestigious management institutes like IIM Bangalore
- Strengthened the pipeline of future leaders

Re-hired top-performing employees
- Protected intellectual capital and competitive advantages through re-hiring our top performers
- Focused on retention of high-quality talent

Women leadership program
- Launched a women leadership development program to provide our women employees with higher growth career opportunities
- Focused on promoting gender diversity
- Nurtured our culture founded on respect, meritocracy and equality

Future priorities

- Continue to focus on building a high-performance culture and leadership development
- Continuous skills, knowledge and capabilities enhancement
- Increasingly link rewards with individual performance and organisational growth

#BusinessReview
Community value creation

We ensure the integration of ethical, social and environmental criteria in the development of our business, contributing to economic and social prosperity in a responsible and sustainable way.

Our community value creation initiatives

Collaboration with Wockhardt Foundation

Puravankara collaborated with Wockhardt Foundation to run 3 edu-recreational centres in Ulsoor, Bengaluru, dedicated to children from marginalized communities. This association is an extension of our ongoing initiatives to leverage our expertise to create viable impact in communities. The unique programme, 'Khel Khel Mein', will engage with children in the age group of 6-12 years throughout the year to augment daily school learning.

Making our women home buyers feel special

Aligned with our commitment to our women home buyers, we launched an exclusive portal for them (www.mypinkhomes.com) on Women's Day. Through this portal, we provide our women home customers with exclusive offers and discounts, including the option of reserving an apartment by paying for just 1 sft.

Civic initiatives

After repeated complaints on waste dumped in medians under the Namma Metro tracks, Puravankara signed the first such license agreement with BMRCL in August 2017 to maintain 48 median sections on Magadi Road. Under the agreement, we are tasked with the responsibility of maintaining the garden/landscape of the selected medians for three years. This civic initiative dovetails with our commitment to ensure environmental sustainability across communities.

Biggest greeting card replica

With a view to acknowledge the country's emphasis and efforts in the housing industry as well as to capture consumer attention, a 2,853-ft greeting card replica was erected in Bengaluru that created a new Guinness World Record for being the biggest replica of a greeting card. The structure, created by Provident Housing, proudly bore "homes4all" in large signage and Independence Day greetings. The mega card was assembled in 250 hours and entered into the Guinness Book on 15 August 2017 that also celebrated Puravankara's 43rd Founders Day.

Promoting education among the underprivileged

The Puravankara Group supports Christel House Learning Center in Bengaluru, an institution for disadvantaged children, to grow, achieve and realize their dreams. The mission of Christel House is to help orphaned, abandoned and underprivileged children break the cycle of poverty and to make them self-sufficient and contributing members of the society.

Support to old-age home

The Little Sisters of the Poor, an international congregation, is dedicated to care for and serve the elderly poor. At Puravankara, we care about alleviating the suffering of the elderly poor and have been proud supporters in the past and will continue to extend our support in the future too.

₹2+ crores
CSR expenditure of the Puravankara Group, FY18

#ValueCreation
Our business model and strengths

Our business model

Our business model is anchored on land resources as the core business input. In the development of these land resources, we create value for our customers by collaborating with well-experienced and renowned planners, designers, architects, contractors and other related vendors and service providers, while leveraging robust internal systems and processes to ensure a well-designed product, benchmarked quality standards and timely execution and deliveries. We provide a strong platform for our employees to build their capabilities and fast-track their careers and their ideas, insights, commitment and hard work represent the foundations of our business. In these endeavours, we create meaningful value for our shareholders, government and communities while also doing everything possible to minimise our environmental impact.

BUSINESS INPUTS OF THE PURAVANKARA GROUP

Financial capital

	2016-17	2017-18
Equity	₹ 2,366.24 crores	₹ 2,393.17 crores
Borrowings	₹ 2,065.08 crores	₹ 2,376.26 crores

Natural capital

	2016-17	2017-18
Project expenses	₹ 706.39 crores	₹ 793.74 crores

Human and intellectual capital

	2016-17	2017-18
Employees (full-time)	922	953

OUTPUTS AND OUTCOMES

Financial capital – Shareholders, investors, employees

	2016-17	2017-18
Revenue	₹ 1,467.63 crores	₹ 1,504.94 crores
EBIDTA	₹ 476.77 crores	₹ 393.83 crores
EBIDTA margin	32.49%	26.17%

Manufactured capital – Customers

	2016-17	2017-18
Apartments sold	1,843	2,871

Human capital – Employees, workers

	2016-17	2017-18
Employee benefit expenses	₹ 100.73 crores	₹ 103.90 crores

Social capital – Government, suppliers, local communities

	2016-17	2017-18
Income tax paid	₹ 53.62 crores	₹ 45.13 crores
Dividend distribution tax	₹ 3.75 crores	₹ 10.87 crores
Indirect tax	₹ 85.38 crores	₹ 124.84 crores
Procurement spends	₹ 727.24 crores	₹ 613.85 crores
CSR expenditure	₹ 2.29 crores	₹ 2.43 crores

The various stocks of capital used to create outcomes and outputs by the Puravankara Group include:

- Financial capital
- Natural capital
- Social capital
- Human and intellectual capital
- Manufactured capital

Our sales strategy: Anchored on the new

Transparent and fair pricing with simple documentation

Focus on the book-building method for transparent and customer-driven price discovery

Emphasis on opening up a larger project inventory during pre-launch/launch

Increasing digital customer engagement platforms

Focus on broker network expansion for quicker customer reach

Sales and marketing presence in international locations, including the UAE, Saudi Arabia, Singapore, Kuwait and Oman

Our strengths

We have the SCALE to ensure continuous growth

- Our landbank totals 71.48 msft, out of which our economic interest stands at 56.81 msft (as on 31 March 2018)
- Our projects are well-diversified in South Indian cities even as we are now bolstering our presence in key gateway West Indian cities (Mumbai, Pune and Goa)
- With a debt-equity ratio of 0.94x (as on 31 March 2018), we possess a stable and strong balance sheet for acquiring strategic land resources
- We see the JV and JD development model, especially after RERA, as a route to achieve scale faster and in a fiscally-prudent manner, while keeping an eye out for selective, below market price, distress land buying opportunities

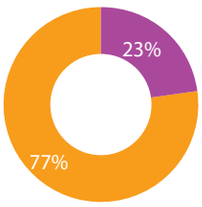
We possess rich EXPERIENCE in real estate

- Our promoters possess multi-decade experience in real estate with the result that the Group today is one of the country's leading real estate developers in luxury and premium affordable housing projects
- Our strong track record is visible in our completion of 66 residential and commercial projects spanning 36.78 msft
- With strong insights into the realty business, we were among the first to foresee the potential in affordable housing with the result that we established the Provident brand way back in 2008
- Our projects have picked up several prestigious awards and accolades, indicating robust external certification

We are DIVERSIFIED across brands, project locations and stages of development

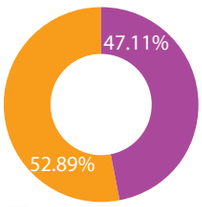
- Our area under development totals 20.82 msft (as on 31 March 2018), which is one of the highest such areas being developed in our history, enabling business momentum
- Provident is a strong and well-established affordable housing business with projects (existing and proposed) in a number of key Indian cities: Bengaluru, Hyderabad, Mumbai, Pune, Chennai, Goa, Mangaluru and Coimbatore
- Non-Bengaluru projects account for as much as 52.89% of the share of ongoing and proposed launches

Property segmentation



Ongoing projects: 20.82 msft
Land assets: 71.48 msft

Ongoing projects and new launches



Bengaluru projects
Non-Bengaluru projects

Brand project segmentation

	Ongoing	New launches
Puravankara	14.19 msft	4.37 msft
Provident	6.63 msft	9.22 msft

Corporate Information

I. BOARD MEMBERS

Mr. Ravi Puravankara
Mr. Ashish Ravi Puravankara
Mr. Nani R. Choksey
Mr. RVS Rao
Mr. Pradeep Guha
Dr. Suchitra Kaul Misra*

AUDIT COMMITTEE
Mr. RVS Rao (Chairman)
Mr. Ravi Puravankara (Member)
Mr. Pradeep Guha (Member)
Dr. Suchitra Kaul Misra* (Member)

STAKEHOLDERS RELATIONSHIP COMMITTEE
Mr. RVS Rao (Chairman)
Mr. Nani R. Choksey (Member)
Mr. Ashish Ravi Puravankara (Member)

NOMINATION AND REMUNERATION COMMITTEE
Mr. Pradeep Guha (Chairman)
Mr. Ravi Puravankara (Member)
Mr. RVS Rao (Member)
Dr. Suchitra Kaul Misra* (Member)

MANAGEMENT SUB COMMITTEE
Mr. Ravi Puravankara (Member)
Mr. Nani R. Choksey (Member)
Mr. Ashish Ravi Puravankara (Member)

CORPORATE SOCIAL RESPONSIBILITY (CSR) COMMITTEE
Mr. Ashish Ravi Puravankara (Member)
Mr. Nani R. Choksey (Member)
Mr. RVS Rao (Member)

RISK MANAGEMENT COMMITTEE (RMC)
Mr. Ashish Ravi Puravankara (Member)
Mr. Nani R. Choksey (Member)
Mr. RVS Rao (Member)
Mr. Pradeep Guha (Member)

II. CORPORATE DETAILS

Chief Financial Officer
Mr. Kuldeep Chawla

**upto July 27, 2018*

Company Secretary & Compliance Officer
Ms. Bindu D.

Registered Office
Puravankara Limited (formerly Puravankara Projects Limited)
130/1, Ulsoor Road,
Bengaluru – 560 042.

Bankers
Andhra Bank Ltd.
Barclays Bank PLC
Citi Bank N.A
Deutsche Bank AG.
Dhanalaxmi Bank Ltd.
HDFC Bank Ltd.
ICICI Bank Ltd.
IDBI Bank Ltd.
IndusInd Bank Ltd.
Kotak Mahindra Bank Ltd.
South Indian Bank
Standard Chartered Bank PLC
State Bank of India
Karur Vysya Bank

Legal Counsel
M/s. Anup Shah S Law Firm
37, 7th Cross, Vasanthnagar,
Cunningham Road,
Bengaluru – 560 052.

Statutory Auditors
M/s. S R Batliboi & Associates LLP
12th Floor Canberra Block, UB City,
No. 24 Vittal Mallya Road,
Corporate Division No. 61,
Bengaluru – 560 091.

Internal Auditors
Grant Thorton India LLP
#65/02, Bagmane Tridib, Block A,
5th Floor, Bagmane Tech Park, CV Raman Nagar,
Bengaluru – 560 093.

Cost Auditors
GNV & Associates
No. 8, I Floor, 4th Main, Chamarajapet
Bengaluru – 560 018.

Directors' Report Contents

Directors' Report

Dear Shareholders,

Your Directors have the pleasure of presenting the 32nd Annual Report on the business and operations of the Company together with the audited results for the financial year ended March 31, 2018.

FINANCIAL HIGHLIGHTS

(₹ crore)

Particulars	Standalone		Consolidated	
	Fiscal 2018	Fiscal 2017	Fiscal 2018	Fiscal 2017
Total income	990.56	1,032.75	1,504.94	1,467.63
Profit before tax	86.99	108.78	127.53	170.80
Profit after tax/ Total profit for the year	77.23	94.77	91.40	128.90
Total comprehensive income	76.76	94.72	91.16	128.93

FINANCIAL PERFORMANCE

The standalone revenues of the Company stood at ₹990.56 crore compared to ₹1,032.75 crore in the previous fiscal, reflecting the changing business environment due to the implementation of the Real Estate Regulation Act, 2017. Correspondingly, the profit after tax stood at ₹77.23 crore compared to ₹94.77 crore in the previous fiscal.

Despite the muted revenues of the Company on a standalone basis, based on the performance of other group companies, the consolidated revenues of the Company were steady at ₹1,504.94 crore, as compared to ₹1,467.63 crore in the previous fiscal, showing an increase of 2.54%. Total consolidated profit after tax for the year stood at ₹91.40 crore, compared to ₹128.90 crore in the previous fiscal, reflecting the impact of lower profits on a standalone basis, as well as the efforts of the group to streamline the business and operations further, and strengthen the balance sheet, whose stability was reflected in an improved credit rating which rose from BBB to BBB+.

DIVIDEND

Your Board approved a dividend policy of the Company at its meeting held on August 6, 2013. The said dividend policy indicates that the Company shall endeavour to pay 33.33% of the PAT (Profit after Tax) earned by the Company during each financial year, with regard to the business exigencies and general economic outlook for distribution as dividend to the shareholders, including dividend distribution tax (DDT) and/ or such other taxes payable on dividend distributed.

In line with the aforesaid dividend policy and in line with the results of the Company, the Board has recommended a final dividend amounting to ₹1.60/- per equity share (32%) on 237,149,686 equity shares of ₹5 each, for the financial year ended March 31, 2018, at its meeting held on August 10, 2018.

The Register of Members and Share Transfer Books will remain closed from September 19, 2018 to September 26, 2018 (both days inclusive) for the purpose of payment of the final dividend for the financial year ended March 31, 2018. The Annual General Meeting (AGM) is scheduled to be held on Wednesday, September 26, 2018.

The total outflow on account of dividend would be as follows:

(₹ crore)

Particulars	March 31, 2018	March 31, 2017
Dividend	37.94	53.36
DDT	7.80	10.86
Total	**45.74**	**64.22**

TRANSFER TO RESERVES

The Board has decided to pay a dividend of ₹1.60/- per equity share (32%) for the financial year ended March 31, 2018. Pursuant to Section 123 of the Companies Act, 2013, there is no proposal to transfer any amount to the General Reserve.

DETAILS OF ADEQUACY OF INTERNAL FINANCIAL CONTROLS (IFC)

Pursuant to Section 134(5)(e), your Company has a proper and adequate system of Internal Financial Controls (IFC) in place to ensure that all transactions are authorized, recorded and reported correctly, and assets are safeguarded and protected against loss from unauthorized use or disposition and smooth functioning of its business. The processes and the systems are reviewed constantly and changed to address the changing regulatory and business environment. The control systems provide a reasonable assurance of recording the transactions of its operations in all material aspects and of providing protection against misuse or loss of Company's assets. In addition, there are operational controls and fraud risk controls, covering the entire spectrum of internal financial controls.

The existing IFC and their adequacy are frequently reviewed and improved upon to meet the changing business environment. The internal auditors periodically review the internal control systems, policies and procedures for their adequacy, effectiveness, and continuous operation for addressing risk management and mitigation strategies.

SHARE CAPITAL

The paid-up equity share capital remained unchanged at ₹118.58 crore as on March 31, 2018. There were no public issues, rights issues, bonus issues or preferential issues, etc. during the year.

The Company has not issued any shares with differential voting rights, sweat equity shares nor has it granted any stock options.

DEBENTURES

During the year, your Company has not issued any debentures and the total debentures outstanding as on the date of this report is ₹ Nil.

FIXED DEPOSITS

During the year, your Company did not invite nor accept any fixed deposits from the public and as such, there existed no outstanding principal or interest obligations for fixed deposits as on the Balance Sheet date.

DIRECTORS AND KEY MANAGERIAL PERSONNEL (KMP)

Pursuant to Section 149(4) of the Companies Act, 2013, every listed company is required to have at least one-third of its directors to be independent directors. The Board has one half of its Directors in the category of independent directors in terms of Regulation 17 of the Securities Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, Amendment Regulations, (hereinafter referred to as 'Listing Regulations'). Pursuant to Companies Act, 2013, at the AGM held on September 22, 2014, Mr. RVS Rao (DIN: 00061599) and Mr. Pradeep Guha (DIN: 00180427), Non-Executive Independent Directors (NEID) were appointed as Non-Executive Independent Directors by the shareholders for a period of five years (from September 22, 2014 to September 21, 2019) and remuneration (in the form of commission) to be paid as decided by the Board of Directors of the Company, subject to the limits as approved by them at the same AGM.

In terms of the provisions of the Companies Act, 2013 and Regulation 17 of the Listing Regulations the Board shall be comprised with at least one woman director.

Dr. Suchitra Kaul Misra (DIN: 02254365) was appointed as a Director in the capacity of Non-Executive Independent Director of the Company by the Board of Directors on March 21, 2016. At the AGM held on September 27, 2016, Dr. Suchitra Kaul Misra was appointed by the shareholders as Non-Executive Independent Director for a period of five years (from March 21, 2016 to March 20, 2021). Dr. Suchitra Kaul Misra resigned as Director on the Board of Directors of the Company w.e.f. July 27, 2018, on account of personal reason and pre-occupations.

The Board places on record its appreciation for the assistance and guidance provided by Dr. (Ms.) Suchitra Kaul Misra during her tenure as an Independent Director on the Board of Directors of the Company.

Pursuant to the provisions of the Companies Act, 2013, and the Listing Regulations the Company shall appoint an Independent Director within 90 days of the resignation of an Independent Director. The Company is making efforts to enable the same.

In compliance of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2018, and as Mr. RVS Rao, Non-Executive Independent Director, attains the age of seventy five years during the financial year 2018-19, the Board of Directors propose a special resolution to continue the directorship of Mr. RVS Rao as Non-Executive Independent Director up to September, 2019.

According to Section 149(13) of the Companies Act, 2013, the Independent Directors shall not be liable to retire by rotation.

All the continuing 'Non-Executive Independent Directors' have submitted the Declaration of Independence, pursuant to Section 149(7) of the Companies Act, 2013, stating that they meet the criteria of independence as per Section 149(6) of the said Companies Act, 2013 and Regulation 25 of the Listing Regulations.

The conditions relating to appointment of 'Non-Executive Independent Director' specified in the Companies Act, 2013 and the rules made thereunder and the Listing Regulations have been complied with.

The existing Whole-time Directors, Mr. Ravi Puravankara, Chairman, Mr. Ashish Ravi Puravankara, Managing Director, Mr. Nani R. Choksey, Joint Managing Director are liable to retire by rotation. In line with this requirement Mr. Ashish Ravi Puravankara, Managing Director of the Company, is liable to retire by rotation at the forthcoming Annual General Meeting and being eligible for reappointment offers himself for reappointment as a Director. The Board recommends his reappointment.

The criteria for performance evaluation of Independent Directors, Board, Committees and other individual Directors includes criteria for performance evaluation of the non-executive directors and executive directors. Pursuant to the provisions of Companies Act, 2013 and Regulation 25 of the Listing Regulations, the Board has carried out annual performance evaluation of its own performance, its Committees and the Directors individually.

Details of Directors seeking reappointment at the Annual General Meeting (pursuant to Regulation 36 of the Listing Regulations), forms part of the Notice of the Annual General Meeting.

Mr. Kuldeep Chawla continues in office as Chief Financial Officer. Ms. Bindu. D, continues in office as Company Secretary & as Compliance Officer of the Company under the Listing Regulations.

MEETINGS OF THE BOARD

A minimum of four meetings of the Board of Directors are required to be held during a year in line with the requirement under the Listing Regulations and the interval between any two meetings shall not exceed 120 days. Both criteria have been met and six meetings of the Board of Directors were held during the year. For further details, please refer report on Corporate Governance forming part of this Annual Report.

The Board of Directors confirm that secretarial standards have been complied with, in respect of all meetings held during the year.

POLICIES

Policies as required to be formulated under the Listing Regulations have been adopted by the Company. The following policies have been placed on the website of your Company.

1. Code of conduct for prevention of insider trading
2. Code of practices and procedures for fair disclosure of UPSI (Unpublished Price Sensitive Information).
3. Policy for determining material subsidiaries
4. Policy on materiality of related party transactions
5. Policy for corporate social responsibility
6. Nomination and remuneration policy including criteria for making payment to Directors (Non-Executive and Executive) and senior management personnel.

7. Risk management policy

DIRECTORS' RESPONSIBILITY STATEMENT

Pursuant to Section 134(5) of the Companies Act, 2013, your Directors hereby confirm that:

a) in preparation of the annual accounts the applicable accounting standards have been followed;

b) the Directors have selected such accounting policies and applied them consistently and made judgments and estimates that are reasonable and prudent so as to give a true and fair view of the state of affairs of the Company at the year ended March 31, 2018 and of the profit of the Company for that period;

c) the Directors have taken proper and sufficient care for the maintenance of adequate accounting records in accordance with the provisions of the Companies Act, 2013, for safeguarding the assets of the Company and for preventing and detecting fraud and other irregularities;

d) the annual accounts of the Company have been prepared on a 'going concern' basis;

e) the Directors have laid down internal financial controls to be followed by the company and that such internal financial controls are adequate and were operating effectively; and

f) the Directors have devised proper systems to ensure compliance with the provisions of all applicable laws and that such systems were adequate and operating effectively.

FAMILIARISATION PROGRAMME

With a view to familiarise the Independent Directors with the Company's operations, as required under Listing Regulation 25(7), the Company has held various familiarisation programmes throughout the year on an ongoing basis. Some of the familiarisation programmes carried out during the year include:

1. Various presentations made by business heads of the Company from time to time on different functions and areas.

2. Deliberations were held and the Directors were updated from time to time on major developments in the areas of the Companies Act, 2013, the Listing Regulations.

The details of the familiarisation programmes are also placed on the Company's website: www.puravankara.com

AUDITORS & AUDITORS' REPORT

Statutory Auditors

M/s. S R Batliboi & Associates LLP, Chartered Accountants, FRN 101049W/ E300004, were appointed by the members, as Statutory Auditors of the Company for a period of five years from the conclusion of the 31st AGM held on August 29, 2017 till the conclusion of 36th AGM, subject to ratification of their appointment by the members at every AGM.

Pursuant to the Amendment of the Act, vide notification by the Ministry of Corporate Affairs, dated May 7, 2018, the requirement of ratification of the appointment of Statutory Auditors at every AGM has ceased. Necessary details have been annexed to the Notice of the meeting in line with the requirements of the Companies Act, 2013.

The Company has received confirmation from M/s. S R Batliboi & Associates LLP, Chartered Accountants, stating that, continuation as Statutory Auditors of the Company, would be within the prescribed limits under Section 141(3)(g) of the Companies Act, 2013.

The Statutory Auditors have expressed an unmodified opinion in their Consolidated Auditors' Report and the Standalone Auditors' Report in respect of the audited financial statements for the financial year ended March 31, 2018.

Cost Auditors

The Board appointed M/s. GNV Associates, Cost Accountants, for conducting the audit of cost records of the Company for the financial year 2017-18.

Secretarial Auditors

The Board appointed M/s JKS & Co., Company Secretaries to conduct the secretarial audit for the financial year 2017-18. The Secretarial Audit Report for the financial year ended March 31, 2018 is attached herewith marked as *Annexure I* to this Report.

PARTICULARS OF INVESTMENTS MADE, LOANS GIVEN, GUARANTEES GIVEN AND SECURITIES PROVIDED

Particulars of investments made, loans given, guarantees given and securities provided are disclosed in Note 6, 7 and 20a, to the standalone financial statement of the Company.

CONTRACTS AND ARRANGEMENTS WITH RELATED PARTIES

All contracts/ arrangements/ transactions entered into by the Company during the financial year with related parties were in the ordinary course of business and on an arm's length basis. During the year, the Company did not enter into any new contracts/ arrangements/ transactions with related parties which could be considered material in accordance with the Company's policy pertaining to the materiality of related party transactions.

The policy on materiality of related party transactions and dealing with related party transactions as approved by the Board may be accessed on the Company's website: www.puravankara.com

The details of the material related party transactions are attached herewith as *Annexure II* Form AOC-2.

The details of related party transactions form part of note no. 38 of the standalone financial statements.

CONSOLIDATED FINANCIAL STATEMENTS

The Consolidated Financial Statements pursuant to Section 129(3) of the Companies Act, 2013 and Regulation 33 and Regulation 34 of the Listing Regulations and prepared in accordance with the Indian Accounting Standards (IndAS) prescribed by the Institute of Chartered Accountants of India, form part of this Annual Report.

The IndAS were notified by the Ministry of Corporate Affairs (MCA), vide its notification in the official gazette on Feburary 16, 2015, applicable to certain classes of companies. IndAS has replaced the existing Indian GAAP prescribed under section 133 of the Companies Act, 2013 read with rule 7 of the Companies Accounts Rules, 2014.

Your Company, its subsidiaries have adopted IndAS with effect from April 1, 2016 pursuant to the notification by Ministry of Corporate Affairs on February 16, 2015 notifying the Companies (Indian Accounting Standard) Rules, 2015. Your Company has published Ind-AS Financials for the year ended March 31, 2018 along with comparable as on March 31, 2017.

The accounting policies as set out in note 1 to the financial statements have been applied in preparing the financial statements for the year ended March 31, 2018, the comparative information is presented in the financial statements for the year ended March 31, 2017.

SUBSIDIARIES

The Company has in all 25 subsidiary companies (including four step-down subsidiaries in India and a step-down subsidiary in Sri Lanka) out of which 23 companies are in India and two are abroad. Of these, Provident Housing Limited an unlisted Indian Company is a material subsidiary as defined under the Listing Regulations.

Pursuant to Regulation 24 of the Listing Regulations, an Independent Director on the Board of the Company shall be a Director on the Board of Directors of an unlisted material subsidiary. Mr. RVS Rao and Mr. Pradeep Guha, Independent Directors on the Board of the Company are also members of the Board of Provident Housing Limited, which is an unlisted material subsidiary. The Audit Committee of the Company reviews the financial statements of Provident Housing Limited, and its minutes are placed before the Board of Directors of the Company.

During the year, the company acquired the entire equity share capital of IBID Home Private Limited whereby the same became a wholly-owned subsidiary company. The Company is associated with Whitefield Ventures a partnership business.

Details of companies which became/ceased to be Company's subsidiaries, joint ventures or associate companies are specified in *Annexure III*.

STATEMENT RELATING TO SUBSIDIARIES AND THEIR FINANCIAL STATEMENTS

Information regarding each subsidiary pertaining to capital, reserves, total assets, total liabilities, details of investment, turnover, profit before taxation, provision for taxation, profit after taxation/loss are attached herewith as *Annexure IV* (i.e. Form AOC-1).

Your Directors hereby inform you that the audited annual accounts and related information of the subsidiaries will be available for inspection on any working day during business hours at the registered office of the Company.

In accordance with the provisions of Sections 136 of the Companies Act, 2013, the annual financial statements and the related documents of the subsidiary companies of the company are placed on the Company's website: www.puravankara.com

MATERIAL CHANGES AND COMMITMENTS

There have been no material changes and commitments affecting the financial position of the Company which have occurred between the end of the financial year of the Company to which the Balance Sheet relates and the date of this Report.

Further to the date of the Balance Sheet the Company has entered into a facility agreement with a lender to avail a facility of ₹240 crores for the Project Marina One.

The Company has issued Corporate Guarantee to secure the facility of ₹90 crores availed for the Project Adora-de-Goa, by Provident Housing Limited the wholly owned subsidiary of the Company from two lenders.

IND AS 115 would apply to the company with effect from April 1, 2018, and the Company would be required to present financial statements based on Completed Contract method as against the current policy of recognising the revenue based on Percentage of Completion method. The same is also applicable to the ongoing projects and the company would have to de-recognise the revenue already recognised in respect of ongoing projects which will be again recognised upon completion of such ongoing projects. This may have significant impact on the revenues, profitability and networth of the company in the near term, though, in the long term, the same would be neutralised. This requirement is applicable to the entire real estate industry who were recognizing revenue on Percentage of Completion method.

ENERGY, TECHNOLOGY ABSORPTION AND FOREIGN EXCHANGE

Information in accordance with the provisions of Section 134(3)(m) of the Companies Act, 2013, read with Rule 8 of the Companies (Accounts) Rules, 2014, regarding conservation of energy, technology absorption and foreign exchange earnings and outgo:

Technology absorption: Your Company firmly believes that adoption and use of technology is a fundamental business requirement for carrying out business effectively and efficiently. While the industry is labor intensive, we believe that mechanisation of development through technological innovations is the way to address the huge demand supply gap in the industry. We are constantly upgrading our technology to reduce costs and achieve economies of scale.

Energy: The Company is in the business of property development and does not require large quantities of energy. However, wherever possible energy saving measures are undertaken across all our projects.

Foreign exchange: Foreign exchange earned during the year ended March 31, 2018 stood at ₹1.93 crores while the expenditure stood at ₹6.17 crores.

RISK MANAGEMENT POLICY

Information on the development and implementation of a risk management policy for the Company including identification therein of elements of risk which in the opinion of the Board may threaten the existence of the Company is given in the Corporate Governance Report.

CORPORATE SOCIAL RESPONSIBILITY (CSR)

Your Company has a commitment to invest in social causes even before the same was made mandatory under the Companies Act, 2013. Our CSR initiatives have focused on improving civic amenities, promoting interest in arts and sports apart from sponsoring education to the needy. Efforts include the development and maintenance of roads, parks, fire station and a war memorial, apart from supporting schools and creches for the children of unskilled labourers as well as support to old-age homes and art & culture.

CONSTITUTION OF CORPORATE SOCIAL RESPONSIBILITY COMMITTEE

According to Section 135 of the Companies Act, 2013, read together with Companies (Corporate Social Responsibility Policy) Rules, 2014 and revised Schedule VII to the said Act which came into effect from April 1, 2014, all companies having net worth of ₹500 crore or more, or turnover of ₹1,000 crore or more or a net profit of ₹5 crore or more during any financial year are required to constitute a Corporate Social Responsibility (CSR) Committee of the Board of Directors comprising three or more directors, with at least one of them being an independent director. The Company has complied with the requirement.

Overview

It is essential that we remain an active and welcomed member of the community and that our contributions to society are measured, shared and valued. We subscribe to and actively pursue positive social outcomes while working diligently to use our scale and socio- economic reach to effect meaningful transformation within our communities. Importantly, our permit to conduct our business is premised on our ability to demonstrate our commitment to create value for all stakeholders and to practice sound environmental stewardship.

CSR ACTIVITIES

Maintenance of road medians and parks

Puravankara signed the first license agreement with the Bangalore Metro Rail Corporation Limited (BMRCL) to maintain 48 median sections on Magadi Road, Bengaluru, taking up the responsibility of maintaining the landscape of the selected medians. This initiative is aligned with our focus on restoring the city's green cover and ensuring cleanliness, aligned with the government's Swachh Bharat mission.

Art and cultural patronage

Bengaluru-based Puravankara Suchitra Cinema and Cultural Academy is a reputed cinema, theatre, art and cultural institution and Puravankara is committed to promote and perpetuate the arts. In this context, the Company extended financial support for giving a facelift to the institution's building and also equipping its theatre with the latest technology for hosting international film festivals and other events.

Environmental stewardship

In 2017-18, our most material environmental issues included the following:

- Focus on improving water management
- Focus on extensive resource utilisation and minimization of wastages

At Puravankara, we want to be acknowledged in the real estate industry for using natural resources in building construction in the most efficient and effective way. We also want to be seen as builders who are in rigorous compliance with all statues and laws and one that leverages technology to minimize its environmental footprint and impact.

Going forward, we expect to continue to embrace green building practices while emerging as a model in environmental stewardship in the real estate industry.

Puravankara has established a charitable trust – Puravankara Foundation to spearhead the group's CSR activities and is in the process of receiving requisite approvals.

The report on CSR activities is attached herewith as *Annexure V.*

EXTRACT OF ANNUAL RETURN

The extract of annual return of the Company, pursuant to Section 92 of the Companies Act, 2013 is attached herewith in form MGT-9 as *Annexure VI* to this Report.

PARTICULARS OF EMPLOYEES AND RELATED DISCLOSURES

The statement containing particulars of employees, including ratio of remuneration to directors, among others as required under Section 197(12) of the Companies Act, 2013, read with Rule 5 of Companies (Appointment and Remuneration of Managerial Personnel), Rules, 2014 are attached herewith as *Annexure VII* to this Report.

DIRECTORS' REMUNERATION POLICY AND CRITERIA FOR MATTERS REQUIRED UNDER SECTION 178

The Board, as per the recommendation of the Nomination and Remuneration Committee, has framed a nomination and remuneration policy, providing (a) criteria for determining qualifications, positive attributes and independence of directors and (b) a policy on remuneration for directors, key managerial personnel and other employees. An extract of the Nomination and Remuneration Policy is attached herewith as *Annexure VIII.* The detailed remuneration policy is placed on the Company's website: www.puravankara.com

BUSINESS RESPONSIBILITY REPORTING

As per clause (f) of sub regulation (2) of regulation 34 of Listing Regulations, the annual report of the top five hundred listed entities based on market capitalization (calculated as on March 31 of every financial year) shall contain a business responsibility report describing the initiatives taken by the listed entity from an environmental, social and governance perspective, in the format as specified by the SEBI. Your company is ranked amongst the 500 listed entities on the basis of market capitalization as on March 31, 2018. The Business Responsibility Report is attached herewith as *Annexure IX.*

CORPORATE GOVERNANCE

A separate section on Corporate Governance and a certificate from Practising Company Secretary regarding the compliance of the conditions of Corporate Governance as stipulated under Regulation 34 read with Schedule V of the Listing Regulations forms part of this Annual Report.

MANAGEMENT DISCUSSION AND ANALYSIS

A separate section on management discussion and analysis as stipulated under Regulation 34 of the Listing Regulations forms part of this Annual Report.

CREDIT RATING

The long-term rating of the Company as per ICRA was enhanced as BBB+ with a stable outlook, in respect of the various fund and non-fund-based credit facilities totaling to ₹2500 crore sanctioned / to be sanctioned to the Company and ₹750 crore for Provident Housing Limited. The rating has been issued by ICRA during October 2017 and will be reviewed by them on an ongoing basis.

SHARES UNDER COMPULSORY DEMATERIALISATION

The Company's equity shares are compulsorily tradable in electronic form. As on March 31, 2018, 0.0000006% of the Company's total paid-up equity capital representing 162 shares (five shareholders) is in physical form and the remaining shares ie. 23,71,49,524 (99.9999994%) are in electronic form.

In view of the numerous advantages offered by the depository system, the members holding shares in physical form are advised to avail of the facility of de-materialisation.

The Company has intimated to the shareholders holding shares in physical form, that Securities and Exchange Board of India (SEBI) vide notification no. SEBI/LAD- NRO/GN/2018/24 dated June 08, 2018 has amended the sub-regulation (1) of Regulation 40 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, whereby w.e.f. December 05, 2018, requests for effecting transfer of securities shall not be processed unless the securities are held in the dematerialized form with a depository. To provide for the future transmission or transposition of securities the Company has adviced

that the shares held in physical mode be held in demat/ electronic mode by converting it into demat mode.

Particulars	Number of shares	%
DEMAT	23,71,49,524	99.9999994%
PHYSICAL	162	0.0000006%
TOTAL	**23,71,49,686**	**100%**

INSIDER TRADING REGULATIONS

SEBI had brought in a new regulation named as SEBI (Prohibition of Insider Trading Regulation) 2015, in place of SEBI Insider Trading Regulations, 1992. Pursuant to the new regulation, your Company has a Code of Conduct for Prevention of Insider Trading & Code of Practices and Procedures for Fair Disclosure of Unpublished Price Sensitive Information and the same is placed in the website of your Company.

STATUTORY DISCLOSURES

Your Directors state that:

(a) No disclosure or reporting is required in respect of the following items as there were no transactions on these items during the year under review:

1. Neither the Managing Director nor the Whole-time Directors of the Company receive any remuneration or commission from any of its subsidiaries.

2. No significant or material orders were passed by the Regulators or Courts or Tribunals which impact the 'going concern' status and Company's operations in future.

(b) In compliance with the requirements of 'Prevention, Prohibition and Redressal of Sexual Harassment of Women at Workplace Act, 2013', introduced by the Government of India, which came into effect from December 9, 2013, the Company has adopted a 'Policy to provide Protection Against Sexual Harassment of Women in Workplace', which has been displayed on the website of the Company and an Internal Complaints Committee has been constituted and functions duly. During the year one complaint of sexual harassment was received and disposed off.

(c) Maintenance of cost records as specified by the Central Government under sub-section (1) of section 148 of the Companies Act, 2013, is required by the Company and accordingly such accounts and records are made and maintained.

ACKNOWLEDGEMENTS

Your Directors express their grateful appreciation for the assistance and co-operation received from the financial institutions, banks, governmental authorities, customers, vendors and shareholders during the financial year. Your Directors would also like to once again place on record their appreciation to the employees across levels, who through their dedication, cooperation, support and intelligence have enabled the Company to move towards achieving its corporate objectives.

For and on behalf of the Board of Directors

Ashish Ravi Puravankara
Managing Director &
Chief Executive Officer
DIN: 00504524

Nani R. Choksey
Joint Managing Director
DIN: 00504555

Bengaluru
August 10, 2018

ANNEXURE I TO DIRECTORS' REPORT

Secretarial Audit Report

To,
The Members
Puravankara Limited (Formerly Puravankara Projects Limited),
No.130/1, Ulsoor Road,
Bengaluru – 560042

Our report of even date is to be read along with this letter.

1. Maintenance of secretarial record is the responsibility of the management of the Company. Our responsibility is to express an opinion on these secretarial records based on our audit.

2. We have followed the audit practices and processes as were appropriate to obtain reasonable assurance about the correctness of the contents of the Secretarial records. The verification was done on test basis to ensure that correct facts are reflected in secretarial records. We believe that the processes and practices, we followed provide a reasonable basis for our opinion.

3. We have not verified the correctness and appropriateness of financial records and Books of Accounts of the Company.

4. Wherever required, we have obtained the Management representation about the compliance of laws, rules and regulations and happening of events etc.

5. The compliance of the provisions of Corporate and other applicable laws, rules, regulations, standards is responsibility of management. Our examination was limited to the verification of procedures on test basis.

6. The Secretarial Audit report is neither an assurance as to the further viability of the Company nor of the efficacy or effectiveness with which the management has conducted the affairs of the Company.

For **JKS & Co.**
Company Secretaries

V. Karthick
Partner
Membership No. ACS – 11910
Certificate of Practice No. – 4680
Unit No. 305, 3rd Floor,
No. 50, Huligadri
Renaissance Landmark,
10th Main, 17th Cross,
Malleshwaram,
Bengaluru - 560055
Ph: 91 8023443844
Email: info@jksandco.in

Place : Bengaluru
Date : August 1, 2018

Form No. MR-3

Secretarial Audit Report
for the financial year ended March 31, 2018
[Pursuant to Section 204(1) of the Companies Act, 2013
and Rule No.9 of the Companies (Appointment and
Remuneration of Managerial Personnel) Rules, 2014]

To,
The Members
Puravankara Limited (Formerly Puravankara Projects Limited),
No.130/1, Ulsoor Road,
Bengaluru – 560042

We have conducted the secretarial audit of the compliance of the applicable statutory provisions and the adherence to good corporate practices by **Puravankara Limited (formerly Puravankara Projects Limited)** (hereinafter called "the Company"). Secretarial Audit was conducted in the manner that provided us a reasonable basis for evaluating the corporate conducts/statutory compliances and expressing our opinion thereon.

Based on our verification of the Company's books, papers, minute books, forms and returns filed and other records maintained by the Company and also the information provided by the Company, its officers, agents and authorized representatives during the conduct of the secretarial audit, we hereby report that in our opinion, the Company has, during the financial year ended on 31st March, 2018 ("audit period") complied with the statutory provisions listed hereunder and also that the Company has proper Board-processes and compliance-mechanism in place to the extent, in the manner and subject to the reporting made hereinafter:

We have examined the books, papers, minute books, forms and returns filed and other records maintained by the Company for the financial year ended on 31st March 2018 according to the provisions of:

(i) The Companies Act, 2013 (the 'Act') and the rules made thereunder;

(ii) The Securities Contracts (Regulation) Act, 1956 ('SCRA') and the rules made thereunder;

(iii) The Depositories Act, 1996 and the Regulations and Bye-laws framed thereunder;

(iv) Foreign Exchange Management Act, 1999 and the rules and regulations made thereunder to the extent of Foreign Direct Investment, Overseas Direct Investmentand External Commercial Borrowings;

(v) The following Regulations and Guidelines prescribed under the Securities and Exchange Board of India Act, 1992 ('SEBI Act'):-

(a) The Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011. Except for requirement of annual reporting, there was no instance / trigger leading to compliance under these Regulations;

(b) The Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 1992;

(c) The Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2009 [Not Applicable to the Company during the audit period under review];

(d The Securities and Exchange Board of India (Employee Stock Option Scheme and Employee Stock Purchase Scheme) Guidelines, 1999 and Securities and Exchange Board of India (Share Based Employee Benefits) Regulations, 2014 [Not Applicable to the Company during the audit period];

(e) The Securities and Exchange Board of India (Issue and Listing of Debt Securities) Regulations, 2008 [Not Applicable as the Company has not issued any debt securities during the audit period];

(f) The Securities and Exchange Board of India (Registrars to an Issue and Share Transfer Agents) Regulations, 1993 regarding the Companies Act and dealing with clients [Not Applicable as the Company is not registered as Registrar to Issue and Share Transfer Agent during the audit period];

(g) The Securities and Exchange Board of India (Delisting of Equity Shares) Regulations, 2009 [Not Applicable as the Company has not delisted / proposed to delist its equity shares from any stock exchange during the audit period]; and

(h) The Securities and Exchange Board of India (Buyback of Securities) Regulations, 1998 [Not Applicable during the audit period];

(vi) Other laws applicable to the Company are:

a) The Building & Other Construction Workers (Regulation of Employment and Conditions of Service) Act, 1996 read with Rules

b) Transfer of Property Act, 1882

c) Indian Easements Act, 1882

d) Real Estate (Regulation & Development) Act, 2016

e) The Registration Act, 1908

We have also examined compliance with the applicable clauses of the following:

(i) Secretarial Standards with respect to Meetings of Board of Directors (SS-1) and General Meetings (SS-2) issued by The Institute of Company Secretaries of India;

(ii) Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015.

During the period under review the Company has complied with the provisions of the Act, Rules, Regulations, Guidelines, Standards, etc. mentioned above.

We further report that the Board of Directors of the Company is duly constituted with proper balance of Executive Directors, Non-Executive Directors and Independent Directors, with an exception that one of the directors was identified by Ministry of Corporate Affairs as a disqualified director u/s 164(2) of the Act due to non-filing of annual returns and annual financial statements related to another company where he was a director. Subsequently, the defaulting company was revived and the annual returns and annual financial statements were filed in May, 2018 and regularised.

There were no changes in the composition of the Board of Directors during the audit period.

Adequate notice is given to all directors to schedule the Board Meetings, agenda and detailed notes on agenda were sent and a system exists for seeking and obtaining further information and clarifications on the agenda items before the meeting and for meaningful participation at the meeting.

As represented by the Company, all decisions at the Meetings of the Board of Directors and Board Committees are carried out unanimously or with requisite majority as recorded in the Minutes of the respective meetings as the case may be and no dissenting views were required to be recorded.

We further report that there are adequate systems and processes in the Company commensurate with the size and operations of the Company to monitor and ensure compliance with applicable laws, rules, regulations and guidelines.

For **JKS & Co.**
Company Secretaries

V. Karthick
Partner
Membership No. ACS – 11910
Certificate of Practice No. – 4680

Place : Bengaluru
Date : August 1, 2018

ANNEXURE II TO DIRECTORS' REPORT

FORM AOC-2

(Pursuant to clause (h) of sub-section (3) of section 134 of the Companies Act, 2013 and Rule 8(2) of the Companies (Accounts) Rules, 2014)

1. DETAILS OF CONTRACTS OR ARRANGEMENTS OR TRANSACTIONS NOT AT ARM'S LENGTH BASIS

(a)	Name(s) of the related party and nature of relationship	There were no transaction or arrangement which were not at arm's length
(b)	Nature of contracts/ arrangements/ transactions	
(c)	Duration of the contracts/ arrangements/ transactions	
(d)	Salient terms of the contracts or arrangements or transactions.	
(e)	Justification for entering into such contracts or arrangements or transactions	
(f)	Date(s) of approval by the Board	
(g)	Amount paid as advances, if any:	
(h)	Date on which the special resolution was passed in general meeting as required under first proviso to section 188	

2. DETAILS OF MATERIAL CONTRACTS OR ARRANGEMENT OR TRANSACTIONS AT ARM'S LENGTH BASIS

(a)	Nature of Relationship	NIL
(b)	Nature of Contracts/ Transaction	
(c)	Duration of Contracts	
(d)	Salient Terms of Contracts/ Arrangements	
(e)	Value of Contracts/ Arrangement	
(f)	Justification For Entering Into Such Contracts	
(g)	Dates of Board Approval	
(h)	Amount Paid as Advance	
(i)	Date of Agreement	

For and on behalf of the Board of Directors

Ashish Ravi Puravankara
Managing Director & Chief Executive Officer
DIN: 00504524

Nani R. Choksey
Joint Managing Director
DIN: 00504555

Kuldeep Chawla
Chief Financial Officer

Bindu D.
Company Secretary

Bengaluru
August 10, 2018

ANNEXURE III TO DIRECTORS' REPORT

COMPANIES WHICH HAVE BECOME SUBSIDIARIES/ASSOCIATES/JOINT VENTURES DURING THE FINANCIAL YEAR 2017-18:

Sl. No.	Name of the Company/Entity	Type	Remarks
1	IBID Home Private Limited	Subsidiary	Wholly owned subsidiary w.e.f. February 10, 2018
2	Whitefield Ventures	Associate	Partner, w.e.f. April 01, 2017

COMPANIES WHICH CEASED TO BE SUBSIDIARIES/ASSOCIATES/JOINT VENTURES DURING THE FINANCIAL YEAR 2017-18:

Sl. No.	Name of the Company/Entity	Type	Remarks
1	KONDHWA PROJECTS LLP*	Subsidiary	Ceased to be a subsidiary w.e.f. September 18, 2017

*Step down subsidiary

ANNEXURE IV TO DIRECTORS' REPORT

Form AOC - 1

A. Salient features of financial statements of subsidiaries/ jointly controlled entities as per Companies Act, 2013

No.	Name of the subsidiary	Reporting period	Reporting Currency	Exchange rate	Share capital	Reserves	Total Assets	Total Liabilities	Invest-ments	Turnover	Profit before taxation	Provision for Taxation	Profit/ Loss	Interim dividend paid	Proposed dividend	Percentage of shareholding/ economic interest	Date of acquiring interest in subsidiary
1	Prudential Housing & Infrastructure Development Limited	31-Mar-18	INR	N.A	0.050	(1.518)	0.409	1.877	-	-	(0.024)	-	(0.024)	-	-	100%	03-Nov-99
2	Centurions Housing and Constructions Private Limited*	31-Mar-18	INR	N.A	0.010	9.681	11.151	1.459	-	12.874	12.204	3.627	8.577	-	-	100%	22-Jun-00
3	Melmont Construction Private Limited	31-Mar-18	INR	N.A	0.010	(3.996)	124.129	128.116	-	-	(0.059)	-	(0.059)	-	-	100%	04-Oct-04
4	Purva Realities Private Limited	31-Mar-18	INR	N.A	0.010	(0.029)	36.045	36.063	-	-	(0.008)	-	(0.008)	-	-	100%	10-May-06
5	Grand Hills Developments Private Limited	31-Mar-18	INR	N.A	0.010	(0.020)	21.672	0.018	-	-	(0.004)	-	(0.004)	-	-	100%	10-Apr-07
6	Purva Ruby Properties Private Limited	31-Mar-18	INR	N.A	0.010	(0.637)	21.672	29.105	-	-	(0.109)	-	(0.109)	-	-	100%	10-Apr-07
7	Purva Sapphire Land Private Limited	31-Mar-18	INR	N.A	0.010	(0.038)	0.567	0.596	-	-	(0.003)	-	(0.003)	-	-	100%	10-Apr-07
8	Purva Star Properties Private Limited	31-Mar-18	INR	N.A	0.010	73.980	164.103	90.113	-	108.246	30.967	10.691	20.277	-	-	100%	13-Apr-07
9	Nile Developers Private Limited	31-Mar-18	INR	N.A	0.100	6.593	21.202	14.509	-	-	(0.127)	-	(0.127)	-	-	100%	20-Dec-06
10	Vaigai Developers Private Limited	31-Mar-18	INR	N.A	0.100	4.989	16.598	11.509	-	-	(0.005)	-	(0.005)	-	-	100%	20-Dec-06
11	Starworth Infrastructure & Construction Limited*	31-Mar-18	INR	N.A	0.050	22.212	142.021	119.760	-	174.528	10.568	4.449	6.119	-	-	100%	13-Aug-08
12	Provident Housing Limited*	31-Mar-18	INR	N.A	0.050	317.508	1,501.730	1,254.201	70.029	428.387	42.227	16.246	25.982	-	-	100%	14-Nov-08
13	Jaganmata Property Developers Private Limited	31-Mar-18	INR	N.A	0.010	(0.015)	29.224	29.229	-	-	(0.009)	-	(0.009)	-	-	100%	27-Nov-15
14	Jyothishmati Business Centers Private Limited	31-Mar-18	INR	N.A	0.010	(0.007)	0.004	0.001	-	-	(0.002)	-	(0.002)	-	-	100%	26-Nov-15
15	Vagishwari Land Developers Private Limited	31-Mar-18	INR	N.A	0.010	(0.008)	0.003	0.001	-	-	(0.002)	-	(0.002)	-	-	100%	27-Nov-15
16	Varishtha Property Developers Private Limited	31-Mar-18	INR	N.A	0.010	(0.008)	0.003	0.001	-	-	(0.002)	-	(0.002)	-	-	100%	20-Nov-15
17	Purva Pine Private Limited	31-Mar-18	INR	N.A	0.010	(0.004)	0.006	0.001	-	-	(0.001)	-	(0.001)	-	-	100%	14-Jul-16
18	Purva Oak Private Limited	31-Mar-18	INR	N.A	0.010	(0.004)	0.006	0.001	-	-	(0.001)	-	(0.001)	-	-	100%	01-Sep-16
19	Provident Meryta Private Limited	31-Mar-18	INR	N.A	0.010	(0.004)	0.009	0.003	-	-	(0.002)	-	(0.002)	-	-	100%	29-Aug-16
20	Argan Properties Private Limited	31-Mar-18	INR	N.A	0.010	(0.003)	0.009	0.002	-	-	(0.001)	-	(0.001)	-	-	100%	29-Aug-16
21	Provident Cedar Private Limited	31-Mar-18	INR	N.A	0.010	(0.004)	0.008	0.003	-	-	(0.002)	-	(0.002)	-	-	100%	03-Nov-16
22	Welworth Lanka Holding Private Limited#	31-Mar-18	LKR	0.43	35.980	(0.409)	0.009	0.022	35.585	-	(0.022)	-	(0.022)	-	-	100%	06-Dec-06
23	Welworth Lanka Private Limited#	31-Mar-18	LKR	0.43	35.585	(11.847)	23.828	0.090	-	-	(0.404)	-	(0.404)	-	-	100%	06-Dec-05
24	IBID Homes Private Limited	31-Mar-18	INR	N.A	0.010	(0.259)	38.335	38.583	-	-	(0.047)		(0.047)	-	-	100%	19-Feb-18
25	Purva Good Earth Properties Private Limited *	31-Mar-18	INR	N.A	0.010	(0.201)	284.534	284.723		0.037	(0.093)	0.001	(0.094)		-	100%	01-Apr-07

** The Company has commenced operations. The remaining companies are yet to commence operations*

 # Companies incorporated in Sri Lanka. The remaining companies were incorporated in India

B. INFORMATION OF THE ASSOCIATES FOR THE YEAR ENDED 31 MARCH 2018

Amt (₹/Crores)

Sl. No.	Particulars	Keppel Puravankara Development Private Limited	Propmart Technologies Limited	Sobha Puravankara Aviation Private Limited	Pune Projects LLP	Whitefield Ventures
1	Latest audited balance sheet date	31 March 2018	31 March 2018	31 March 2018	31 March 2018	31 March 2018
2	Shares of associate held by the company on the year end					
	(a) Numbers	44,10,000	23,35,000	47,75,000	-	-
	(b) Amount of investment in associates	4.41	2.34	4.78	0.016	7.38
	(c) Extent of holding (%)	49.00%	32.83%	49.75%	32.00%	42.00%
3	Description of how there is significant influence	Control	Control	Control	Control	Control
4	Reason why the associate is not consolidated	-	-	-	-	-
5	Networth attributable to shareholding as per latest audited balance sheet	101.375	-	(93.291)	(10.332)	-
6	Profit/(loss) for the year	(2.500)	(2.592)	(4.648)	(3.644)	-
	(a) Considered in consolidation*	(1.225)	(1.320)	-	(1.165)	-
	(b) Not considered in consolidation	-	-	-	-	-

*considered in consolidation during the year

For and on behalf of the Board of Directors of Puravankara Limited

Ashish Ravi Puravankara
Managing Director
DIN: 00504524

Nani R. Choksey
Joint Managing Director
DIN: 00504555

Kuldeep Chawla
Chief Financial Officer

Bindu D.
Company Secretary

ANNEXURE V TO DIRECTORS' REPORT

Annual Report on Corporate Social Responsibility (CSR) activities for the financial year 2017-18 Amount (₹/Crores)

1	A brief outline of the Company's CSR Policy including overview of projects or programs proposed to be undertaken and a reference to the web-link to the CSR Policy and projects or programs and the composition of CSR Committee.	Refer Sections: (a) Corporate Social Responsibility and (b) Disclosures: CSR Committee in this Report (c) www.puravankara.com
2	Average net profit of the Company for last three financial years	98.67
3	Prescribed CSR expenditure *(two percent of the amount mentioned in item 2 above)*	1.97

Details of CSR spent during the financial year: Amount (₹/Crores)

4	Total amount spent for the financial year	2.43
5	Amount unspent, if any	N.A.
6	Manner in which the amount spent during the financial year	Details given below

Details of Amount Spent on CSR Activities during the Financial Year 2017-18

Sl No	CSR project or Activity Identified	Sector in which the project is covered	Project of Program (1) Local Area or Other (2) Specify the State and district where projects or programs was undertaken	Amount Outlay (Budget) Project or Program wise (₹ in crore)	Amount spent on the Projects or Programs Sub Heads: (1) Direct Expenditure on Projects or Programs (2) Overheads (₹ in crore)	Cumulative Expenditure upto the reporting period i.e. FY 2017- 2018 (₹ in crore)	Amount Spent Direct or through Implementing Agency
Promotion of Arts & Culture							
1	Restoration of Suchitra Cinema and Cultural Academy's structure	Promoting art & culture	Bengaluru, Karnataka	1.40	1.40	1.40	Direct
Environment							
2	Maintenance of Median sections of roads, maintenance of gardens & parks at various locations in Bengaluru	Ensuring environmental sustainability	Bengaluru, Karnataka	1.03	1.03	1.03	Direct
			TOTAL	**2.43**	**2.43**	**2.43**	

Reasons for not spending the Amount : Not Applicable

The company was required to spend ₹1.97crores in terms of the provisions of the section 135 of the Act, whereas the company has spent ₹2.43 crores, which is in excess of the requisite provisions by ₹0.46 crores.

RESPONSIBILITY STATEMENT

We hereby affirm that the CSR policy, as approved by the Board, has been implemented and the CSR Committee monitors the implementation of the CSR projects and activities in compliance with our CSR objectives.

The Implementation and monitoring of Corporate Social Responsibility (CSR) Policy, is in compliance with CSR Objectives and Policy of the Company.

For and on behalf of the Board of Directors of Puravankara Limited

Ashish Ravi Puravankara
Managing Director
DIN: 00504524

RVS Rao
Independent Director- Member CSR Committee
DIN: 00061599

MGT-9

EXTRACT OF ANNUAL RETURN
as on the financial year ended 31 March 2018
[Pursuant to section 92(3) of the Companies Act, 2013 and rule 12(1) of the Companies (Management and Administration) Rules, 2014]

I. Registration and Other Details:

PARTICULARS	DETAILS
CIN	L45200KA1986PLC051571
Registration date	June 3, 1986
Name of the Company	PURAVANKARA LIMITED (formerly Puravankara Projects Limited)
Category/Sub-Category of the Company	Company having share capital
Address of the Registered office	#130/1, Ulsoor Road, Bengaluru- 560042.
Contact Details	investors@puravankara.com
Whether listed company	Yes
Transfer Agent, if any	Link Intime India Private Limited C-101, 247 Park, L B S Marg, Vikhroli West, Mumbai - 400083, Maharashtra.

II. Principal Business Activities of the Company

All the business activities contributing 10% or more of the total turnover of the company shall be stated:-

Sl. No.	Name and Description of main products / services	NIC Code of the Product/ service	% to total turnover of the company
1	Construction of buildings carried out on own-account basis or on a fee or contract basis	41001	100%
	Total		**100%**

III.Particulars of Holding, Subsidiary and Associate Companies -

Sl. No	Name of the Company	Address of the Company	CIN/GLN	Holding/ Subsidiary/ Associate	% of Shares held	Applicable Section
1	Nile Developers Private Limited	No.36/2, Gandhi Mandapam Road, Kotturpuram Chennai Chennai TN 600085 IN	U45200TN2006PTC061798	Subsidiary	100%	2(87)(ii)
2	Vaigai Developers Private Limited	No.36/2, Gandhi Mandapam Road, Kotturpuram Chennai Chennai TN 600085 IN	U45200TN2006PTC061799	Subsidiary	100%	2(87)(ii)
3	Centurions Housing & Constructions Private Limited	No.36/2, Gandhi Mandapam Road, Kotturpuram Chennai Chennai TN 600085 IN	U70101TN2000PTC045241	Subsidiary	100%	2(87)(ii)
4	Melmont Construction Private Limited	130/1, Ulsoor Road, Bangalore - 560042.	U74210KA2004PTC034801	Subsidiary	100%	2(87)(ii)
5	Purva Realities Private Limited	130/1, Ulsoor Road, Bangalore - 560042.	U45202KA2006PTC039259	Subsidiary	100%	2(87)(ii)
6	Purva Good Earth Properties Private Limited*	130/1, Ulsoor Road, Bangalore - 560042.	U45201KA2007PTC042436	Subsidiary	100%	2(87)(ii)
7	Purva Star Properties Private Limited	130/1, Ulsoor Road, Bangalore - 560042.	U45201KA2007PTC042489	Subsidiary	100%	2(87)(ii)
8	Purva Sapphire Land Private Limited	130/1, Ulsoor Road, Bangalore - 560042.	U45201KA2007PTC042437	Subsidiary	100%	2(87)(ii)
9	Purva Ruby Properties Private Limited	130/1, Ulsoor Road, Bangalore - 560042.	U45203KA2007PTC042433	Subsidiary	100%	2(87)(ii)
10	Grand Hills Developments Private Limited	130/1, Ulsoor Road, Bangalore - 560042.	U45203KA2007PTC042435	Subsidiary	100%	2(87)(ii)
11	Provident Housing Limited	130/1, Ulsoor Road, Bangalore - 560042.	U45200KA2008PLC048273	Subsidiary	100%	2(87)(ii)
12	Starworth Infrastructure & Construction Limited	130/1, Ulsoor Road, Bangalore - 560042.	U45201KA2008PLC047441	Subsidiary	100%	2(87)(ii)

Sl. No	Name of the Company	Address of the Company	CIN/GLN	Holding/ Subsidiary/ Associate	% of Shares held	Applicable Section
13	Prudential Housing and Infrastructure Development Limited	130/1, Ulsoor Road, Bangalore - 560042.	U45200MH1999PLC122523	Subsidiary	100%	2(87)(ii)
14	Jaganmata Property Developers Private Limited	Puravankara Projects Limited,Survey No-08, Opp to Mahindra Satyam, Side line of Godrej Green Building Kondapura Hyderabad TG 500033 IN	U45206TG2015PTC101944	Subsidiary	100%	2(87)(ii)
15	Vagishwari Land Developers Private Limited	Puravankara Projects Limited,Survey No-08, Opp to Mahindra Satyam, Side line of Godrej Green Building Kondapura Hyderabad TG 500033 IN	U45208TG2015PTC101945	Subsidiary	100%	2(87)(ii)
16	Varishtha Property Developers Private Limited	Puravankara Projects Limited, Survey No-08, Opp to Mahindra Satyam, Side line of Godrej Green Building Kondapura Hyderabad TG 500033 IN	U45208TG2015PTC101839	Subsidiary	100%	2(87)(ii)
17	Jyothishmati Business Centers Private Limited	Puravankara Projects Limited, Survey No-08, Opp to Mahindra Satyam, Side line of Godrej Green Building Kondapura Hyderabad TG 500033 IN	U45208TG2015PTC101935	Subsidiary	100%	2(87)(ii)
18	Purva Oak Private Limited	130/2, Ulsoor Road, Bangalore - 560042.	U45309KA2016PTC096197	Subsidiary	100%	2(87)(ii)
19	Purva Pine Private Limited	130/2, Ulsoor Road, Bangalore - 560042.	U45200KA2016PTC094977	Subsidiary	100%	2(87)(ii)
20	IBID Home Private Limited	130/2, Ulsoor Road, Bangalore - 560042.	U70109KA2015PTC083799	Subsidiary	100%	2(87)(ii)
21	Provident Cedar Private Limited*	130/2, Ulsoor Road, Bangalore - 560042.	U45309KA2016PTC097552	Subsidiary	100%	2(87)(ii)
22	Provident Meryta Private Limited*	130/2, Ulsoor Road, Bangalore - 560042.	U45500KA2016PTC096065	Subsidiary	100%	2(87)(ii)
23	Argan Properties Private Limited*	130/2, Ulsoor Road, Bangalore - 560042.	U45500KA2016PTC096089	Subsidiary	100%	2(87)(ii)
24	Keppel Puravankara Development Private Limited	No. 39, 8th Main, 1A Cross, Vasanthnagar, Opp. Mount Carmel College, Bangalore-560052	U74210KA2004PTC034178	Associate	49%	2(6)
25	Propmart Technologies Limited	130/2, Ulsoor Road, Bangalore - 560042.	U72200KA2000PLC026967	Associate	32.83%	2(6)
26	Sobha Puravankara Aviation Private Limited	# 900/1, 1st Cross Geetanjali Layout HAL 3rd Stage, New Thippasandra Bangalore- 560075	U62200KA2010PTC056061	Associate	49.75%	2(6)
27	Welworth Lanka (Private) Ltd.	Eigth Floor, East Tower, WTC, Colombo-01	--N/A--	Foreign Subsidiary	100%	2(87)(ii)
28	Welworth Lanka Holding Private Limited	C/0 Varners, Level 14, West Tower, World Trade Centre, Colombo -01	--N/A--	Foreign Subsidiary	100%	2(87)(ii)
29	Whitefield Ventures	--N/A--	--N/A--	Associate	42%	2(6)
30	Pune Projects LLP	501, Kensington Court, S.G.Pingale Lane, off North Main Road, Koregaon Park, Pune, Maharashtra 411001	AAC-8467	Associate	32%	2(6)

** Step down subsidiary of Puravankara Limited as it is a subsidiary of Provident Housing Limited (a wholly owned Subsidiary of the Company)*

IV. Share holding pattern (Equity Share Capital Break-up as percentage of Total Equity)

i) Category-wise Share Holding

Sr No	Category of Shareholders	Shareholding at the beginning of the year - 2017-18				Shareholding at the end of the year - 2017-18				% Change during the year
		Demat	Physical	Total	% of Total Shares	Demat	Physical	Total	% of Total Shares	
(A)	Shareholding of Promoter and Promoter Group									
[1]	Indian									
(a)	Individuals / Hindu Undivided Family	9,360	0	9,360	0.00	9,360	0	9,360	0.00	0.00
(b)	Central Government / State Government(s)	0	0	0	0.00	0	0	0	0.00	0.00
(c)	Financial Institutions / Banks	0	0	0	0.00	0	0	0	0.00	0.00
(d)	Any Other (Specify)									
	Sub Total (A)(1)	**9,360**	**0**	**9,360**	**0.00**	**9,360**	**0**	**9,360**	**0.00**	**0.00**
[2]	Foreign									
(a)	Individuals (Non-Resident Individuals / Foreign Individuals)	17,78,52,904	0	17,78,52,904	75.00	17,78,52,904	0	17,78,52,904	75.00	0
(b)	Government	0	0	0	0.00	0	0	0	0.00	0.00
(c)	Institutions	0	0	0	0.00	0	0	0	0.00	0.00
(d)	Foreign Portfolio Investor	0	0	0	0.00	0	0	0	0.00	0.00
(e)	Any Other (Specify)									
	Sub Total (A)(2)	**17,78,52,904**	**0**	**17,78,52,904**	**75.00**	**17,78,52,904**	**0**	**17,78,52,904**	**75.00**	**0**
	Total Shareholding of Promoter and Promoter Group(A)=(A)(1)+(A)(2)	**17,78,62,264**	**0**	**17,78,62,264**	**75.00**	**17,78,62,264**	**0**	**17,78,62,264**	**75.00**	**0.00**
(B)	Public Shareholding									
[1]	Institutions									
(a)	Mutual Funds / UTI	6,00,000	0	6,00,000	0.25	0	0	0	0.00	-0.25
(b)	Venture Capital Funds	0	0	0	0.00	0	0	0	0.00	0.00
(c)	Alternate Investment Funds	0	0	0	0.00	0	0	0	0.00	0.00
(d)	Foreign Venture Capital Investors	0	0	0	0.00	0	0	0	0.00	0.00
(e)	Foreign Portfolio Investor	4,10,40,842	0	4,10,40,842	17.31	3,71,56,621	0	3,71,56,621	15.67	-1.64
(f)	Financial Institutions / Banks	1,18,250	0	1,18,250	0.05	1,36,932	0	1,36,932	0.06	0.01
(g)	Insurance Companies	18,81,275	0	18,81,275	0.79	18,81,275	0	18,81,275	0.79	0.00
(h)	Provident Funds/ Pension Funds	0	0	0	0.00	0	0	0	0.00	0.00
(i)	Any Other (Specify)									
	Sub Total (B)(1)	**4,36,40,367**	**0**	**4,36,40,367**	**18.40**	**3,91,74,828**	**0**	**3,91,74,828**	**16.52**	**-1.88**
[2]	Central Government/ State Government(s)/ President of India									
	Central Government / State Government(s)	0	0	0	0.00	7567	0	7,567	0.00	0.00
	Sub Total (B)(2)	**0**	**0**	**0**	**0.00**	**7567**	**0**	**7,567**	**0.00**	**0.00**

Sr No	Category of Shareholders	Shareholding at the beginning of the year - 2017-18				Shareholding at the end of the year - 2017-18				% Change during the year
		Demat	Physical	Total	% of Total Shares	Demat	Physical	Total	% of Total Shares	
[3]	Non-Institutions									
(a)	Individuals									
(i)	Individual shareholders holding nominal share capital upto ₹1 lakh.	70,21,459	402	70,21,861	2.96	93,99,179	162	93,99,341	3.96	1.00
(ii)	Individual shareholders holding nominal share capital in excess of ₹1 lakh	19,57,969	0	19,57,969	0.83	49,73,224	0	49,73,224	2.10	1.27
(b)	NBFCs registered with RBI	0	0	0	0.00	0	0	0	0.00	0.00
(c)	Employee Trusts	0	0	0	0.00	0	0	0	0.00	0.00
(d)	Overseas Depositories (holding DRs) (balancing figure)	0	0	0	0.00	0	0	0	0.00	0.00
(e)	Any Other (Specify)									
	Hindu Undivided Family	3,59,040	0	3,59,040	0.15	7,91,187	0	7,91,187	0.33	0.18
	Non Resident Indians (Non Repat)	1,44,990	0	1,44,990	0.06	1,23,107	0	1,23,107	0.05	-0.01
	Other Directors	1,920	0	1,920	0.00	1,920	0	1,920	0.00	0.00
	Non Resident Indians (Repat)	4,25,715	0	4,25,715	0.18	7,55,784	0	7,55,784	0.32	0.14
	Clearing Member	7,47,393	0	7,47,393	0.32	5,36,628	0	5,36,628	0.23	-0.09
	Bodies Corporate	49,88,167	0	49,88,167	2.10	35,23,836	0	35,23,836	1.49	-0.62
	Sub Total (B)(3)	**1,56,46,653**	**402**	**1,56,47,055**	**6.60**	**2,01,04,865**	**162**	**2,01,05,027**	**8.48**	**1.88**
	Total Public Shareholding(B)=(B)(1)+(B)(2)+(B)(3)	**5,92,87,020**	**402**	**5,92,87,422**	**25.00**	**5,92,87,260**	**162**	**5,92,87,422**	**25.00**	**0.00**
	Total (A)+(B)	**23,71,49,284**	**402**	**23,71,49,686**	**100.00**	**23,71,49,524**	**162**	**23,71,49,686**	**100.00**	**0.00**
(C)	Non Promoter - Non Public									
[1]	Custodian/DR Holder	0	0	0	0.00	0	0	0	0.00	0.00
[2]	Employee Benefit Trust (under SEBI (Share based Employee Benefit) Regulations, 2014)	0	0	0	0.00	0	0	0	0.00	0.00
	Total (A)+(B)+(C)	**23,71,49,284**	**402**	**23,71,49,686**	**100.00**	**23,71,49,524**	**162**	**23,71,49,686**	**100.00**	**0.00**

ii) Shareholding of Promoters

Sr No	Shareholder's Name	Shareholding at the beginning of the year 2017-18			Cumulative Shareholding during the year- 2017-18			% Change in share holding during the year
		No. of Shares held	% of Total Shares of the Company	% of Shares pledged/ encumbered to total shares	No. of Shares held	% of Total Shares of the Company	% of Shares pledged/ encumbered to total shares	
1	Ravi Puravankara	17,78,52,904	74.9961	0	17,78,52,904	74.9961	0	0
2	Ashish Puravankara	4,800	0.0020	0	4,800	0.0020	0	0
3	Vishalakshi Puravankara	1,920	0.0008	0	1,920	0.0008	0	0
4	Aarati Puravankara	1,440	0.0006	0	1,440	0.0006	0	0
5	Amanda Puravankara	1,200	0.0005	0	1,200	0.0005	0	0
	Total	**17,78,62,264**	**75.0000**	**0**	**17,78,62,264**	**75.0000**	**0**	**0**

iii) Change in Promoters Shareholding

Sr No	Particulars	Shareholding at the beginning of the year		Cumulative Shareholding during the year	
		No. of Shares	% of total shares of the company	No. of Shares	% of total shares of the company
	At the beginning of the year (TOTAL)	17,78,62,264	75.00	17,78,62,264	75.00
	Date wise Increase / Decrease in Promoters Share holding during the year specifying the reasons for increase / decrease (e.g. allotment / transfer / bonus/ sweat equity etc):	-	-	-	-
	At the End of the year	**17,78,62,264**	**75.00**	**17,78,62,264**	**75.00**

Note : There is no change in the total shareholding of promoters between April 01, 2017 and March 31, 2018.

iv) Shareholding Pattern of top ten Shareholders (other than Directors, Promoters and Holders of GDRs and ADRs)

Sr No	Name & Type of Transaction	Shareholding at the beginning of the year - 2017-18		Transactions during the year			Cumulative Shareholding at the end of the year - 2017-18	
		No. of Shares held	% of Total Shares of the Company	Date of Transaction	No. of Shares	% change in share	No. of Shares held	% of Total Shares of the Company
1	**GHI LTP LTD**	**1,04,04,624**	**4.39**	**-**	**-**	**-**	**1,04,04,624**	**4.39**
	AT THE END OF THE YEAR	-	-	-	-	-	1,04,04,624	4.39
2	**ATYANT CAPITAL INDIA FUND I**	**83,94,932**	**3.54**	**-**	**-**	**-**	**83,94,932**	**3.54**
	AT THE END OF THE YEAR	-	-	-	-	-	83,94,932	3.54
3	**VANDERBILT UNIVERSITY - ATYANT CAPITAL MANAGEMENT LIMITED**	**50,73,952**	**2.14**	**-**	**-**	**-**	**50,73,952**	**2.14**
	Transfer	-	-	02-02-2018	(4342)	-0.0019	50,69,610	2.14
	Transfer	-	-	09-02-2018	(108623)	-0.0458	49,60,987	2.09
	Transfer	-	-	23-02-2018	(70118)	-0.0295	48,90,869	2.06
	AT THE END OF THE YEAR	-	-	-	-	-	48,90,869	2.06
4	**GHI JBD LTD**	**41,26,748**	**1.74**	**-**	**-**	**-**	**41,26,748**	**1.74**
	AT THE END OF THE YEAR	-	-	-	-	-	41,26,748	1.74
5	**GHI HSP LTD**	**38,93,398**	**1.64**	**-**	**-**	**-**	**38,93,398**	**1.64**
	AT THE END OF THE YEAR	-	-	-	-	-	38,93,398	1.64
6	**LIFE INSURANCE CORPORATION OF INDIA**	**18,33,765**	**0.77**	**-**	**-**	**-**	**18,33,765**	**0.77**
	AT THE END OF THE YEAR	-	-	-	-	-	18,33,765	0.77
7	**COLLEGE RETIREMENT EQUITIES FUND - STOCK ACCOUNT**	**56,35,529**	**2.38**	**-**	**-**	**-**	**56,35,529**	**2.38**
	Transfer	-	-	14-07-2017	103664	0.0437	57,39,193	2.42
	Transfer	-	-	22-09-2017	(123326)	-0.0520	56,15,867	2.37

Sr No	Name & Type of Transaction	Shareholding at the beginning of the year - 2017-18		Transactions during the year			Cumulative Shareholding at the end of the year - 2017-18	
		No. of Shares held	% of Total Shares of the Company	Date of Transaction	No. of Shares	% change in share	No. of Shares held	% of Total Shares of the Company
	Transfer	-	-	06-10-2017	(53847)	-0.0227	55,62,020	2.35
	Transfer	-	-	13-10-2017	(286245)	-0.1207	52,75,775	2.22
	Transfer	-	-	20-10-2017	(86165)	-0.0364	51,89,610	2.19
	Transfer	-	-	27-10-2017	(1416481)	-0.5973	37,73,129	1.59
	Transfer	-	-	03-11-2017	(915241)	-0.3859	28,57,888	1.21
	Transfer	-	-	10-11-2017	(507888)	-0.2142	23,50,000	0.99
	Transfer	-	-	24-11-2017	(100000)	-0.0421	22,50,000	0.95
	Transfer	-	-	01-12-2017	(100000)	-0.0422	21,50,000	0.91
	Transfer	-	-	08-12-2017	(100000)	-0.0422	20,50,000	0.86
	Transfer	-	-	19-01-2018	(200000)	-0.0843	18,50,000	0.78
	Transfer	-	-	26-01-2018	(50000)	-0.0211	18,00,000	0.76
	AT THE END OF THE YEAR	-	-	-	-	-	18,00,000	0.76
8	**GHI ERP LTD**	**17,52,863**	**0.7391**	**-**	**-**	**-**	**17,52,863**	**0.74**
	AT THE END OF THE YEAR	-	-	-	-	-	17,52,863	0.74
9	**ERROL FERNANDES**	**0**	**0.0000**	**-**	**-**	**-**	**0**	**0.00**
	Transfer	-	-	14-07-2017	8090	0.0034	8,090	0.00
	Transfer	-	-	21-07-2017	385198	0.1624	3,93,288	0.17
	Transfer	-	-	28-07-2017	122192	0.0516	5,15,480	0.22
	Transfer	-	-	04-08-2017	108018	0.0455	6,23,498	0.26
	Transfer	-	-	11-08-2017	50000	0.0211	6,73,498	0.28
	Transfer	-	-	25-08-2017	502	0.0002	6,74,000	0.28
	Transfer	-	-	29-09-2017	(54972)	-0.0232	6,19,028	0.26
	Transfer	-	-	17-11-2017	72	0.0001	6,19,100	0.26
	Transfer	-	-	24-11-2017	321375	0.1355	9,40,475	0.40
	Transfer	-	-	01-12-2017	51983	0.0219	9,92,458	0.42
	Transfer	-	-	08-12-2017	30000	0.0126	10,22,458	0.43
	Transfer	-	-	16-02-2018	(403358)	-0.1700	6,19,100	0.26
	Transfer	-	-	23-02-2018	403358	0.1700	10,22,458	0.43
	AT THE END OF THE YEAR	-	-	-	-	-	10,22,458	0.43
10	**IL AND FS SECURITIES SERVICES LIMITED**	**36,664**	**0.0155**	**-**	**-**	**-**	**36,664**	**0.02**
	Transfer	-	-	07-04-2017	(844)	-0.0004	35,820	0.02
	Transfer	-	-	14-04-2017	(515)	-0.0002	35,305	0.01
	Transfer	-	-	21-04-2017	5000	0.0021	40,305	0.02
	Transfer	-	-	28-04-2017	2000	0.0008	42,305	0.02
	Transfer	-	-	05-05-2017	(1000)	-0.0004	41,305	0.02
	Transfer	-	-	12-05-2017	(200)	-0.0001	41,105	0.02
	Transfer	-	-	26-05-2017	25390	0.0107	66,495	0.03
	Transfer	-	-	02-06-2017	(17841)	-0.0075	48,654	0.02
	Transfer	-	-	09-06-2017	18030	0.0076	66,684	0.03
	Transfer	-	-	16-06-2017	(15490)	-0.0065	51,194	0.02
	Transfer	-	-	23-06-2017	1690	0.0007	52,884	0.02
	Transfer	-	-	30-06-2017	(13750)	-0.0058	39,134	0.02
	Transfer	-	-	07-07-2017	(450)	-0.0002	38,684	0.02
	Transfer	-	-	14-07-2017	16700	0.0071	55,384	0.02
	Transfer	-	-	21-07-2017	20800	0.0087	76,184	0.03

Sr No	Name & Type of Transaction	Shareholding at the beginning of the year - 2017-18		Transactions during the year			Cumulative Shareholding at the end of the year - 2017-18	
		No. of Shares held	% of Total Shares of the Company	Date of Transaction	No. of Shares	% change in share	No. of Shares held	% of Total Shares of the Company
	Transfer	-	-	28-07-2017	(919)	-0.0004	75,265	0.03
	Transfer	-	-	04-08-2017	(100)	0.0000	75,165	0.03
	Transfer	-	-	11-08-2017	10500	0.0044	85,665	0.04
	Transfer	-	-	18-08-2017	10050	0.0043	95,715	0.04
	Transfer	-	-	25-08-2017	900	0.0003	96,615	0.04
	Transfer	-	-	08-09-2017	(12000)	-0.0050	84,615	0.04
	Transfer	-	-	15-09-2017	(2913)	-0.0012	81,702	0.03
	Transfer	-	-	22-09-2017	(5000)	-0.0022	76,702	0.03
	Transfer	-	-	29-09-2017	(5060)	-0.0021	71,642	0.03
	Transfer	-	-	13-10-2017	500	0.0002	72,142	0.03
	Transfer	-	-	20-10-2017	1103	0.0005	73,245	0.03
	Transfer	-	-	27-10-2017	(10202)	-0.0043	63,043	0.03
	Transfer	-	-	03-11-2017	59855	0.0252	1,22,898	0.05
	Transfer	-	-	10-11-2017	(8300)	-0.0035	1,14,598	0.05
	Transfer	-	-	17-11-2017	(34300)	-0.0144	80,298	0.03
	Transfer	-	-	24-11-2017	(30700)	-0.0130	49,598	0.02
	Transfer	-	-	01-12-2017	7269	0.0031	56,867	0.02
	Transfer	-	-	08-12-2017	17041	0.0072	73,908	0.03
	Transfer	-	-	15-12-2017	49350	0.0208	1,23,258	0.05
	Transfer	-	-	22-12-2017	1040	0.0004	1,24,298	0.05
	Transfer	-	-	29-12-2017	(12676)	-0.0053	1,11,622	0.05
	Transfer	-	-	05-01-2018	(5826)	-0.0025	1,05,796	0.04
	Transfer	-	-	12-01-2018	68295	0.0288	1,74,091	0.07
	Transfer	-	-	19-01-2018	165740	0.0699	3,39,831	0.14
	Transfer	-	-	26-01-2018	296893	0.1252	6,36,724	0.27
	Transfer	-	-	02-02-2018	(10867)	-0.0046	6,25,857	0.26
	Transfer	-	-	09-02-2018	(4130)	-0.0017	6,21,727	0.26
	Transfer	-	-	23-02-2018	(54606)	-0.0231	5,67,121	0.24
	Transfer	-	-	02-03-2018	(2614)	-0.0011	5,64,507	0.24
	Transfer	-	-	09-03-2018	(4401)	-0.0018	5,60,106	0.24
	Transfer	-	-	16-03-2018	11969	0.0050	5,72,075	0.24
	Transfer	-	-	23-03-2018	2561	0.0011	5,74,636	0.24
	Transfer	-	-	31-03-2018	(15091)	-0.0064	5,59,545	0.24
	AT THE END OF THE YEAR	-	-	-	-	-	5,59,545	0.24
11	**SAMMYS DREAMLAND CO PVT LTD**	**25,09,361**	**1.0581**	**-**	**-**	**-**	**25,09,361**	**1.06**
	Transfer	-	-	14-04-2017	42891	0.0181	25,52,252	1.08
	Transfer	-	-	21-04-2017	(125054)	-0.0527	24,27,198	1.02
	Transfer	-	-	28-04-2017	(41094)	-0.0173	23,86,104	1.01
	Transfer	-	-	05-05-2017	(100315)	-0.0423	22,85,789	0.96
	Transfer	-	-	12-05-2017	(93745)	-0.0396	21,92,044	0.92
	Transfer	-	-	19-05-2017	(75371)	-0.0318	21,16,673	0.89
	Transfer	-	-	26-05-2017	(46219)	-0.0194	20,70,454	0.87
	Transfer	-	-	02-06-2017	(204241)	-0.0862	18,66,213	0.79
	Transfer	-	-	09-06-2017	(127643)	-0.0538	17,38,570	0.73
	Transfer	-	-	16-06-2017	(39517)	-0.0167	16,99,053	0.72

Sr No	Name & Type of Transaction	Shareholding at the beginning of the year - 2017-18		Transactions during the year			Cumulative Shareholding at the end of the year - 2017-18	
		No. of Shares held	% of Total Shares of the Company	Date of Transaction	No. of Shares	% change in share	No. of Shares held	% of Total Shares of the Company
	Transfer	-	-	23-06-2017	(819031)	-0.3453	8,80,022	0.37
	Transfer	-	-	07-07-2017	(758574)	-0.3199	1,21,448	0.05
	Transfer	-	-	14-07-2017	(121448)	-0.0512	0	0.00
	AT THE END OF THE YEAR	-	-	-	-	-	0	0.00
12	**BARCLAYS SECURITIES (INDIA) PVT LTD**	**8,15,000**	**0.3437**	**-**	**-**	**-**	**8,15,000**	**0.34**
	Transfer	-	-	21-04-2017	125054	0.0527	9,40,054	0.40
	Transfer	-	-	28-04-2017	(125054)	-0.0527	8,15,000	0.34
	Transfer	-	-	12-05-2017	550	0.0002	8,15,550	0.34
	Transfer	-	-	19-05-2017	(550)	-0.0002	8,15,000	0.34
	Transfer	-	-	23-06-2017	86047	0.0362	9,01,047	0.38
	Transfer	-	-	30-06-2017	(86047)	-0.0362	8,15,000	0.34
	Transfer	-	-	07-07-2017	719592	0.3034	15,34,592	0.65
	Transfer	-	-	14-07-2017	(612911)	-0.2585	9,21,681	0.39
	Transfer	-	-	21-07-2017	(263723)	-0.1112	6,57,958	0.28
	Transfer	-	-	28-07-2017	(130087)	-0.0548	5,27,871	0.22
	Transfer	-	-	01-09-2017	(125558)	-0.0530	4,02,313	0.17
	Transfer	-	-	08-09-2017	(402313)	-0.1696	0	0.00
	AT THE END OF THE YEAR	-	-	-	-	-	0	0.00

Note:
1. *Paid up Share Capital of the Company (Face Value ₹5.00) at the end of the year is 23,71,49,686 Shares.*
2. *The details of holding has been clubbed based on PAN.*
3. *% of total Shares of the Company is based on the paid up Capital of the Company at the end of the Year.*
4. *Shareholders at Sl no. 11 & 12 are part of the list as per holdings at the beginning of 2017-18.*

v) Shareholding of Directors and Key Managerial Personnel:

Sr No	Name of the Director and Key Managerial Personnel	Particulars	Shareholding at the beginning of the year		Cumulative Shareholding during the year	
			No. of Shares	% of total shares of the company	No. of Shares	% of total shares of the company
A. Directors						
1	**Mr. Ravi Puravankara**	At the beginning of the year	17,78,52,904	75.00	17,78,52,904	75.00
		Date wise Increase / Decrease in Share holding during the year specifying the reasons for increase / decrease (e.g. allotment / transfer / bonus/ sweat equity etc):	-	-	-	-
		At the End of the year	17,78,52,904	75.00	17,78,52,904	75.00
2	**Mr. Ashish Ravi Puravankara**	At the beginning of the year	4,800	0.00	4,800	0.00
		Date wise Increase / Decrease in Share holding during the year specifying the reasons for increase / decrease (e.g. allotment / transfer / bonus/ sweat equity etc):	-	-	-	-
		At the End of the year	4,800	0.00	4,800	0.00
3	**Mr. Nani R. Choksey**	At the beginning of the year	1,920	0.00	1,920	0.00
		Date wise Increase / Decrease in Share holding during the year specifying the reasons for increase / decrease (e.g. allotment / transfer / bonus/ sweat equity etc):	-	-	-	-
		At the End of the year	1,920	0.00	1,920	0.00

Sr No	Name of the Director and Key Managerial Personnel	Particulars	Shareholding at the beginning of the year		Cumulative Shareholding during the year	
			No. of Shares	% of total shares of the company	No. of Shares	% of total shares of the company
4	**Mr. RVS Rao**	At the beginning of the year	2,000	0.00	2,000	0.00
		Date wise Increase / Decrease in Share holding during the year specifying the reasons for increase / decrease (e.g. allotment / transfer / bonus/ sweat equity etc):	-	-	-	-
		At the End of the year	2,000	0.00	2,000	0.00
5	Mr. Pradeep Guha is Independent Director and his shareholding in the company was/is NIL					
6	Dr. Suchitra Kaul Misra was an Independent Director and her shareholding in the company was/is NIL. She has resigned as Director w.e.f. July 27, 2018					
B. Key Managerial Personnel						
7	Mr. Kuldeep Chawla is Chief Financial Officer and his shareholding in the Company was/is NIL					
8	Ms. Bindu D., is Company Secretary and her shareholding in the company was/is NIL					

V. INDEBTEDNESS

Indebtedness of the Company including interest outstanding/accrued but not due for payment - As at 31/03/2018 (₹/Crores)

Particulars	Secured Loans excluding deposits	Unsecured loans	Deposits	Total Indebtedness
Indebtedness at the beginning of the financial year				
i) Principal Amount	1,164.77	97.47	290.95	1,553.19
Finance lease obligation	14.68	-	-	14.68
ii) Interest due but not paid	-	-	-	-
iii) Interest accrued but not due	0.29	-	-	0.29
Unamortised Processing Fee	(17.89)	-	-	(17.89)
Total (i+ii+iii)	**1,161.85**	**97.47**	**290.95**	**1,550.27**
Change in Indebtedness during the financial year	**-**	**-**	**-**	
o Addition	523.90	-	2.40	526.30
o Reduction	(146.08)	(35.69)	(50.30)	(232.07)
o Unamortised Processing Fee adjusted	(2.54)	-	-	(2.54)
Finance Lease Obligation	(14.68)	-	-	(14.68)
iii) Interest accrued but not due	1.75	-	-	1.75
Net Change	**362.35**	**(35.69)**	**(47.90)**	**278.76**
Indebtedness at the end of the financial year	**-**	**-**	**-**	
i) Principal Amount	1,542.59	61.78	243.05	1,847.42
finance Lease obligation	-	-	-	
ii) Interest due but not paid	2.04	-	-	2.04
iii) Interest accrued but not due				-
Unamortised Processing fee	(20.43)	-	-	(20.43)
Total (i+ii+iii)	**1,524.20**	**61.78**	**243.05**	**1,829.03**

VI. Remuneration of Directors and Key Managerial Personnel

A. Remuneration to Managing Director, Whole-time Directors and/or Manager: (₹ in crores)

Sl.No.	Particulars of Remuneration	Mr. Ravi Puravankara	Mr. Ashish Ravi Puravankara	Mr. Nani R. Choksey
1	**Gross Salary**			
(a)	Salary as per provisions contained in section 17(1) of the Income-tax Act,1961	1.81	1.7	1.7
(b)	Value of perquisites u/s 17(2) Income-tax Act, 1961	0.00	0.00	-
(c)	Profits in lieu of salaryunder section 17(3) Income-tax Act, 1961	-	-	-
	Others- Commission	-	-	-
	Others- Director Sitting Fees	-	-	-
	TOTAL	**1.81**	**1.70**	**1.70**

B. Remuneration to Independent Directors (₹ in crores)

Sl.No.	Particulars of Remuneration	Mr. RVS Rao	Mr. Pradeep Guha	Dr. (Ms.) Suchitra Kaul Misra*
1	**Gross Salary**			
(a)	Salary as per provisions contained in section 17(1) of the Income-tax Act,1961	-	-	-
(b)	Value of perquisites u/s 17(2) Income-tax Act, 1961	-	-	-
(c)	Profits in lieu of salaryunder section 17(3) Income-tax Act, 1961	-	-	-
	Others- Commission	0.12	0.12	0.12
	Others- Director Sitting Fees	0.07	0.03	0.07
	TOTAL	**0.19**	**0.15**	**0.19**

**Dr. Suchitra Kaul Misra, Independent Director has resigned as Director w.e.f. July 27, 2018*

C. Remuneration to Key Managerial Personnel (₹ in crores)

Sl.No.	Particulars of Remuneration	Ms. Bindu D.	Mr. Kuldeep Chawla
1	**Gross Salary**		
(a)	Salary as per provisions contained in section 17(1) of the Income-tax Act,1961	0.17	1.09
(b)	Value of perquisites u/s 17(2) Income-tax Act, 1961	-	-
(c)	Profits in lieu of salaryunder section 17(3) Income- tax Act, 1961	-	-
	Others- Commission	-	-
	Others- Director Sitting Fees	-	-
	TOTAL	**0.17**	**1.09**

VII. PENALTIES / PUNISHMENT/ COMPOUNDING OF OFFENCES:

Type	Section of the Companies Act	Brief Description	Details of Penalty / Punishment/ Compunding fees imposed	Authority [RD / NCLT / COURT]	Appeal made if any (give Details)
A. Company	NIL				
Penalty					
Punishment					
Compounding					
B. Directors					
Penalty					
Punishment					
Compounding					
C. Other Officers in Default					
Penalty					
Punishment					
Compounding					

For and on behalf of the Board of Directors

Ashish Ravi Puravankara
Managing Director & Chief Executive Officer
DIN: 00504524

Nani R. Choksey
Joint Managing Director
DIN: 00504555

Bengaluru
August 10, 2018

ANNEXURE VII TO DIRECTORS' REPORT

Details of Ratio of Remuneration of Director [Section 197(12), r/w Rule 5 of Companies (Appointment and Remuneration of Managerial Personnel), Rules, 2014

I.	The ratio of the remuneration of each whole-time director to the median remuneration of the employees of the company for the financial year;	**Name**	**Ratio to the median**
		Mr. Ravi Puravankara	22.30%
		Mr. Ashish Ravi Puravankara	34.14%
		Mr. Nani R. Choksey	34.14%
II.	The percentage increase in remuneration of each whole-time director, Chief Financial Officer, Chief Executive Officer, Company Secretary or Manager, if any, in the financial year;	**Name**	**% Increase**
		Mr. Ravi Puravankara	0.00%
		Mr. Ashish Ravi Puravankara	16.89%
		Mr. Nani R. Choksey	9.49%
		Mr. Kuldeep Chawla	0.00%
		Ms. Bindu D.	7.87%
III.	The percentage increase in the median remuneration of employees in the financial year;	The percentage increase in the median remuneration of Employees of Puravankara during the financial year 2017-18 was 6.67% (arrived at based on the median remuneration of the Financial Year 2016-17).	
IV.	The number of permanent employees on the rolls of Company;	The total number of employees of Puravankara Limited as on 31 March 2018 was 610 and as on 31 March 2017 was 576.	
V.	Average percentile increase already made in the salaries of employees other than the managerial personnel in the last financial year and its comparison with the percentile increase in the managerial remuneration and justification thereof and point out if there are any exceptional circumstances for increase in the managerial remuneration;	The average % increase was 6.72% for all employees who went through the compensation Review cycle in the year. For the Key Managerial Personnel, the average % increase was 6.85%.	
VI.	The key parameters for any variable component of remuneration availed by the directors;	The key parameters for variable components are Company PAT, EBITDA, Revenue and share price.	
VII.	Affirmation that the remuneration is as per the remuneration policy of the company.	Yes. the remuneration is as per the remuneration policy of the company.	

Information as required under Rule 5(2), Rule 5(3) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014, and forming part of the Director's Report for the Financial Year ended March 31, 2018.

Names of top ten employees in terms of remuneration drawn and the name of every employee employeed throughout the 12 months period and who were in receipt of remuneration which in aggregate was not less than ₹1.02 crore for the year ended March 31, 2018

(₹ in crores)

Employee Name	Designation In the Company	Qualification	Age	Previous Employer	Total Experience	Designation at previous employment	Date of Joining	March 31, 2018
Mr. Ravi Puravankara	Chairman	Civil Engineer	66	-	43	-	1986 - Promoter	1.93
Mr. Nani R. Choksey	Joint Managing Director	B.Com	67	-	42	-	1986	2.07
Mr. Ashish Ravi Puravankara	Managing Director	BBA, MBA	39	-	18	-	14-Jul-2010	2.07
Mr. Anand Narayanan K B	President - Sales & Marketing	B.Com, MBA	42	Knight Frank India Pvt Ltd	19	National Director - Residential	05-Nov-2012	2.01
Mr. Kuldeep Chawla	Chief Financial Officer	MBA	53	Mile Stone Capital	29	Managing Partner	01-Mar-2017	1.66
Mr. Patil D S	Sr. V P Land Acquisition	B.E., (Mech), Dip Finance, LLB, LLM	57	Sobha Developers Limited	34	Vice President	01-Oct-2013	1.30
Mr. Jagadeesh K S	President - MD Office	MSW	53	Gennex Ventures - Reliance Industries Ltd.	30	Operating Partner	02-Feb-2016	1.25
Mr. Ranjit Thomas	Regional Head - Kerala	B.Sc (Civil), C.E.	58	Link India Group of Companies	34	General Manager-Projects	08-Sep-2004	1.13
Mr. Vishnu Moorthi H	Sr. Vice President - Properties & Risk Control	B.Com, FCA, CS	52	Consultant	30	Consultant	01-Feb-2007	1.04

Persons employed for the part of the financial year who were in receipt of remuneration at a rate which in aggregate was not less than ₹8.5 lakh per month

NIL

EXTRACT FROM NOMINATION AND REMUNERATION POLICY

Policy on Appointment and Removal of Directors, Key Managerial Personnel and Senior Management:

A. APPOINTMENT CRITERIA AND QUALIFICATIONS:

1. The Committee shall identify and ascertain the integrity, qualification, expertise and experience of the person for appointment as Director, KMP or at Senior Management level and recommend to the Board his / her appointment.

2. A person should possess adequate qualification, expertise and experience for the position he / she is considered for appointment. The Committee has discretion to decide whether qualification, expertise and experience possessed by a person are sufficient / satisfactory for the concerned position.

3. The Company shall not appoint or continue the employment of any person as Managing Director / Whole-time Director / Manager who has attained the age of 70 (seventy) years. Provided that the term of the person holding this position may be extended beyond the age of 70 (seventy) years with the Approval of shareholders by passing a Special Resolution based on the explanatory statement annexed to the notice for such motion indicating the justification for extension of appointment beyond 70 (seventy) years.

4. Each Director / KMP / Senior Officials is required to sign the letter of appointment with the Company containing the terms of appointment and the role assigned in the Company.

B. TERM / TENURE:

MANAGING DIRECTOR/ WHOLE-TIME DIRECTOR/ (MANAGERIAL PERSON)

The Company shall appoint or re-appoint any person as its Managerial Person for a term not exceeding 5 (five) years at a time. No re-appointment shall be made earlier than one year before the expiry of term.

C. MATTERS CONNECTED TO INDEPENDENT DIRECTORS:

TERM OF APPOINTMENT

An Independent Director shall hold office for a term upto5 (five) consecutive years on the Board of the Company and will be eligible for re-appointment on passing of a Special Resolution by the Company, for an additional term of 5 (five) consecutive years.

No Independent Director shall hold office for more than two consecutive terms, but such Independent Director shall be eligible for appointment after expiry of three years of ceasing to become an Independent Director. Provided that an Independent Director shall not, during the said period of three years, be appointed in or be associated with the Company in any other capacity, either directly or indirectly.

At the time of appointment of Independent Director it should be ensured that number of Boards on which such Independent Director serves is restricted to 7 (seven) listed companies as an Independent Director and 3 (three) listed companies as an Independent Director in case such person is serving as a Whole-time Director of a listed company.

With effect from April 1, 2019, the reappointment/continuance of any Non-Executive Directorwho has attained the age of 75 years shall be subject to approval of the shareholders by way of a Special Resolution.

COMMITTEES

Independent Directors may be required to serve on one or more of the Committees of the Board (Existing or those which may be constituted in future) as may be decided by the Board from time to time. The existing Committees of the Board are Audit Committee, Stakeholders Relationship Committee, Nomination & Remuneration Committee, Corporate Social Responsibility Committee, Risk Management Committee and Independent Directors Committee. The role of those aforesaid Committees of the Board would be as may be determined by the Board of Directors of the Company, from time to time.

The Board of Directors of the Company may decide to constitute such other Committees of the Board as may be necessary for effective functioning of the Organisation.

(1) A director shall not be a member in more than ten committees or act as chairperson of more than five committees across all listed entities in which he is a director which shall be determined as follows:

   (a) the limit of the committees on which a director may serve in all public limited companies, whether listed or not, shall be included and all other companies including private limited companies, foreign companies and companies under Section 8 of the Companies Act, 2013 shall be excluded;

   (b) for the purpose of determination of limit, chairpersonship and membership of the audit committee and the Stakeholders' Relationship Committee alone shall be considered.

APPOINTMENT ON THE BOARD OF THE WHOLLY OWNED SUBSIDIARIES OF THE COMPANY

As a sequence to the Compliance to the Companies Act, 2013 and / or the Listing Regulations, the Company may endeavour to appoint Independent Directors with their express consent, as a Director of one / more of the Wholly-owned Subsidiaries of the Company.

FAMILIARISATION PROGRAM FOR INDEPENDENT DIRECTORS

a) The Company shall familiarize the Independent Directors with the company, their roles, rights, responsibilities in the Company, nature of the industry in which the Company operates, business model of the company, etc., through various programs.

b) The details of such familiarization programs shall be disclosed on the Company's website and a web link thereto shall also be given in the Annual Report.

TRAINING

Newly Appointed Directors would be entitled to the benefit of a Training Program to familiarize themselves with the business and affairs of the Company, growth plans, the peculiarities of the industry in which the Company operates, its goals and expectations and long term plans and objectives.

All directors are expected to remain current on how best to discharge their responsibilities as directors of the Company including keeping

abreast of changes and trends in economic, political, social, financial and legal climates and governance practices.

Additional Training Programs would be finalized based on the specific requirements of the Independent Directors.

The details of such familiarization programs shall be disclosed on the company's website and a web link thereto shall also be given in the Annual Report.

D. CRITERIA FOR MAKING PAYMENT TO DIRECTORS (NON-EXECUTIVE AND EXECUTIVE) AND SENIOR MANAGEMENT PERSONNEL / KEY MANAGERIAL PERSONNEL

- **DIRECTORS:**
  Directors in a Company can be classified as Executive Directors/ Non-Executive Directors.

  Executive Directors are the Directors on the Board of a Company who are additionally Employees of the Company / are on the Rolls of the Company.

  Non-Executive Directors are Directors on the Board of the company who are not Employees of the Company / are on the Rolls of the Company. Non-Executive Directors can further be classified as Independent & Non Independent.

- **SENIOR MANAGEMENT PERSONNEL:**
  Senior Management Personnel also known as Key Managerial Personnel (KMP)

  "Key Managerial Personnel (KMP)" in relation to a company, means

  i. the Chief Executive Officer or the Managing Director or the Manager;

  ii. the Company Secretary;

  iii. the Whole-Time Director;

  iv. the Chief Financial Officer; and

  v. such other officer as may be prescribed; [Section 2(51) of the Companies act, 2013]

CRITERIA OF MAKING PAYMENTS CAN FURTHER BE CLASSIFIED AS:

a) Criteria of Making Payments to Non-Executive Directors

b) Criteria of Making Payments to Executive Directors [Sec 197 of the Companies Act, 2013].

c) Criteria of Making Payments to Senior Management Personnel / Key Managerial Personnel.

a) CRITERIA OF MAKING PAYMENTS TO NON-EXECUTIVE DIRECTORS:

Non-Executive Independent Directors (NEID) of the Company play an important role as a part of the Board. They bring in external and wider perspective to the decision-making by the board and provide leadership and strategic guidance, while maintaining objective judgment. They also help the Company in ensuring that all legal requirements and Corporate Governance are well taken care of.

The responsibilities and obligations imposed on the Non-Executive Independent Directors have increased manifold in the recent years on account of a number of factors, including the growth in the activities of the Company and the rapid evolution arising out of legal and regulatory provisions and requirements.

Non-Executive Independent Directors (NEID) of the Company are entitled to:

a) Sitting Fees for the meetings of the Board of Directors attended by them.

b) Commission on an Annual Basis, within the ceiling specified under the Companies Act, 1956 / Companies Act, 2013, based on the necessary approval of the Shareholders.

c) Reimbursement of Travelling Expenses for their attending the Board and Committee Meetings. No payment by way of Bonus, Pension, Incentives etc. is paid to any of the Non-Executive Independent Directors.

d) The Company presently has no Stock Option Plans

b) CRITERIA OF MAKING PAYMENTS TO EXECUTIVE DIRECTORS [Sec 197 of the Companies Act, 2013]:

The Board on the recommendation of the Nomination and Remuneration Committee, shall review and approve the remuneration payable to the Executive Directors of the company within the overall Limits approved by the shareholders.

Executive Directors (ED) of the Company are entitled to a Remuneration which shall include one or more of the following components:

Annual salary which includes:

a) Basic Salary and Variable Pay;

b) House Rent Allowance / Company Leased Accommodation;

c) Conveyance;

d) Food Coupons;

e) Special Allowance, if any; or ex-gratia not exceeding a sum of ₹15,00,000 per annum;

f) Corporate Bonus;

g) Reimbursement of Medical Expenses for Self and Family as per Company's policy / Medical Allowance ("Family" means the spouse, the dependent children and dependent parents.);

h) Reimbursement of Leave Travel Expenses for Self and Family as per Company's policy / Leave Travel Allowance.

The allowances mentioned above which are not fully utilised by the Director would be paid as taxable salary.

a) Car: Use of Company's car with driver including fuel and maintenance expenses as per Company's policy.

b) Medical Insurance: As per Company's policy.

c) Provident Fund Contribution: As per Company's policy.

d) Gratuity: As per Company Rules.

e) Encashment of Leave: As per Company Rules.

f) Pension: As decided by the Board from time to time.

g) Clubs: As decided by the Board from time to time.

In addition to this:

Relocation Expenses: If the Director needs to relocate outside Bangalore, he shall be entitled for expenses incurred for self and family relocating from Bangalore to such other place/s.

The Remuneration to Executive Directors (Managing Director, Joint Managing Director & Deputy Managing Director) is paid subject to the Maximum Limits approved by the Shareholders a General Meeting.

c) CRITERIA OF MAKING PAYMENTS TO KEY MANAGERIAL PERSONNEL:

The Board on the recommendation of the Nomination and Remuneration Committee, shall review and approve the remuneration payable to the Senior Management Personnel/Key Managerial Personnel of the company.

Senior Management Personnel/Key Managerial Personnel are entitled to a Remuneration which shall include one or more of the following components:

a) Basic Salary

b) Perquisites and Allowances

c) Annual Performance Bonus (if any)

The Annual Plan and Objectives for Executive Directors and Senior Executives (Executive Committee) shall be reviewed by the Nomination Committee.

LIMITS IN CONNECTION WITH MANAGERIAL REMUNERATION TO EXECUTIVE DIRECTORS / INDEPENDENT DIRECTORS

Section 197(1) of the Companies Act, 2013 provides for the total managerial remuneration payable by the Company to its directors, including Managing Director and Whole-time director in respect of any financial year shall not exceed 11% (eleven) of the Net Profits of the Company computed in the manner laid down in Section 198 of the said Act.

a) The Company with the Approval of the Shareholders and Central Government may authorise the payment of remuneration 11% (eleven) of the Net Profits of the Company, subject to the provisions of Schedule V, of the said Act.

b) The Company may with the approval of the shareholders authorise the payment of remuneration upto5% (five) of the Net Profits of the Company to its anyone Managing Director/Whole Time Director and upto 10% (ten) in case of more than one such Director.

c) The Company may pay remuneration to its directors (other than Managing Director and Whole Time Director) upto 1% (one) of the Net Profits of the Company, if there is a Managing Director or Whole-Time director or manager and 3% (three) of the Net Profits in any other case.

d) The Net Profits for the purpose of the above remuneration shall be computed in the manner referred to in Section 198 of the Companies Act, 2013.

B. Notwithstanding anything mentioned herein above about the remuneration, in the absence of profits or inadequate profits, pursuant to Article 128 of the Articles of Association of the Company and the provisions of Section 197 read with Schedule V and other applicable provisions, if any, of the Act, and subject to the approval of Central Government:

i. be paid remuneration as approved by the Central Government; or

ii. be paid minimum remuneration as stipulated in Schedule XIIIV of the Act, without the approval of the Central Government,

E. OTHER MATTERS:

EVALUATION OF PERFORMANCE:

The Committee shall carry out Evaluation of Performance of every Director, KMP and Senior Management at regular interval (yearly) as detailed in ANNEXURE – I, hereunder:

REMOVAL:

Due to reasons for any disqualification mentioned in the Companies Act,2013, rules made thereunder or under any other applicable Act, rules and regulations, the Committee may recommend, to the Board with reasons recorded in writing, removal of a Director, KMP or Senior Management subject to the provisions and compliance of the said Act, rules and regulations.

RETIREMENT:

The Director, KMP and Senior Management shall retire as per the applicable provisions of the Companies Act, 2013 and the prevailing policy of the Company. The Board will have the discretion to retain the Director, KMP, Senior Management in the same position / remuneration or otherwise even after attaining the retirement age, for the benefit of the Company.

CODE OF CONDUCT:

(a) All the Directors of the Company, shall be required to comply with the provisions of Puravankara's Code of Conduct for Insider Trading, as adopted by the Board. They shall also be required to affirm annually, compliance with the said Code of Conduct.

(b) Unless specifically authorised by the Company, they shall not disclose information in respect of the Company's affairs to the media, the financial community, the employees, the members, or to any other person. The Directors obligation of confidentiality shall survive the cessation of directorship in the Company.

(c) Directors attention is also drawn to the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 1992, as may be applicable from time to time and the Puravankara's Code of Conduct for Insider Trading for Prevention of Insider Trading, prohibiting disclosure or use of Unpublished Price Sensitive Information (UPSI).

(d) Directors shall also not engage in any activity which might impede the application of their independent judgment in the best interest of the Company.

DIRECTORS AND OFFICERS (D&O) INSURANCE COVER:

The Company covers all its Directors & Officers (D&O) with a D&O Policy and pays the premium accordingly. The said Policy is intended to pay for the Personal Liability of Directors and Officers for claims (if any), made against them, while serving on the Board and / or as an Officer of the Company. The copy of the said D&O Policy can be furnished if necessary.

DEALING IN SHARES:

Directors are prohibited from dealing in the Company's shares during the period when the Trading Window is closed. Further, directors, being designated officers of the Company for the purpose of insider trading guidelines, are required to obtain Pre-clearance for all Trades (buy/sell/gift) from the Company Secretary and the Compliance Officer of the Company. All Directors are required to comply with the applicable insider trading laws and regulations.

CONFLICT OF INTEREST:

(a) It is accepted and acknowledged that Directors may have business interests other than those of the Company. They are required to declare any such directorships, appointments and interests to the Board in writing in the prescribed form.

(b) During their term, they agree to promptly provide a declaration under Section 149(7) of the Act, upon any change in the circumstances which may affect their status as an Independent Director, wherever applicable. Further, they shall also agree to confirm compliance with the said criteria of independence on a Financial yearly basis, wherever applicable.

DISCLOSURE REQUIREMENTS:

As required under regulation 34, 46 of the Listing Regulations the terms and conditions of appointment of Independent Directors, criteria of making payments to non-executive directors, shall be disclosed on the website of the Company.

TAXATION:

All taxes shall be deducted by the Company as per Income Tax Act and other applicable Act, and it is the sole responsibility of the Director to file the Tax Returns.

CONFIDENTIALITY:

Directors may will have access to confidential information, whether or not the information is marked or designated as "Confidential" (or) "Proprietary", relating to the Company and its business including legal, financial, technical, commercial, marketing and business related records, data, documents, reports, etc., client information, intellectual property rights (including trade secrets), ("Confidential Information").

Directors shall use reasonable efforts to keep such information confidential and to not disclose to any third party. If any Confidential Information is required to be disclosed by them in response to any summons or in connection with any litigation, or in order to comply with any applicable law, order, regulation or ruling, then any such disclosure should be, to the extent possible, with the prior consent of the Board.

BUSINESS RESPONSIBILITY REPORT

This report is comprised of four sections to assess compliance with Environmental, Social and Governance Norms based on the following principles:

- Principle 1 (P1): Businesses should conduct and govern themselves with Ethics, Transparency and Accountability.
- Principle 2 (P2): Businesses should provide goods and services that are safe and contribute to sustainability throughout their life cycle.
- Principle 3 (P3): Businesses should promote the well-being of all employees.
- Principle 4 (P4): Businesses should respect the interests of and be responsive towards all stakeholders, especially those who are disadvantaged, vulnerable and marginalized.
- Principle 5 (P5): Businesses should respect and promote human rights.
- Principle 6 (P6): Business should respect, protect and make efforts to restore the environment.
- Principle 7 (P7): Businesses, when engaged in influencing public and regulatory policy, should do so in a responsible manner.
- Principle 8 (P8): Businesses should support inclusive growth and equitable development.
- Principle9 (P9): Businesses should engage with and provide value to their customers and consumers in a responsible manner.

SECTION A: GENERAL INFORMATION ABOUT THE COMPANY

1.	Corporate Identity Number (CIN) of the Company	L45200KA1986PLC051571
2.	Name of the Company	PURAVANKARA LIMITED (formerly Puravankara Projects Limited)
3.	Registered address	130/1, Ulsoor Road, Bangalore - 560042
4.	Website	www.puravankara.com
5.	E-mail id	investors@puravankara.com
6.	Financial Year reported	2017-18
7.	Sector(s) that the Company is engaged in (industrial activity code-wise)	Real Estate Development, Construction of Commercial and Residential Property NIC: 41001
8.	List three key products/ services that the Company manufactures/provides (as in balance sheet)	Construction, Sale and Leasing of Property
9.	Total number of locations where business activity is undertaken by the Company	
	(a) Number of International Locations (Provide details of major 5)	(a) Marketing office at UAE and representative office at Sri Lanka
	(b) Number of National Locations	(b) same as below mentioned in point 10
10.	Markets served by the Company – Local/State/ National/International	The Company has projects in Bengaluru, Hyderabad, Chennai, Mumbai, Pune, Kochi, Coimbatore, Mangalore, Sri Lanka

SECTION B: FINANCIAL DETAILS OF THE COMPANY

1.	Paid up Capital (INR)	118.58 crores
2.	Total Turnover (INR)	990.56 crores
3.	Total profit after taxes (INR)	77.23 crores
4.	Total Spending on Corporate Social Responsibility (CSR) as percentage of profit after tax (%)	2.56% (spending during 2017-18 as % of profit after tax of 2016-17)
5.	List of activities in which expenditure in 4 above has been incurred:-	Annexure- V of the Directors' Report
	(a)	Promotion of Arts & Culture.
	(b)	Environment sustainability.

SECTION C: OTHER DETAILS

1. Does the Company have any Subsidiary Company/ Companies? Yes
2. Do the Subsidiary Company/Companies participate in the Business Responsibility (BR) Initiatives of the parent company? If yes, then indicate the number of such subsidiary company(s).

   One material subsidiary and one other major subsidiary undertake the BR initiatives. The Company endeavors to include other subsidiaries in the initiative, in due course.
3. Do any other entity/entities (e.g. suppliers, distributors etc.) that the Company does business with, participate in the BR initiatives of the Company? If yes, then indicate the percentage of such entity/entities? [Less than 30%, 30-60%, More than 60%] No

SECTION D: BR INFORMATION

1. Details of Director/Directors responsible for BR
   (a) Details of the Director/Director responsible for implementation of the BR policy/policies
      (i) DIN: 00504555
      (ii) Name: Mr. Nani R. Choksey
      (iii) Designation: Joint Managing Director
   (b) Details of the BR head

No.	Particulars	Details
1	DIN (if applicable)	00504555
2	Name	Mr. Nani R. Choksey
3	Designation	Joint Managing Director
4	Telephone number	080-43439999
5	E-mail ID	investors@puravankara.com

2. Principle-wise (as per NVGs) BR Policy/policies:

(a) Details of compliance (Reply in Y/N)

No.	Questions	P1	P2	P3	P4	P5	P6	P7	P8	P9
1.	Do you have a policy/ policies for....	Y	Y	Y	Y	Y	Y	Y	Y	Y
2.	Has the policy being formulated in consultation with the relevant stakeholders?	The policies are in accordance with applicable regulations. The policies are framed in the interest of the stakeholders								
3.	Does the policy conform to any national / international standards? If yes, specify? (50 words)	The policies are in due compliance of the applicable Indian Laws. The policies/ practices broadly confirms to the National Voluntary Guidelines issued by the Ministry of Corporate Affairs.								
4.	Has the policy being approved by the Board? Is yes, has it been signed by MD/ owner/ CEO/ appropriate Board Director?	The approval of the Board has been taken on mandatory policies and is signed by respective process owners of each of the respective policies.								
5.	Does the company have a specified committee of the Board/ Director/ Official to oversee the implementation of the policy?	The Head of the respective Departments oversee the implementation of the policies.								
6.	Indicate the link for the policy to be viewed online?	www.puravankara.com								
7.	Has the policy been formally communicated to all relevant internal and external stakeholders?	Yes. The internal stakeholders are made aware of the policies through the intranet. External stakeholders are communicated to the extent applicable. Please also refer to point 6, hereinabove.								
8.	Does the company have in-house structure to implement the policy/ policies?	Y	Y	Y	Y	Y	Y	Y	Y	Y
9.	Does the Company have a grievance redressal mechanism related to the policy/ policies to address stakeholders' grievances related to the policy/ policies?	Y	Y	Y	Y	Y	Y	Y	Y	Y
10.	Has the company carried out independent audit/ evaluation of the working of this policy by an internal or external agency?	Y*	Y*	Y*	Y*	Y*	Y*	Y*	Y*	Y*

*internal agency

(b) If answer to the question at serial number 1 against any principle, is 'No', please explain why: (Tick up to 2 options) – NOT APPLICABLE

3. Governance related to BR

(a)	Indicate the frequency with which the Board of Directors, Committee of the Board or CEO to assess the BR performance of the Company. Within 3 months, 3-6 months, Annually, More than 1 year	Business responsibility is an essential constituent of business of the Company and the reviews by the Board and its Committee, CEO is on a quarterly basis or if required more frequently.
(b)	Does the Company publish a BR or a Sustainability Report? What is the hyperlink for viewing this report? How frequently it is published?	The Company does not currently publish a BR report. This is being reviewed internally.

Principle 1

1. Does the policy relating to ethics, bribery and corruption cover only the company? Yes/ No. Does it extend to the Group/Joint Ventures/ Suppliers/Contractors/NGOs /Others?

   Yes. The policy is applicable to all the employees of the Company, its subsidiaries and group companies.

2. How many stakeholder complaints have been received in the past financial year and what percentage was satisfactorily resolved by the management? If so, provide details thereof, in about 50 words or so.

   The Customer relationship management reviews the complaints of our customers. The Stakeholders Relationship Committee review the shareholders complaints and the redressal measures taken by the Registrar & Transfer Agents/ Company. Four complaints were received and were resolved in the same quarter in which it was received.

Principle 2

1. List up to 3 of your products or services whose design has incorporated social or environmental concerns, risks and/or opportunities.

   (a) Using STP (sewage treatment plant) treated water (recycled) for toilet flushing and irrigation purposes.

   (b) Utilization of natural resource like solar energy for heating purpose & lighting of all common areas and street lights instead of conventional lights and use of LED.

   (c) Promoting the use of Organic waste converter to convert food waste into manure to be used for landscaping.

2. For each such product, provide the following details in respect of resource use (energy, water, raw material etc.) per unit of product(optional):

(a) **Reduction during sourcing/production/ distribution achieved since the previous year throughout the value chain?**

(b) **Reduction during usage by consumers (energy, water) has been achieved since the previous year?**

Efficient sourcing of materials locally available is part of our procurement process. Our designs incorporate the use of solar water heaters and lighting. The toilet fixtures used by us in our projects are efficient and we encourage waterless urinals in our commercial projects. It is difficult to quantify the reduction achieved.

3. Does the company have procedures in place for sustainable sourcing (including transportation)?

   If yes, what percentage of your inputs was sourced sustainably? Also, provide details thereof, in about 50 words or so.

   An effort is made to source most of the products from nearby regions in order to reduce the carbon footprint and reduction in consumption of fossil fuels. 60-70% of the products are sourced from nearby manufacturing units.

4. Has the company taken any steps to procure goods and services from local & small producers, including communities surrounding their place of work?

   If yes, what steps have been taken to improve their capacity and capability of local and small vendors?

   Quite a few products like Electrical panels, Aggregates, Fabricated steel items etc. are sourced from SME / MSME vendors. We have close to 50 active SME / MSME vendors listed with us. We have been working closely with them to provide technical inputs and upgrade their capabilities.

5. Does the company have a mechanism to recycle products and waste? If yes what is the percentage of recycling of products and waste (separately as <5%, 5-10%, >10%). Also, provide details thereof, in about 50 words or so.

   Across our projects we encourage

   (a) **Using recycled water from STP for flushing & gardening (upto 95%)**

   (b) **Use of manure for landscape produced from OWC (upto 20%)**

Principle 3

1. Please indicate the Total number of employees.

   610 employees in total.

2. Please indicate the Total number of employees hired on temporary/contractual/casual basis.

   81 employees.

3. Please indicate the Number of permanent women employees.

   152 women employees.

4. Please indicate the Number of permanent employees with disabilities.- **NIL.**

5. Do you have an employee association that is recognized by management.- **NO.**

6. What percentage of your permanent employees is members of this recognized employee association? - **Not applicable**.

7. Please indicate the Number of complaints relating to child labour, forced labour, involuntary labour, sexual harassment in the last financial year and pending, as on the end of the financial year.

   The company does not employ child labour, forced labour or involuntary labour. One complaint of sexual harassment was received during the last financial year and has been resolved.

8. What percentage of your under mentioned employees were given safety & skill up-gradation training in the last year?

   (a) **Permanent Employees- 125**

   (b) **Permanent Women Employees - 15**

   (c) **Casual/Temporary/Contractual Employees - None**

   (d) **Employees with Disabilities - None**

Principle 4

1. Has the company mapped its internal and external stakeholders? **Yes**

2. Out of the above, has the company identified the disadvantaged, vulnerable & marginalized stakeholders.

   All stakeholders are equally significant to the Company.

3. Are there any special initiatives taken by the company to engage with the disadvantaged, vulnerable and marginalized stakeholders. If so, provide details thereof, in about 50 words or so.

   Special initiatives are not taken for any category of stakeholders as all stakeholders are equal.

Principle 5

1. Does the policy of the company on human rights cover only the company or extend to the Group/Joint Ventures/Suppliers/ Contractors/NGOs/Others?

   It is the policy of the company and practice as well to ensure protection of human rights which is non-engagement of child labor, assuring safety measures etc. The same principle is applied not only to the Company but also to the subsidiaries and external stakeholders like contractors.

2. How many stakeholder complaints have been received in the past financial year and what percent was satisfactorily resolved by the management?

   The Company has not received any human rights complaints.

Principle 6

1. Does the policy related to Principle 6 cover only the company or extends to the Group/Joint Ventures/Suppliers/Contractors/ NGOs/others.

   The policy covers the Company and the practice includes the Company and the group companies.

2. Does the company have strategies/ initiatives to address global environmental issues such as climate change, global warming, etc? Y/N. If yes, please give hyperlink for webpage etc.

   The company implements green initiatives in its activities.

3. Does the company identify and assess potential environmental risks? Y/N

   Yes

4. Does the company have any project related to Clean Development Mechanism? If so, provide details thereof, in about 50 words or so. Also, if Yes, whether any environmental compliance report is filed?

   The Company has implemented Precast technology in some of its projects & accordingly,is in process of achieving Clean development mechanism

5. Has the company undertaken any other initiatives on – clean technology, energy efficiency, renewable energy, etc. Y/N. If yes, please give hyperlink for web page etc.

   Yes and as stated in under Principle 2. Measures to conserve energy, water are an integral part of our projects

6. Are the Emissions/Waste generated by the company within the permissible limits given by CPCB/SPCB for the financial year being reported?

   Yes

7. Number of show cause/ legal notices received from CPCB/SPCB which are pending (i.e. not resolved to satisfaction) as on end of Financial Year.

   Nil

Principle 7

1. Is your company a member of any trade and chamber or association? If Yes, Name only those major ones that your business deals with:

   (a) Confederation of Indian Industry (CII)

   (b) Confederation of Real Estate Developers Association of India (CREDAI)

   (c) Bangalore Chamber of Industry and Commerce (BCIC)

2. Have you advocated/lobbied through above associations for the advancement or improvement of public good? Yes/ No; if yes specify the broad areas (drop box: Governance and Administration, Economic Reforms, Inclusive Development Policies, Energy security, Water, Food Security, Sustainable Business Principles, Others)

   Yes.

Principle 8

1. Does the company have specified programmes/initiatives/ projects in pursuit of the policy related to Principle 8? If yes details thereof.

   Yes. The details are provided in Annexure- V of the Directors Report.

2. Are the programmes/projects undertaken through in-house team/own foundation/external NGO/government structures/any other organization?

   It is a combination of in-house team and external organization.

3. Have you done any impact assessment of your initiative?

   The expenditure on CSR activities and the impact of such expenditure is periodically monitored by the CSR committee of the Board.

4. What is your company's direct contribution to community development projects- Amount in INR and the details of the projects undertaken.

   INR 2.43 crores were spent on CSR activities. Promotion of Arts & Culture; Environment sustainability.

5. Have you taken steps to ensure that this community development initiative is successfully adopted by the community? Please explain in 50 words, or so.

   The details are provided in Annexure- V of the Directors Report.

Principle 9: CUSTOMER VALUE

1. What percentage of customer complaints/consumer cases are pending as on the end of financial year.

   58 consumer cases were pending at the end of the financial year 2017-18.

2. Does the company display product information on the product label, over and above what is mandated as per local laws? Yes/ No/N.A. /Remarks(additional information)

   Product related information is part of the advertisement, application form, agreements and other relevant documents as per the requirement of local laws.

3. Is there any case filed by any stakeholder against the company regarding unfair trade practices, irresponsible advertising and/or anti-competitive behaviour during the last five years and pending as on end of financial year. If so, provide details thereof, in about 50 words or so.

   No

4. Did your company carry out any consumer survey/ consumer satisfaction trends?

   Yes

REPORT ON CORPORATE GOVERNANCE

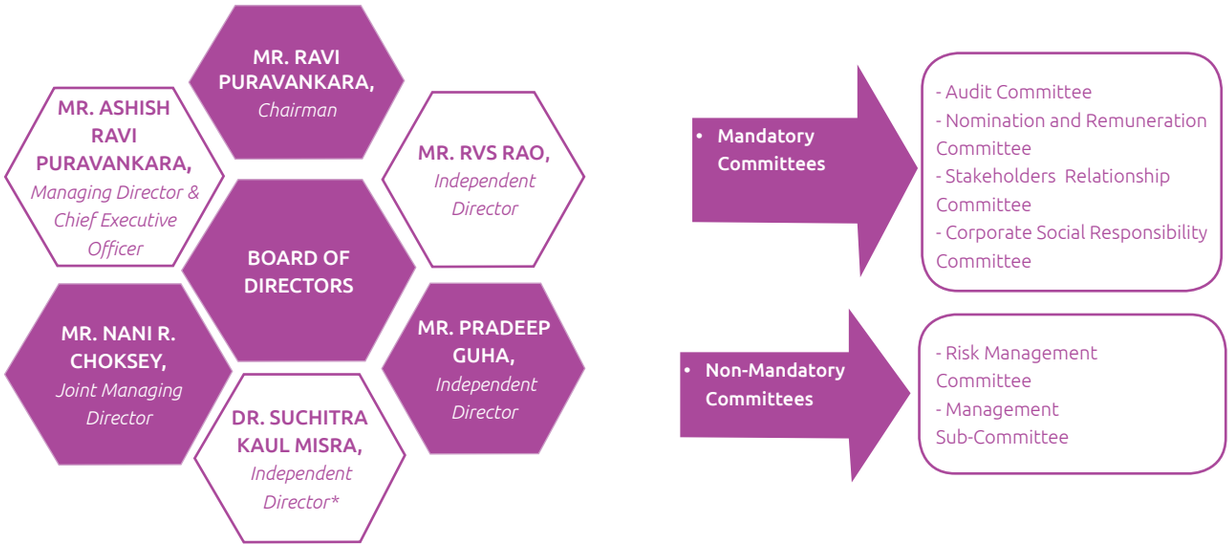
CONTENTS

1. COMPANY'S PHILOSOPHY ON CODE OF GOVERNANCE

The Company believes that Good Corporate Governance is essential for achieving long term Corporate Goals and enhancing value for all stakeholders. The philosophy of the Company on Corporate Governance is to attain a high level of accountability, transparency and fairness in its functioning and conduct of business with due emphasis on statutory compliances in letter and spirit. The Management acknowledges and appreciates its responsibility towards society at large.

At Puravankara, we define Corporate Governance as a systemic process by which companies are directed and controlled to enhance their wealth generating capacity. Puravankara strives for excellence with the objective of enhancing shareholder value and protecting the interest of stakeholders. Decisions are based on a set of principles influenced by the values, context and culture of the organisation. All functions of the Company are discharged in a professionally sound, competent and transparent manner.

2. CORPORATE GOVERNANCE STRUCTURE: Board and its Committees



**Dr. Suchitra Kaul Misra resigned as Director of the Company w.e.f. July 27, 2018*

3. BOARD OF DIRECTORS

The composition of the Board of Directors of the Company is in accordance with the requirements of the Companies Act, 2013 ("Act") and is in compliance with the requirements of Regulation 17 of the Securities Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (hereinafter referred to as "Listing Regulations"). The Board comprises of a balanced combination of Executive Directors & Independent Directors. The Board of Directors of the Company comprises of six Directors, of which three are Executive Directors & three are Independent Directors including a woman director, being eminent persons with considerable professional expertise & experience.

Matters of policy and other relevant and significant information are furnished regularly to the Board. To provide better Corporate Governance & transparency, your Board has constituted Audit Committee, Stakeholders Relationship Committee, Nomination and Remuneration Committee, Corporate Social Responsibility Committee & Management Sub-Committee, Risk Management Committee. The composition and scope of each of the Committees is in accordance with the provisions of the Act, the Listing Regulations, business requirements and the Committees look into various aspects for which they have been constituted.

In compliance to the Companies Act, 2013 and / or the Listing Regulations, as applicable, Board's approvals are obtained and Minutes of the Committee meetings, Minutes of the subsidiaries meetings are regularly placed before the Board. Further matters which are of significant importance are also placed before the Board.

According to Section 165 of the Companies Act, 2013, no person, after the commencement of this Act, shall hold office as a director, including any alternate directorship, in more than twenty companies at the same time. Provided that the maximum number of public companies in which a person can be appointed as a director shall not exceed ten.For reckoning the limit of public companies in which a person can be appointed as director, directorship in private companies that are either holding or subsidiary company of a public company shall be included. Pursuant to an amendment of Regulation 25 of the Listing Regulations, the maximum directorships are restricted to eight listed entities with effect from April 1, 2019.

Further, under Regulation 25 of the Listing Regulations, a person shall not serve as an independent director in more than seven listed companies. Any person who is serving as a whole time director of any listed company shall serve as an independent director in not more than three listed companies.

Also, under Regulation 26 of the Listing Regulations, Directors can hold membership of not more than ten Committees or act as a Chairperson of not more than five Committees across all listed entities and for the purpose of determination of limit, chairpersonship and membership of the Audit Committee and the Stakeholders' Relationship Committee alone shall be considered.

Independent director(s) have been appointed in terms of specified criteria of 'independence' and/or 'eligibility' as specified under Regulation 16(1)(b) & 25(6) of the Listing Regulations.

The Board and its committees are constituted in compliance of the provisions of the Companies Act, 2013 and the Listing Regulations. On the basis of written representations received from the directors as on March 31, 2018, and taken on record by the Board of Directors and read with National Company Law Tribunal order dated March 13, 2018 with respect to a director of the Company, none of the directors are disqualified as on March 31, 2018, in terms of section 164 (2) of the Act, read together with the Companies (Appointment & Qualification of Directors) Rules, 2014.

Necessary disclosures have been received from all the Directors in compliance to the aforesaid requirements.

Composition of Board and Directorship held as on March 31, 2018

Director's Name (DIN)	Designation	Directorships€	Committee Memberships#	Chairmanship of Committees#
Mr. Ravi Puravankara$ (00707948)	Chairman (E)	1	1	-
Mr. Ashish Ravi Puravankara$ (00504524)	Managing Director (E) & CEO	11	3	-
Mr. Nani R. Choksey (00504555)	Joint Managing Director (E)	11	1	-
Mr. RVS Rao (00061599)	Independent Director (NEID)	6	7	3
Mr. Pradeep Guha (00180427)	Independent Director (NEID)	13	4	-
Dr. Suchitra Kaul Misra* (02254365)	Independent Director (NEID)	3	1	-

$ Mr. Ashish Ravi Puravankara is son of Mr. Ravi Puravankara. There are no other inter-se relationships between the Directors of the Company.

E – Executive Director, NEID – Non-Executive Independent Director

€ Denotes Directorships in public companies and private companies pursuant to Section 165 of the Companies Act, 2013.

 # Denotes Memberships of Audit Committee and Stakeholders Relationship Committee only of Indian public limited companies listed/ unlisted pursuant to Regulation 26 of the Listing Regulations, Chairmanship of Audit Committee and Stakeholders Relationship Committee only of Indian listed companies

** Dr. Suchitra Kaul Misra resigned as Director of the Company w.e.f. July 27, 2018*

Meetings - Board of Directors

According to Section 173 of the Companies Act, 2013, four Board Meetings are required to be held every year in such a manner that not more than 120 days shall intervene between two consecutive meetings.

According to Regulation 17(2), the maximum time gap between any two Board Meetings cannot be more than 120 days, which has been complied with. Further, the quorum for the Board Meeting is one-third (1/3rd) of the total strength (excluding interested Directors, if any) or 2 Directors, whichever is higher.

Board Meetings of the Company are normally held at the Corporate Office of the Company located at Bengaluru.

During the year 6 Meetings of the Board of Directors were convened and held on May 29, 2017, July 28, 2017, August 05, 2017, August 29, 2017, November 11, 2017, February 10, 2018. The meetings of the Board vis-a-vis attendance of the directors are provided herein below:

Board Meetings (BM) / Annual General Meeting (AGM) during the Financial Year

Sl. No.	BM Date	BM held at	Mr. Ravi Puravankara	Mr. Ashish Ravi Puravankara	Mr. Nani R. Choksey	Mr. RVS Rao	Mr. Pradeep Guha	Dr. Suchitra Kaul Misra*	Total Board Strength	No. of Directors Present
1.	May 29, 2017	Bengaluru	√	√	√	√	√	√	6	6
2.	July 28, 2017	Bengaluru	√	√	√	√	×	√	6	5
3.	August 05, 2017	Bengaluru	√	√	√	√	√	√	6	6
4.	August 29, 2017	Bengaluru	×	√	√	√	×	√	6	4
5.	November 11, 2017	Bengaluru	×	√	√	√	×	√	6	4
6.	February 10, 2018	Bengaluru	×	√	√	√	√	√	6	5
No. of meetings held			6	6	6	6	6	6	-	-
No. of meetings attended			3	6	6	6	3	6	-	-
Attendance at the last AGM held on August 29, 2017			×	√	√	√	×	√	-	-

BM - Board Meeting AGM – Annual General Meeting

**Dr. Suchitra Kaul Misra resigned as Director of the Company w.e.f. July 27, 2018*

Circular Resolutions passed by the Board of Directors and its Committees

Sl. No.	Authority passing the resolution	Date of Resolution	Item of Business	Passed on
1.	Audit Committee	May 06, 2017	Recommending the appointment of Statutory Auditors of the Company to the Board of Directors	May 08, 2017
2.	Board of Directors	May 08, 2017	Approval of the appointment of Statutory Auditors of the Company	May 08, 2017
3.	Board of Directors	March 13, 2018	Revision of the Company's Code of conduct for Prevention of Insider Trading	March 13, 2018

Meeting of Independent Directors

During the year, meeting of the Independent Directors was held on February 10, 2018. All Independent Directors attended the said meeting without the attendance of non-independent directors (except for the agenda item relating to briefing on the performance of the non-independent directors).

Period of tenure of the Managing Director and the Whole-time Directors

At the 29th Annual General Meeting of the Company held on September 24, 2015, the Members of the Company approved the remuneration and re-appointment of the Chairman, Managing Director and Joint Managing Director of the Company for a period of 5 years commencing from April 1, 2016 – March 31, 2021.

Remuneration to Whole-time Directors & Independent Directors

Remuneration to the Managing Director and Whole-time Directors and Independent Directors for the Financial Year 2017-18 are as tabulated below.

The payment of remuneration to the Managing Director and Whole-time Directors is governed by the resolution recommended by the Board and approved by the Shareholders.

Pecuniary Relationship of Non-Executive Directors: The Company has no pecuniary relationship or transaction with its Non-Executive & Independent Directors other than payment of sitting fees to them for attending Board and Committee meetings and Commission as approved by members for their invaluable services to the Company.

During the financial year April 1, 2017 to March 31,2018, on attending Meetings of the Board of Directors & its Committees during a day, each Independent Director was paid ₹1,00,000/- as sitting fees.

Summary of Compensation paid to Directors for the Financial Year 2017-18 **(₹ in crores)**

Name	Total Gross Remuneration	Contribution to Provident Fund	Incentive / Commission**	Sitting Fee	Total
Mr. Ravi Puravankara#	1.813	0.115	-	-	1.929
Mr. Ashish Ravi Puravankara#	1.701	0.002	-	-	1.703
Mr. Nani R. Choksey#	1.703	0.150	-	-	1.853
Mr. RVS Rao	-	-	0.120	0.190	0.310
Mr. Pradeep Guha	-	-	0.120	0.150	0.270
Dr. Suchitra Kaul Misra*	-	-	0.120	0.190	0.310
Total	5.217	0.267	0.360	0.530	6.376

***Amount outstanding*
#Executive Directors are not eligible as per shareholders resolution to receive incentive/ commission/ sitting fees and hence not paid the same.
**Dr. Suchitra Kaul Misra resigned as Director of the Company w.e.f. July 27, 2018*

The total of the shares issued by the Company as on March 31, 2018 are 23,71,49,686 shares. Below mentioned is the shares and stock options held by Directors as on March 31, 2018.

Shares & Stock Options held by the Directors as on March 31, 2018.

Name	Equity Shares	Percentage of Shareholding	Stock Options
Mr. Ravi Puravankara^	17,78,52,904	74.9960%	N.A
Mr. Ashish Ravi Puravankara	4,800	0.0020%	N.A
Mr. Nani R. Choksey	1,920	0.0008%	N.A
Mr. RVS Rao#	2,000	0.0008%	N.A
Mr. Pradeep Guha	Nil	N.A	N.A
Dr. Suchitra Kaul Misra*	Nil	N.A	N.A

^ The Institutional Placement Programme (IPP) of the Company was completed on 28 May, 2013 and the Offer for Sale (OFS) by Mr. Ravi Puravankara was completed on 23 May, 2013, as a result of this the Shareholding of Mr. Ravi Puravankara got reduced to 74.9960%.
 # held jointly with spouse, Mrs. Lakshmi R. Rao.
** Dr. Suchitra Kaul Misra resigned as Director of the Company w.e.f. July 27, 2018*

Code of Conduct – Board Members & Senior Management

The Board has laid down a Code of Conduct for the Board of Directors and the Senior Management of the Company which is also placed on the website of the Company. All the Board members and the Senior Management have affirmed compliance with the Code for the year ended March 31, 2018.

Declaration by Managing Director & Chief Executive Officer and Chief Financial Officer is annexed to this report.

Whistle Blower policy

During October, 2013, the Board adopted the Whistle blower policy and the same has been posted on the Intranet of the Company. We have established a mechanism for employees to report concerns about unethical behavior, actual or suspected fraud, or violation of our Code of Conduct and Ethics with adequate safeguards against the victimization of employees and allows direct access to the Chairperson of the Audit Committee in exceptional cases. The Policy has been appropriately communicated to the employees within the

organisation. We further affirm that no employee has been denied access to the Audit Committee during the fiscal year 2017-18.

4. COMMITTEES OF THE BOARD OF DIRECTORS

The Company has the following committees of the Board:

i. Audit Committee
ii. Stakeholders Relationship Committee
iii. Nomination and Remuneration Committee
iv. Corporate Social Responsibility Committee
v. Management Sub-Committee
vi. Risk Management Committee

i. Audit Committee:

The Audit Committee was constitutedon April 9, 2003 & its meetings are normally held at the Corporate Office of the Company located at Bengaluru, and precedes the meeting of Board of Directors.

According to Regulation 18 of the Listing Regulations and u/s 177 of the Companies Act, 2013, every listed company is required to constitute an Audit Committee to review the Quarterly, Half-yearly and Annual Financial statements.

According to Regulation 18(2)(a) of the Listing Regulations, the Audit Committee should meet at least four times in a year and not more than 120 days shall elapse between two meetings, which has been complied with.

Regulation 18 of the Listing Regulations makes it mandatory to constitute an Audit Committee. The Audit committee reviews information as per the role stated in the Listing Regulations and the broad role of the said Committee is to review:

i. financial reporting process;
ii. adequacy of internal control systems;
iii. the financial statements for approval of the Board; and
iv. the performance of statutory and internal auditors.
v. review as per mandatory requirement stated in the Listing Regulations.

The Committee comprised of Mr. RVS Rao, Mr. Pradeep Guha, Mr. Ravi Puravankara and Dr. Suchitra Kaul Misra as the members with Mr. RVS Rao as its Chairman. The Company Secretary of the company, acts as the Secretary of the Committee. Under Regulation 18(2)(a) of the Listing Regulations, the quorum for the Meeting is one-third of the Members on the Committee (or) two Members, whichever is higher and also that at least two Independent Members should be present.

During the year five Audit Committee Meetings were convened and held on May 29, 2017, August 05, 2017, August 29, 2017, November 11, 2017 and February 10, 2018. The meetings of the Audit Committee vis-a-vis attendance of the members are provided herein below. Mr. RVS Rao represented the Audit Committee as its Chairman to answer shareholders' queries in the Annual General Meeting of the Company held on August 29, 2017.

Audit Committee Meetings (ACM) during the Financial Year

Sl. No.	ACM Date	ACM held at	Mr. Ravi Puravankara	Mr. RVS Rao	Mr. Pradeep Guha	Dr. Suchitra Kaul Misra*	Total Committee Strength	No. of Members Present
1.	May 29, 2017	Bengaluru	√	√	√	√	4	4
2.	August 05, 2017	Bengaluru	√	√	√	√	4	4
3.	August 29, 2017	Bengaluru	×	√	×	√	4	2
4.	November 11, 2017	Bengaluru	×	√	×	√	4	2
5.	February 10, 2018	Bengaluru	×	√	√	√	4	3
No. of ACM held			5	5	5	5	-	-
No. of ACM attended			2	5	3	5	-	-

**Dr. Suchitra Kaul Misra resigned as Director of the Company w.e.f. July 27, 2018*

ii. Stakeholders Relationship Committee (SRC):

The Investor Grievance Committee was constituted on December 26, 2006 and title of the Committee was changed from Investor Grievance Committee to Stakeholders Relationship Committee vide a Resolution passed at the Board Meeting held on May 16, 2014. Its meetings are normally held at the Corporate Office of the Company located at Bengaluru, before the Board Meeting.

The Committee comprises of Mr. RVS Rao, Mr. Nani R. Choksey and Mr. Ashish Ravi Puravankara as the members. Mr. RVS Rao acts as the Chairman of the Committee. The Company Secretaryof the company, acts as the Secretary of the Committee and is also the Compliance Officer of the Company. Further, the quorum for the Stakeholders Relationship Committee Meetings is 2 Members.

According to Regulation 20 of the Listing Regulations & u/s 178(5) Companies Act, 2013, it is mandatory to constitute a Stakeholders Relationship Committee. The basic function of the Committee is to consider and resolve the grievances of the security holders of the listed entity including complaints related to transfer of shares, non-receipt of annual report and non-receipt of declared dividends.

During the year four meetings of the Stakeholders Relationship Committee were convened and held on May 29, 2017, August 05, 2017, November 11, 2017 and February 10, 2018. The meetings of the Stakeholders Relationship Committee vis-a-vis attendance of the members are provided herein below.

Stakeholders Relationship Committee Meetings during the Financial Year

Sl. No.	SRC Meeting Date	SRC Meeting held at	Mr. Ashish Ravi Puravankara	Mr. Nani R Choksey	Mr. R V S Rao	Total Committee Strength	No. of Members Present
1.	May 29, 2017	Bengaluru	√	√	√	3	3
2.	August 05, 2017	Bengaluru	√	√	√	3	3
3.	November 11, 2017	Bengaluru	√	√	√	3	3
4.	February 10, 2018	Bengaluru	√	√	√	3	3
No. of SRC meetings held			4	4	4	-	-
No. of meetings attended			4	4	4	-	-

SRC - Stakeholders Relationship Committee

Brief summary on the Stakeholders Grievances - are as summarised hereunder:

Stakeholders Grievances - Sources of Complaints:

Particulars	Balance as on April 1, 2018	Received during the year	Resolved during the year	Balance as on March 31, 2018
Complaints Received	0	4	4	0
Total	**0**	**4**	**4**	**0**

iii. Nomination and Remuneration Committee (NRC):

The Compensation Committee was constituted on 28 June 2006 and title of the Committee was changed from Compensation Committee to Nomination and Remuneration Committee vide a Resolution passed at the Board Meeting held on May 16, 2014 and its meetings are normally held at the corporate office of the Company located at Bengaluru.

The Committee comprises of Mr. Ravi Puravankara, Mr. RVS Rao, Mr. Pradeep Guha and Dr. Suchitra Kaul Misra as the members.

Mr. Pradeep Guha, acts as the Chairman w.e.f. May 16, 2014 and the Company Secretary, acts as the Secretary of the Committee. The quorum for the Nomination and Remuneration Committee Meeting is 2 members.

OBJECTIVES OF THE NOMINATION AND REMUNERATION POLICY

The Committee assists the Board in establishing remuneration policies and practices broadly relating to:

a) Formulation of the criteria for determining qualifications, positive attributes and independence of a director and recommend to the Board a policy, relating to the remuneration of the directors, key managerial personnel and other employees;

b) Formulation of criteria for evaluation of Independent Directors and the Board;

c) Devising a policy on Board diversity;

d) Identifying persons who are qualified to become directors and who may be appointed in senior management in accordance with the criteria laid down, and recommend to the Board their appointment and removal.

e) whether to extend or continue the term of appointment of the independent director, on the basis of the report of performance evaluation of independent directors.

Nomination & Remuneration Policy is placed on the Company's website - www.puravankara.com

During the year one meeting of the Nomination and Remuneration Committee was convened and held on February 10, 2018. The meetings of the Nomination and Remuneration Committee vis-a-vis attendance of the members are provided herein below.

Nomination and Remuneration Committee (NRC) Meetings during the Financial Year

Sl. No.	NRC meeting Date	NRC meeting held at	Mr. Ravi Puravankara	Mr. RVS Rao	Mr. Pradeep Guha	Dr. Suchitra Kaul Misra*	Total Committee Strength	No. of Members Present
1.	February 10, 2017	Bengaluru	×	√	√	√	4	3
No. of meetings held			1	1	1	1	-	-
No. of meetings attended			0	1	1	1	-	-

NRC -Nomination and Remuneration Committee
**Dr. Suchitra Kaul Misra resigned as Director of the Company w.e.f. July 27, 2018*

Performance Evaluation

The criteria for performance evaluation cover the areas relevant to the functioning as Independent Directors such as preparation, participation, conduct and effectiveness. The performance evaluation of Independent Directors was done by the entire Board of Directors and in the evaluation of the Directors who are subject to evaluation had not participated.

iv. Corporate Social Responsibility (CSR) Committee

At the meeting of its Board of Directors held on August 7, 2014, and its meetings are normally held at the corporate office of the Company located at Bengaluru, the CSR Committee was constituted. The CSR Committee is currently constituted with the following Directors:

1. Mr. Ashish Ravi Puravankara
2. Mr. Nani R. Choksey
3. Mr. RVS Rao

The Company Secretary of the company, acts as the Secretary of the Committee.

The terms of reference of the CSR Committee is:

(a) Formulate and recommend to the Board, a Corporate Social Responsibility Policy which shall indicate the activities to be undertaken by the company as specified in Schedule VII to the Companies Act, 2013;

(b) Recommend the amount of expenditure to be incurred on the activities referred to in clause (a); and

(c) Monitor the Corporate Social Responsibility of the company from time to time.

The Policy on Corporate Social Responsibility as approved by the Board may be accessed on the Company's website at the link: http://www.puravankara.com.

During the year two meetings of the Corporate Social Responsibility Committee was convened and held on May 27, 2017 and November 11, 2017.

Corporate Social Responsibility Committee Meetings during the Financial Year

Sl. No.	CSR meeting Date	CSR meeting held at	Mr. Ashish Ravi Puravankara	Mr. RVS Rao	Mr. Nani R. Choksey	Total Committee Strength	No. of Members Present
1.	May 29, 2017	Bengaluru	√	√	√	3	3
2.	November 11, 2017	Bengaluru	√	√	√	3	3
No. of meetings held			2	2	2	-	-
No. of meetings attended			2	2	2	-	-

CSR–Corporate Social Responsibility Committee

v. Management Sub-Committee

The Management Sub-Committee was constituted on March 29, 2007 and its Meetings are normally held at the Corporate Office of the Company located at Bengaluru.

The Committee comprises of Mr. Ravi Puravankara, Mr. Nani R. Choksey and Mr. Ashish Ravi Puravankara as the members. The Company Secretary of the company, acts as the Secretary of the Committee. Further the quorum for the Management Sub-Committee Meetings is two Executive Directors.

The Management Sub-Committee of the Board of Directors has been vested with executive powers to manage all matters pertaining to investments, formation of subsidiaries, borrowings (other than debentures), statutory compliances and other routine business activities.

vi. Risk Management Committee

At the meeting of its Board of Directors held on 22 September 2014, and its meetings are normally held at the corporate office of the Company located at Bengaluru. Risk Management Committee consisting the following Directors was formed:

1. Mr. Ashish Ravi Puravankara
2. Mr. Nani R. Choksey
3. Mr. RVS Rao
4. Mr. Pradeep Guha

The Company Secretary of the Company, acts as the Secretary of the Committee.

The Risk Management Committee is entrusted with a responsibility to assist the board by:

a) ensuring that all the Current and Future Material Risks of the Company are Identified, Assessed/ Quantified and effective steps are taken to Mitigated / Minimized the effects emanating from such Risks, to assure business growth with financial stability.

b) enabling compliance with appropriate Regulations, wherever applicable.

Listing Regulations require top 100 listed companies to have a Risk Management Committee. The Company is not under the said list.

During the year, meeting of the Risk Management Committee was convened and held on February 10, 2018. All members attended the meeting.

5. GENERAL BODY MEETINGS:

Details of Annual General Meetings (AGM) held during the last 3 Years are as follows:

Financial Year	Nature of Meeting	Day, Date & Time	Venue	Special Resolutions
2016-2017	31st AGM	Tuesday, August 29, 2017 at 11.30 a.m	The Taj West End Hotel, # 25, Race Course Road, Bengaluru - 560 001.	Nil
2015-2016	30th AGM	Tuesday, September 27, 2016 at 11.30 a.m.	The Taj West End Hotel, # 25, Race Course Road, Bengaluru - 560 001.	Nil
2014-2015	29th AGM	Thursday, September 24, 2015 at 12.00 Noon	The Taj West End Hotel, # 25, Race Course Road, Bengaluru - 560 001.	To approve Joint Venture Agreement with Keppel Puravankara Development Pvt. Ltd.

Extraordinary General Meeting (EGM):
During the year, no Extraordinary General Meeting (EGM) was held.

Passing of Resolutions by Postal Ballot:
During the year, no resolution was passed by Postal Ballot.

6. COMPLIANCE & DISCLOSURES

1. The Company has complied with all the requirements, to the best of its knowledge and understanding of the regulations & guidelines issued by the Securities Exchange Board of India (SEBI). The Stock Exchanges, SEBI or any other statutory authority have not imposed any penalties or strictures relating to capital market transaction since listing of the equity shares.

2. There are no materially significant related party transactions entered by the Company with related parties that may have a potential conflict with the interests of the Company.

3. The Company has duly complied with the requirements of the regulatory authorities on capital market. There are no penalties imposed nor any strictures have been passed against the Company during the last three years.

4. The Consolidated Auditors' Report and the Standalone Auditors' Report to the shareholders for the year ended March 31, 2018, is an unmodified report.

5. The policy for determining material subsidiaries, policy on dealing with related party transactions and other applicable policies are displayed on the Company's Website www.puravankara.com. The details of familiarization programmes imparted to Independent Directors are also disclosed on the Company's Website.

6. The Mandatory requirements laid down in SEBI (Listing Obligations And Disclosure Requirements) Regulations, 2015 for Corporate Governance have been duly complied by your Company and the status on adoption of non-mandatory requirements are as follows:

   a. The Company has an Executive Chairman.

   b. The Company does not send Half-yearly financial results, including summary of significant events in the last six months since the same are being posted on the website of the Company as well as published in newspapers.

   c. Mr. Ravi Puravankara continues as Chairman of the Company. Mr. Ashish Ravi Puravankara was appointed as the Managing Director of the Company w.e.f. May 15, 2015. Mr. Ashish Ravi Puravankara also holds the office as the Chief Executive Officer of the Company. The tenure of office of the Executive Directors was completed on March 31, 2016. The Members of the Company at their meeting held on September 24, 2015 approved the reappointment of Mr. Ravi Puravankara, Chairman, Mr. Ashish Ravi Puravankara, Managing Director and Mr. Nani R. Choksey, Joint Managing Director for a period of 5 years w.e.f. April 1, 2016 till March 31, 2021.

   d. The Internal Auditor directly reports to the Audit Committee.

7. MEANS OF COMMUNICATION

(a) Financial Results:
The Financial Results (Quarterly, Half yearly & Yearly), post approval of the Board of Directors are furnished to NSE / BSE, within 15/30 Minutes after the completion of the Board Meeting.

Further, the financial results of the Company are normally published in "Financial Express & Samyukta Karnataka" within 48 hours after their approval by the Board and are displayed on the Company's website - www.puravankara.com along with Audited Financial Statements, Results Advertisement and Investor Corporate presentations.

(b) Other Business updates including New Project Launches:
These are disseminated through NSE (http://www.nseindia.com/) & BSE (http://www.bseindia.com/) and also updated in the company's website.

(c) Presentations made to Institutional Investors/ Analysts
These are disseminated through NSE (http://www.nseindia.com/) & BSE (http://www.bseindia.com/) and also updated in the company's website.

8. GENERAL SHAREHOLDER INFORMATION

Outstanding GDRs / ADRs / Warrants / any other Convertible Instruments
The Company has not issued any GDRs / ADRs / Warrants / any convertible instruments.

Commodity price risk or foreign exchange risk and hedging Activities
The company has foreign exchange risk management policies in place to manage its exposure to exchange rate fluctuations which includes hedging contracts.

Plant Locations
As Puravankara belongs to real estate development industry, we do not have any plant locations.

We have various projects spread across Bengaluru, Chennai, Hyderabad, Kochi, Kolkata, Coimbatore, Mysore, Mumbai, Pune and Colombo. We have our branch offices at Bengaluru, Chennai, Kochi, Mumbai, Coimbatore, Pune, Delhi and Representative offices at Colombo and the UAE.

Share Transfer System
The share transfers in physical form are processed within a period of 15 days from the date of receipt subject to the documents being valid and complete in all respects.

Equity Shares in Suspense Account
As per Part F of Schedule V of the Listing Regulations, details of Equity shares lying in the suspense account as on March 31,2018 is as follows:

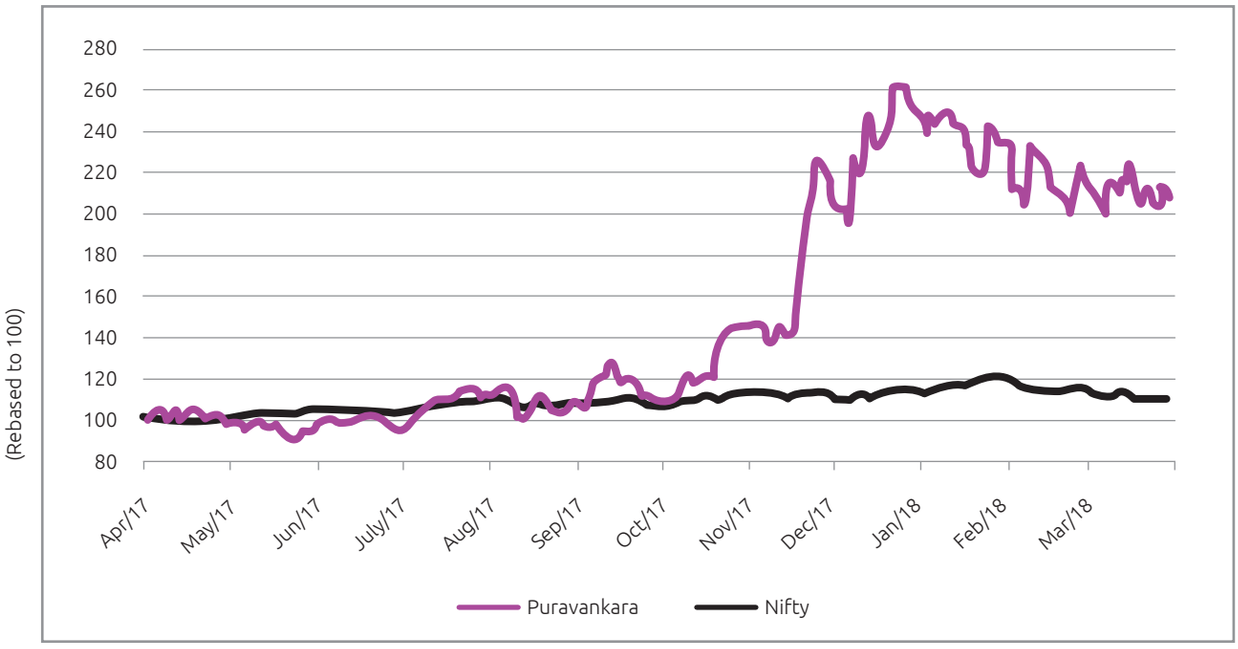
During the year the equity shares lying in the demat account IN301549 37397596 with HDFC Bank Ltd. linked to Puravankara Projects Limited Unclaimed Suspense A/C 05230350002129, being 510 shares, as on April 1, 2017, and belonging to 21 shareholders were transferred to the IEPF account, pursuant to rule 6(5) of the Investor Education and Protection Fund (Audit, Transfer and Refund) Rules, 2016.

DETAILS OF SHARES IN DEMATERIALISATION & PHYSICAL FORM AS ON 31 MARCH 2018:

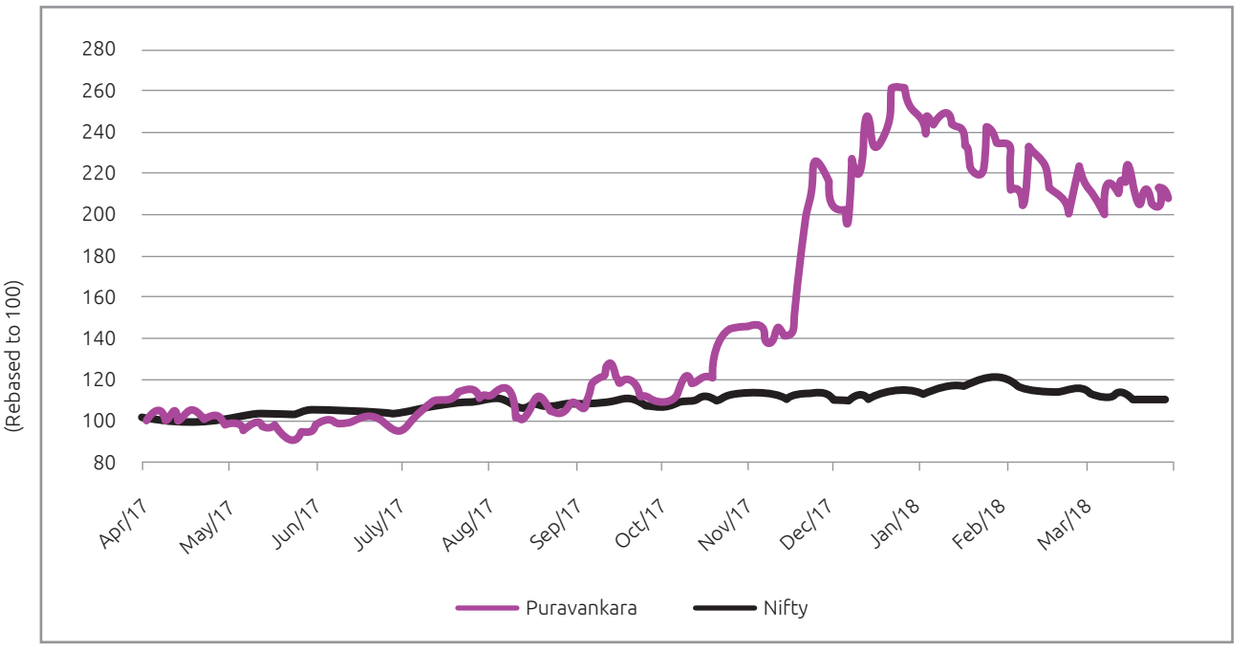
	No. of Share Holders	No. of Shares	%
NSDL	15,224	22,91,89,640	96.64
CDSL	18,739	79,59,884	3.36
Physical	5	162	0.00
TOTAL	**33,968**	**23,71,49,686**	**100.00**

Market Price Data and Performance –BSE Ltd. (BSE)/ National Stock Exchange Ltd. (NSE)

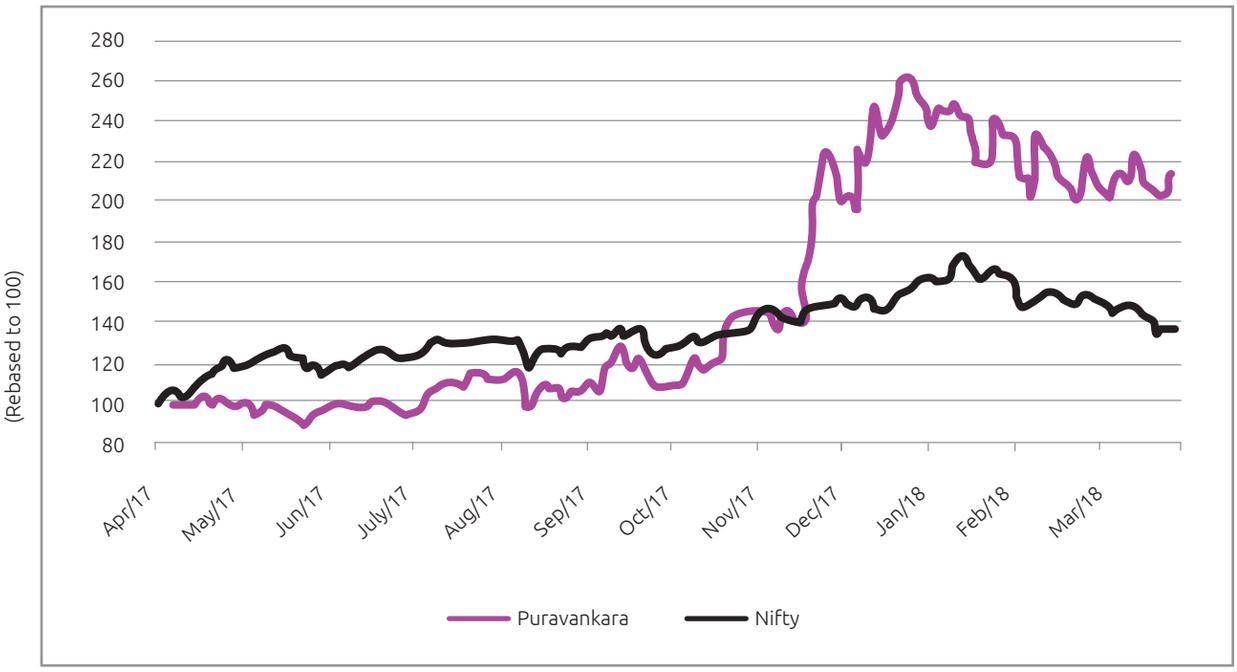
Puravankara vs. Nifty



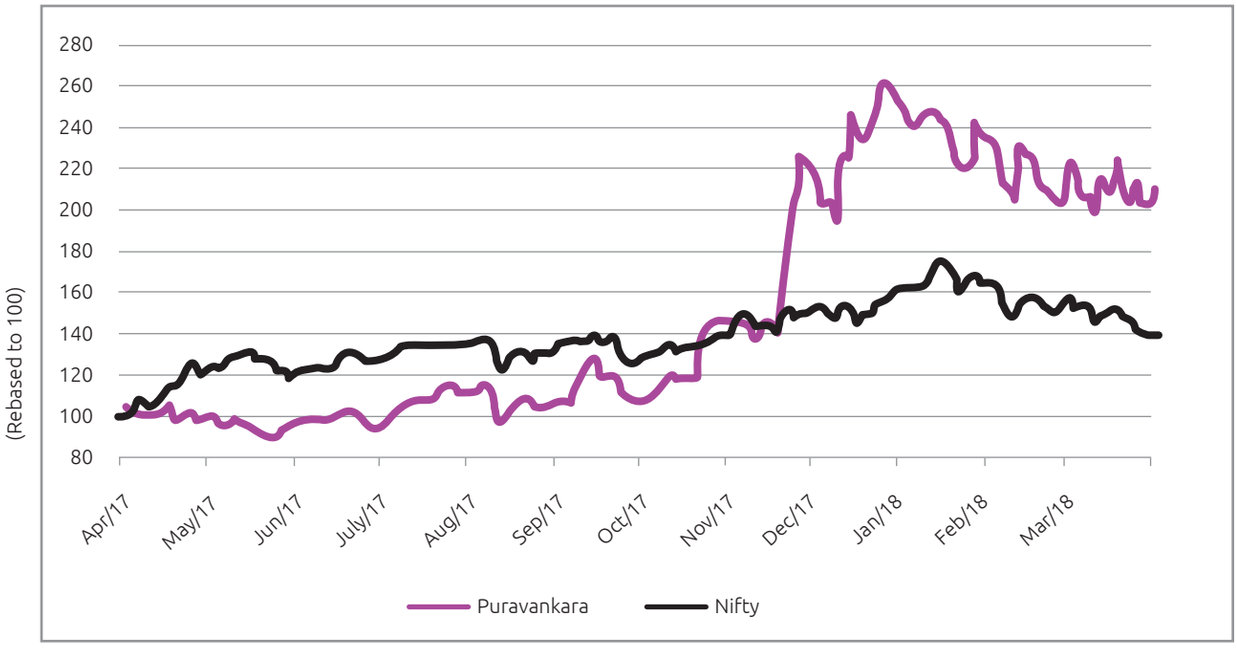
Puravankara vs. Sensex



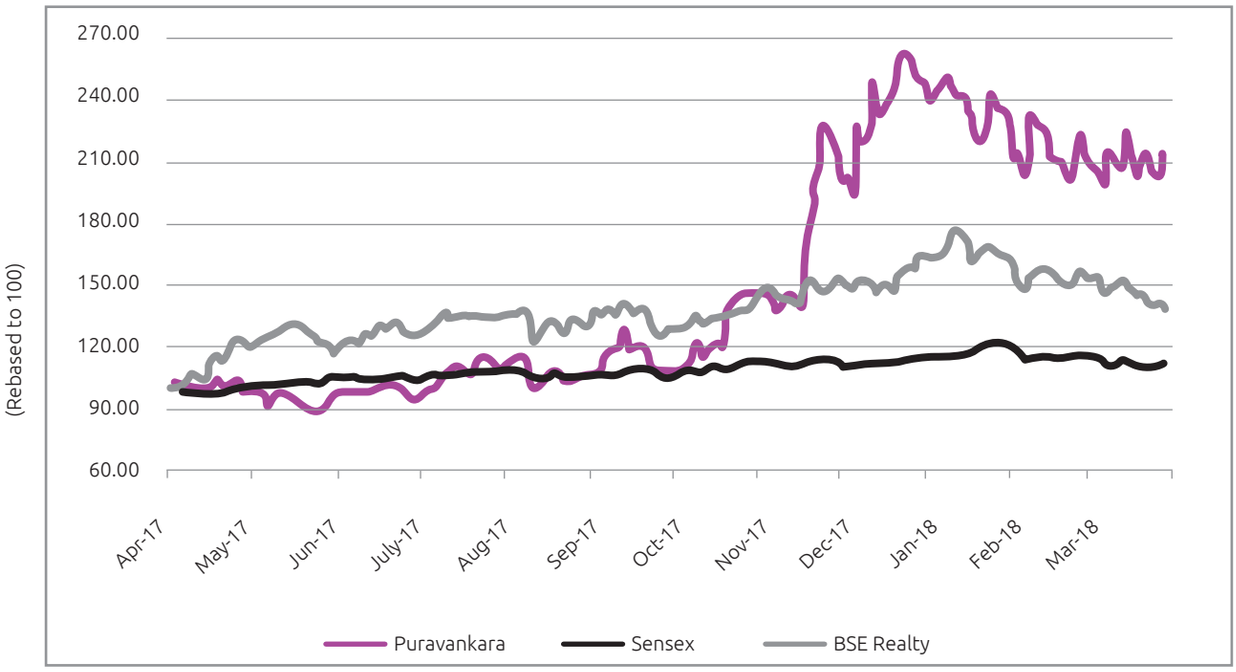
Puravankara vs. Nifty Realty



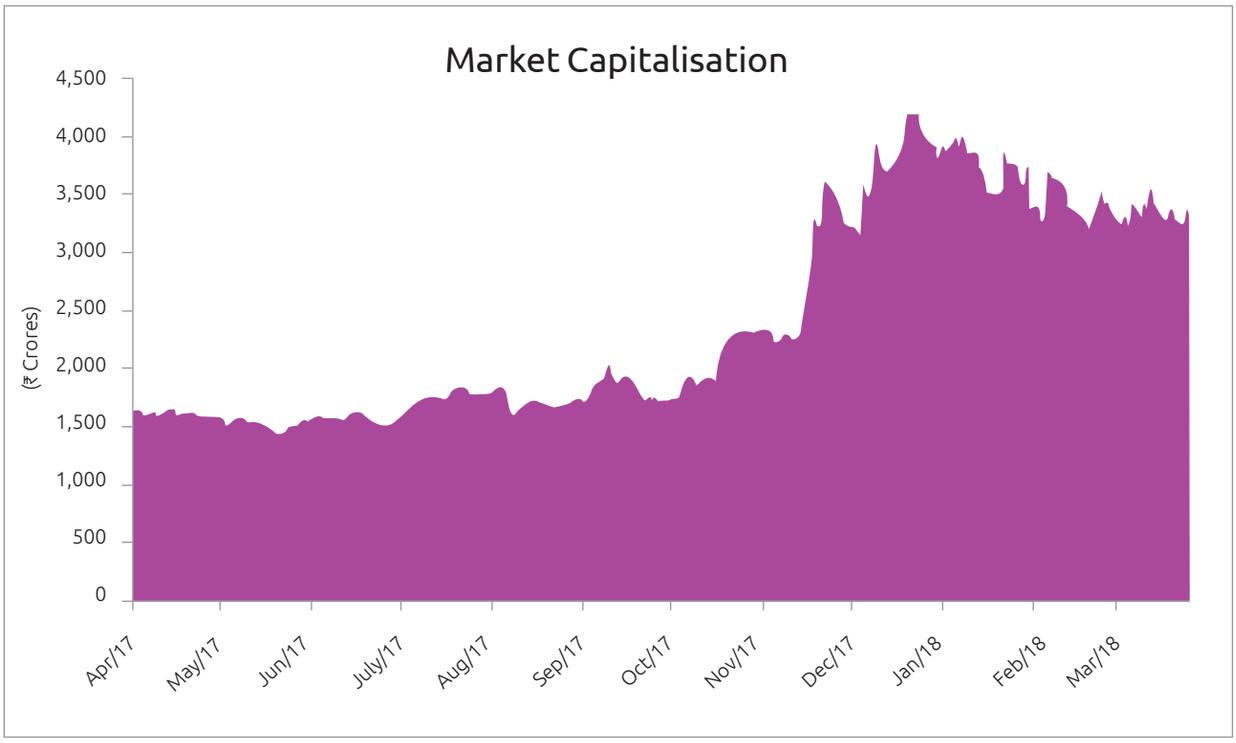
Puravankara vs. BSE Realty



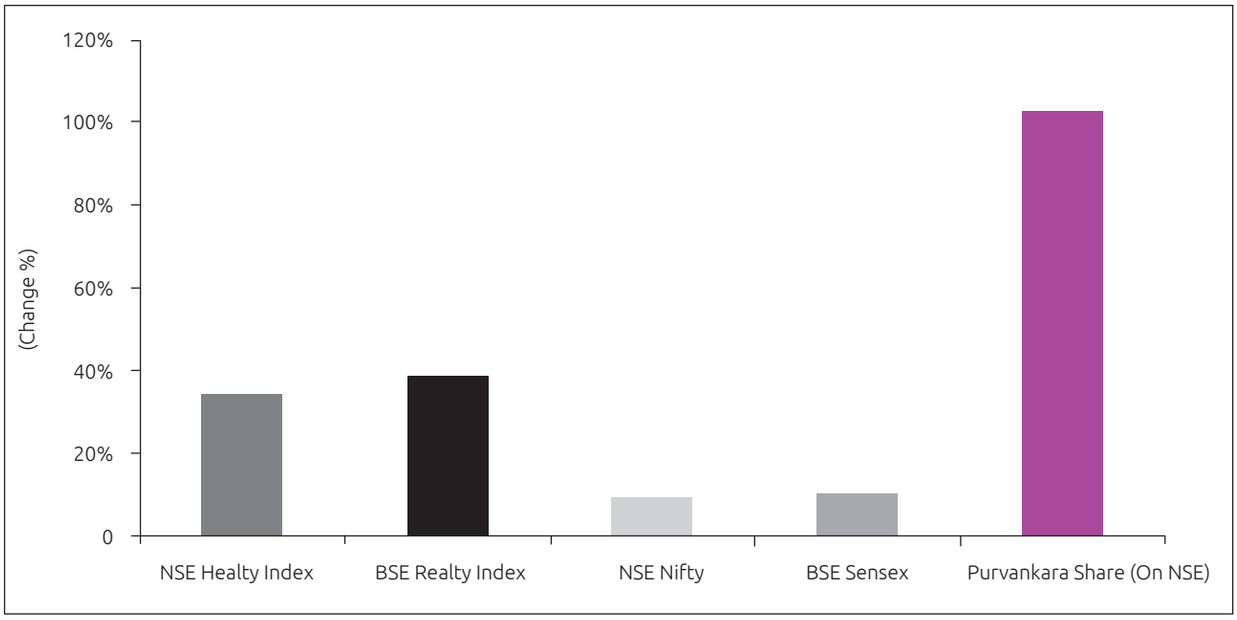
Puravankara vs. BSE Sensex and Realty



Market Capitalisation (NSE) for year ended March 31, 2018



(% Change: 1 April 2017 – 31 March 2018)



Market Price Data and Performance - BSE Ltd. (BSE)

Month	High (₹)	Low (₹)	No. of Shares	Total Turnover (₹ In lakhs)
Apr-17	71.75	65.65	8,91,227	615.17
May-17	68.7	57.5	5,36,662	346.17
Jun-17	70.4	62.15	7,57,445	508.60
Jul-17	79.95	62.5	16,06,717	1,189.09
Aug-17	79.45	64.05	5,56,616	406.89
Sep-17	87.5	70.5	8,27,129	655.25
Oct-17	103.25	71.55	20,36,620	1,874.49
Nov-17	158.05	91.65	42,52,888	5,404.48
Dec-17	182	130	48,61,894	7,827.27
Jan-18	172.55	143.05	23,09,901	3,731.67
Feb-18	161	129.7	12,26,608	1,803.74
Mar-18	154.1	129	9,51,823	1,356.38

Market Price Data and Performance - National Stock Exchange Ltd. (NSE)

Month	High (₹)	Low (₹)	No. of Shares	Total Turnover (₹ In lakhs)
Apr-17	72	65.45	47,30,222	3,262.20
May-17	69	57	36,67,617	2,370.00
Jun-17	70.3	62.15	54,80,603	3,680.13
Jul-17	80.7	62.6	82,25,601	6,048.60
Aug-17	79.45	64.05	32,72,268	2,398.36
Sep-17	87.6	70.25	59,34,676	4,693.33
Oct-17	103.25	72.05	1,48,84,128	13,690.83
Nov-17	157.7	91.6	2,66,29,724	34,028.91
Dec-17	182.3	128.2	2,76,17,007	44,444.76
Jan-18	172.45	143.15	1,13,92,440	18,226.78
Feb-18	160.4	128	79,03,352	11,628.63
Mar-18	154.8	128.3	74,13,119	10,573.31

NSE and BSE data on volume and value

Month	Total Volume (shares)	Total Value (₹ in lakhs)
Apr-17	56,21,449	3,877.37
May-17	42,04,279	2,716.17
Jun-17	62,38,048	4,188.73
Jul-17	98,32,318	7,237.69
Aug-17	38,28,884	2,805.25
Sep-17	67,61,805	5,348.58
Oct-17	1,69,20,748	15,565.32
Nov-17	3,08,82,612	39,433.39
Dec-17	3,24,78,901	52,272.04
Jan-18	1,37,02,341	21,958.45
Feb-18	91,29,960	13,432.38
Mar-18	83,64,942	11,929.69

Shareholding Pattern (SHP) as on 31 March 2018

Category of Shareholder	No. of Shareholders	No. of Equity Shares	%
Promoter :			
Mr. Ravi Puravankara*	1	17,78,52,904	74.9961
Relatives of Promoter*	4	9,360	0.0039
Public - Institutions:			
Foreign Institutional Investors	37	3,71,56,621	15.6700
Insurance Companies	2	18,81,275	0.7900
Financial Institutions / Banks	2	1,36,932	0.0499
Public - Non-institutions:			
Individual Shareholders	31,367	1,43,72,565	6.06
IEPF	1	7,567	0.00
HUF	903	7,91,187	0.33
Bodies Corporate	278	35,23,836	1.49
Clearing Members	155	5,36,628	0.23
Non Resident Indians (Repat)	445	7,55,784	0.32
Non Resident Indians (Non Repat)	164	1,23,107	0.05
Directors or Director's Relatives	1	1,920	0.00
TOTAL	**33,360**	**23,71,49,686**	**100.00**

**Shares held directly & are not pledged or encumbered.*

Top 10 Shareholders as on 31 March 2018

Sl. No.	Folio No.	Shareholder's Name	Shares	%
1.	'IN30016710061500	Ravi Puravankara	17,78,52,904	74.9961
2.	'IN30016710106965	GHI LTP Ltd	1,04,04,624	4.3874
3.	'IN30016710121990	Atyant Capital India Fund I	83,94,932	3.5399
4.	'IN30014210743921	Vanderbilt University - Atyant Capital Management Limited	50,73,952	2.1396
5.	'IN30016710107015	GHI JBD Ltd	41,26,748	1.7401
6.	'IN30016710107023	GHI HSP Ltd	38,93,398	1.6417
7.	'IN30081210000012	Life Insurance Corporation of India	18,33,765	0.7733
8.	'IN30016710049693	College Retirement Equities Fund - Stock Account	18,00,000	0.7590
9.	'IN30016710112315	GHI ERP Ltd	17,52,863	0.7391
10.	1201090005626061 IN30021417256196 IN30415810024919	Errol Fernandes	10,22,458	0.4311

Distribution of Shareholding (DS) as on 31 March 2018

Range of Equity Shares	No. of Shareholder	%	No. of Equity Shares	%
1- 500	29,924	88.094	29,56,597	1.2467
501 - 1000	1,934	5.6936	15,66,835	0.6607
1001- 2000	939	2.7644	1429343	0.6027
2001- 3000	362	1.0657	9,30,829	0.3925
3001 - 4000	168	0.4946	6,03,365	0.2544
4001 - 5000	128	0.3768	6,09,722	0.2571
5001 - 10000	220	0.6477	16,55,252	0.6980
10001 and above	293	0.8626	22,73,97,743	95.8879
TOTAL	**33,968**	**100.00**	**23,71,49,686**	**100.00**

DIVIDEND HISTORY

Financial Year	Dividend (As % of paid-up capital)	Dividend Per Share (₹)	Remarks
March 31, 2018	32.00%	1.60	Proposed
March 31, 2017	49.45%	2.25	Final Dividend
March 31, 2016	15.61%	0.782	Final Dividend
March 31, 2015	31.00%	1.55	Final Dividend
March 31, 2014	38.40%	1.92	Final Dividend
March 31, 2013	20.00%	1.00	Final Dividend
March 31, 2013	50.00%	2.50	Interim Dividend on 10 May 2013 - (To all Shareholders other than Promoters & Promoter Group)
March 31, 2012	20.00%	1.00	Final Dividend
March 31, 2011	20.00%	1.00	Final Dividend
March 31, 2010	20.00%	1.00	Final Dividend
March 31, 2009	NIL	NIL	-
March 31, 2008	40.00%	2.00	Final Dividend

SHARE CAPITAL – PAST HISTORY

Date of allotment of Equity Shares	No. of Equity Shares	Cumulative No. of Equity Shares	Face Value (₹)	Issue Price (₹)	Nature of payment	Particulars of Issue Details	Cumulative Issued Capital (₹)	Cumulative Share Premium (₹)
03 June 1986	15	15	100	100	Cash	Allotment at subscription	1,500	Nil
27 April 1987	85	100	100	100	Cash	Preferential Allotment[1]	10,000	Nil
22 June 1992	4,900	5,000	100	100	Cash	Preferential Allotment[2]	5,00,000	Nil
20 March 1995	45,000	50,000	100	100	Cash	Preferential Allotment to Mr. Ravi Puravankara	50,00,000	Nil
23 June 1995	50,000	1,00,000	100	100	Cash	Preferential Allotment to Mr. Ravi Puravankara	1,00,00,000	Nil
23 March 2000	4,00,000	5,00,000	100	100	Cash	Preferential Allotment to Mr. Ravi Puravankara	5,00,00,000	Nil
29 March 2001	3,00,000	8,00,000	100	Nil	Bonus Issue in ratio of 3:5	Bonus issue	8,00,00,000	Nil
26 December 2006		1,60,00,000	5	Face Value per Equity Share reduced from ₹100 to ₹5 Per Equity Share[3]				
26 December 2006	17,60,00,000	19,20,00,000	5	Nil	Bonus Issue in ratio of 1:11	Bonus issue	96,00,00,000	Nil
26 December 2006	17,455	19,20,17,455	5	572.92	Cash	Preferential Allotment to Mr. Jaithirth Rao	96,00,87,275	99,13,043.60
31 July 2007	2,14,06,880	21,34,24,335	5	400	Cash	Public issue	1,06,71,21,675	7,98,88,11,915[5]
28 May 2013	2,37,25,351	23,71,49,686	5	81	Cash	IPP Issue[4]	1,18,57,48,430	9,63,79,75,495[5]

1 *Preferential allotment of 75 Equity Shares to Mr. Ravi Puravankara and 5 Equity Shares each to Vasanti Puravankara and Satish Puravankara.*

2 *Preferential allotment of 4,885 Equity Shares to Mr. Ravi Puravankara and 5 Equity Shares each to Kunhambu Nair, Vishalakshi Puravankara and Chaula N. Choksey.*

3 *The authorised shares capital of ₹10,00,00,000 was increased to ₹1,20,00,00,000 consisting of 24,00,00,000 Shares of ₹5 each pursuant to a resolution of the shareholders passed at their EGM dated 23 December 2006.*

4 *The authorised shares capital of ₹1,20,00,00,000 was increased to ₹1,60,00,00,000 consisting of 32,00,00,000 Shares of ₹5 each pursuant to a resolution of the shareholders passed at their EGM dated 22 June 2009.*

5 *IPP Programme of the Company was completed on 28 May 2013 by allotting 2,37,25,351 Equity Shares of ₹5 each at a premium of ₹76 to the Qualified Institutional Buyers (QIBs).*

OTHER - SHAREHOLDER INFORMATION:

Corporate Identification Number(CIN)	**L45200KA1986PLC051571**
Address - Registered Office & Corporate Office	**Registered Office:** Puravankara Ltd. #130/1, Ulsoor Road, Bengaluru – 560042. **Corporate Office:** Puravankara Ltd. #130/2, Ulsoor Road, Bengaluru – 560042.
Annual General Meeting Date, time and venue	Wednesday, the September 26, 2018 @ 11.30 a.m, at The Taj West End Hotel, # 25, Race Course Road, Bengaluru – 560 001, India.
Date of Book Closure	September 19, 2018 to September 26, 2018 (both days inclusive).
Dividend Payment Date	Within a period of 30 days from the date of Declaration (i.e. October 25, 2018), to those Members whose names appear on the Register of Members as on September 18, 2018.
Financial Calendar (tentative) Results for Quarter Ending*:	
Jun 2018	First / Second week of Aug 2018
Sep 2018	First / Second week of Nov 2018
Dec 2018	First / Second week of Feb 2019
Mar 2018	First / Second week of May 2019
Annual General Meeting	September 26, 2018
** In addition, the Board may meet on other dates if there are Special Requirements.*	
Listing on Stock Exchanges	**a. Bombay Stock Exchange Ltd. (BSE)** Phiroze Jeejeebhoy Towers, Dalal Street, Mumbai- 400 001. Phones : 91-22-22721233/4 91-22-66545695 Fax : 91-22-22721919 **b. National Stock Exchange of India Ltd. (NSE)** Exchange Plaza, Plot no. C/1, G Block, Bandra-Kurla Complex, Bandra (E), Mumbai - 400 051. Phones : 91-22-26598100 - 8114 Fax : 91-22-26598120 Annual Listing Fee till the year 2018-19 has been paid with respect to both the aforesaid Stock Exchanges.
Stock Code	a. NSE –PURVA b. BSE –532891
ISIN of the Company	**Equity shares:** INE323I01011
Address for Correspondence	**Puravankara Limited** (formerly Puravankara Projects Limited) # 130 /1, Ulsoor Road Bengaluru - 560 042. Tel: +91-80-2559 9000 / 4343 9999, Fax: +91-80-2559 9350 Email: investors@puravankara.com, Website: www.puravankara.com
Registrar and Transfer Agent	**Link Intime India Private Limited** C-101,247 Park,L B S Marg, Vikhroli West, Mumbai-400 083. Phone: 022-49186000, Fax : 022-49186060 Email: rnt.helpdesk@linkintime.co.in

SEBI	**Securities and Exchange Board of India** Plot No. C4-A,'G' Block, Bandra Kurla Complex, Bandra (East), Mumbai 400051. Tel : +91-22-26449000 / 40459000 Toll Free: 1800 22 7575, Fax : +91-22-26449019-22 / 40459019-22 E-mail : sebi@sebi.gov.in
NSDL	**National Securities Depository Ltd.** Trade World, 4th Floor, Kamala Mills Compound, Senapati Bapat Marg, Lower Parel, Mumbai - 400 013. Tel: (022) 2499 4200, Fax: (022) 2499 4972 Email: iifd@nsdl.co.in
CDSL	**Central Depository Services (India) Limited** Trade World, 28th Floor, P.J. Towers, Dalal Street, Fort, Mumbai – 400 023 Tel.: (022) 2272 3333, Fax: (022) 2272 3199 Email: complaints@cdslindia.com

For and on behalf of the Board of Directors

Ashish Ravi Puravankara
Managing Director & Chief Executive Officer
DIN: 00504524

Nani R. Choksey
Joint Managing Director
DIN: 00504555

Bengaluru
August 10, 2018

CEO, CFO Certification pursuant to Regulations under the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015

To
The Board of Directors,
Puravankara Limited
(formerly Puravankara Projects Limited)
Bengaluru.

Dear Members of the Board,

We, Ashish Ravi Puravankara, Chief Executive Officer and Managing Director and Kuldeep Chawla, Chief Financial Officer, of Puravankara Limited, hereby certify that to the best of our knowledge and belief:

1. We have reviewed the Financial Statements and the Cash Flow Statement for the year ended March 31, 2018 and

2. These statements do not contain any materially untrue statement (or) omit any material fact (or) contain statements that might be misleading and

3. These statements together present a true and fair view of the Company's affairs and are in compliance with the existing accounting standards, applicable laws and regulations.

4. No transactions entered into by the Company during the year are fraudulent, illegal or violative of the Company's code of conduct.

5. We are responsible for establishing and maintaining internal controls for financial reporting and we have evaluated the effectiveness of internal control systems of the Company pertaining to financial reporting and have disclosed to the auditors and the audit committee, deficiencies in the design or operation of such internal controls, if any, of which we are aware and the steps they have been taken or proposed to rectify these deficiencies.

6. We have indicated to the Auditors and the Audit committee

   (1) significant changes in internal control over financial reporting during the year;

   (2) significant changes in accounting policies during the year and the same have been disclosed in the notes to the financial statements; and

   (3) that there are no instances of significant fraud of which we have become aware and hence no involvement therein, of the management or an employee having a significant role in the Company's internal control system over financial reporting.

7. We further declare that all Board Members and Senior Management personnel have affirmed compliance with the code of conduct for the Financial Year 2017-18.

Ashish Ravi Puravankara
Managing Director & Chief Executive Officer
DIN: 00504524

Kuldeep Chawla
Chief Financial Officer

Place: Bengaluru
Date: May 3, 2018

Corporate Governance Compliance Certificate

Auditor's Certificate on Corporate Governance

To
The Members of
Puravankara Limited,
(Formerly Puravankara Projects Ltd.)
130/1, Ulsoor Road,
Bengaluru – 560 042.

I have examined all the records of Puravankara Limited for the purpose of certifying compliance of the conditions of the Corporate Governance under the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 for the financial year ended March 31, 2018. I have obtained all the information and explanations which to the best of my knowledge and belief were necessary for the purpose of certification.

The compliance of conditions of corporate governance is the responsibility of the Management. My examination was limited to the procedure and implementation process adopted by the Company for ensuring the compliance of the conditions of the Corporate Governance.

This Certificate is neither an assurance as to the future viability of the Company nor of the efficacy or effectiveness with which the management has conducted the affairs of the Company.

In my opinion and to the best of my information and according to the explanations and information furnished to me, I certify that the company has complied with all the mandatory requirements of Corporate Governance as stipulated in Schedule II of the said SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, subject to the following:

The Ministry of Corporate Affairs have published the List of Disqualified Director under section 164(2) of the Companies Act, 2013. One of the Director's, name appeared in the said list due to non-filing of annual returns and annual financial statements of another company, where he was a director. Subsequently, the defaulting company was revived and the annual returns and annual financial statements of that company were filed in the month of May 2018 and got regularised

As regards Discretionary Requirements specified in Part E of Schedule II of the SEBI Listing Obligations and Disclosure Requirements) Regulations, 2015, the company has complied with items C, D and E.

Nagendra D. Rao
Practising Company Secretary
180, First Floor, 3rdMain,
3rd Cross, S.L. Byrappa Road,
Hanumanthanagar, Bengaluru – 560 019.

Place: Bengaluru
Date: August 10, 2018

Membership No.: FCS - 5553
Certificate of Practice: 7731

Management Discussion and Analysis

The Management Discussion and Analysis Report, titled Management Report, forms a part of the Annual Report. It includes, among others, a discussion on:

1. Global economic overview
2. Indian economy
3. Real estate industry in India
4. Puravankara – An overview
5. Awards and recognitions
6. Management's discussion of risks and concerns
7. Internal control systems and their adequacy
8. Our people
9. Opportunities and threats
10. Financial review
11. Cautionary statement

1. Global economic overview

As per the World Bank and the IMF, the world economy has strengthened post the global financial crisis of 2008. Data also supports this. In 2017, global economic growth reached 3%, the highest growth rate since 2011. This growth is expected to remain steady for the coming year[1]. This stable recovery and growth is expected to continue for the next couple of years at least, before it plateaus post 2020. That said, the possibility of financial market stress, escalating trade protectionism and heightened geopolitical tensions continue to put a downward risk on the economic growth in the short-term.

Barring the recent moderation in growth in the US, advanced economies in the aggregate are expected to perform better. Emerging and developing countries will continue to perform unevenly across geographies. The gap between imports and exports for developing economies is expected to further widen in favour of imports, leading to higher deficits and debt levels. Average corporate debt in emerging markets and developing economies is increasing consistently. This may be associated with weak investment growth in select economies. The current growth prospects in developing economies provides their policymakers an opportunity to make fundamental structural and policy changes, to boost growth and equip their governments better. This presents an opportunity for India as well to create an enabling framework for enhancing growth to even higher levels.

[1] *Report on World economic situation and prospects 2018, Department of Economic and Social Affairs- UN*

2. Indian economy

India has emerged as the fastest growing major economy in the world, as per the Central Statistics Organisation (CSO) and International Monetary Fund (IMF) and it is expected to be one of the top-three economic powers of the world over the next 10-15 years. India's GDP is estimated to have increased 6.6% in 2017-18 and is expected to grow 7.3% in 2018-19[2]. The confidence in the positive outlook towards the Indian economy is reflected in the recent upgrade of Moody's rating, which is a significant achievement considering that the upgrade is coming after a gap of 14 years. Continued fiscal consolidation and economic reforms, such as the implementation of the GST that removed barriers to inter-state trade, are paving the way for strong and sustainable growth. However, challenges remain, including inflationary pressures, high fiscal deficit, rising crude oil prices and a rising non-performing asset portfolio in the banking system. Amidst these challenges, the Indian economy is on its path to become the third largest consumer economy in the world by 2025.[3]

Today, India continues to retain its top ranking of being the premier foreign direct investment destination. India has become the fastest growing investment region for foreign investors, led by an increase in investments in the real estate and infrastructure sectors, among others. It is envisaged to be the first point of reference for potential investors. The Government's 'Make-in-India' campaign has attracted investments across various sectors. This initiative is expected to increase the purchasing power of the common man, which would further boost demand, accelerate development and further enhance the inflow of foreign investments.

[2] *Report on Indian economy growth rate & statistics by IBEF*

[3] *Source ET Bureau citing the Boston Consulting Group Report*

Highlights of the Indian economy

- India is the top-ranked economy in South Asia, 3rd among BRICS countries and ranks 40th in the Global Competitiveness Index on the back of improving infrastructure, higher education and labour market efficiency
- The country's economy has regained its momentum with the Central Statistical Office (CSO) reporting a GDP growth of 7.2% in the December quarter (Q3) of 2017-18—the fastest in five quarters
- Not only does this signal that the economy is tiding over the disruptions triggered by demonetisation and roll-out of the goods and services tax but the Q3 corporate earnings data also suggest that consumer demand too is on the revival mode
- India is expected to be a USD 6 trn economy, the third largest in the world, in the next 10 years, significantly helped by digitization (Morgan Stanley)

Purva Grandbay

3. Real estate industry in India – Structure and developments

After agriculture, real estate is the single largest employer in India and is expected to contribute around 11% to India's GDP by 2020. The overall economic outlook towards the sector has been improving. Though demonetization in 2016 may have been viewed as a negative impact, it has only served to strengthen the sector. Since then, a plethora of incentives and policies, including credit-linked subsidy scheme, Pradhan Mantri Awas Yojna (PMAY), extension of income tax benefits and, especially, the implementation of the Real Estate Regulation Act (RERA) as well as the rollout of the Goods and Services Tax (GST) have helped the real estate sector immensely. The implementation of RERA, intended to enhance consumer confidence in buying under-construction property, has dramatically transformed the sector. The organized players are likely to benefit significantly as the sector is likely to undergo rapid consolidation. GST has improved the ease of doing business.

Demand for homes is increasing as confidence is returning to the residential real estate market. This is supported by an improved overall macroeconomic situation, leading to increase in disposable incomes, and this coupled with a rising middle income class and a growing number of nuclear families is driving demand for homes. With government support for affordable housing and reduction in home loan rates from those prevailing a few years ago, the residential market is witnessing a return of demand.

Sectors such as IT/ITeS, retail, consulting and e-commerce have registered high demand for office space in recent times. Office space demand in the country increased 23% YoY in January-March 2018 with absorption at 11.4 million sq. ft (msft) during the quarter. This drove a strong growth to 41.42 mn sqft of absorption in 2017-18. Office property is expected to remain in high demand with annuity-seeking investors, both domestic and international, increasingly acquiring/expanding real estate portfolios to hold office and retail assets.

Bengaluru, 'the Silicon Valley of India', is largely driven by end-user demand and has been at the forefront of not only South India's real estate market but also on a pan-India level. Half of Purvankara's sales comes from Bengaluru. Bengaluru's residential market is currently only second to the Mumbai Metropolitan Region (MMR) in terms of supply and absorption for Q1 of the 2018 calendar year stood at 8,842 homes and 12.80 mn sqft, which is on the back of 33,892 homes and 50.74 mn sqft absorption in FY18. Buyers who were in the wait-and-watch mode have now actively returned to the market on the back of an upsurge in sentiment resulting from the city's rapidly improving market fundamentals. The Bengaluru Metropolitan Region attracts investments from large technology companies and, combined with the growing number of start-ups, translates into a high number of white-collar workers migrating to the city. Bengaluru's pre-eminent position in office space absorption (11.96 mn sqft absorption in FY18 and 4.43 mn sqft absorption in Q1CY18) is testimony to the thriving start-up and technology-led ecosystem across the city. This, combined with the presence of excellent education and healthcare facilities and constantly improving physical infrastructure also contributed to an improvement in demand for homes.

The real estate demand trend in Bengaluru is similar to that in other major metros across the country in terms of size, viz. inclination

towards smaller units. Smaller units with price tags within the budget of buyers are moving faster even in the luxury segment. Combined with the affordability factor, incentives such as CLSS and changes in social dynamics (such as the increasing trend of nuclear families) are driving this trend of smaller-sized/compact homes.

Products in the affordable and mid-segment category within Bengaluru are increasingly performing well. Post RERA, over the last one year, the Bengaluru Metropolitan Region has witnessed several successful new residential launches from developers. 2-BHK (typically 800-950 sft), 2½ BHK (typically 1,000-1,200 sft) and 3-BHK apartments (typically 1,250-1,450 sft) are being offered to suit end-users' requirements and budgets. Increasingly, compact homes/condos of smaller sizes – 1BHK (typically 450-600 sft) and 1½ BHK (typically 600-800 sft) are also being offered in Bengaluru as a part of a larger project.

Purva Oceana

4. Puravankara – An overview

The Puravankara Group, headquartered in Bengaluru, has gained over four decades of rich experience in property development, real estate and construction. It is among the largest developers in South India and serves the needs of a discerning clientele in housing, commercial and retail spaces.

The Group, through its principal promoter, began operations in Mumbai in 1975. Since then, it has established a considerable presence in the real estate industry in the metropolitan cities of Bengaluru, Hyderabad, Pune, Kochi, Chennai, Mumbai, Coimbatore and overseas in Colombo and Dubai with a focus on developing residential (comprising luxury and premium affordable housing projects) and commercial and retail projects. The Group's operations span all aspects of real estate development - from the identification and acquisition of land and obtaining approvals to the design, planning and execution and marketing of our projects. Today, we believe we have established a strong brand image and a successful track record in the Indian real estate industry due to our commitment to develop high-quality projects and products that meet the exacting standards of our customers. The residential homes we develop consist of apartment complexes, villas, townhouses, as well as affordable housing projects, which we develop through our wholly-owned subsidiary, Provident Housing Limited ('Provident'). Our commercial projects include retail and office premises as well as select IT parks.

A majority of our completed, ongoing and upcoming projects are situated in Bengaluru, Hyderabad, Pune, Mumbai, Kochi, Chennai, Kolkata, Coimbatore and Mangaluru. Our luxury and premium real estate projects are branded under the 'Purva' brand and our premium affordable housing projects under the 'Provident' brand. We believe that our brands give us a competitive advantage that allows us to achieve sales volume momentum and premium pricing and rentals. Our brands also help us secure land in prime locations and attract well-regarded professionals and partners to collaborate with us on our projects. In addition, after the completion of a project, we continue to focus on brand management through our after-sales team to ensure consistent brand recall among our customers and foster 'word-of-mouth' recommendations.

Provident, our affordable housing brand, seeks to create mid-income and mass housing projects comprising affordable homes in response to the increasing demand for value-for-money and affordable housing in India. Our projects in this segment are aimed largely at first-time home buyers. Provident develops projects that have small to medium unit sizes largely ranging from 500-1,200 sft but with a complete suite of amenities such as swimming pools, club houses and multipurpose halls. These projects are situated in the center of the city as well as in areas that are located relatively farther from the city's center but equipped with adequate infrastructure and supporting amenities and facilities, supported by public transportation connectivity and surrounding social infrastructure. We are able to provide these projects to our customers within a specified price range, which is more affordable than the housing we provide under the Puravankara brand, by reducing the size of our residential units and by applying innovative construction techniques and efficient designs that result in cost and time savings, without sacrificing the quality that the brand represents.

The Puravankara Group has the competencies and capabilities to capitalize on the market opportunity presented by affordable housing, including an experienced team and know-how, access to land at appropriate locations, decades of execution capabilities, the right branding and positioning strategies and a healthy balance sheet.

With a large and experienced team of engineers and technicians, the Group has a technologically advanced in-house project management and construction teams. This, coupled with access to some of India's leading architects, town planners and designers, provides the organisation with an experience, capability and expertise that is unmatched in the Indian real estate industry. Development activities range from concept creation, design and construction of modern homes through to ultra-modern and multi-functional integrated row houses, villas and bungalow complexes, plush yet functional commercial offices and IT parks as well as modern retail complexes. The Puravankara Group has also demonstrated capabilities in building large townships equipped with all modern amenities and lifestyle facilities to meet the growing requirements of its discerning customers.

5. Awards and recognitions

Puravankara has been honored with several awards over the years in recognition of being one of the most trusted builders and developers in South India and delivering quality apartments to customers. The following awards have been bestowed upon us for our contribution to the real estate and construction industry.

- Mr. Ashish Puravankara - CIBA (South Indian Business Achievers) Awards - Achiever in the Business Sector - South
- 10th Franchise Estate Awards 2018 for 'Best Affordable Housing Project of the Year – South' for Kenworth by Provident
- 10th Franchise Estate Awards 2018 for 'Best Developer of the Year - South' - Puravankara Limited
- 10th Franchise Estate Awards 2018 for 'Best Project in Non-Metro – South' for Provident Skyworth
- 10th Franchise Estate Awards 2018 for 'Best Themed Project of the Year – South' for Purva Westend
- 10th Franchise Estate Awards 2018 for 'Best Mid Segment / Premium Project of the Year - South' for Purva Windermere
- 10th Franchise Estate Awards 2018 for 'Best Residential Property of the Year – South' for Purva Skydale
- Realty Plus Excellence Awards, Pune, 2018 for 'Best Residential Developer of Year'- Puravankara Limited
- CNBC-AWAAZ Real Estate Awards 2018 South Zone for the 'Best Residential Category' for Purva Bluemont
- CIA World Construction & Infra Awards 2018 for the 'Best Upcoming Project in the Large Category' for Purva Windermere
- BAM (Builders, Architects & Building Material) Awards 2018 for 'Lifetime Achievement Award' bestowed to Mr. Ravi Puravankara
- BAM (Builders , Architects & Building Material) Awards 2018 for 'Best Affordable Housing Project' for Provident Sunworth
- BAM (Builders, Architects & Building Material) Awards 2018 for 'Best Builder of the Year' - Puravankara Limited

6. Management's discussion of risks and concerns

Risk management is a structured approach to manage uncertainties in a challenging and rapidly evolving market like India, through the process of risk identification and management. In any business enterprise, risk management includes the methods and processes used by organisations to manage risks related to the achievement of their objectives. Risk management and mitigation typically involves the following processes:

- Identifying particular events or circumstances relevant to the organisation's objectives
- Assessing them in terms of magnitude of impact
- Implementing planned methods for mitigating risk impact
- Assigning clear responsibilities and accountability
- Direct reporting to the management
- Prioritizing risks with regard to the probabilities of their occurrence and magnitudes of their impact
- Monitoring the progress of risk mitigation and control activities to ensure identified objectives have been completed or are in progress

By identifying and proactively addressing risks and opportunities, business enterprises protect and create value for their stakeholders, including owners, employees, customers, capital providers, regulators and the society at large. Our organisation has appropriate/adequate internal control systems for business processes at all levels. The management has identified certain areas of risks to which the Company is susceptible. Listed below are the various events and their possible impact, along with the actions taken to mitigate and control such probabilities with a view to protecting and generating risk-adjusted returns for our shareholders:

Company-specific risks				
Serial no.	**Risk description**	**Business process**	**Impact factors**	**Mitigation measures**
1.	Uncertainties/irregularities pertaining to land titles acquired/ developed by the Company due to inadequate due diligence, forged documents and JD partners not having clear titles to land, among others	Land acquisition	• Inability to transfer title • Exposure to legal disputes and related costs • Impact on land valuations	• Due diligence by independent and in-house counsel • Representations/encumbrance certificates • Advertisements/public notices in newspapers • Suitable monetary compensation to settle disputes • Experience of over four decades • Title insurance can be taken selectively. In any case, title insurance has to be taken as per section 17 of RERA once notified by the govt.
2.	Delays in completion of projects due to shortage of skilled labour, material, contractors and delays by contractors, among others	Project execution	• Higher construction costs • Impact on reputation/ customer dissatisfaction • Payment of penalties to customers	• Increased usage of mechanised equipment • Supply of labour outsourced to sub-contractors • Dedicated planning department with improved monitoring systems • Penalty clauses for delay in agreements with contractors • Use of newer and appropriate systems, processes and technologies to minimize external dependencies
3.	Inability to attract and retain employees as a result of increased opportunities in the market, higher salaries offered by competition and employee dissatisfaction with company policies/processes	Human resources	• Loss of expertise and continuity • Higher recruitment and training costs • Delay in project execution	• Fast growing company - opportunities are better • Site visits by HR personnel • Defined appraisal system to provide career guidance and feedback • Compensation benchmarking survey • Innovative loyalty-building programmes • Introduction of best industry practices • Separate department for grievances of employees and mitigating the same periodically, eg., exit interviews • Skill development programmes across sites and offices
4.	Inadequate systems security due to absence of secure transmission lines, absence of an IT policy indicating safe system usage mechanisms and inadequate access controls to ERP, among others	Information technology	• Loss/pilferage of confidential data	• Formal IT policy • Secure connectivity systems to address data integrity through transmission between sites and offices • Strengthening existing ERP controls • Centralised mail server
5.	Non-compliance with requirements of labour laws and other relevant rules and regulations due to inadequate knowledge of requirements, absence of a mechanism to obtain assurance, unorganised nature of labour market, expansion into new geographies, among others	Compliance	• Fines/penalties/ imprisonment for non-compliance	• In-house experts on relevant regulations • Use of best-in-class external consultants • Periodic monitoring of checklists that list requirements of VAT, Service Tax, GST, Company's Act and Income Tax • System controls for tax compliance • Robust internal audit • Dedicated person to track compliance with labour laws • Distribution of detailed checklists to all relevant departments • Proof of compliance prior to making contractor payments • Periodical internal training

Company-specific risks				
Serial no.	**Risk description**	**Business process**	**Impact factors**	**Mitigation measures**
6.	Customer dissatisfaction with sales processes due to over commitments/ incorrect information provided by sales personnel, customisation requirements not being adequately addressed, delays in processing agreements, among others	Sales and marketing	• Customer dissatisfaction and hence loss of reputation • Loss of potential customers • Growth • Margins	• Mock flats with specifications • Adequate redress systems for property complaints • Update on project progress through website/ mails • Minimal customisation • Projects launched only after receipt of all requisite sanctions • Process of generating/executing agreements being streamlined • Periodic review of complaints received and action taken
7.	Customer dissatisfaction with after sales processes due to lack of a well-defined customer redress system, disputes over cancellation charges, inadequate property management, post-sales	Sales and marketing	• Customer dissatisfaction and hence loss of reputation • Loss of potential customers • Growth • Margins	• Dedicated customer care department • Target of 24-hours for acknowledging customer queries/complaints • Cancellation charges transparently mentioned in the application forms and sale agreements • Captive handling of property management
8.	Inability to obtain financing/ financing on favourable terms due to downgrade of debt rating, liquidity crunch, among others	Finance	• Higher financing costs • Mismatch in cash flow	• Maintain optimum net debt-equity ratio • Asset quality is standard • Sell initially well to cover costs and achieve financial closure • Ensure project-level cost flows are positive • Regular review of financing obligations and proactive course correction • Periodic loans portfolio review with plan for restructuring
9.	Sub-standard construction quality due to dependence on third parties, absence of adequate number of quality structural consultants, sub-standard quality of raw material, among others	Project execution	• Delay in project completion • Impact on reputation • Abortive costs • Potential litigation risk • Defects liability period risk	• In-house construction and quality teams • Use of snagging checklists • Structure certified by governmental authorised consultants • Defects liability insurance to be taken • Expert opinion from best-in-class local consultants • Contractual arrangements to ensure material and service quality standards
10.	New territory risks arising from uncertainty in natural parameters, inadequate knowledge of local regulations, dilution of control, among others	Project execution	• Delay in project completion due to various reasons • Impact on reputation • Abortive costs • Project costs incorrectly estimated with rise in overall costs	• Expert opinion from best-in-class local consultants sought with second opinion wherever required • Location audits on process implementation effectiveness
11.	Reduced margins due to significant escalation in material, labour costs post project commencement/ ineffective planning, among others	Project execution and sales and marketing	• Reduced margins	• Selling strategy only a certain percentage of apartments are sold upfront* • 5% contingency margin in initial estimates, reviewed regularly • Implementation of newer technology to reduce construction timelines • Dedicated planning department

Company-specific risks				
Serial no.	**Risk description**	**Business process**	**Impact factors**	**Mitigation measures**
12.	Inability to anticipate and respond to consumer requirements due to inadequate market research and analysis	Business development and sales and marketing	• Lower demand for properties	• Extensive market research • Direct sales • Know-your-customer initiatives • Analysis of buying patterns/size of loan disbursements
13.	Loss due to theft, accidents at site, defects, among others	Project execution	• Financial loss • Impact on reputation	• Adequate insurance policies • Security guards • Separate stores management team • Rotation of stores personnel • Asset management system
14.	Use of unlicensed software due to absence of a software usage policy, periodic monitoring mechanism, among others	Information technology	• Penalties for use of unlicensed software	• Microsoft software asset management review • IT policy indicating software usage to be rolled-out • Periodic monitoring mechanism • Group policy controls to prevent the use of unauthorized software
15.	High network downtime resulting in unavailability of data	Information technology	• Unavailability of data • Delays in payments that could result in delay in project timelines • Delay in providing information to customers/ potential customers	• Roll-out of backup lines
16.	Inability to adopt/adapt to new technologies	Project execution	• Impact on quality of construction • Delay in project completion • Impact on margins	• Key management personnel understands and is abreast of the latest technology • MIVAN technology sufficient for the next few years • Proposed precast technology usage (initially)
17.	Risk of capturing and/or reporting incorrect /inaccurate financial information	Financial reporting	• Incorrect financial reporting	• Centralisation of accounting system, procurement, payments • Audit of controls • Periodic consultation with audit firms
18.	Death of labourers/ construction personnel on site/accidents on site due to non-adherence to safety procedures, non-enforcement of safety procedures	Project execution	• Project delays • Compensation/litigation costs • Impact on reputation	• Safety officers • Safety programmes • Workmen's insurance policy • Workers employed through contractors are insured by the contractors • Location audits • Company proposes to apply for a safety award
19.	Presence of fly-by-night operators resulting in decreased demand for Purva properties	Business development	• Loss of potential customers • Educate customers and assess impact	• High quality of construction • Established brand name • Experience of 40+ years
20.	Issues with JV partner	Business development	• Impact on types of projects that the Company undertakes • Growth	• Clearly defined commercial terms for successful relationship

Company-specific risks				
Serial no.	**Risk description**	**Business process**	**Impact factors**	**Mitigation measures**
21.	Significant dependence on few members of the management/loss of key management personnel	Human resources	• Loss of experience/ expertise • Loss of key relationships	• Adequate systems and structure for smooth transition • Introduction of succession plan for key managerial personne
22.	Inability to use acquired land for intended purpose due to non-compliance with permitted land uses, inability to transfer titles to land	Business development	• Exposure to legal disputes and related costs • Delayed project commencement/project abandonment • Surrender of excess land held over ceiling	• Comprehensive development plan • Land in green zones/land not zoned is not purchased • Agreements to sell/MoUs in the Company's favour • Comprehensive due diligence process • Involvement of senior management

Industry risks				
Serial no.	**Risk description**	**Business process**	**Impact factors**	**Mitigation measures**
1.	Slump in the real estate market/ significant decline in property prices	Business development	• Reduction in property prices • Impact on demand for properties	• Vast majority of Purva brands sold at ₹6,000 psf • Certain flexibility in pricing has also enabled the Company to mitigate this factor • Low land acquisition costs • Ability to adapt to changing circumstances • Low outstanding on land payments
2.	Declining affordability as a result of increase in loan interest rates, withdrawal of tax benefits and decrease in availability of home loans	Business development	• Decreased demand for properties	• Vast majority of Purva flats priced at ₹6,000 psf • Flexible pricing policy • Low-cost affordable housing under Provident, which is fast moving
3.	Compulsory land acquisition by the government due to development of infrastructure projects	Land acquisition	• Delay in project completion • Exposure to legal disputes and related costs • Exposure to additional costs if changes are required to be made to the master plan	• Review of city infrastructure plan/possibility of future expansion of roads considered • NOCs from the government prior to purchase • Project commences only after receipt of sanctions from the relevant authorities
4.	Loss due to natural calamities	Project execution	• Financial loss • Inability to complete projects on schedule	• Appropriate insurance policies • Disaster recovery plan/business continuity plan to be rolled-out
5.	Inability to grow existing land bank as desired due to inability/delay in procuring contiguous land for large projects, inability to build land bank at strategic locations at low costs, among others	Business development	• Inability to grow business	• Focus on new acquisitions in other potential locations of Bengaluru • Existing land bank will last for the next five years

** Mitigation measures for Company-specific and industry risks pertain to those of the financial year 2017-18*

Notes:

1. All risks described above are inherent to the Company and the market in which it operates.
2. Company specific risks are those risks for which the mitigation measures lie largely within the power and control of the management. Industry risks are those which the management has very limited control over. Risks are presented in the order of priority.

7. Internal control systems and their adequacy

The Company has well-defined and adequate internal control systems to ensure that all the assets are safeguarded as well as are more productive. These internal controls are supplemented by periodic audits with management reports and these are reviewed and monitored by the Board Audit Committee as well.

We have a qualified and independent Audit Committee consisting of our Board of Directors, including independent Board members. The Audit Committee regularly reviews the adequacy and efficiency of internal controls and suggests improvements or corrections. These internal controls ensure efficiency in operations, compliance with internal policies of the Company, applicable laws and regulations, protection of resources and accurate reporting of financial transactions.

8. Our people

We continue to believe that our employees are key contributors to our success. The Group's endeavor to impart the best skill development and conducive and supporting working environment for attracting and retaining the best talent in the industry remains unabated. Our workforce consists of (i) permanent employees (ii) consultants who are engaged by us on a contractual basis to assist in the architectural and structural design of our projects and (iii) contractors who are engaged by us on a contractual basis and who employ labourers to work at our project sites. The table below sets out the number of employees as of March 31, 2018 and March 31, 2017, respectively.

Employee category	FY2018	FY2017
Non-technical	549	573
Technical	381	356
Total	**930**	**929**

9. Opportunities and threats

India's real estate ecosystem is undergoing a transformation. The Group has over time not only adapted itself to the new rules of the game but has also been proactive in anticipating emerging trends. RERA will polarize demand towards organized and established developers with healthy balance sheets and strong execution capabilities. The long-term benefits far outweigh any short-term challenges, which the Group is well-positioned and adequately capitalised to address.

Robust economic fundamentals and a steady interest rate regime, combined with regulatory reforms - both at the national as well as sector level have presented a never-before-opportunity in the real estate market. The momentum has shifted towards value-for-money homes in housing and annuity projects in work spaces, driven by a favourable demand-supply ecosystem and a benign interest rate environment. On the one hand, there exists a demand-supply mismatch in affordable housing with interest subsidies and incentives boosting affordability. In this context, the Puravankara Group is well-positioned, largely through Provident. There is a marked shift from the demand for high-cost lifestyle apartments to medium-cost value-for-money affordable housing. The Group had recognised this trend quite early and has been one of the pioneers to move in this direction to cater to the demand in this segment. On the other hand, demand for office space in the top 6-7 cities has been very strong, despite uncertainty from both global developments led by Brexit and the US elections, as well as slowdown in IT/ITeS spending, especially by Europe. Our Company is also developing its office space portfolio in Puravankara to align with the demand scenario.

Improved capital allocation, good governance and better execution, combined with prudent and careful new project selection will be some of the key factors that will differentiate the reputable organized players. Capital availability at low rates and flexible terms would remain a competitive advantage. Short-term challenges in the implementation of RERA and GST cannot be ruled out, but in the medium-term and long-term, both these reforms are expected to propel the sector and benefit established and reputed developers by polarizing both customer demand as well as the availability of capital towards them.

10. Financial review

The following table sets forth certain items derived from our audited consolidated summary financial statements for fiscal 2018 and fiscal 2017, expressed in absolute terms and as a percentage of total revenue for the periods indicated. Amounts have been rounded to ensure percentages total to 100% in a manner deemed appropriate.

Income	March 31, 2018		March 31, 2017	
	₹ in crores	%	₹ in crores	%
Revenue from operations	1,414.90	94.02%	1,407.12	95.88%
Other income	90.04	5.98%	60.51	4.12%
Total	**1,504.94**	**100.00%**	**1,467.63**	**97.52%**
Expenses				
Sub-contractor cost	548.99	36.48%	572.62	39.02%
Cost of raw materials, components and stores consumed	64.86	4.31%	154.62	10.54%
Purchase of land stock	394.79	26.23%	1,067.44	72.73%
(Increase)/ decrease in inventories of stock of flats, land stock and work-in-progress	(214.90)	-14.28%	(1,088.29)	-74.15%
Employee benefits expense	103.90	6.90%	100.73	6.86%
Finance costs	251.34	16.70%	289.50	19.73%
Depreciation and amortization expense	14.96	0.99%	16.47	1.12%
Other expenses	209.77	13.94%	190.84	13.00%
Total expenses	**1,373.71**	**91.28%**	**1,303.93**	**88.85%**
Profit before share of profit/ (loss) from investment in associates and joint ventures	**131.23**	**8.72%**	**163.70**	**11.15%**
Share of profit from investment in associates and joint ventures	(3.70)	-0.25%	7.10	0.48%
Profit before tax	**127.53**	**8.47%**	**170.80**	**11.64%**
Tax expense				
Current tax	40.90	2.72%	38.33	2.61%
Deferred tax	(4.77)	-0.32%	3.57	0.24%
Total tax expense	**36.13**	**2.40%**	**41.90**	**2.85%**
Profit for the year	**91.40**	**6.07%**	**128.90**	**8.78%**
Other comprehensive income ('OCI')				
Items that will not be reclassified to profit or loss				
(i) Re-measurement of gains/(losses) on defined benefit plans	(0.37)		0.05	
(ii) Income tax relating to above	0.13		(0.02)	
Total other comprehensive income	**(0.24)**	**-0.02%**	**0.03**	**0.02%**
Total comprehensive income for the year (comprising profit and OCI)	**91.16**	**6.06%**	**128.93**	**8.78%**

Income
Total income comprises revenues from operations and other incomes. Total income increased to ₹1,504.94 crores in fiscal 2018 by ₹37.31 crores or 2.54 percent, from ₹1,467.63 crores in fiscal 2017.

Expenses
Total expenses was ₹1,373.71 crores in fiscal 2018, compared to ₹1,303.93 crores in fiscal 2016.

Project expenses
Project expenses increased to ₹793.74 crores in fiscal 2018, by ₹87.35 crores or 12.37 percent, from ₹706.39 crores in fiscal 2017. This is primarily due to the increase in our revenue from operations. Project expenses, as a percentage to the total income, increased to 52.74 percent in fiscal 2018 from 48.13 percent in fiscal 2017.

Net profit for the period
Net profit decreased to ₹91.16 crores in fiscal 2018 by ₹37.76 crores or 29.29 percent, from ₹128.93 crores in fiscal 2017.

EBIDTA
EBIDTA stood at ₹397.53 crores in fiscal 2018 from ₹469.66 crores in fiscal 2017, down by 16.69 percent.

Reserves and surplus
Reserves and surplus increased to ₹2,274.59 crores as of March 31, 2018, from ₹2,247.66 crores as at March 31, 2017, mainly due to an improved performance at the consolidated level.

Total borrowings
Total borrowings increased by ₹311.68 crores to ₹2,378.82 crores. For further details, please refer to Note 21 a and b of the consolidated financial statements.

Dividend
The Board of Directors has recommended a final dividend of `xxxx paisa per share for the year ended 31st March 2018, subject to approval of the shareholders in the ensuing Annual General Meeting.

Liquidity and capital resources
As of March 31, 2018, the Company had cash and cash equivalents of ₹132.31 crores. Cash and bank balances primarily consist of cash in hand, fixed deposits with an initial maturity of less than 12 months and balances with banks. Our primary liquidity requirements have been to finance land purchases, deposits for joint development agreements and working capital for the development of our projects. We expect to meet our working capital and liquidity requirements for the year till March 31, 2019, primarily from the cash flows from our business operations and, if required, project-specific construction finance borrowings from banks and financial institutions, as may be expedient.

Our growth plans will require us to incur substantial additional expenditure in the current and future fiscals across our existing and new business lines. We expect that our acquisitions as well as the construction and development costs for our projects will be funded through a combination of internal cash flows and external capital. Our expansion plans and planned expenditure are subject to change based on various factors such as interest rates, property prices and market conditions. Our ability to raise and service the required financing depends on these factors as well.

Outlook
There have been changes in applicable regulations with regard to accounting standards. With effect from April 1, 2018, IND-AS 115 would apply to the Company. Accordingly, the Company would be required to present its financial statements based on the completed contract method as against the current policy of recognising the revenue based on percentage of completion method. The same is also applicable to the ongoing projects and the Company would have to de-recognise the revenue already recognised in respect of such ongoing projects, which will be again recognised upon completion of the ongoing projects. This may have significant impact on revenues, profitability and networth of the Company in the near-term, though in the long-term, the same would be neutralised.

Credit rating
Credit rating agency ICRA has enhanced the long-term debt rating at 'BBB+' for credit facilities availed by the Company. The outlook on the long-term rating is positive. The reaffirmation in the rating reflects improvement in the Group's debt coverage indicators and comparative reduction in its average interest costs.

11. Cautionary statement

Statements and reports made in the above Management Discussion and Analysis may contain forward looking statements within the meaning of applicable security laws and regulations. These statements that address expectations or projections about the future objectives and business plans but not limited to the Company's strategy for growth, market position, expenditures and financial results, are forward-looking statements. Since these statements and reports are based on certain assumptions and expectations of future events which are subject to a number of factors and uncertainties, the actual results could materially vary from the views expressed herein. The Company cannot undertake that these are accurate or will be realised. All possible care has been taken to ensure that the views and opinions expressed by the Company contain its perceptions on the material facts of the Company in the normal business operations; and they are not exhaustive.

Independent Auditors' Report

To the Members of
Puravankara Limited

Report on the Consolidated Ind AS Financial Statements

We have audited the accompanying consolidated Ind AS financial statements of Puravankara Limited (hereinafter referred to as "the Holding Company"), its subsidiaries, associates and joint ventures collectively referred to as "the Group" comprising of the consolidated Balance Sheet as at March 31, 2018, the consolidated Statement of Profit and Loss including other comprehensive income, the consolidated Cash Flow Statement, the consolidated Statement of Changes in Equity for the year then ended, and a summary of significant accounting policies and other explanatory information (hereinafter referred to as "the consolidated Ind AS financial statements").

Management's Responsibility for the Consolidated Ind AS Financial Statements

The Holding Company's Board of Directors is responsible for the preparation of these consolidated Ind AS financial statements in terms of the requirement of the Companies Act, 2013 ("the Act") that give a true and fair view of the consolidated financial position, consolidated financial performance including other comprehensive income, consolidated cash flows and consolidated statement of changes in equity of the Group in accordance with accounting principles generally accepted in India, including the Accounting Standards specified under Section 133 of the Act, read with the Companies (Indian Accounting Standard) Rules, 2015, as amended. The respective Board of Directors of the companies and management of associate and joint venture partnership firms included in the Group are responsible for maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Group and for preventing and detecting frauds and other irregularities; the selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error, which have been used for the purpose of preparation of the consolidated Ind AS financial statements by the Directors of the Holding Company, as aforesaid.

Auditor's Responsibility

Our responsibility is to express an opinion on these consolidated Ind AS financial statements based on our audit. While conducting the audit, we have taken into account the provisions of the Act, the accounting and auditing standards and matters which are required to be included in the audit report under the provisions of the Act and the Rules made thereunder. We conducted our audit in accordance with the Standards on Auditing, issued by the Institute of Chartered Accountants of India, as specified under Section 143(10) of the Act. Those Standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the consolidated financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the consolidated financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal financial control relevant to the Holding Company's preparation of the consolidated Ind AS financial statements that give a true and fair view in order to design audit procedures that are appropriate in the circumstances. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of the accounting estimates made by the Holding Company's Board of Directors, as well as evaluating the overall presentation of the consolidated financial statements. We believe that the audit evidence obtained by us and the audit evidence obtained by the other auditors in terms of their reports referred to in sub-paragraph (a) of the Other Matters paragraph below, is sufficient and appropriate to provide a basis for our audit opinion on the consolidated Ind AS financial statements.

Opinion

In our opinion and to the best of our information and according to the explanations given to us and based on the consideration of reports of other auditors on separate financial statements and on the other financial information of the subsidiaries, associates and joint ventures, the aforesaid consolidated Ind AS financial statements give the information required by the Act in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India of the consolidated state of affairs of the Group as at March 31, 2018, their consolidated profit including other comprehensive income, their consolidated cash flows and consolidated statement of changes in equity for the year ended on that date.

Other Matter

(a) We did not audit the financial statements and other financial information, in respect of 22 subsidiaries, whose Ind AS financial statements include total assets of ₹460.04 crores and net assets of ₹113.75 crores as at March 31, 2018, and total revenues of ₹121.12 crores and net cash outflows of ₹3.58 crores for the year ended on that date. These financial statements and other financial information have been audited by other auditors, which financial statements, other financial information and auditor's reports have been furnished to us by the management. The consolidated Ind AS financial statements also include the Group's share of net loss of ₹3.70 crores for the year ended March 31, 2018, as considered in the consolidated financial statements, in respect of 4 associates and 1 joint venture, whose financial statements, other financial information have been audited by other auditors and whose reports have been furnished to us by the Management. Our opinion on the consolidated Ind AS financial statements, in so far as it relates to the amounts and disclosures included in respect of these subsidiaries, joint ventures and associates, and our report in terms of sub-sections (3) of Section 143 of the Act, in so far as it relates to the aforesaid subsidiaries, joint ventures and associates, is based solely on the reports of such other auditors. Our report is not modified in respect of the above matters with respect to our reliance on the work done and the reports of the other auditors.

(b) The consolidated Ind AS financial statements of the Group for the year ended March 31, 2017 have been audited by the predecessor auditor who expressed an unmodified opinion on those financial

statements on May 29, 2017. The consolidated Ind AS financial information of the Group for the year ended March 31, 2017 have been included in these consolidated Ind AS financial statements after giving effect to the adjustments described in Note 46 to these consolidated Ind AS financial statements.

Report on Other Legal and Regulatory Requirements

As required by section 143 (3) of the Act, based on our audit and on the consideration of report of the other auditors on separate financial statements and the other financial information of subsidiaries, associates and joint ventures, as noted in the 'other matter' paragraph we report, to the extent applicable, that:

(a) We/the other auditors whose reports we have relied upon have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purpose of our audit of the aforesaid consolidated Ind AS financial statements;

(b) In our opinion proper books of account as required by law relating to preparation of the aforesaid consolidation of the financial statements have been kept so far as it appears from our examination of those books and reports of the other auditors;

(c) The consolidated Balance Sheet, consolidated Statement of Profit and Loss including the Statement of Other Comprehensive Income, the consolidated Cash Flow Statement and consolidated Statement of Changes in Equity dealt with by this Report are in agreement with the books of account maintained for the purpose of preparation of the consolidated Ind AS financial statements;

(d) In our opinion, the aforesaid consolidated Ind AS financial statementscomply with the Accounting Standards specified under section 133 of the Act, read with Companies (Indian Accounting Standard) Rules, 2015, as amended;

(e) On the basis of the written representations received from the directors of the Holding Company as on March 31, 2018 taken on record by the Board of Directors of the Holding Company and the reports of the statutory auditors who are appointed under Section 139 of the Act, of its subsidiary companies, associate companies and joint venture companies incorporated in India and read with National Company Law Tribunal order dated March 13, 2018 with respect to a director of the Holding Company, none of the directors of the Group's companies incorporated in India is disqualified as on March 31, 2018 from being appointed as a director in terms of Section 164 (2) of the Act;

(f) With respect to the adequacy and the operating effectiveness of the internal financial controls over financial reporting of the Holding Company and its subsidiary companies, associate companies and joint venture companies incorporated in India, refer to our separate report in Annexure to this report;

(g) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us and based on the consideration of the report of the other auditors on separate financial statements as also the other financial information of the subsidiaries, associates and joint ventures, as noted in the 'Other matter' paragraph:

i. The consolidated Ind AS financial statements disclose the impact of pending litigations on its consolidated financial position of the Group – Refer Note 37 to the consolidated Ind AS financial statements;

ii. The Group has made provision, as required under the applicable law or accounting standards, for material foreseeable losses, if any, on long-term contracts including derivative contracts – Refer Note 23 to the consolidated Ind AS financial statements;.

iii. There has been no delay in transferring amounts, required to be transferred, to the Investor Education and Protection Fund by the Holding Company, its subsidiary companies, associate companies and joint venture companies incorporated in India during the year ended March 31, 2018.

For S.R. Batliboi & Associates LLP
Chartered Accountants
ICAI Firm Registration Number: 101049W/E300004

per **Adarsh Ranka**
Partner
Membership Number: 209567

Place of Signature: Bengaluru
Date: May 11, 2018

Annexure to the Independent Auditor's Report of even date on the Consolidated Ind As Financial Statements of Puravankara Limted

Report on the Internal Financial Controls under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 ("the Act")

In conjunction with our audit of the consolidated financial statements of Puravankara Limited as of and for the year ended March 31, 2018, we have audited the internal financial controls over financial reporting of Puravankara Limited (hereinafter referred to as the "Holding Company") and its subsidiary companies, associate companies and joint venture companies which are companies incorporated in India, as of that date.

Management's Responsibility for Internal Financial Controls

The respective Board of Directors of the Holding Company, its subsidiary companies, its associate companies and joint venture companies which are companies incorporated in India, are responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Holding Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India. These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to the respective company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Act.

Auditor's Responsibility

Our responsibility is to express an opinion on the company's internal financial controls over financial reporting with reference to these consolidated financial statements based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the "Guidance Note") and the Standards on Auditing, both, issued by Institute of Chartered Accountants of India, and deemed to be prescribed under section 143(10) of the Act, to the extent applicable to an audit of internal financial controls. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting with reference to these consolidated financial statements was established and maintained and if such controls operated effectively in all material respects.

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls system over financial reporting with reference to these consolidated financial statements and their operating effectiveness. Our audit of internal financial controls over financial reporting included obtaining an understanding of internal financial controls over financial reporting with reference to these consolidated financial statements, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.

We believe that the audit evidence we have obtained and the audit evidence obtained by the other auditors in terms of their reports referred to in the Other Matters paragraph below, is sufficient and appropriate to provide a basis for our audit opinion on the internal financial controls over financial reporting with reference to these consolidated financial statements.

Meaning of Internal Financial Controls Over Financial Reporting With Reference to these Consolidated Financial Statements

A company's internal financial control over financial reporting with reference to these consolidated financial statements is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles.

A company's internal financial control over financial reporting with reference to these consolidated financial statements includes those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorisations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorised acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

Inherent Limitations of Internal Financial Controls Over Financial Reporting With Reference to these Consolidated Financial Statements

Because of the inherent limitations of internal financial controls over financial reporting with reference to these consolidated financial statements, including the possibility of collusion or improper management override of controls, material misstatements due to error or fraud may occur and not be detected. Also, projections of any evaluation of the internal financial controls over financial reporting with reference to these consolidated financial statements to future periods are subject to the risk that the internal financial control over financial reporting with reference to these consolidated financial statements may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

Opinion

In our opinion, the Holding Company, its subsidiary companies, associate companies and joint venture companies which are companies incorporated in India, have, maintained in all material respects, an adequate internal financial controls over financial reporting with reference to these consolidated financial statements and such internal

financial controls over financial reporting with reference to these consolidated financial statements were operating effectively as at March 31, 2018, based on the internal control over financial reporting criteria established by the Holding Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India.

Other Matters

Our report under Section 143(3)(i) of the Act on the adequacy and operating effectiveness of the internal financial controls over financial reporting with reference to these consolidated financial statements of the Holding Company, insofar as it relates to these 20subsidiary companies and 3 associate companies, which are companies incorporated in India, is based on the corresponding reports of the auditors of such subsidiary companies and associate companies incorporated in India.

For S.R. Batliboi & Associates LLP
Chartered Accountants
ICAI Firm Registration Number: 101049W/E300004

per **Adarsh Ranka**
Partner
Membership Number: 209567

Place of Signature: Bengaluru
Date: May 11, 2018

Consolidated Balance Sheet as at 31 March 2018

(All amounts in Indian ₹ crore, unless otherwise stated)

	Note	31 March 2018	31 March 2017
ASSETS			
Non-current assets			
(a) Property, plant and equipment	3	57.66	70.83
(b) Capital work-in-progress	4A	36.08	0.05
(c) Investment properties	4	63.75	39.33
(d) Other intangible assets	5	3.16	3.93
(e) Financial assets			
(i) Investments			
Investments in associates and joint ventures	6a	61.45	54.44
Other investments	6b	69.99	61.86
(ii) Loans	7a	260.89	193.35
(iii) Other financial assets	8a	36.72	24.77
(f) Deferred tax assets (net)	12	53.33	62.49
(g) Assets for current tax (net)	9	41.21	32.35
(h) Other non-current assets	10a	154.34	125.34
Total non-current assets		**838.58**	**668.74**
Current assets			
(a) Inventories	14	4,687.06	4,551.11
(b) Financial assets			
(i) Trade receivables	15	274.95	387.10
(ii) Cash and cash equivalents	16	132.31	94.61
(iii) Bank balances other than (ii) above	17	0.16	0.12
(iv) Loans	7b	65.21	70.65
(v) Other financial assets	8b	508.91	287.48
(c) Other current assets	10b	284.14	199.12
Total current assets		**5,952.74**	**5,590.19**
Total assets		**6,791.32**	**6,258.93**
EQUITY AND LIABILITIES			
EQUITY			
(a) Equity share capital	18	118.58	118.58
(b) Other equity	19	2,274.59	2,247.66
Total equity		**2,393.17**	**2,366.24**
LIABILITIES			
Non-current liabilities			
(a) Financial liabilities			
(i) Borrowings	21a	137.99	303.15
(ii) Other financial liabilities	22a	9.42	6.92
(b) Provisions	23a	11.21	11.08
(c) Deferred tax liabilities (net)	13	8.36	11.80
Total non-current liabilities		**166.98**	**332.95**
Current liabilities			
(a) Financial liabilities			
(i) Borrowings	21b	677.84	694.49
(ii) Trade payables	24	440.90	298.27
(iii) Other financial liabilities	22b	1,584.65	1,088.31
(b) Other current liabilities	25	1,510.26	1,439.87
(c) Provisions	23b	15.44	35.82
(d) Current tax liabilities (net)	26	2.08	2.98
Total current liabilities		**4,231.17**	**3,559.74**
Total equity and liabilities		**6,791.32**	**6,258.93**
Summary of significant accounting policies	2.2		

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

As per report of even date

For S.R. Batliboi & Associates LLP
Chartered Accountants
ICAI Firm registration number: 101049W/E300004

per Adarsh Ranka
Partner
Membership no.: 209567

Bengaluru
11 May 2018

For and on behalf of the Board of Directors of Puravankara Limited

Ashish R Puravankara
Managing Director
DIN 00504524

Nani R Choksey
Joint Managing Director
DIN 00504555

Kuldeep Chawla
Chief Financial Officer

Bindu Doraiswamy
Company Secretary

Bengaluru
11 May 2018

Consolidated Statement of Profit and Loss for the year ended 31 March 2018

(All amounts in Indian ₹ crore, unless otherwise stated)

	Note	31 March 2018	31 March 2017
Income			
Revenue from operations	27	1,414.90	1,407.12
Other income	28	90.04	60.51
Total		**1,504.94**	**1,467.63**
Expenses			
Sub-contractor cost		548.99	572.62
Cost of raw materials, components and stores consumed	29	64.86	154.62
Purchase of land stock		394.79	1,067.44
(Increase)/decrease in inventories of stock of flats, land stock and work-in-progress	30	(214.90)	(1,088.29)
Employee benefits expense	31	103.90	100.73
Finance costs	32	251.34	289.50
Depreciation and amortization expense	33	14.96	16.47
Other expenses	34	209.77	190.84
Total expenses		**1,373.71**	**1,303.93**
Profit before share of profit/(loss) from investment in associates and joint ventures		**131.23**	**163.70**
Share of profit from investment in associates and joint ventures		(3.70)	7.10
Profit before tax		**127.53**	**170.80**
Tax expense			
Current tax	11	40.90	38.33
Deferred tax		(4.77)	3.57
Total tax expense		**36.13**	**41.90**
Profit for the year		**91.40**	**128.90**
Other comprehensive income ('OCI')			
Items that will not be reclassified to profit or loss			
(i) Re-measurement gains/(losses) on defined benefit plans		(0.37)	0.05
(ii) Income tax relating to above		0.13	(0.02)
Total other comprehensive income		**(0.24)**	**0.03**
Total comprehensive income for the year (comprising profit and OCI)		**91.16**	**128.93**
Profit for the year			
Attributable to:			
Equity holders of the parent		91.40	128.90
Non-controlling interests		-	-
Other comprehensive income			
Attributable to:			
Equity holders of the parent		(0.24)	0.03
Non-controlling interests		-	-
Total comprehensive income for the year			
Attributable to:			
Equity holders of the parent		91.16	128.93
Non-controlling interests		-	-
Earnings per equity share ('EPS')			
(Nominal value per equity share ₹5 (March 31, 2017 : ₹5))			
Basic (₹)		3.85	5.44
Diluted (₹)		3.85	5.44
Weighted average number of equity shares used in computation of EPS			
Basic - in numbers crores		23.72	23.72
Diluted - in numbers crores		23.72	23.72
Summary of significant accounting policies	2.2		

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

As per report of even date

For S.R. Batliboi & Associates LLP
Chartered Accountants
ICAI Firm registration number: 101049W/E300004

per Adarsh Ranka
Partner
Membership no.: 209567

Bengaluru
11 May 2018

For and on behalf of the Board of Directors of Puravankara Limited

Ashish R Puravankara
Managing Director
DIN 00504524

Nani R Choksey
Joint Managing Director
DIN 00504555

Kuldeep Chawla
Chief Financial Officer

Bindu Doraiswamy
Company Secretary

Bengaluru
11 May 2018

Consolidated Statement of Cash Flow for the year ended 31 March 2018

(All amounts in Indian ₹ crore, unless otherwise stated)

		31 March 2018	31 March 2017
A.	**Cash flow from operating activities**		
	Profit before tax	**127.53**	**170.80**
	Adjustments to reconcile profit after tax to net cash flows		
	Share of (profit)/ loss from investment in associates and joint ventures	3.70	(7.10)
	Depreciation and amortization expense	14.96	16.47
	Liabilities no longer required written-back	(3.88)	-
	Profit on sale of investment property	(26.81)	(71.76)
	Profit on sale of property, plant and equipment	(0.59)	(3.28)
	Loss on construction contracts	-	10.54
	Gain arising from financial instruments designated as FVTPL	(8.13)	(9.23)
	Finance costs	251.34	289.50
	Interest income	(64.08)	(47.93)
	Operating profit before working capital changes	**294.04**	**348.01**
	Working capital adjustments:		
	(Increase)/decrease in trade receivables	112.15	(50.78)
	(Increase)/decrease in inventories	(224.83)	(1,093.81)
	Decrease/(increase) in loans	(69.05)	(37.61)
	Decrease/(increase) in other financial assets	(221.43)	(51.38)
	Decrease/(increase) in other assets	(78.42)	(18.05)
	Increase/(decrease) in trade payables	142.63	(14.08)
	Increase/(decrease) in other financial liabilities	5.35	(0.31)
	Increase/(decrease) in other liabilities	76.32	708.60
	Increase/(Decrease) in provisions	(20.62)	(14.29)
	Cash received from/(used in) operations	**16.14**	**(223.70)**
	Income tax paid (net)	(45.13)	(53.62)
	Net cash flows from/(used in) operating activities	**(28.99)**	**(277.32)**
B.	**Cash flows from investing activities**		
	Purchase of property, plant and equipment (including capital work in progress and capital advances)	(2.01)	(1.78)
	Purchase of intangible assets	(0.52)	(0.64)
	Proceeds from sale of property, plant and equipment	-	3.56
	Proceeds from sale of investment properties	-	403.00
	Proceeds from sale of shares of subsidiaries, net	-	71.76
	Investments in debentures of joint venture	(0.87)	(23.81)
	Advance towards investments	(15.00)	-
	Loans given to associates and joint ventures	(25.01)	(2.25)
	Loans repaid by associates and joint ventures	32.03	6.09
	Investment in bank deposits (original maturity of more than three months)	-	(0.90)
	Redemption of bank deposits (original maturity of more than three months)	3.05	-
	Dividend received	-	18.50
	Interest received	64.08	47.29
	Net cash flows from/(used in) investing activities	**55.75**	**520.82**

		31 March 2018	31 March 2017
C.	**Cash flows from financing activities**		
	(refer note 16)		
	Proceeds from secured term loans	874.53	1,427.57
	Repayment of secured term loans	(550.23)	(1,274.68)
	Repayments of unsecured loan	-	(246.86)
	Proceeds from unsecured loan	3.22	-
	Proceeds from/(repayments of) cash credit and working capital loan (net)	(1.15)	1.33
	Loans repaid to related parties	-	(25.55)
	Dividends paid (including taxes)	(64.23)	(22.25)
	Interest paid	(251.34)	(291.39)
	Net cash (used in)/from financing activities	**10.80**	**(431.83)**
Net (decrease)/increase in cash and cash equivalents (A + B + C)		**37.56**	**(188.33)**
Cash and cash equivalents at the beginning of the year		94.61	282.94
Cash and cash equivalents at the end of the year (as per note 16 to the financial statements)		**132.17**	**94.61**
Summary of significant accounting policies	2.2		

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

As per report of even date

For S.R. Batliboi & Associates LLP
Chartered Accountants
ICAI Firm registration number: 101049W/E300004

per Adarsh Ranka
Partner
Membership no.: 209567

Bengaluru
11 May 2018

For and on behalf of the Board of Directors of Puravankara Limited

Ashish R Puravankara
Managing Director
DIN 00504524

Nani R Choksey
Joint Managing Director
DIN 00504555

Kuldeep Chawla
Chief Financial Officer

Bindu Doraiswamy
Company Secretary

Bengaluru
11 May 2018

Consolidated Statement of changes in equity for the year ended 31 March 2018

(All amounts in Indian ₹ crore, unless otherwise stated)

A. Equity share capital

Particulars	As at 01 April 2016	Movement during 2016-17	As at 31 March 2017	Movement during 2017-18	As at 31 March 2018
Equity share capital of face value of ₹5 each fully paid					
23.72 crore (31 March 2017 - 23.72 crore) equity shares of ₹ 5 each fully paid	118.58	-	118.58	-	118.58
	118.58	-	**118.58**	-	**118.58**

Note: Also refer note 18

B. Other equity

Particulars	Reserves and surplus			
	Securities Premium Reserve	General Reserve	Retained Earnings	Total
Balance as at April 1, 2016	963.80	80.28	1,097.09	2,141.17
Profit for the year	-	-	128.90	128.90
Other Comprehensive Income	-	-	0.03	0.03
Others	(0.19)	-	-	(0.19)
Total comprehensive income for the year	**963.61**	**80.28**	**1,226.02**	**2,269.91**
Dividends (including tax on dividend)	-	-	(22.25)	(22.25)
Balance as at March 31, 2017	**963.61**	**80.28**	**1,203.77**	**2,247.66**
Profit for the year	-	-	91.40	91.40
Other Comprehensive Income	-	-	(0.24)	(0.24)
Total comprehensive income for the year	**963.61**	**80.28**	**1,294.93**	**2,338.82**
Dividends (including tax on dividend)	-	-	(64.23)	(64.23)
Balance as at March 31, 2018	**963.61**	**80.28**	**1,230.70**	**2,274.59**

Notes:

1. Also refer note 19
2. As required under Ind AS compliant Schedule III, the Group has recognised remeasurment gains/(losses) on defined benefit plans (net of tax) of ₹(0.24) crores [March 31, 2017: ₹0.03 crores] as part of retained earnings.

Summary of significant accounting policies 2.2

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

As per report of even date

For S.R. Batliboi & Associates LLP
Chartered Accountants
ICAI Firm registration number: 101049W/E300004

per Adarsh Ranka
Partner
Membership no.: 209567

Bengaluru
11 May 2018

For and on behalf of the Board of Directors of Puravankara Limited

Ashish R Puravankara
Managing Director
DIN 00504524

Nani R Choksey
Joint Managing Director
DIN 00504555

Kuldeep Chawla
Chief Financial Officer

Bindu Doraiswamy
Company Secretary

Bengaluru
11 May 2018

Notes to Consolidated Ind AS Financial Statements for the year ended 31 March 2018

(All amounts in Indian ₹ crore, unless otherwise stated)

1. Corporate information

The consolidated Ind AS financial statements comprise financial statements of Puravankara Limited ('PL' or the 'Company' or the 'Holding Company') and its subsidiaries, joint ventures and associates (collectively, the Group) for the year ended March 31, 2018. The Holding Company is a public company domiciled in India and is incorporated on June 3, 1986 under the provisions of the Companies Act applicable in India. The Company's shares are listed on two recognized stock exchanges in India namely National Stock Exchange of India Limited and BSE Limited. The registered office is located at 130/1, Ulsoor Road, Bengaluru 560042, India.

The Group is engaged in the business of real estate development.

The consolidated Ind AS financial statements were authorised for issue in accordance with a resolution of the Board of Directors on May 11, 2018.

2. Significant accounting policies

2.1.1 Basis of preparation

In accordance with the notification issued by the Ministry of Corporate Affairs, the Group has adopted Indian Accounting Standards (Ind AS) specified under section 133 of the Act, read with the Companies (Indian Accounting Standards) Rules, 2015, as amended. The consolidated financial statements of the Group are prepared and presented in accordance with Ind AS.

The consolidated Ind AS financial statements have been prepared on the historical cost basis, except for certain financial instruments which are measured at fair values at the end of each reporting period, as explained in the accounting policies below. Historical cost is generally based on the fair value of the consideration given in exchange for goods and services.

2.1.2 Basis of consolidation

i. Subsidiaries

Subsidiaries are all entities over which the Group has control. The Group controls an entity when the Group is exposed to, or has rights to, variable returns from its involvement with the entity and has the ability to affect those returns through its power to direct the relevant activities of the entity. Subsidiaries are fully consolidated from the date on which control is transferred to the Group and are deconsolidated from the date that control ceases.

Consolidation procedure:

a. Combine like items of assets, liabilities, equity, income, expenses and cash flows of the Holding Company with those of its subsidiaries. For this purpose, income and expenses of the subsidiary are based on the amounts of the assets and liabilities recognised in the consolidated financial statements at the acquisition date.

b. Offset (eliminate) the carrying amount of the Holding Company's investment in each subsidiary and the Holding Company's portion of equity of each subsidiary. The manner of accounting for any related goodwill is explained below.

c. Eliminate in full intragroup assets and liabilities, equity, income, expenses and cash flows relating to transactions between entities of the group (profits or losses resulting from intragroup transactions that are recognised in assets, such as inventory and fixed assets, are eliminated in full). Intragroup losses may indicate an impairment that requires recognition in the consolidated financial statements. Ind AS12 Income Taxes applies to temporary differences that arise from the elimination of profits and losses resulting from intragroup transactions.

d. The financial statements of all subsidiaries used for the purpose of consolidation are drawn up to same reporting date as that of the Holding Company, i.e., year ended on March 31st and are prepared using uniform accounting policies for like transactions and other events in similar circumstances.

e. Non-controlling interests in the results and equity of subsidiaries are shown separately in the consolidated statement of profit and loss, consolidated statement of changes in equity and balance sheet respectively.

f. Goodwill is initially measured at cost, being the excess of the aggregate of the consideration transferred and the amount recognised for non-controlling interests, and any previous interest held, over the net identifiable assets acquired and liabilities assumed. If the fair value of the net assets acquired is in excess of the aggregate consideration transferred, the Group re-assesses whether it has correctly identified all of the assets acquired and all of the liabilities assumed and reviews the procedures used to measure the amounts to be recognised at the acquisition date. If the reassessment still results in an excess of the fair value of net assets acquired over the aggregate consideration transferred, then the gain is recognised in OCI and accumulated in equity as capital reserve. However, if there is no clear evidence of bargain purchase, the entity recognises the gain directly in equity as capital reserve, without routing the same through OCI. After initial recognition, goodwill is measured at cost less any accumulated impairment losses and tested for impairment annually.

When the Group ceases to consolidate for an investment because of a loss of control, any retained interest in the entity is remeasured to its fair value with the change in carrying amount recognised in profit or loss. This fair value becomes the initial carrying amount for the purposes of subsequently accounting for the retained interest as an associate or financial asset. In addition, any amounts previously recognised in other comprehensive income in respect of that entity are accounted for and reclassified to profit or loss.

Notes to Consolidated Ind AS Financial Statements for the year ended 31 March 2018

(All amounts in Indian ₹ crore, unless otherwise stated)

2.2 Summary of significant accounting policies

(a) Business combinations and goodwill

Business combinations are accounted for using the acquisition method. The cost of an acquisition is measured as the aggregate of the consideration transferred measured at acquisition date fair value and the amount of any non-controlling interests in the acquiree. For each business combination, the Group elects whether to measure the non-controlling interests in the acquiree at fair value or at the proportionate share of the acquiree's identifiable net assets. Acquisition-related costs are expensed as incurred.

At the acquisition date, the identifiable assets acquired and the liabilities assumed are recognised at their acquisition date fair values. For this purpose, the liabilities assumed include contingent liabilities representing present obligation and they are measured at their acquisition fair values irrespective of the fact that outflow of resources embodying economic benefits is not probable. However, the following assets and liabilities acquired in a business combination are measured at the basis indicated below:

- Deferred tax assets or liabilities, and the assets or liabilities related to employee benefit arrangements are recognised and measured in accordance with Ind AS 12 Income Tax and Ind AS 19 Employee Benefits respectively.
- Liabilities or equity instruments related to share based payment arrangements of the acquiree or share – based payments arrangements of the Group entered into to replace share-based payment arrangements of the acquiree are measured in accordance with Ind AS 102 Share-based Payments at the acquisition date.
- Assets (or disposal groups) that are classified as held for sale in accordance with Ind AS 105 Non-current Assets Held for Sale and Discontinued Operations are measured in accordance with that standard.
- Reacquired rights are measured at a value determined on the basis of the remaining contractual term of the related contract. Such valuation does not consider potential renewal of the reacquired right.

When the Group acquires a business, it assesses the financial assets and liabilities assumed for appropriate classification and designation in accordance with the contractual terms, economic circumstances and pertinent conditions as at the acquisition date. This includes the separation of embedded derivatives in host contracts by the acquiree.

If the business combination is achieved in stages, any previously held equity interest is re-measured at its acquisition date fair value and any resulting gain or loss is recognised in profit or loss or OCI, as appropriate.

Goodwill is initially measured at cost, being the excess of the aggregate of the consideration transferred and the amount recognised for non-controlling interests, and any previous interest held, over the net identifiable assets acquired and liabilities assumed. If the fair value of the net assets acquired is in excess of the aggregate consideration transferred, the Group re-assesses whether it has correctly identified all of the assets acquired and all of the liabilities assumed and reviews the procedures used to measure the amounts to be recognised at the acquisition date. If the reassessment still results in an excess of the fair value of net assets acquired over the aggregate consideration transferred, then the gain is recognised in OCI and accumulated in equity as capital reserve. However, if there is no clear evidence of bargain purchase, the entity recognises the gain directly in equity as capital reserve, without routing the same through OCI.

After initial recognition, goodwill is measured at cost less any accumulated impairment losses. For the purpose of impairment testing, goodwill acquired in a business combination is, from the acquisition date, allocated to each of the Group's cash-generating units that are expected to benefit from the combination, irrespective of whether other assets or liabilities of the acquiree are assigned to those units.

(b) Joint ventures and associates

An associate is an entity over which the Group has significant influence. Significant influence is the power to participate in the financial and operating policy decisions of the investee, but is not control or joint control over those policies.The considerations made in determining whether significant influence or joint control are similar to those necessary to determine control over the subsidiaries.

A joint venture is a joint arrangement whereby the parties that have joint control of the arrangement have rights to the net assets of the joint arrangement. Joint control is the contractually agreed sharing of control of an arrangement, which exists only when decisions about the relevant activities require unanimous consent of the parties sharing control.

The Group's investments in its joint ventures and associates are accounted for using the equity method. Under the equity method, the investment in a joint venture or associate is initially recognised at cost. The carrying amount of the investment is adjusted to recognise changes in the Group's share of net assets of the associate since the acquisition date. Goodwill, if any, relating to the joint venture or associate is included in the carrying amount of the investment and is not tested for impairment individually.

The statement of profit and loss reflects the Group's share of the results of operations of the joint venture or associate. Any change in OCI of those investees is presented as part of the Group's OCI. In addition, when there has been a change recognised directly in the equity of the joint venture or associate, the Group recognises its share of any changes, when applicable, in the statement of changes in equity. Unrealised gains and losses resulting from transactions between the Group and the joint venture or associate are eliminated to the extent of the interest in the joint venture or associate.

Notes to Consolidated Ind AS Financial Statements for the year ended 31 March 2018

(All amounts in Indian ₹ crore, unless otherwise stated)

If an entity's share of losses of a joint venture or associate equals or exceeds its interest in the joint venture or associate (which includes any long term interest that, in substance, form part of the Group's net investment in the joint venture or associate), the entity discontinues recognising its share of further losses. Additional losses are recognised only to the extent that the Group has incurred legal or constructive obligations or made payments on behalf of the joint venture or associate. If the joint venture or associate subsequently reports profits, the entity resumes recognising its share of those profits only after its share of the profits equals the share of losses not recognised.

The aggregate of the Group's share of profit or loss of a joint venture or associate is shown on the face of the statement of profit and loss.

The financial statements of joint venture or associate used for the purpose of consolidation are drawn up to same reporting date as that of the Holding Company, i.e., year ended on March 31st and are prepared using uniform accounting policies for like transactions and other events in similar circumstances.

After application of the equity method, the Group determines whether it is necessary to recognise an impairment loss on its investment in its joint venture or associate. At each reporting date, the Group determines whether there is objective evidence that the investment in the joint venture or associate is impaired. If there is such evidence, the Group calculates the amount of impairment as the difference between the recoverable amount of the joint venture or associate and its carrying value, and then recognises the loss as 'Share of profit in joint venture or associate' in the statement of profit or loss.

Upon loss of significant influence over the joint venture or associate, the Group measures and recognises any retained investment at its fair value. Any difference between the carrying amount of the joint venture or associate upon loss of significant influence and the fair value of the retained investment and proceeds from disposal is recognised in profit or loss.

(c) Use of estimates

The preparation of financial statements in conformity with Ind AS requires the management to make judgements, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities and the disclosure of contingent liabilities, at the end of the reporting period. Although these estimates are based on the management's best knowledge of current events and actions, uncertainty about these assumptions and estimates could result in the outcomes requiring a material adjustment to the carrying amounts of assets or liabilities. The effect of change in an accounting estimate is recognized prospectively.

(d) Changes in accounting policies and disclosures

New and amended standards and interpretations

The Group applied for the first time the following amendment to Ind AS, which are effective for annual periods beginning on or after April 1, 2017. The nature and the impact of the amendment is described below:

Amendments to Ind AS 7 Statement of Cash Flows: Disclosure

The amendments require entities to provide disclosure of changes in their liabilities arising from financing activities, including both changes arising from cash flows and non-cash changes (such as foreign exchange gains or losses). The Group has provided the information for both the current and the comparative period in note 16.

(e) Current versus non-current classification

The Group presents assets and liabilities in the balance sheet based on current/ non-current classification.

An asset is treated as current when it is:

- Expected to be realised or intended to be sold or consumed in normal operating cycle

- Held primarily for the purpose of trading

- Expected to be realised within twelve months after the reporting period, or

- Cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period

All other assets are classified as non-current.

A liability is current when:

- It is expected to be settled in normal operating cycle

- It is held primarily for the purpose of trading

- It is due to be settled within twelve months after the reporting period, or

Notes to Consolidated Ind AS Financial Statements for the year ended 31 March 2018

(All amounts in Indian ₹ crore, unless otherwise stated)

- There is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period

All other liabilities are classified as non-current.

The operating cycle is the time between the acquisition of assets for processing and their realization in cash and cash equivalents. The Group has evaluated and considered its operating cycle as four years for the purpose of current and non-current classification of assets and liabilities.

Deferred tax assets/ liabilities are classified as non-current assets/ liabilities.

(f) Property, plant and equipment

Property, plant and equipment are stated at cost, net of accumulated depreciation and accumulated impairment losses, if any. The cost comprises purchase price, borrowing costs if capitalization criteria are met and directly attributable cost of bringing the asset to its working condition for the intended use. Any trade discounts and rebates are deducted in arriving at the purchase price.

Each part of an item of property, plant and equipment with a cost that is significant in relation to the total cost of the item is depreciated separately. This applies mainly to components for machinery. When significant parts of plant and equipment are required to be replaced at intervals, the Group depreciates them separately based on their specific useful lives. Likewise, when a major inspection is performed, its cost is recognized in the carrying amount of the plant and equipment as a replacement if the recognition criteria are satisfied. All other repair and maintenance costs are recognized in profit or loss as incurred.

Subsequent expenditure related to an item of property, plant and equipment is added to its book value only if it increases the future benefits from its previously assessed standard of performance. All other expenses on existing property, plant and equipment, including day-to-day repair and maintenance expenditure and cost of replacing parts, are charged to the statement of profit and loss for the period during which such expenses are incurred.

Borrowing costs directly attributable to acquisition of property, plant and equipment which take substantial period of time to get ready for its intended use are also included to the extent they relate to the period till such assets are ready to be put to use.

Advances paid towards the acquisition of property, plant and equipment outstanding at each balance sheet date is classified as capital advances under other non-current assets.

An item of property, plant and equipment and any significant part initially recognized is de-recognized upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on de-recognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in the income statement when the Property, plant and equipment is de-recognized.

Expenditure directly relating to construction activity is capitalized. Indirect expenditure incurred during construction period is capitalized to the extent to which the expenditure is indirectly related to construction or is incidental thereto. Other indirect expenditure (including borrowing costs) incurred during the construction period which is neither related to the construction activity nor is incidental thereto is charged to the statement of profit and loss.

Costs of assets not ready for use at the balance sheet date are disclosed under capital work-in-progress. Capital work in progress is stated at cost, net of accumulated impairment loss, if any

(g) Depreciation on property, plant and equipment and investment property

Depreciation is calculated on straight line method using the following useful lives estimated by the management, which are equal to those prescribed under Schedule II to the Companies Act, 2013, except certain categories of assets whose useful life is estimated by the management based on planned usage and technical evaluation thereon:

Category of Asset	Useful lives (in years)	Useful lives as per Schedule II (in years)
Buildings	60	60
Plant, machinery and equipments:		
- Shuttering materials	7	15
- Other plant, machinery and equipments	10	15
Furniture and fixtures	10	10
Computer equipment		
- Servers and networking equipments	6	6
- End user devices	3	3
Office equipment	5	5
Motor Vehicles	8	8

Notes to Consolidated Ind AS Financial Statements for the year ended 31 March 2018

(All amounts in Indian ₹ crore, unless otherwise stated)

Leasehold improvements are amortised over the remaining period of lease or their estimated useful life (10 years), whichever is shorter on straight line basis.

The residual values, useful lives and methods of depreciation of property, plant and equipment and investment property are reviewed at each financial year end and adjusted prospectively, if appropriate.

(h) Intangible assets

Intangible assets acquired separately are measured on initial recognition at cost. Following initial recognition, intangible assets are carried at cost less accumulated amortization and accumulated impairment losses, if any.

Intangible assets comprising of computer software are amortized on a written down value basis over a period of six years, which is estimated by the management to be the useful life of the asset.

The residual values, useful lives and methods of amortization of intangible assets are reviewed at each financial year end and adjusted prospectively, if appropriate.

Gains or losses arising from de-recognition of an intangible asset are measured as the difference between the net disposal proceeds and the carrying amount of the asset and are recognized in the statement of profit and loss when asset is derecognized.

Costs of assets not ready for use at the balance sheet date are disclosed under intangible assets under development.

(i) Investment property

Investment properties are measured initially at cost, including transaction costs. Subsequent to initial recognition, investment properties are stated at cost less accumulated depreciation and accumulated impairment loss, if any.

The cost includes the cost of replacing parts and borrowing costs for long-term construction projects if the recognition criteria are met. When significant parts of the investment property are required to be replaced at intervals, the Group depreciates them separately based on their specific useful lives. All other repair and maintenance costs are recognized in profit or loss as incurred.

Though the Group measures investment property using cost based measurement, the fair value of investment property is disclosed in the notes. Fair values are determined based on an annual evaluation performed by an accredited external independent valuer.

Investment properties are de-recognized either when they have been disposed of or when they are permanently withdrawn from use and no future economic benefit is expected from their disposal. The difference between the net disposal proceeds and the carrying amount of the asset is recognized in profit or loss in the period of de-recognition.

(j) Impairment

A. Financial assets

The Group assesses at each date of balance sheet whether a financial asset or a group of financial assets is impaired. Ind AS 109 requires expected credit losses to be measured through a loss allowance. The Group recognises lifetime expected losses for all contract assets and/or all trade receivables that do not constitute a financing transaction. For all other financial assets, expected credit losses are measured at an amount equal to the 12-month expected credit losses or at an amount equal to the life time expected credit losses if the credit risk on the financial asset has increased significantly since initial recognition.

B. Non-financial assets

The Group assesses at each reporting date whether there is an indication that an asset may be impaired. If any indication exists, or when annual impairment testing for an asset is required, the Group estimates the asset's recoverable amount. An asset's recoverable amount is the higher of an asset's or cash-generating unit's (CGU) net selling price and its value in use. The recoverable amount is determined for an individual asset, unless the asset does not generate cash inflows that are largely independent of those from other assets or groups of assets. Where the carrying amount of an asset or CGU exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. In determining net selling price, recent market transactions are taken into account, if available. If no such transactions can be identified, an appropriate valuation model is used.

Impairment lossesare recognized in the statement of profit and loss. After impairment, depreciation is provided on the revised carrying amount of the asset over its remaining useful life.

(k) Leases

The determination of whether an arrangement is (or contains) a lease is based on the substance of the arrangement at the inception of the lease. The arrangement is, or contains, a lease if fulfilment of the arrangement is dependent on the use of a specific asset or assets and the arrangement conveys a right to use the asset or assets, even if that right is not explicitly specified in an arrangement.

Notes to Consolidated Ind AS Financial Statements for the year ended 31 March 2018

(All amounts in Indian ₹ crore, unless otherwise stated)

Where the Group is lessee

A lease is classified at the inception date as a finance lease or an operating lease. A lease that transfers substantially all the risks and rewards incidental to ownership to the Group is classified as a finance lease.

Finance leases are capitalised at the commencement of the lease at the inception date fair value of the leased property or, if lower, at the present value of the minimum lease payments. Lease payments are apportioned between finance charges and reduction of the lease liability so as to achieve a constant rate of interest on the remaining balance of the liability. Finance charges are recognised in finance costs in the statement of profit and loss, unless they are directly attributable to qualifying assets, in which case they are capitalized in accordance with the Group's general policy on the borrowing costs.

A leased asset is depreciated over the useful life of the asset. However, if there is no reasonable certainty that the Group will obtain ownership by the end of the lease term, the asset is depreciated over the shorter of the estimated useful life of the asset and the lease term.

Leases, where the lessor effectively retains substantially all the risks and benefits of ownership of the leased item, are classified as operating leases. Operating lease payments are recognized as an expense in the statement of profit and loss on a straight-line basis over the lease term.

Where the Group is the lessor

Leases in which the Group does not transfer substantially all the risks and benefits of ownership of the asset are classified as operating leases. Assets subject to operating leases are included under Investment property.

Lease income from operating lease is recognized on a straight-line basis over the term of the relevant lease including lease income on fair value of refundable security deposits, unless the lease agreement explicitly states that increase is on account of inflation. Costs, including depreciation, are recognized as an expense in the statement of profit and loss. Initial direct costs such as legal costs, brokerage costs, etc. are recognized immediately in the statement of profit and loss.

(l) Borrowing costs

Borrowing costs consist of interest and other costs that an entity incurs in connection with the borrowing of funds.

Borrowing costs directly attributable to the acquisition, construction or production of an asset that necessarily takes a substantial period of time to get ready for its intended use or sale are capitalized/inventorised as part of the cost of the respective asset. All other borrowing costs are charged to statement of profit and loss.

(m) Inventories

Direct expenditure relating to real estate activity is inventorised. Other expenditure (including borrowing costs) during construction period is inventorised to the extent the expenditure is directly attributable cost of bringing the asset to its working condition for its intended use. Other expenditure (including borrowing costs) incurred during the construction period which is not directly attributable for bringing the asset to its working condition for its intended use is charged to the statement of profit and loss. Direct and other expenditure is determined based on specific identification to the real estate activity.

i. Work-in-progress: Represents cost incurred in respect of unsold area (including land) of the real estate development projects or cost incurred on projects where the revenue is yet to be recognized. Work-in-progress is valued at lower of cost and net realizable value.

ii. Finished goods - Stock of Flats: Valued at lower of cost and net realizable value.

iii. Raw materials, components and stores: Valued at lower of cost and net realizable value. Cost is determined based on FIFO basis.

iv. Land stock: Valued at lower of cost and net realizable value.

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

(n) Land

Advances paid by the Group to the seller/intermediary toward outright purchase of land is recognised as land advance under other assets during the course of obtaining clear and marketable title, free from all encumbrances and transfer of legal title to the Group, whereupon it is transferred to land stock under inventories/capital work-in-progress.

Land/development rights received under joint development arrangements ('JDA') is measured at the fair value of the estimated construction service rendered to the land owner and the same is accounted on launch of the project. The amount of non-refundable deposit paid by the Group under JDA is recognised as land advance under other assets and on the launch of the project, the non-refundable amount is transferred as land cost to work-in-progress/capital work-in-progress. Further, the amount of refundable deposit paid by the Group under JDA is recognized as deposits under loans.

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(All amounts in Indian ₹ crore, unless otherwise stated)

(o) Revenue recognition

Revenue is recognized to the extent that it is probable that the economic benefits will flow to the Group and the revenue can be reliably measured. Revenue is measured at the fair value of the consideration received or receivable, taking into account contractually defined terms of payment and excluding taxes or duties collected on behalf of the government.

The Group collects taxes such as sales tax/value added tax, luxury tax, entertainment tax, service tax, goods and services tax, etc on behalf of the Government and, therefore, these are not economic benefits flowing to the Group. Hence, they are excluded from the aforesaid revenue/income.

The following specific recognition criteria must also be met before revenue is recognized:

Recognition of revenue from real estate development

Revenue from real estate projects is recognised when it is reasonably certain that the ultimate collection will be made and that there is buyers' commitment to make the complete payment. The following specific recognition criteria must also be met before revenue is recognized:

Revenue from real estate projects is recognized upon transfer of all significant risks and rewards of ownership of such real estate/ property, as per the terms of the contracts entered into with buyers, which generally coincides with the firming of the sales contracts/ agreements/other legally enforceable documents. Where the Group still has obligations to perform substantial acts even after the transfer of all significant risks and rewards, revenue in such cases is recognized by applying the percentage of completion method only if the following thresholds have been met:

(a) all critical approvals necessary for the commencement of the project have been obtained;

(b) the expenditure incurred on construction and development costs (excluding land cost) is not less than 25 % of the total estimated construction and development costs;

(c) at least 25 % of the saleable project area is secured by contracts/agreements with buyers; and

(d) at least 10 % of the contracts/agreements value are realised at the reporting date in respect of such contracts/agreements.

When the outcome of a real estate project can be estimated reliably and the conditions above are satisfied, project revenue and project costs associated with the real estate project should be recognised as revenue and expenses by reference to the stage of completion of the project activity at the reporting date arrived at with reference to the entire project costs incurred (including land costs). When it is probable that total project costs will exceed total eligible project revenues, the expected loss is recognised as an expense immediately in the statement of profit and loss.

Further, for projects executed through joint development arrangementsnot being a jointly controlled operation, wherein the land owner/possessor provides land and the Group undertakes to develop properties on such land and in lieu of land owner providing land, the Group has agreed to transfer certain percentage of constructed area or certain percentage of the revenue proceeds, the revenue from the development and transfer of constructed area/revenue sharing arrangement in exchange of such development rights/land is being accounted on gross basis on launch of the project.

The revenue is measured at the fair value of the land received, adjusted by the amount of any cash or cash equivalents transferred. When the fair value of the land received cannot be measured reliably, the revenue is measured at the fair value of the estimated construction service rendered to the land owner, adjusted by the amount of any cash or cash equivalents transferred. The fair value so estimated is considered as the cost of land in the computation of percentage of completion for the purpose of revenue recognition as discussed above.

Interest income

Interest income, including income arising from other financial instruments measured at amortised cost, is recognized using the effective interestrate method.

Dividend income

Dividend income is recognized when the Group's right to receive dividend is established,which is generally when shareholders approve the dividend.

(p) Foreign currency translation

Functional and presentation currency

The Group's consolidated Ind AS financial statements are presented in Indian rupee (INR), which is also the Holding Company's functional currency. For each entity the Group determines the functional currency and items included in the financial statements of each entity are measured using that functional currency.

Notes to Consolidated Ind AS Financial Statements for the year ended 31 March 2018

(All amounts in Indian ₹ crore, unless otherwise stated)

Foreign currency transactions and balances

i) 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 transaction.

ii) Conversion - Foreign currency monetary items are retranslated using the exchange rate prevailing at the reporting date. Non-monetary items, which are measured in terms of historical cost denominated in a foreign currency, are reported using the exchange rate at the date of the transaction. Non-monetary items, which are measured at fair value or other similar valuation denominated in a foreign currency, are translated using the exchange rate at the date when such value was determined.

iii) Exchange differences - The Group accounts for exchange differences arising on translation/settlement of foreign currency monetary items as income or as expense in the period in which they arise.

(q) Retirement and other employee benefits

Retirement benefits in the form of state governed Employee Provident Fund, Employee State Insurance and Employee Pension Fund Schemes are defined contribution schemes (collectively the 'Schemes'). The Group has no obligation, other than the contribution payable to the Schemes. The Group recognizes contribution payable to the Schemes as expenditure, when an employee renders the related service. The contribution paid in excess of amount due is recognized as an asset and the contribution due in excess of amount paid is recognized as a liability.

Gratuity, which is a defined benefit plan, is accrued based on an independent actuarial valuation, which is done based on project unit credit method as at the balance sheet date. The Group recognizes the net obligation of a defined benefit plan in its balance sheet as an asset or liability. Gains and losses through re-measurements of the net defined benefit liability/(asset) are recognized in other comprehensive income. In accordance with Ind AS, re-measurement gains and losses on defined benefit plans recognized in OCI are not to be subsequently reclassified to statement of profit and loss. As required under Ind AS compliant Schedule III, the Group recognizes re-measurement gains and losses on defined benefit plans (net of tax) to retained earnings.

The Group treats accumulated leave expected to be carried forward beyond twelve months, as long-term employee benefit for measurement purposes. Such long-term compensated absences are provided for based on the actuarial valuation using the projected unit credit method, made at the end of each financial year. Actuarial gains/losses are immediately taken to the statement of profit and loss. The Group presents the accumulated leave liability as a current liability in the balance sheet, since it does not have an unconditional right to defer its settlement for twelve months after the reporting date.

(r) Income taxes

Income tax expense comprises current tax expense and the net change in the deferred tax asset or liability during the year.

Current and deferred tax are recognized in the statement of profit and loss, except when they relate to items that are recognized in other comprehensive income or directly in equity, in which case, the current and deferred tax are also recognized in other comprehensive income or directly in equity, respectively.

i. Current income tax

Current income tax for the current and prior periods are measured at the amount expected to be recovered from or paid to the taxation authorities based on the taxable income for that period. The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted by the balance sheet date.

ii. Deferred income tax

Deferred income tax is recognised using the balance sheet approach, deferred tax is recognized on temporary differences at the balance sheet date between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes, except when the deferred income tax arises from the initial recognition of goodwill or an asset or liability in a transaction that is not a business combination and affects neither accounting nor taxable profit or loss at the time of the transaction.

Deferred income tax assets are recognized for all deductible temporary differences, carry forward of unused tax credits and unused tax losses, to the extent that it is probable that taxable profit will be available against which the deductible temporary differences, and the carry forward of unused tax credits and unused tax losses can be utilized.

The carrying amount of deferred income tax assets is reviewed at each balance sheet date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred income tax asset to be utilized.

Deferred income tax assets and liabilities are measured at the tax rates that are expected to apply in the period when the asset is realized or the liability is settled, based on tax rates (and tax laws) that have been enacted or substantively enacted at the balance sheet date.

The Group offsets tax assets and liabilities if and only if it has a legally enforceable right to set off current tax assets and current tax liabilities and the deferred tax assets and deferred tax liabilities relate to the same taxable entity and the same taxation authority.

Notes to Consolidated Ind AS Financial Statements for the year ended 31 March 2018

(All amounts in Indian ₹ crore, unless otherwise stated)

Deferred tax relating to items recognised outside profit or loss is recognised outside profit or loss (either in other comprehensive income or in equity) in correlation to the underlying transaction either in OCI or in equity.

(s) Provisions and contingent liabilities

A provision is recognized when the Group has a present obligation (legal or constructive) as a result of past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation. If the effect of the time value of money is material, provisions are discounted using a current pre-tax rate that reflects, when appropriate, the risks specific to the liability. When discounting is used, the increase in the provision due to the passage of time is recognized as a finance cost.

A contingent liability is a possible obligation that arises from past events and whose existence will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Group or a present obligation that is not recognized because it is not probable that an outflow of resources will be required to settle the obligation. A contingent liability also arises in extremely rare cases where there is a liability that cannot be recognized because it cannot be measured reliably. The Group does not recognize a contingent liability but discloses it in the financial statements, unless the possibility of an outflow of resources embodying economic benefits is remote.

(t) Financial Instruments

Financial assets and liabilities are recognized when the Group becomes a party to the contractual provisions of the instrument. Financial assets and liabilities are initially measured at fair value. Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities (other than financial assets and financial liabilities at fair value through profit or loss) are added to or deducted from the fair value measured on initial recognition of financial asset or financial liability, except for transaction costs directly attributable to the acquisition of financial assets and liabilities at fair value through profit or loss which are immediately recognized in statement of profit and loss.

i. Financial assets at fair value through other comprehensive income

Financial assets are measured at fair value through other comprehensive income if these financial assets are held within a business whose objective is achieved by both collecting contractual cash flows and selling financial assets and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

ii. Financial assets at fair value through profit or loss

Financial assets are measured at fair value through profit or loss unless it is measured at amortized cost or at fair value through other comprehensive income on initial recognition.

iii. Debt instruments at amortized cost

A 'debt instrument' is measured at the amortized cost if both the following conditions are met:

a) The asset is held within a business model whose objective is to hold assets for collecting contractual cash flows, and

b) Contractual terms of the asset give rise on specified dates to cash flows that are solely payments of principal and interest (SPPI) on the principal amount outstanding.

After initial measurement, such financial assets are subsequently measured at amortized cost using the effective interest rate (EIR) method. Amortized cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortization is included in finance income in the profit or loss. The losses arising from impairment are recognized in the profit or loss. This category generally applies to trade and other receivables.

iv. Equity investment in subsidiaries, joint ventures and associates

Investment in subsidiaries and associate are carried at cost. Impairment recognized, if any, is reduced from the carrying value.

v. De-recognition of financial asset

The Group derecognizes a financial asset when the contractual rights to the cash flows from the financial asset expire or it transfers the financial asset and the transfer qualifies for de-recognition under Ind AS 109.

vi. Financial liabilities

Financial liabilities are classified, at initial recognition, as financial liabilities at fair value through profit or loss, loans and borrowings, or as payables, as appropriate. The Group's financial liabilities include trade and other payables, loans and borrowings including bank overdrafts.The subsequent measurement of financial liabilities depends on their classification, which is described below.

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(All amounts in Indian ₹ crore, unless otherwise stated)

vii. Financial liabilities at fair value through profit or loss

Financial liabilities at fair value through profit or loss include financial liabilities held for trading and financial liabilities designated upon initial recognition as at fair value through profit or loss. Financial liabilities are classified as held for trading if they are incurred for the purpose of repurchasing in the near term.

viii. Financial liabilities at amortized cost

Financial liabilities are subsequently measured at amortized cost using the effective interest ('EIR') method.Gains and losses are recognized in profit or loss when the liabilities are derecognized as well as through the EIR amortization process. Amortized cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortization is included as finance costs in the statement of profit and loss.

ix. De-recognition of financial liability

A financial liability is derecognised when the obligation under the liability is discharged or cancelled or expires. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as the derecognition of the original liability and the recognition of a new liability. The difference in the respective carrying amounts is recognised in the statement of profit or loss.

x. Fair value of financial instruments

In determining the fair value of its financial instruments, the Group uses following hierarchy and assumptions that are based on market conditions and risks existing at each reporting date.

Fair value hierarchy:

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorized within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

- Level 1 — Quoted (unadjusted) market prices in active markets for identical assets or liabilities
- Level 2 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable
- Level 3 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable

For assets and liabilities that are recognized in the financial statements on a recurring basis, the Group determines whether transfers have occurred between levels in the hierarchy by re-assessing categorization (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

(u) Cash dividend to equity holders of the Holding Company

The Holding Company recognizes a liability to make cash distributions to equity holders of the Holding Company when the distribution is authorized and the distribution is no longer at the discretion of the Holding Company. Final dividends on shares are recorded as a liability on the date of approval by the shareholders and interim dividends are recorded as a liability on the date of declaration by the Holding Company's Board of Directors.

(v) 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. Partly paid equity shares are treated as a fraction of an equity share to the extent that they are entitled to participate in dividends relative to a fully paid equity share during the reporting period. The weighted average number of equity shares outstanding during the period is adjusted for events such as bonus issue that have changed the number of equity shares outstanding, without a corresponding change in resources.

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 dilutive potential equity shares.

(w) Cash and cash equivalents

The Group considers all highly liquid financial instruments, which are readily convertible into known amounts of cash that are subject to an insignificant risk of change in value and having original maturities of three months or less from the date of purchase, to be cash equivalents. Cash and cash equivalents consist of balances with banks which are unrestricted for withdrawal and usage.

For the purpose of the consolidated cash flow statement, cash and cash equivalents consist of cash and short-term deposits, as defined above, net of outstanding bank borrowings repayable on demand as they are considered an integral part of the Group's cash management.

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(All amounts in Indian ₹ crore, unless otherwise stated)

2.3 Significant accounting judgements, estimates and assumptions

The preparation of financial statements requires management to make judgments, estimates and assumptions that affect the reported balances of revenues, expenses, assets and liabilities and the accompanying disclosures, and the disclosure of contingent liabilities. Uncertainty about these judgments, assumptions and estimates could result in outcomes that require a material adjustment to the carrying amount of assets or liabilities affected in future periods.

In the process of applying the Group's accounting policies, management makes judgement, estimates and assumptions which have the most significant effect on the amounts recognized in the financial statements.

The key judgements, estimates and assumptions concerning the future and other key sources of estimation uncertainty at the reporting date, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year, are described below. The Group based its judgements, assumptions and estimates on parameters available when the financial statements were prepared. Existing circumstances and assumptions about future developments, however, may change due to market changes or circumstances arising that are beyond the control of the Group. Such changes are reflected in the assumptions when they occur.

Revenue recognition and valuation of unbilled revenue

The Group uses the percentage-of-completion method for recognition of revenue, accounting for unbilled revenue and contract cost thereon for its real estate and contractual projects. The percentage of completion is measured by reference to the stage of the projects and contracts determined based on the proportion of contract costs incurred for work performed to date bear to the estimated total contract costs. Use of the percentage-of-completion method requires the Group to estimate the efforts or costs expended to date as a proportion of the total efforts or costs to be expended. Significant assumptions are required in determining the stage of completion, the extent of the contract cost incurred, the estimated total contract revenue and contract cost and the recoverability of the contracts. These estimates are based on events existing at the end of each reporting date.

Accounting for revenue and land cost for projects executed through joint development arrangements ('JDA')

For projects executed through joint development arrangements, the revenue from the development and transfer of constructed area/ revenue sharing arrangement and the corresponding land/development rights received under JDA is measured at the fair value of the estimated construction service rendered to the land owner and the same is accounted on launch of the project. The fair value is estimated with reference to the terms of the JDA (whether revenue share or area share) and the related cost that is allocated to discharge the obligation of the Group under the JDA. Fair value of the construction is considered to be the representative fair value of the revenue transaction and land so obtained. Such assessment is carried out at the launch of the real estate project and is not reassessed at each reporting period. The Management is of the view that the fair value method and estimates are reflective of the current market condition.

Classification of property

The Group determines whether a property is classified as investment property or inventory as below.

Investment property comprises land and buildings (principally office and retail properties) that are not occupied substantially for use by, or in the operations of, the Group, nor for sale in the ordinary course of business, but are held primarily to earn rental income and capital appreciation. These buildings are substantially rented to tenants and not intended to be sold in the ordinary course of business.

Inventory comprises property that is held for sale in the ordinary course of business. Principally, this is residential and commercial property that the Group develops and intends to sell before or during the course of construction or upon completion of construction.

Estimation of net realizable value for inventory and land advance

Inventory is stated at the lower of cost and net realizable value (NRV).

NRV for completed inventory property is assessed by reference to market conditions and prices existing at the reporting date and is determined by the Group, based on comparable transactions identified by the Group for properties in the same geographical market serving the same real estate segment.

NRV in respect of inventory property under construction is assessed with reference to market prices at the reporting date for similar completed property, less estimated costs to complete construction and an estimate of the time value of money to the date of completion.

With respect to land inventory and land advance given, the net recoverable value is based on the present value of future cash flows, which depends on the estimate of, among other things, the likelihood that a project will be completed, the expected date of completion, the discount rate used and the estimation of sale prices and construction costs.

Impairment of non-financial assets

Impairment exists when the carrying value of an asset or cash generating unit exceeds its recoverable amount, which is the higher of its fair value less costs of disposal and its value in use. The fair value less costs of disposal calculation is based on available data from binding sales transactions, conducted at arm's length, for similar assets or observable market prices less incremental costs for disposing of the asset. The value in use calculation is based on a DCF model. The cash flows are derived from the budget for the next five years and do not include

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(All amounts in Indian ₹ crore, unless otherwise stated)

restructuring activities that the Group is not yet committed to or significant future investments that will enhance the asset's performance of the CGU being tested. The recoverable amount is sensitive to the discount rate used for the DCF model as well as the expected future cash-inflows and the growth rate used for extrapolation purposes. These estimates are most relevant to disclosure of fair value of investment property recorded by the Group.

Defined benefit plans - Gratuity

The cost of the defined benefit gratuity plan and other post-employment medical benefits and the present value of the gratuity obligation are determined using actuarial valuations. An actuarial valuation involves making various assumptions that may differ from actual developments in the future. These include the determination of the discount rate, future salary increases and mortality rates. Due to the complexities involved in the valuation and its long-term nature, a defined benefit obligation is highly sensitive to changes in these assumptions. All assumptions are reviewed at each reporting date.

The parameter most subject to change is the discount rate. In determining the appropriate discount rate for plans operated in India, the management considers the interest rates of government bonds. The mortality rate is based on publicly available mortality tables. Those mortality tables tend to change only at interval in response to demographic changes. Future salary increases are based on expected future inflation rates and expected salary increase thereon.

Fair value measurement of financial instruments

When the fair values of financial assets and financial liabilities recorded in the balance sheet cannot be measured based on quoted prices in active markets, their fair value is measured using valuation techniques including the DCF model. The inputs to these models are taken from observable markets where possible, but where this is not feasible, a degree of judgement is required in establishing fair values. Judgements include considerations of inputs such as liquidity risk, credit risk and market risk. Changes in assumptions about these factors could affect the reported fair value of financial instruments.

Measurement of financial instruments at amortized cost

Financial instrument are subsequently measured at amortized cost using the effective interest ('EIR') method. The computation of amortized cost is sensitive to the inputs to EIR including effective rate of interest, contractual cash flows and the expected life of the financial instrument. Changes in assumptions about these inputs could affect the reported value of financial instruments.

Basis of Consolidation

For the purpose of consolidation, judgements are involved in determining whether the Group has control over an investee entity by assessing the Group's exposure/rights to variable returns from its involvement with the investee and its ability to affect those returns through its power over the investee entity. The Group considers all facts and circumstances when assessing whether it controls an investee entity and reassess whether it controls an investee entity if facts and circumstances indicate that there are changes to one or more elements of control. In assessing whether the Group has joint control over an investee the Group assesses whether decisions about the relevant activities require the unanimous consent of the parties sharing control. Further, in assessing whether Group has significant influence over an investee, the Group assesses whether it has the power to participate in the financial and operating policy decisions of the investee, but is not in control or joint control of those policies. Changes in judgements about these inputs could affect the reported value in the financial statements.

Useful life and residual value of property, plant and equipment, investment property and intangible assets

The useful life and residual value of property, plant and equipment, investment property and intangible assets are determined based on evaluation made by the management of the expected usage of the asset, the physical wear and tear and technical or commercial obsolescence of the asset. Due to the judgements involved in such estimates the useful life and residual value are sensitive to the actual usage in future period.

Provision for litigations and contingencies

Provision for litigations and contingencies is determined based on evaluation made by the management of the present obligation arising from past events the settlement of which is expected to result in outflow of resources embodying economic benefits, which involves judgements around estimates the ultimate outcome of such past events and measurement of the obligation amount. Due to judgements involved in such estimation the provision is sensitive to the actual outcome in future periods.

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(All amounts in Indian ₹ crore, unless otherwise stated)

3 Property, plant and equipment

Particulars	Building	Plant and machinery	Office equipments	Computer equipments end user devices	Computer equipments-servers and networking equipments	Furniture and fixtures	Vehicles	Shuttering material	Leasehold improve-ments	Total
Gross carrying amount										
At April 1, 2016	7.04	18.87	5.15	2.70	1.61	4.15	7.43	31.63	14.94	93.52
Additions	-	0.54	0.07	0.18	-	0.03	0.49	0.43	-	1.74
Disposals	-	-	(0.05)	-	(0.01)	(0.08)	(0.50)	-	(0.19)	(0.83)
At March 31, 2017	**7.04**	**19.41**	**5.17**	**2.88**	**1.60**	**4.10**	**7.42**	**32.06**	**14.75**	**94.43**
Additions	-	0.13	0.13	0.36	0.26	0.57	0.50	0.06	-	2.01
Disposals	-	(0.84)	(0.01)	-	-	(0.12)	(0.01)	(2.75)	-	(3.73)
At March 31, 2018	**7.04**	**18.70**	**5.29**	**3.24**	**1.86**	**4.55**	**7.91**	**29.37**	**14.75**	**92.71**
Accumulated depreciation										
At April 1, 2016	0.12	1.11	1.28	0.69	0.46	0.51	0.44	3.61	1.54	9.76
Charge for the year	0.29	2.86	1.30	0.70	0.57	0.54	1.33	5.00	1.80	14.39
Adjustments for disposals	-	-	-	-	-	-	(0.55)	-	-	(0.55)
At March 31, 2017	**0.41**	**3.97**	**2.58**	**1.39**	**1.03**	**1.05**	**1.22**	**8.61**	**3.34**	**23.60**
Charge for the year	0.47	2.33	0.90	0.37	0.54	0.51	1.36	4.87	1.84	13.18
Adjustments for disposals	-	(0.34)	-	-	-	(0.06)	-	(1.33)	-	(1.73)
At March 31, 2018	**0.88**	**5.96**	**3.48**	**1.76**	**1.57**	**1.50**	**2.58**	**12.15**	**5.18**	**35.05**
Net block										
At March 31, 2017	**6.63**	**15.44**	**2.59**	**1.49**	**0.57**	**3.05**	**6.20**	**23.45**	**11.41**	**70.83**
At March 31, 2018	**6.16**	**12.74**	**1.81**	**1.48**	**0.29**	**3.05**	**5.33**	**17.22**	**9.57**	**57.66**

Notes:

a. **Capitalized borrowing cost**
There is no borrowing costs capitalized during the year ended March 31, 2018 (March 31, 2017: Nil).

b. **Property, plant and equipment pledged as security**
Details of properties pledged are as per note 21

4 Investment properties

Particulars	Land	Building	Total
Gross carrying amount			
At April 1, 2016	410.43	22.81	433.24
Additions	1.95	8.61	10.56
Disposals	(403.00)	-	(403.00)
At March 31, 2017	**9.38**	**31.42**	**40.80**
Additions (transferred from inventory)	21.00	28.12	49.12
Disposals	(7.15)	(18.95)	(26.10)
At March 31, 2018	**23.23**	**40.59**	**63.82**
Accumulated depreciation			
At April 1, 2016	-	0.70	0.70
Charge for the year	-	0.77	0.77
Disposals	-	-	-
At March 31, 2017	**-**	**1.47**	**1.47**
Charge for the year	-	0.49	0.49
Disposals	-	(1.89)	(1.89)
At March 31, 2018	**-**	**0.07**	**0.07**
Net block			
At March 31, 2017	**9.38**	**29.95**	**39.33**
At March 31, 2018	**23.23**	**40.52**	**63.75**

Notes:

a. **Assets acquired under finance lease (refer note 37)**
Buildings include asset taken on finance lease. Finance lease liabilities are secured by the related asset held under finance lease.

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(All amounts in Indian ₹ crore, unless otherwise stated)

Particulars	31 March 2018	31 March 2017
Gross block	-	10.03
Accumulated depreciation	-	0.63
Net block	**-**	**9.40**

b. Information regarding income and expenditure of investment properties (including investment properties sold during the year)

Particulars	31 March 2018	31 March 2017
Rental income derived from investment properties	5.09	3.92
Direct operating expenses (including repairs and maintenance) generating rental income	(2.65)	(2.51)
Profit arising from investment properties before depreciation and indirect expenses	2.44	1.41
Less : Depreciation	(0.48)	(0.77)
Profit arising from investment properties before indirect expenses	**1.96**	**0.64**

c. Fair valuation information

The fair valuations are based on valuations performed by an accredited independent valuer.

The Group has no restrictions on the realizability of its investment properties and no contractual obligations to purchase, construct or develop investment properties or for repairs, maintenance and enhancements as at balance sheet date. The fair value of investment properties is based on discounted cash flows and classified as level 3 fair value in the fair value hierarchy due to the use of unobservable inputs. There has been no change in valuation techniques used since prior years.

Reconciliation of fair value	31 March 2018	31 March 2017
Opening balance	51.14	448.18
Purchases/additions	49.12	10.56
Disposals	(26.10)	(403.00)
Fair value changes	3.41	(4.60)
Closing balance	**77.57**	**51.14**

Description of valuation techniques used and key inputs to valuation of investment properties

Valuation technique used	Significant unobservable Inputs	Range (weighted average)	
		31 March 2018	31 March 2017
Discounted cash flow (DCF) method (refer below)	Estimated rental value per sq.ft. per month	45-55	39 - 40
	Rent growth p.a.	5.00%	5.00%
	Long-term vacancy rate	5.00%	5.00%
	Discount rate	13.27%	13.27%

Under the DCF method, fair value is estimated using assumptions regarding the benefits and liabilities of ownership over the asset's life including an exit or terminal value. This method involves the projection of a series of cash flows on a real property interest. To this projected cash flow series, a market-derived discount rate is applied to establish the present value of the income stream associated with the asset. The exit yield is normally separately determined and differs from the discount rate.

The duration of the cash flows and the specific timing of inflows and outflows are determined by events such as rent reviews, lease renewal and related re-letting, redevelopment, or refurbishment. The appropriate duration is typically driven by market behavior that is a characteristic of the class of real property. Periodic cash flow is typically estimated as gross income less vacancy, non-recoverable expenses, collection losses, lease incentives, maintenance cost, agent and commission costs and other operating and management expenses. The series of periodic net operating income, along with an estimate of the terminal value anticipated at the end of the projection period, is then discounted.

d. Capitalized borrowing cost

There is no borrowing costs capitalized during the year ended March 31, 2018 (March 31, 2017: Nil)

e. Investment properties pledged as security

Details of investment properties pledged are as per note no.21.

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(All amounts in Indian ₹ crore, unless otherwise stated)

4A Capital work in progress

Particulars	31 March 2018	31 March 2017
Opening balance	0.05	-
-Additions (subsequent expenditure)	2.83	0.05
-Capitalised during the year	(0.05)	-
-Transferred from inventory during the year	33.25	-
Closing balance	**36.08**	**0.05**

5 Intangible assets

Particulars	Computer software	Total
Gross carrying amount		
At April 1, 2016	5.77	5.77
Additions	0.64	0.64
Disposals	-	-
At March 31, 2017	**6.41**	**6.41**
Additions	0.52	0.52
Disposals	-	-
At March 31, 2018	**6.93**	**6.93**
Accumulated amortization		
At April 1, 2016	1.17	1.17
Charge for the year	1.31	1.31
Disposals	-	-
At March 31, 2017	**2.48**	**2.48**
Charge for the year	1.29	1.29
Disposals	-	-
At March 31, 2018	**3.77**	**3.77**
Net block		
At March 31, 2017	**3.93**	**3.93**
At March 31, 2018	**3.16**	**3.16**

6 Non-current investments

Particulars	31 March 2018	31 March 2017
(a) Investment in associates and joint ventures accounted for using the equity method (unqouted)		
Investment in equity instruments of associates (fully paid-up), net of accumulated profits/losses		
Keppel Puravankara Development Private Limited 0.441 crore equity shares (March 31, 2017 - 0.441 crore) of ₹10 each	54.07	54.44
Propmart Technologies Limited 0.234 crore equity shares (March 31, 2017 - 0.234 crore) of ₹10 each	-	-
Sobha Puravankara Aviation Private Limited 0.478 crore equity shares (March 31, 2017 - 0.478 crore) of ₹10 each	-	-
Investment in equity instruments of joint venture (fully paid-up)		
Purva Good Earth Properties Private Limited 0.001 crore equity shares (March 31, 2017 - 0.001 crore) of ₹10 each	-	-
Investment in partnership firms		
Whitefield Ventures	7.38	-
Investment in limited liability partnerships		
Pune Projects LLP	-	-
	61.45	**54.44**

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(All amounts in Indian ₹ crore, unless otherwise stated)

Particulars	31 March 2018	31 March 2017
B. Other investment (unqouted)		
Investment carried at fair value through profit or loss (FVTPL)		
Debentures		
Purva Good Earth Properties Private Limited	69.99	61.86
0.474 crores optionally convertible debentures of ₹100 each (March 31, 2017 - 0.474 crore)		
	69.99	**61.86**
Total Investments	**131.44**	**116.30**

Notes:

a)	Aggregate amount of quoted investments actively traded and market value thereof	-	-
b)	Aggregate amount of other investments	131.44	116.30
c)	Aggregate amount of impairment in value of investments	-	-

d) Details of investment in partnership firm

Name of the firm/partners	March 31, 2018		March 31, 2017	
	Capital	Profit sharing ratio	Capital	Profit sharing ratio
Whitefield Ventures				
Mr. B S Narayanan	0.95	0.50%	-	-
Mrs. Geetha Sanjay Vhatkar	0.01	0.50%	-	-
M/s Golflinks Software Park Private Limited	0.86	0.50%	-	-
Puravankara Limited	7.38	42.00%	-	-
M/s Embassy Property Developments Private Limited	0.11	6.75%	-	-
Mr. K J Kuruvilla	0.18	10.00%	-	-
Mrs. Suja George	0.18	9.75%	-	-
Mr. Rana George	0.18	10.00%	-	-
Mr. Karan Virwani	0.35	20.00%	-	-
Total	**10.20**	**100.00%**		

7 Loans

Particulars	31 March 2018	31 March 2017
a Non current		
Unsecured, considered good		
Security deposits	241.81	172.76
Loans to joint ventures (refer note 39)	-	0.01
Loans to associates (refer note 39)	19.08	20.58
	260.89	**193.35**
b Current		
(Unsecured, considered good)		
Loans to joint ventures (refer note 39)	65.02	70.65
Loans to associates (refer note 39)	0.19	-
	65.21	70.65
	326.10	**264.00**

Loans and advances due by directors or other officers, etc.

Particulars	31 March 2018	31 March 2017
Loans to joint ventures and associates include		
Due from Pune Projects LLP in which the Company is a Partner	64.84	70.65
Due from Purva Good Earth Properties Private Limited in which the Company's director is a director	0.18	0.01
Due from Propmart Technologies Limited in which the Company's director is a director	19.27	20.58

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8 Other financial assets

Particulars		31 March 2018	31 March 2017
a	**Non current**		
	Non-current bank balances (refer note 17)	21.72	24.77
	Advance towards investment in LLP	15.00	-
		36.72	**24.77**
b	**Current**		
	Interest accrued on fixed deposits	-	0.71
	Unbilled revenue	450.77	281.30
	Due from related party	35.60	-
	Recoverables under joint development arrangement	20.11	-
	Other receivables	2.43	5.47
		508.91	**287.48**
		545.63	**312.25**

Particulars	31 March 2018	31 March 2017
Other financial assets include receivable due from directors or other officers, etc.		
Dues from Kenstream Ventures LLP in which Company's director is a Partner	35.60	-
Dues from Pune Projects LLP in which Company is a Partner	1.98	3.60

9 Assets for current tax (net)

Particulars	31 March 2018	31 March 2017
Advance income tax (net of provision for taxation ₹260.23 crores) (March 31, 2017 ₹219.33 crores)	41.21	32.35
	41.21	32.35

10 Other assets

Particulars		31 March 2018	31 March 2017
a	**Non current**		
	Deposits with government authorities	9.59	9.57
	Advances for land contracts	128.70	101.21
	Prepaid expenses	1.57	0.93
	Duties and taxes recoverable	10.23	11.06
	Other advances	4.25	2.57
		154.34	**125.34**
b	**Current**		
	Advances to suppliers	215.97	133.35
	Prepaid expenses	14.29	21.19
	Duties and taxes recoverable	38.17	28.65
	Other receivables	15.71	15.93
		284.14	199.12
		438.48	**324.46**

11 Income tax

The major components of income tax expense for the years ended March 31, 2018 and March 31, 2017 are:

Particulars	31 March 2018	31 March 2017
Statemement of profit and loss:		
Profit or loss section:		
Current tax:		
Current income tax charge	40.90	38.33
Deferred tax:		
Relating to origination/reversal of temporary differences		

Notes to Consolidated Ind AS Financial Statements for the year ended 31 March 2018

(All amounts in Indian ₹ crore, unless otherwise stated)

Particulars	31 March 2018	31 March 2017
> Decrease/(increase) in deferred tax assets	4.00	(14.29)
> (Decrease)/increase in deferred tax liabilities	1.59	16.07
Others	(10.35)	1.78
	(4.77)	3.57
Income tax expense reported in the statement of profit and loss	**36.13**	**41.90**
OCI section:		
Deferred tax related to items recognised in OCI during the year:		
Re-measurement gains/(losses) on defined benefit plans	0.13	(0.02)
Income tax charged to OCI	**0.13**	**(0.02)**

Reconciliation of tax expense and the accounting profit multiplied by India's tax rate

Particulars	31 March 2018	31 March 2017
Accounting profit before income tax	**131.23**	**163.70**
Effective tax rate in India	34.608%	34.608%
Tax on accounting profit at statutory income tax rate [34.608%]	45.42	56.65
Tax effect of amounts which are not deductible (taxable) in calculating taxable income:		
Effect of non-deductible expenses	1.11	1.81
Exempt incomes	(5.00)	(4.59)
Long term capital gains taxed at lower rate	(4.69)	(4.70)
Benefit of carry forward long term capital losses	-	(10.73)
Others	(0.71)	3.47
Income tax expense	**36.13**	**41.90**

Reconciliation of deferred tax assets, net

Particulars	31 March 2018	31 March 2017
Net deferred tax asset at the beginning of the year	50.69	52.46
Tax income/(expense) during the year recognized in profit and loss	4.77	(3.57)
Tax income/(expense) during the year recognized in OCI	(0.13)	0.02
Others	(10.35)	1.78
Net deferred tax asset at the end of the year	**44.97**	**50.69**

12 Deferred tax assets (net)

Particulars	31 March 2018	31 March 2017
Deferred tax asset arising on account of :		
Impact of expenditure charged to the statement of profit and loss in the current year but allowed for tax purposes in subsequent years	38.48	44.84
Carry forward of losses	-	4.34
MAT credit entitlement	20.61	15.39
Impact of elimination of unrealised profit on consolidation	8.79	4.59
Others	0.63	0.18
	68.51	**69.34**
Less: Deferred tax liability arising on account of :		
Fixed assets: Impact of difference between tax depreciation and depreciation/amortization charged for the financial reporting	(1.11)	(2.50)
Impact of financial assets and liabilities carried at amortized cost	(2.69)	(2.03)
Impact of carrying debentures at FVTPL	(3.19)	-
Others	(8.19)	(2.32)
	(15.18)	**(6.84)**
Deferred tax assets (net)	**53.33**	**62.49**

Notes to Consolidated Ind AS Financial Statements for the year ended 31 March 2018

(All amounts in Indian ₹ crore, unless otherwise stated)

13 Deferred tax liabilities (net)

Particulars	31 March 2018	31 March 2017
Deferred tax liabilities arising on account of :		
Impact of carrying debentures at FVTPL	-	3.52
Impact of financial assets and liabilities carried at amortized cost	-	0.79
Fixed assets: Impact of difference between tax depreciation and depreciation/amortization charged for the financial reporting	-	0.03
Share of profit from investment in associate	8.42	8.46
Others	-	2.37
	8.42	**15.17**
Less: Deferred tax asset arising on account of :		
Impact of expenditure charged to the statement of profit and loss in the current year but allowed for tax purposes in subsequent years	-	(3.37)
Fixed assets: Impact of difference between tax depreciation and depreciation/amortization charged for the financial reporting	(0.07)	-
	(0.07)	**(3.37)**
Deferred tax liabilities (net)	**8.36**	**11.80**

14 Inventories

Particulars	31 March 2018	31 March 2017
Raw materials, components and stores	26.55	23.13
Land stock	848.74	976.96
Work-in-progress	2,938.42	2,813.81
Stock of flats	873.35	737.21
	4,687.06	**4,551.11**

Note: Details of assets pledged are as per note no. 21

15 Trade receivables

Particulars	31 March 2018	31 March 2017
Unsecured, considered good		
Dues from related parties	35.60	-
Dues from others	239.35	387.10
	274.95	**387.10**

Note: Details of assets pledged are as per note no. 21

Particulars	31 March 2018	31 March 2017
Trade receivables include receivable due from directors or other officers, etc.		
Dues from Kenstream Ventures LLP in which Company's director is a Partner	35.60	-

16 Cash and cash equivalents

Particulars	31 March 2018	31 March 2017
Cash on hand	0.24	0.26
Balances with banks		
In current accounts	132.07	94.34
Bank deposits with original maturity upto three months	-	0.01
	132.31	**94.61**

Notes to Consolidated Ind AS Financial Statements for the year ended 31 March 2018

(All amounts in Indian ₹ crore, unless otherwise stated)

Note 1

Particulars		
Changes in liabilities arising from financing activities		
(a)	Borrowings (including current maturities):	
	Balance as at April 1, 2016	**2,171.97**
	Add: Cash inflows	1,428.90
	Less: Cash outflows	(1,547.09)
	Add: Interest accrued during the year	289.50
	Less: Interest paid	(291.39)
	Others (including impact of finance lease)	13.86
	Balance as at March 31, 2017	**2,065.75**
	Add: Cash inflows	877.75
	Less: Cash outflows	(551.38)
	Add: Interest accrued during the year	251.34
	Less: Interest paid	(251.34)
	Others (including impact of finance lease)	(13.30)
	Balance as at March 31, 2018	**2,378.82**
(b)	Dividends payable (including taxes):	
	Balance as at April 1, 2016	**0.12**
	Add: Dividend declared	22.25
	Less: Dividend paid	(22.25)
	Balance as at March 31, 2017	**0.12**
	Add: Dividend declared	64.23
	Less: Dividend paid	(64.23)
	Balance as at March 31, 2018	**0.12**

17 Bank balances other than cash and cash equivalents

Particulars	31 March 2018	31 March 2017
Current		
Unpaid dividend account	0.16	0.12
	0.16	**0.12**
Non-current		
Margin money deposit	21.72	24.77
	21.72	**24.77**
Less: Amount disclosed under non-current financial assets (refer note 8)	**(21.72)**	**(24.77)**
	-	**-**

Notes:

1) Margin money deposits represent earmarked bank balances restricted for use held as margin money for security against the guarantees and deposits which are subject to first charge to secure the Group's borrowings.

2) Unpaid dividend account represents bank balances which are restricted for use and it relates to unclaimed dividend.

3) As at March 31, 2018, the Group had available ₹194.46 crores (March 31, 2017 ₹366.30 crores) of undrawn committed borrowing facilities.

18 Equity share capital

Particulars	31 March 2018	31 March 2017
Authorized shares		
Equity share capital of face value of ₹5 each		
32.00 crore (March 31, 2017 - 32.00 crore) equity shares of ₹ 5 each	160.00	160.00
Issued, subscribed and fully paid-up shares		
Equity share capital of face value of ₹5 each		
23.72 crore (March 31, 2017 - 23.72 crore) equity shares of ₹ 5 each	118.58	118.58
	118.58	**118.58**

Notes to Consolidated Ind AS Financial Statements for the year ended 31 March 2018

(All amounts in Indian ₹ crore, unless otherwise stated)

a. Reconciliation of the shares outstanding at the beginning and at the end of the reporting year

Equity shares	March 31, 2018		March 31, 2017	
	No. in crore	₹ crore	No. in crore	₹ crore
Balance at the beginning of the year	23.72	118.58	23.72	118.58
Movement during the year	-	-	-	-
Outstanding at the end of the year	**23.72**	**118.58**	**23.72**	**118.58**

b. Terms/rights attached to equity shares

The Company has only one class of equity shares having a par value of ₹5 per share. Each holder of equity shares is entitled to one vote per share. The Company declares and pays dividends in Indian Rupees. The dividend proposed by the Board of Directors is subject to the approval of the shareholders in the ensuing Annual General Meeting, except interim dividend.

In the event of liquidation of the Company, the holders of equity shares will be entitled to receive remaining assets of the Company, after distribution of all preferential amounts, if any. The distribution will be in proportion to the number of equity shares held by the shareholders.

c. Details of shareholders holding more than 5% shares in the Company

Equity shares	March 31, 2018		March 31, 2017	
	No. in crore	% holding in the class	No. in crore	% holding in the class
Equity shares of ₹ 5 each fully paid-up				
Ravi Puravankara	17.79	74.99%	17.79	74.99%

As per records of the Company, including its register of shareholders/members and other declarations received from shareholders regarding beneficial interest, the above shareholding represents both legal and beneficial ownership of shares.

19 Other equity

Particulars	31 March 2018	31 March 2017
Reserves and surplus		
Securities premium		
Balance at the beginning of the year	963.61	963.80
Adjustment made during the year	-	(0.19)
Balance at the end of the year	**963.61**	**963.61**
General reserve		
Balance at the beginning of the year	80.28	80.28
Add: Transferred from surplus in the statement of profit and loss	-	-
Balance at the end of the year	**80.28**	**80.28**
Retained earnings		
Balance at the beginning of the year	1,203.77	1,097.09
Dividend (including dividend distribution tax) - refer note 20	(64.23)	(22.25)
Total comprehensive income for the year	91.16	128.93
Less: Transferred to general reserve	-	-
Balance at the end of the year	**1,230.70**	**1,203.77**
Total other equity	**2,274.59**	**2,247.66**

20 Distribuition made and proposed

Particulars	31 March 2018	31 March 2017
Cash dividends on equity shares declared and paid		
Final dividend [₹2.25 per share for the year ended March 31, 2017] (₹0.78 per share for the year ended March 31, 2016)	53.36	18.50
Dividend distribution tax (DDT) on final dividend [including DDT on dividend paid by subsidiaries of ₹6.71 crores (March 31, 2017: ₹3.57 crores)]	10.87	3.75
	64.23	**22.25**

Notes to Consolidated Ind AS Financial Statements for the year ended 31 March 2018

(All amounts in Indian ₹ crore, unless otherwise stated)

Note :

Details of proposed dividend on equity shares *

Particulars	31 March 2018	31 March 2017
Proposed dividend [₹Nil per share (March 31, 2017: ₹2.25 per share)]	-	53.36
Dividend distribution tax on proposed dividend	-	10.87

* Proposed dividends on equity shares represent dividend proposed by the Board of directors of the Company upto the date of approval of the financial statements for issue, which are subject to approval at ensuing annual general meeting and are not recognized as a liability (including DDT thereon) as at the balance sheet date.

21 Borrowings

Particulars	31 March 2018	31 March 2017
a Non-current borrowings		
Secured loans		
Term loans		
From banks	694.73	561.38
From others	1,006.25	796.59
Unsecured		
Long-term maturities of finance lease obligations (refer note 37)	-	14.68
	1,700.98	**1,372.65**
Amount disclosed under "Other current financial liabilities" (refer note 22b) *	(1,562.99)	(1,069.50)
	137.99	**303.15**
b Current borrowings		
Unsecured		
Loans repayable on demand		
Loans from related parties	2.06	2.06
Term loans		
Others	28.22	25.00
Secured		
Loans repayable on demand		
Cash credit and other loan from banks	172.97	174.12
Others		
Term loans		
From banks	182.65	262.12
From others	291.94	231.19
	677.84	**694.49**
	815.83	**997.64**

Amount of current borrowings repayable within twelve months is ₹163.11 crores (March 31, 2017: ₹100.33 crores)

Note 1: Assets pledged as security

The carrying amounts of assets pledged as security for current and non-current borrowings are:

Particulars	31 March 2018	31 March 2017
Trade receivables	292.35	231.45
Inventories	3,020.01	2,299.82
Vehicles	0.82	2.75
Property, plant and equipment	-	29.13
Investment properties	31.53	15.46
Total assets pledged as securities	**3,344.71**	**2,578.60**

Notes to Consolidated Ind AS Financial Statements for the year ended 31 March 2018

(All amounts in Indian ₹ crore, unless otherwise stated)

Note 2: Details of nature of security, gurantees given by directors and repayment terms of borrowings

Non-current borrowings

Category of loan	March 31, 2018	March 31, 2017	Effective interest rate	Maturity	Repayment details	Nature of security
Term loans from banks	306.23	195.52	10-12%	2021-2022	10 to 24 instalments	1. Underlying project inventory and assignment of project receviables 2. Fund shortfall undertaking by the director of the Company towards funding of underlying projects/ working capital.
Term loans from banks	388.50	364.19	9 - 12%	2017-2023	12 to 53 installments	Underlying project inventory and assignment of project receviables
Term loans from banks	-	1.67	12-14%			
Subtotal	**694.73**	**561.38**				
Term loans from others	565.63	504.73	10-13%	2021-2023	36- 54 instalments	Underlying project inventory and assignment of project receviables
Term loans from others	199.35	-	10-11%	2023	48 instalments	Underlying project inventory
Term loans from others	240.61	290.95	11-13%	2020	14 instalments	Underlying project inventory and assignment of project receviables and collateral security of investment property
Term loans from others	0.67	0.92	9-10%	2019-2023	36 to 60 instalments	Vehicles
Subtotal	**1,006.26**	**796.59**				
Finance lease obligations	-	14.68	13-15%	2050	396 instalments	Unsecured
Subtotal	**-**	**14.68**				
Total	**1,700.99**	**1,372.65**				

Current borrowings

Category of loan	March 31, 2018	March 31, 2017	Effective interest rate	Maturity	Repayment details	Nature of security
Term loans from banks	164.30	238.22	10-13%	2019-2021	29 to 48 instalments	1. Underlying project inventory and assignment of project receviables 2. Fund shortfall undertaking by the director of the Company towards funding of underlying projects/ working capital.
Term loans from banks	18.35	23.90	10-11%	2018-2019	30 to 45 instalments	Underlying project inventory and assignment of project receviables
Subtotal	**182.65**	**262.12**				
Term loans from others	188.86	100.00	10-12%	2021	24 to 46 instalments	Underlying project inventory
Term loans from others	54.78	60.00	10-11%	2020	48 instalments	Underlying project inventory and assignment of project receviables
Term loans from others	48.30	71.19	12-13%	2019	29 instalments	1. Underlying project inventory and assignment of project receviables 2. Fund shortfall undertaking by the director of the Company towards funding of underlying projects/ working capital..
Term loans from others	28.22	25.00	13-15%	2018	"To be repaid in June 2018"	Unsecured
Subtotal	**320.16**	**256.19**				
Cash credit and other loan from banks	104.30	104.57	10-11%	On demand	On demand	Underlying project inventory and investment property
Cash credit and other loan from banks	49.39	49.78	12-13%	On demand	On demand	Underlying project inventory
Cash credit and other loan from banks	0.58	-	10-11%	On demand	On demand	Underlying project inventory
Cash credit and other loan from banks	18.70	-	10-11%	On demand	On demand	Underlying project inventory and assignment of project receviables
Cash credit and other loan from banks	-	19.77	10-11%	On demand	On demand	Property, plant and equipment
Subtotal	**172.97**	**174.12**				
Loans from related parties	2.06	2.06	10-12%	On demand	On demand	Unsecured
Subtotal	**2.06**	**2.06**				
Total	**677.84**	**694.49**				

Notes to Consolidated Ind AS Financial Statements for the year ended 31 March 2018

(All amounts in Indian ₹ crore, unless otherwise stated)

22 Other financial liabilities

Particulars		31 March 2018	31 March 2017
a	**Non-current**		
	Security deposits	9.42	6.92
		9.42	**6.92**
b	**Current**		
	Current maturities of long term borrowings (note 21)	1,562.99	1,068.11
	Current maturities of finance lease obligations (note 21)	-	1.39
	Other payables	21.66	18.81
		1,584.65	**1,088.31**
		1,594.07	**1,095.23**

Note 1: Amount of current maturities of long-term borrowings repayable within twelve months is ₹121.01 crores (March 31, 2017: ₹32.88 crores)

23 Provisions

Particulars		31 March 2018	31 March 2017
a	**Non-current**		
	Provision for employee benefits		
	Gratuity (refer note 40)	11.21	11.08
	Leave benefits	-	-
		11.21	**11.08**
b	**Current**		
	Provision for employee benefits		
	Gratuity (refer note 40)	0.18	0.15
	Leave benefits	14.00	2.07
		14.19	**2.22**
	Other provisions		
	Provision for contract losses	1.25	33.60
		15.44	**35.82**
		26.65	**46.90**

24 Trade payables

Particulars	31 March 2018	31 March 2017
Trade payable		
- Payable to related parties	45.07	2.08
- Payable to others	395.83	296.19
	440.90	**298.27**

25 Other current liabilities

Particulars	31 March 2018	31 March 2017
Advances received from customers	107.31	199.54
Statutory dues payable	8.16	14.39
Deferred income	11.75	7.24
Liability under joint development arrangement*	1,380.46	1,217.11
Unpaid dividend	0.15	0.12
Other payables	2.43	1.47
	1,510.26	**1,439.87**

* Includes amount payable to landowners where the Group has entered into joint development arrangements with landowners for joint development of properties on land in lieu of which, the Group has agreed to transfer certain percentage of constructed area/revenue proceeds, net of revenue recognised.

Notes to Consolidated Ind AS Financial Statements for the year ended 31 March 2018

(All amounts in Indian ₹ crore, unless otherwise stated)

26 Current tax liabilities (net)

Particulars	31 March 2018	31 March 2017
Provision for income tax (net of advance tax ₹53.79 crores) (March 31, 2017 ₹49.77 crores)	2.08	2.98
	2.08	**2.98**

27 Revenue from operations

Particulars	31 March 2018	31 March 2017
Revenue from operations		
Income from property development	1,375.57	1,323.64
(A)	**1,375.57**	**1,323.64**
Other operating revenues		
Lease income	4.74	2.89
Scrap sales	0.44	1.61
Profit on sale of investment property	26.81	71.76
Others	7.33	7.22
(B)	**39.33**	**83.48**
(A)+(B)	**1,414.90**	**1,407.12**

28 Other income

Particulars	31 March 2018	31 March 2017
Interest on financial assets:		
Bank deposits	0.73	2.76
Security deposits	48.79	24.01
Loans to joint ventures	-	9.34
Loans to associates	5.84	1.95
Others	8.73	9.87
Profit on sale of property, plant and equipment	0.59	3.28
Liabilities no longer required written-back	3.88	-
Gain arising from financial instruments designated as FVTPL	8.13	9.23
Others	13.36	0.07
	90.04	**60.51**

29 Cost of raw materials, components and stores consumed

Particulars	31 March 2018	31 March 2017
Inventories at the beginning of the year	23.13	28.17
Add : Purchases during the year	68.28	149.58
	91.41	**177.75**
Less : Inventories at the end of the year	26.55	23.13
Cost of raw materials, components and stores consumed	**64.86**	**154.62**

30 (Increase)/decrease in inventories of stock of flats, land stock and work-in-progress

Particulars	31 March 2018	31 March 2017
Inventories at the beginning of the year		
Land stock	976.96	310.12
Work-in-progress	2,813.81	2,579.31
Stock of flats	737.21	550.26
Less: Transferred to capital work-in-progress/investment property	(82.37)	-
Inventories at the end of the year		
Land stock	848.74	976.96
Work-in-progress	2,938.42	2,813.81
Stock of flats	873.35	737.21
	(214.90)	**(1,088.29)**

Notes to Consolidated Ind AS Financial Statements for the year ended 31 March 2018

(All amounts in Indian ₹ crore, unless otherwise stated)

31 Employee benefits expense

Particulars	31 March 2018	31 March 2017
Salaries, wages and bonus	98.26	93.17
Contribution to provident fund and other funds	4.27	6.14
Staff welfare	1.38	1.42
	103.90	**100.73**

32 Finance costs

Particulars	31 March 2018	31 March 2017
Interest on financial liabilities		
- Borrowings	230.78	281.31
- Others	20.01	6.51
Bank charges	0.54	1.68
	251.34	**289.50**

* Gross of interest of ₹218.81 crores (March 31, 2017: ₹257.31 crores) inventorised to qualifying work-in-progress. The rate used to determine the amount of borrowing costs eligible for capitalisation is the effective interest rate of the underlying borrowings which is in the range of 9 to 14%.

33 Depreciation and amortization expense

Particulars	31 March 2018	31 March 2017
Depreciation of property, plant and equipment (refer note 3)	13.18	14.39
Depreciation of investment properties (refer note 4)	0.49	0.77
Amortization of intangible assets (refer note 5)	1.29	1.31
	14.96	**16.47**

34 Other expenses

Particulars	31 March 2018	31 March 2017
Travel and conveyance	6.51	6.27
Repairs and maintenance		
- buildings	-	2.25
- plant & machinery	0.04	0.04
- others	22.06	17.20
Legal and professional	42.96	41.83
Rent (refer note 37)	15.32	27.15
Rates and taxes	39.66	10.80
Security	15.04	18.13
Communication costs	2.46	2.59
Printing and stationery	1.96	1.48
Advertising and sales promotion	41.70	35.90
Brokerage costs	8.85	5.51
Exchange differences (net)	0.09	0.03
Corporate social responsibility expenses	0.50	3.65
Provision for contract losses	-	10.54
Miscellaneous expenses	12.62	7.47
	209.77	**190.84**

Notes to Consolidated Ind AS Financial Statements for the year ended 31 March 2018

(All amounts in Indian ₹ crore, unless otherwise stated)

35 Financial instruments

The fair value of the financial assets and liabilities is determined as the amount at which the instrument could be exchanged in a current transaction between willing parties, other than in a forced or liquidation sale.

The details of fair value measurement of Group's financial assets/liabilities are as below:

Particulars	Level	31 March 2018	31 March 2017
Investment in unquoted debt instruments of joint venture	Level 3	69.99	61.86

Particulars	31 March 2018	31 March 2017
Reconciliation of fair value		
Opening balance	61.86	41.21
Investments	-	8.75
Fair value changes	8.13	9.23
Consolidation adjustments	-	2.67
Closing balance	69.99	61.86

The following methods and assumptions were used to estimate the fair values:

- The quoted investments (mutual funds and bonds) are valued using the quoted market prices in active markets for identical investments.

- The fair values of the unquoted debt instruments have been estimated using a DCF model. The valuation requires management to make certain assumptions about the model inputs, including forecast cash flows, discount rate, credit risk and volatility. The probabilities of the various estimates within the range can be reasonably assessed and are used in management's estimate of fair value for these unquoted equity investments.

The fair value of the financial assets and liabilities is included at the amount at which the instrument could be exchanged in a current transaction between willing parties, other than in a forced or liquidation sale. There have been no transfers between levels during the period.

The Group's investments in its joint ventures and associates are accounted for using the equity method.

The management assessed that the carrying values of cash and cash equivalents, trade receivables, loans, trade payables, borrowings and other financial assets and liabilities (as listed below) approximate their fair values largely either due to their short-term maturities or because they are assets/liabilities carried at amorised cost and their amortised cost approximates their fair values.

Break up of financial assets carried at amortized cost	Notes	31 March 2018	31 March 2017
Loans	7	326.10	264.00
Trade receivables	15	274.95	387.10
Cash and cash equivalents	16	132.31	94.61
Bank balances other than cash and cash equivalents	17	0.16	0.12
Other financial assets	8	545.63	312.25
		1,279.15	**1,058.08**

Break up of financial liabilities carried at amortized cost	Notes	31 March 2018	31 March 2017
Non-current borrowings	21a	137.99	303.15
Current borrowings	21b	677.84	694.49
Trade payable	24	440.90	298.27
Other financial liabilities	22	1,594.07	1,095.23
		2,850.80	**2,391.14**

36 Financial risk management

The Group's principal financial liabilities, comprise borrowings, trade payables and other payables. The main purpose of these financial liabilities is to finance the Group's operations. The Group's principal financial assets include loans, trade receivables, cash and bank balances and other receivables that derive directly from its operations.

The Group's activities expose it to market risk, liquidity risk and credit risk.

The Group's management oversees the management of these risks and ensures that the Group's financial risk activities are governed by appropriate policies and procedures and that financial risks are identified, measured and managed in accordance with the Group's policies and risk objectives.

a. Credit risk

Credit risk is the risk of loss that may arise on outstanding financial instruments if a counterparty default on its obligations. Credit risk arises from cash and cash equivalents, trade receivables and deposits with banks and financial institutions.

Notes to Consolidated Ind AS Financial Statements for the year ended 31 March 2018

(All amounts in Indian ₹ crore, unless otherwise stated)

Expected credit loss for trade receivables under simplified approach

The recoverability of trade receivables is assured as the registration of sold residential/commercial units is not processed till the time the Group does not receive the entire payment. Hence, as the Group does not have significant credit risk, it does not present the information related to ageing pattern. The Group has widespread customer base and no single customer accounted for 10% or more of revenue in any of the years indicated.

During the periods presented, the Group made no write-offs of trade receivables.

b. Liquidity risk

Prudent liquidity risk management implies maintaining sufficient cash and marketable securities and the availability of funding through an adequate amount of committed credit facilities to meet obligations when due and also generating cash flow from operations.

Management monitors the Group's liquidity position and cash and cash equivalents on the basis of expected cash flows and maintaining debt financing plans.

The break-up of cash and cash equivalents and other current bank balances is as below:

Particulars	31 March 2018	31 March 2017
Cash and cash equivalents	132.31	94.61
Bank balances other than cash and cash equivalents	0.16	0.12
	132.47	**94.73**

Maturities of financial liabilities

The tables below analyze the Group's financial liabilities into relevant maturity groupings based on their contractual maturities for all financial liabilities.

March 31, 2018	On demand	Less than 1 year	1 year to 5 years	More than 5 years	Total
Financial liabilities - non-current					
Borrowings*#	-	121.01	1,557.25	44.69	1,722.95
Security deposits	-	(0.09)	2.97	6.54	9.42
Financial liabilities - current					
Borrowings#	180.38	163.11	340.96	-	684.45
Trade payables	1.02	293.21	146.14	0.52	440.89
Other financial liabilities	-	3.18	14.54	3.94	21.66

March 31, 2017	On demand	Less than 1 year	1 year to 5 years	More than 5 years	Total
Financial liabilities - non-current					
Borrowings*#	-	32.88	1,352.36	-	1,385.24
Security deposits	-	0.30	-	6.62	6.92
Financial liabilities - current					
Borrowings#	176.20	100.33	432.08	-	708.60
Trade payables	-	280.99	17.29	-	298.28
Other financial liabilities	-	1.59	17.22	-	18.81

* Includes current maturities of long-term borrowings

\# Gross of transaction costs

c. Market risk

Market risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate because of changes in market prices. Market risk comprises two types of risk: interest rate risk and other price risk, such as equity price risk and commodity/real-estate risk.

The sensitivity analysis in the following sections relate to the position as at March 31, 2018 and March 31, 2017. The analysis excludes the impact of movements in market variables on the carrying values of gratuity and other post retirement obligations/provisions.

The below assumption has been made in calculating the sensitivity analysis:

Interest rate risk is the risk that the fair value or future cash flows of an exposure will fluctuate because of changes in Interest rate. The entity's exposure to the risk of changes in Interest rates relates primarily to the entity's operating activities (when receivables or payables are subject to different interest rates) and the entity's net receivables or payables.

The Group is affected by the price volatility of certain commodities/real estate. Its operating activities require the ongoing development of real estate. The Group's management has developed and enacted a risk management strategy regarding commodity/real estate price risk and its mitigation. The Group is subject to the price risk variables, which are expected to vary in line with the prevailing market conditions.

Notes to Consolidated Ind AS Financial Statements for the year ended 31 March 2018

(All amounts in Indian ₹ crore, unless otherwise stated)

Interest rate sensitivity

Profit or loss is sensitive to higher/lower interest expense from borrowings as a result of changes in interest rates. The following table demonstrates the sensitivity to a reasonably possible change in interest rates, with all other variables held constant. The impact on the entity's profit before tax is due to changes in the fair value of financial assets and liabilities.

Particulars	31 March 2018	31 March 2017
Interest rates – increase by 50 basis points (50 bps)	5.30	4.37
Interest rates – decrease by 50 basis points (50 bps)	(5.30)	(4.37)

Capital Management

The Group's objectives when managing capital are to maximise returns for shareholders and benefits for other stakeholders, and maintain an optimal capital structure to reduce the cost of capital.

In order to maintain or adjust the capital structure, the Group may adjust the amount of dividends paid to shareholders, return capital to shareholders, issue new shares or sell assets to reduce debt.

The Group monitors its capital using gearing ratio, which is net debt divided by total equity. Net debt comprises long term borrowings, short term borrowings, current maturities of long term borrowings less cash and cash equivalents and other bank balances. Total equity comprises equity share capital and other equity.

Particulars	31 March 2018	31 March 2017
Long term borrowings	137.99	303.15
Current maturities of long term borrowings and finance lease obligations	1,562.99	1,069.50
Short term borrowings	677.84	694.49
Less: Cash and cash equivalents	(132.31)	(94.61)
Less : Bank balances other than cash and cash equivalents	(0.16)	(0.12)
Net debt	2,246.35	1,972.41
Total equity	2,393.17	2,366.24
Gearing ratio	0.94	0.83

In order to achieve the objective of maximize shareholders value, the Groups's capital management, amongst other things, aims to ensure that it meets financial covenants attached to the interest-bearing borrowings that define capital structure requirements. Any significant breach in meeting the financial covenants would allow the bank to call borrowings. There have been no breaches in the financial covenants of above-mentioned interest-bearing borrowing.

No changes were made in the objectives, policies or processes for managing capital during the current and previous years.

37 Commitments and contingencies

a. Leases

A. Operating lease

Group as lessee

The Group has taken premises under cancellable and non-cancellable operating leases. These leases have life of upto ten years with renewal option and include a clause to enable upward revision of the lease rental on periodical basis.

Particulars	31 March 2018	31 March 2017
Lease expense for cancellable and non-cancellable operating leases	15.32	27.15

Lease commitments under the non-cancellable operating leases as at the Balance Sheet date were as follows:

Particulars	31 March 2018	31 March 2017
a) Within one year	2.42	17.08
b) One to five years	0.23	9.56
c) More than five years	-	-
Total	**2.65**	**26.64**

Notes to Consolidated Ind AS Financial Statements for the year ended 31 March 2018

(All amounts in Indian ₹ crore, unless otherwise stated)

Group as lessor

The Group has entered into operating leases (cancellable and non-cancellable) on its investment property portfolio with varying lease terms of upto eighteen years and with escalation and renewal clauses. All leases include a clause to enable upward revision of the lease rental on periodical basis. The Group is also required to maintain the property over the lease term.

Particulars	31 March 2018	31 March 2017
Lease income for cancellable and non-cancellable operating leases	4.74	2.89

Future minimum rentals receivable under non-cancellable operating leases are as follows:

Particulars	31 March 2018	31 March 2017
a) Within one year	2.43	3.49
b) One to five years	4.55	5.72
c) More than five years	0.91	2.95
Total	**7.90**	**12.16**

B. Finance lease

The Group has entered into a finance lease arrangement for building with a lease term of 33 years. The effective interest rate under the lease is 14% p.a. Lease commitments under the finance lease as at the Balance Sheet date were as follows:

Particulars	March 31, 2018		March 31, 2017	
	Minimum lease payments	Present Value of MLP	Minimum lease payments	Present Value of MLP
a) Within one year	-	-	1.39	1.29
b) Later than one but not later than five years	-	-	6.76	4.42
c) Later than five years	-	-	76.84	8.97

b. Other commitments

(i) As at March 31, 2018, the estimated amount of contract (net of capital advance) remaining to be executed on capital account not provided for was ₹1.06 crores (March 31, 2017 - ₹Nil)

(ii) As at March 31, 2018, the Group has given ₹370.52 crores (March 31, 2017: ₹273.97 crores) as advances/deposits for purchase of land/ joint development. Under the agreements executed with the land owners, the Group is required to make further payments and/or give share in area/revenue from such development in exchange of undivided share in land based on the agreed terms/milestones.

c. Contingent liabilities

Particulars	31 March 2018	31 March 2017
Claims against the group not acknowledged as debts		
- Value added tax	9.43	8.62
- Service tax	57.13	-
- Income tax	15.28	2.54
Others	0.33	0.33

Other Litigations:

The Group is also subject to certain legal proceedings and claims, which have arisen in the ordinary course of business, including certain litigation for commercial development or land parcels held for construction purposes, either through joint development arrangements or through outright purchases, the impact of which is not quantifiable. These cases are pending with various courts and are scheduled for hearings. After considering the circumstances and legal evaluation thereon, the management believes that these cases will not have an adverse effect on the financial statements.

Note: The Group does not expect any reimbursement in respect of the above contingent liabilities and it is not practicable to estimate the timing of the cash outflows, if any, in respect of aforesaid matters and it is not probable that an outflow of resources will be required to settle the above.

38 Construction contracts

Particulars	31 March 2018	31 March 2017
(i) Amount of contract revenue recognised as revenue for the year	1,375.57	1,323.64
(ii) Amounts in respect of contracts in progress at the reporting date:		
a. Aggregate amount of costs incurred and recognised profits/(losses)	1,270.92	3,835.01
b. Amount of advances received (net)	107.31	199.54
c. Amount of work in progress and the value of inventories	2,938.42	2,813.81
d. Excess of revenue recognized over actual bills raised (unbilled revenue).	450.77	281.30

Note: The Group has revised its project cost estimates in the current year, as a result of which the profit before tax for the year ended March 31, 2018 is lower by ₹63.10 crores (March 31, 2017 - ₹143.87 crores)

Notes to Consolidated Ind AS Financial Statements for the year ended 31 March 2018

(All amounts in Indian ₹ crore, unless otherwise stated)

39 Related party transactions

I Names of related parties and nature of relationship with the Company

(i) Parties where control exists

Mr. Ravi Puravankara

(ii) Key management personnel ('KMP')

a. Directors

Mr. Ravi Puravankara

Mr. Ashish R Puravankara

Mr. Nani R Choksey

Mr. R V S Rao

Mr. Pradeep Guha

Dr. Suchitra Kaul Misra

b. Other officers

Mr. Kuldeep Chawla (Chief Financial Officer)

Mrs. Bindu Doraiswamy (Company Secretary)

(iii) Relatives of key management personnel

Mrs. Geeta S Vhatkar

Mrs. Amanda Puravankara

(iv) Entities controlled/significantly influenced by key management personnel (other related parties)

Purva Developments

Puravankara Investments

Handiman Services Limited

Dealwel (Proprietorship)

Kenstream Ventures LLP

(v) Associates

Keppel Puravankara Development Private Limited

Propmart Technologies Limited

Sobha Puravankara Aviation Private Limited

Whitefield Ventures

(vi) Joint venture

Pune Projects LLP

Purva Good Earth Properties Private Limited (Joint Venture of Provident Housing Limited)

II Balances with related parties as on date are as follows

Nature of transaction	Associates/ Joint venture		Key management personnel		Relatives of KMP		Other related parties	
	31 March 2018	31 March 2017	31 March 2018	31 March 2017	31 March 2018	31 March 2017	31 March 2018	31 March 2017
Loans given to								
Propmart Technologies Limited	19.27	20.58	-	-	-	-	-	-
Pune Projects LLP	64.84	70.65	-	-	-	-	-	-
Purva Good Earth Properties Private Limited	0.18	0.01	-	-	-	-	-	-
Loans taken from								
Puravankara Investments	-	-	-	-	-	-	1.88	1.88
Purva Development	-	-	-	-	-	-	0.18	0.18
Advance for land contracts paid to								
Geeta S Vhatkar	-	-	-	-	18.57	17.93	-	-

Notes to Consolidated Ind AS Financial Statements for the year ended 31 March 2018

(All amounts in Indian ₹ crore, unless otherwise stated)

Nature of transaction	Associates/ Joint venture		Key management personnel		Relatives of KMP		Other related parties	
	31 March 2018	31 March 2017	31 March 2018	31 March 2017	31 March 2018	31 March 2017	31 March 2018	31 March 2017
Advance to suppliers								
Sobha Puravankara Aviation Private Limited	1.97	3.08	-	-	-	-	-	-
Investment in debentures								
Purva Good Earth Properties Private Limited	69.99	61.86	-	-	-	-	-	-
Security Deposits paid to								
Dealwel	-	-	-	-	-	-	-	0.15
Puravankara Investments	-	-	-	-	-	-	-	0.45
Ravi Puravankara	-	-	2.21	2.21	-	-	-	-
Dues from								
Pune Projects LLP	1.98	3.60	-	-	-	-	-	-
Kenstream Ventures LLP	-	-	-	-	-	-	35.60	-
Dues to								
Handiman Services Limited	-	-	-	-	-	-	4.02	2.05
Puravankara Investments	-	-	-	-	-	-	0.03	0.03

III The transactions with related parties for the year are as follows

Nature of transaction	Associates/ Joint venture		Key management personnel		Relatives of KMP		Other related parties	
	31 March 2018	31 March 2017	31 March 2018	31 March 2017	31 March 2018	31 March 2017	31 March 2018	31 March 2017
Interest income on loans								
Propmart Technologies Limited	1.76	1.95		-		-		-
Pune Projects LLP	8.01	9.34		-		-		-
Loans given to								
Pune Projects LLP	16.95	2.25		-		-		-
Propmart Technologies Limited	0.05	-						
Loans repaid by								
Propmart Technologies Limited	0.40	0.09	-	-	-	-	-	-
Pune Projects LLP	31.63	6.00	-	-	-	-	-	-
Purva Good Earth Properties Private Limited		-	-	-	-	-	-	-
Loans repaid to								
Ravi Puravankara	-	-	-	25.55	-	-	-	-
Gain arising from financial instruments designated as FVTPL								
Purva Good Earth Properties Private Limited	4.79	9.23	-	-	-	-	-	-
Advance paid to								
Sobha Puravankara Aviation Private Limited	3.27	12.14	-	-		-		-
Advances for land contracts paid to								
Geeta S Vhatkar	-	-	-	-	0.64	-	-	-
Security expenses								
Handiman Services Limited	-	-	-	-	-	-	22.41	25.82
Rent expense								
Sobha Puravankara Aviation Private Limited	1.45	15.89	-	-	-	-	-	-
Puravankara Investments	-	-	-	-	-	-	-	3.80
Ravi Puravankara	-	-	3.46	-	-	-	-	-
Reimbursement of expenses from								
Pune Projects LLP	1.34	1.68	-	-	-	-	-	-
Income from administration charges								
Pune Projects LLP	5.93	3.13	-	-	-	-	-	-
Brokerage expenses								
Propmart Technologies Limited	0.65	-	-	-	-	-	-	-
Travel and conveyance								
Sobha Puravankara Aviation Private Limited	0.04	0.03	-	-	-	-	-	-

Notes to Consolidated Ind AS Financial Statements for the year ended 31 March 2018

(All amounts in Indian ₹ crore, unless otherwise stated)

Nature of transaction	Associates/ Joint venture		Key management personnel		Relatives of KMP		Other related parties	
	31 March 2018	31 March 2017	31 March 2018	31 March 2017	31 March 2018	31 March 2017	31 March 2018	31 March 2017
Investment in associates								
Whitefield Ventures	7.38	-	-	-	-	-	-	-
Investment in debentures								
Purva Good Earth Properties Private Limited	-	8.75	-	-	-	-	-	-
Proceeds from sale of investment property								
Kenstream Ventures LLP (refer note 5 below)	-	-	-	-	-	-	35.60	-
Remuneration - short term employee benefits (Employee benefits expense) *								
Ravi Puravankara	-	-	1.93	2.60	-	-	-	-
Ashish R Puravankara	-	-	1.70	2.00	-	-	-	-
Nani R Choksey	-	-	1.85	2.00	-	-	-	-
Bindu Doraiswamy	-	-	0.18	0.14	-	-	-	-
Kuldeep Chawla	-	-	1.15	0.12	-	-	-	-
Amanda Puravankara	-	-	0.10	-	-	-	-	-
Professional charges (director's sitting fees and commission)								
R V S Rao	-	-	0.19	0.19	-	-	-	-
Pradeep Guha	-	-	0.15	0.15	-	-	-	-
Dr. Suchitra Kaul Misra	-	-	0.19	0.20	-	-	-	-

* As the future liability for gratuity and leave benefits is provided on an actuarial basis for the group as a whole, the amount pertaining to individual is not ascertainable and therefore not included above.

IV. Other information:

1. Outstanding balances at the year-end are unsecured and interest free and settlement occurs in cash. There have been no guarantees provided or received for any related party receivables or payables, other than those disclosed above. The Group has not recorded any provision/write-off of receivables relating to amounts owed by related parties.

2. In respect of the transactions with the related parties, the Group has complied with the provisions of Section 177 and 188 of the Companies Act, 2013 where applicable, and the details have been disclosed above, as required by the applicable accounting standards.

3. The Group has given loans to related parties and has provided guarantees on behalf of related parties for loans taken by them from third parties. Such loans are intended to be used by the related parties to fund their business operations.

4. Disclosure as per Schedule V(A) of the Securities and Exchange Board of India (Listing obligations and disclosure requirements) Regulations, 2015 of the loans, advances, etc. to subsidiaries, associates and other entities in which the directors are interested:

Name of the entity	March 31, 2018		March 31, 2017	
	Closing Balance	Maximum amount due	Closing Balance	Maximum amount due
Pune Projects LLP	64.84	85.52	70.65	71.52
Propmart Technologies Limited	19.27	-	20.58	20.58
Purva Good Earth Properties Private Limited	0.18	0.01	0.01	0.01

5. On March 30, 2018, the Company has sold investment property (Purva Mall) for a consideration of ₹35.60 Crores to Kenstream Ventures LLP. The Company has taken the Audit Committee approval of the transaction during the Audit Committee meeting held on May 05, 2018.

6. As at March 31, 2018, with respect to the Group's borrowings, the director of the Company has given fund shortfall undertaking towards funding of underlying projects/working capital. Also refer note 21.

40 Defined benefit plan - Gratuity

A. The Group has gratuity as defined benefit retirement plans for its employees. The Group provides for gratuity for employees in India as per the Payment of Gratuity Act, 1972. Employees who are in continuous service for a period of 5 years are eligible for gratuity at the rate of 15 days basic salary for each year of service until the retirement age. As at March 31, 2018 and March 31, 2017 the plan assets were invested in insurer managed funds.

Notes to Consolidated Ind AS Financial Statements for the year ended 31 March 2018

(All amounts in Indian ₹ crore, unless otherwise stated)

The following tables set out the funded status of gratuity plans and the amount recognized in Group's financial statements :

Particulars	31 March 2018	31 March 2017
1. The amounts recognized in the Balance Sheet are as follows:		
Present value of the obligation as at the end of the year	19.06	16.09
Fair value of plan assets as at the end of the year	(7.67)	(4.86)
Net liability recognized in the Balance Sheet	**11.39**	**11.23**
Non-current	11.21	11.08
Current	0.18	0.15
2. Changes in the present value of defined benefit obligation		
Defined benefit obligation as at beginning of the year	16.09	13.47
Service cost	2.73	2.31
Interest cost	1.17	1.58
Actuarial losses/(gains) arising from		
- change in demographic assumptions	-	-
- change in financial assumptions	(0.66)	0.81
- experience variance (i.e. Actual experiences assumptions)	0.90	(0.29)
Past service cost	-	-
Benefits paid	(1.17)	(1.71)
Acquisition adjustment	-	(0.08)
Defined benefit obligation as at the end of the year	**19.06**	**16.09**
3. Changes in the fair value of plan assets		
Fair value as at the beginning of the year	4.86	0.98
Return on plan assets	0.44	0.15
Actuarial (losses)/gains	(0.16)	0.57
Contributions	3.19	5.17
Benefits paid	(0.67)	(1.48)
Others	0.01	(0.53)
Fair value as at the end of the year	7.67	4.86
Assumptions used in the above valuations are as under:		
Discount rate	7.70%	7.30%
Future salary increase	6.00%	6.00%
Attrition rate	5.00%	5.00%
4. Net gratuity cost for the year ended March 31, 2018 and March 31, 2017 comprises of following components.		
Service cost	2.73	2.31
Net Interest Cost on the net defined benefit liability	0.73	1.43
Defined benefit costs recognized in Statement of Profit and Loss	**3.46**	**3.74**
5. Other Comprehensive Income		
Change in demographic assumptions	-	-
Change in financial assumptions	(0.66)	0.81
Experience variance (i.e. Actual experience vs assumptions)	0.88	(0.29)
Return on plan assets, excluding amount recognized in net interest expense	0.16	(0.57)
Defined benefit costs recognized in other comprehensive income	**0.38**	**(0.05)**

Particulars	March 31, 2018	March 31, 2017	March 31, 2016	March 31, 2015	March 31, 2014
6. Experience adjustments					
Defined benefit obligation as at the end of the year	19.06	16.09	13.47	12.90	9.73
Plan assets	7.67	4.86	0.98	1.77	1.98
Net surplus/(deficit)	(11.39)	(11.23)	(12.49)	(11.13)	(7.75)
Experience adjustments on plan liabilities	(0.90)	(0.52)	(1.10)	(0.02)	(0.25)
Experience adjustments on plan assets	0.16	(0.57)	(0.09)	0.11	(0.09)

Notes to Consolidated Ind AS Financial Statements for the year ended 31 March 2018

(All amounts in Indian ₹ crore, unless otherwise stated)

B Sensitivity Analysis

A quantitative sensitivity analysis for significant assumption for Gratuity plan is as shown below:

Particulars	31 March 2018		31 March 2017	
Assumptions	**Discount Rate**		**Discount Rate**	
Sensitivity Level	**(1.0%)**	**1.0%**	**(1.0%)**	**1.0%**
Impact on defined benefit obligation (₹Crores)	1.78	(5.50)	1.36	(1.17)
% change compared to base due to sensitivity	9.3%	(28.9%)	8.44%	(7.28%)

Particulars	31 March 2018		31 March 2017	
Assumptions	**Further Salary Increase**		**Further Salary Increase**	
Sensitivity Level	**(1.0%)**	**1.0%**	**(1.0%)**	**1.0%**
Impact on defined benefit obligation (₹Crores)	(1.58)	(2.98)	(1.20)	1.36
% change compared to base due to sensitivity	(8.3%)	(15.6%)	(7.43%)	8.47%

Particulars	31 March 2018		31 March 2017	
Assumptions	**Attrition Rate**		**Attrition Rate**	
Sensitivity Level	**(1.0%)**	**1.0%**	**(1.0%)**	**1.0%**
Impact on defined benefit obligation (₹Crores)	(0.45)	(4.08)	(0.20)	0.02
% change compared to base due to sensitivity	(2.4%)	(21.4%)	(1.24%)	0.12%

Sensitivity analysis presented above may not be representative of the actual change in the defined benefit obligation as it is unlikely that the change in assumptions would occur in isolation of one another as some of the assumptions may be correlated. There are no changes from the previous period in the methods and assumptions used in preparing the sensitivity analysis.

There is no change in the method of valuation for the prior period.

C. Effect of Plan on Group's Future Cash Flows

Particulars	31 March 2018	31 March 2017
a. Expected contributions to the plan asset for the next annual reporting period	3.00	3.00
b. Maturity profile of the defined benefit obligation		
1 year	1.35	3.65
2 to 5 years	7.56	3.86
More than 5 years	36.15	16.77
Total expected payments	**45.06**	**24.28**

41 Investments

A. The investments accounted for using the equity method is as follows:

a. Investment in joint ventures

Name of the joint venture	Country of incorporation and principal place of business	Principal activity	Proportion of beneficial interests held by the Group as at	
			31 March 2018	31 March 2017
Purva Good Earth Properties Private Limited	India, Bengaluru	Real estate development and construction	25%	25%
Pune Projects LLP	India, Pune	Real estate development and construction	32%	32%

b. Investment in associates

Name of the associates	Country of incorporation and principal place of business	Principal activity	Proportion of beneficial interests held by the Group as at	
			31 March 2018	31 March 2017
Keppel Puravankara Development Private Limited	India, Bengaluru	Real estate development and construction	49.00%	49.00%
Propmart Technologies Limited	India, Bengaluru	Real estate agents	32.83%	32.83%
Sobha Puravankara Aviation Private Limited	India, Bengaluru	Aviation	49.75%	49.75%
Whitefield Ventures	India, Bengaluru	Real estate development and construction	42.00%	-

The investment in all the above associates and joint ventures is accounted for using the equity method in accordance with Ind AS 28, 'Investments in Associates and Joint Ventures'. The above associates and joint ventures are not listed companies, therefore there is no quoted market price for such investments made by the Group.

Notes to Consolidated Ind AS Financial Statements for the year ended 31 March 2018

(All amounts in Indian ₹ crore, unless otherwise stated)

Disclosures relating to associates and joint ventures

1. Keppel Puravankara Development Private Limited

(i) Summary of assets and liabilities

Particulars	31 March 2018	31 March 2017
Non-current assets	18.69	18.52
Current assets	100.81	103.70
Non-current liabilities	0.15	0.15
Current liabilities	8.99	9.20
Total Equity	110.37	112.87
Attributable to the Group (49%)	**54.08**	**55.31**

(ii) Summary of profit and loss

Particulars	31 March 2018	31 March 2017
Revenue	1.77	11.50
Profit/(loss) for the year	(2.51)	6.29
Total comprehensive income	(2.50)	6.28
Attributable to the Group (49%)	**(1.23)**	**3.08**

(iii) Summary of cash flows

Particulars	31 March 2018	31 March 2017
Net cash inflow/(outflow) during the year	11.86	(1.26)

(iv) Summary of commitments and contingent liabilities

Particulars	31 March 2018	31 March 2017
Capital commitments	-	-
Contingent liabilities	33.86	33.86
	33.86	33.86
Attributable to the Group (49%)	**16.59**	**16.59**

2. Propmart Technologies Limited

(i) Summary of assets and liabilities

Particulars	31 March 2018	31 March 2017
Non-current assets	0.05	0.54
Current assets	5.68	6.75
Non-current liabilities	-	-
Current liabilities	32.96	31.92
Total Equity	(27.23)	(24.64)
Attributable to the Group (32.83%)	**(8.94)**	**(8.09)**

(ii) Summary of profit and loss

Particulars	31 March 2018	31 March 2017
Revenue	2.01	0.81
Profit/(loss) for the year	(2.59)	(1.39)
Total comprehensive income	(2.59)	(1.39)
Attributable to the Group (32.83%)	**(0.85)**	**(0.46)**

Notes to Consolidated Ind AS Financial Statements for the year ended 31 March 2018

(All amounts in Indian ₹ crore, unless otherwise stated)

(iii) Summary of cash flows

Particulars	31 March 2018	31 March 2017
Net cash inflow/(outflow) during the year	(0.08)	(0.24)

(iv) Summary of commitments and contingent liabilities

Particulars	31 March 2018	31 March 2017
Capital commitments	-	-
Contingent liabilities	-	-
	-	-
Attributable to the Group (32.83%)	**-**	**-**

3. Sobha Puravankara Aviation Private Limited

(i) Summary of assets and liabilities

Particulars	31 March 2018	31 March 2017
Non-current assets	73.91	78.86
Current assets	2.55	3.79
Non-current liabilities	164.32	164.48
Current liabilities	2.04	1.90
Total Equity	(89.90)	(83.73)
Attributable to the Group (49.75%)	**(44.72)**	**(41.66)**

(ii) Summary of profit and loss

Particulars	31 March 2018	31 March 2017
Revenue	11.76	14.91
Profit/(loss) for the year	(6.17)	(4.64)
Total comprehensive income	(6.17)	(4.64)
Attributable to the Group (49.75%)	**(3.07)**	**(2.31)**

(iii) Summary of cash flows

Particulars	31 March 2018	31 March 2017
Net cash inflow/(outflow) during the year	-	-

(iv) Summary of commitments and contingent liabilities

Particulars	31 March 2018	31 March 2017
Capital commitments	-	-
Contingent liabilities	-	-
	-	-
Attributable to the Group (49.75%)	**-**	**-**

4. Purva Good Earth Properties Private Limited

(i) Summary of assets and liabilities

Particulars	31 March 2018	31 March 2017
Non-current assets	18.69	18.58
Current assets	265.85	239.99
Non-current liabilities	283.52	258.42
Current liabilities	1.21	0.24
Total Equity	(0.19)	(0.10)
Attributable to the Group (25%)	**(0.05)**	**(0.02)**

Notes to Consolidated Ind AS Financial Statements for the year ended 31 March 2018

(All amounts in Indian ₹ crore, unless otherwise stated)

(ii) Summary of profit and loss

Particulars	31 March 2018	31 March 2017
Revenue	0.04	-
Profit/(loss) for the year	(0.09)	(0.05)
Total comprehensive income	(0.09)	(0.05)
Attributable to the Group (25%)	**(0.02)**	**(0.01)**

(iii) Summary of cash flows

Particulars	31 March 2018	31 March 2017
Net cash inflow/(outflow) during the year	(1.58)	0.76

(iv) Summary of commitments and contingent liabilities

Particulars	31 March 2018	31 March 2017
Capital commitments	-	-
Contingent liabilities	-	-
	-	-
Attributable to the Group (25%)	**-**	**-**

5. Pune Projects LLP

(i) Summary of assets and liabilities

Particulars	31 March 2018	31 March 2017
Non-current assets	4.81	3.71
Current assets	174.43	105.17
Non-current liabilities	-	-
Current liabilities	189.52	115.52
Total Equity	(10.28)	(6.64)
Attributable to the Group (32%)	**(3.29)**	**(2.12)**

(ii) Summary of profit and loss

Particulars	31 March 2018	31 March 2017
Revenue	0.87	0.03
Profit/(loss) for the year	(3.64)	(5.65)
Total comprehensive income	(3.64)	(5.65)
Attributable to the Group (32%)	**(1.17)**	**(1.81)**

(iii) Summary of cash flows

Particulars	31 March 2018	31 March 2017
Net cash inflow/(outflow) during the year	(11.92)	(1.04)

(iv) Summary of commitments and contingent liabilities

Particulars	31 March 2018	31 March 2017
Capital commitments	-	-
Contingent liabilities	-	-
	-	-
Attributable to the Group (32%)	**-**	**-**

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6. Whitefield Ventures

(i) Summary of assets and liabilities

Particulars	31 March 2018	31 March 2017
Non-current assets	-	-
Current assets	10.20	-
Non-current liabilities	-	-
Current liabilities	-	-
Total Equity	10.20	-
Attributable to the Group (32%)	**3.26**	**-**

(ii) Summary of profit and loss

Particulars	31 March 2018	31 March 2017
Revenue	-	-
Profit/(loss) for the year	-	-
Total comprehensive income	-	-
Attributable to the Group (32%)	**-**	**-**

(iii) Summary of cash flows

Particulars	31 March 2018	31 March 2017
Net cash inflow/(outflow) during the year	-	-

(iv) Summary of commitments and contingent liabilities

Particulars	31 March 2018	31 March 2017
Capital commitments	-	-
Contingent liabilities	-	-
	-	-
Attributable to the Group (32%)	**-**	**-**

B. Investments in subsidiaries

1. Composition of the Group

Set out below details of the subsidiaries held directly by the Group:

Name of the entity	Country of incorporation and principal place of business	Portion of ownership interests held by the Group as on	
		31 March 2018	31 March 2017
Prudential Housing and Infrastructure Development Limited	India, Mumbai	100%	100%
Centurions Housing and Constructions Private Limited	India, Chennai	100%	100%
Melmont Construction Private Limited	India, Bengaluru	100%	100%
Purva Realities Private Limited	India, Bengaluru	100%	100%
Grand Hills Developments Private Limited	India, Bengaluru	100%	100%
Purva Ruby Properties Private Limited	India, Bengaluru	100%	100%
Purva Sapphire Land Private Limited	India, Bengaluru	100%	100%
Purva Star Properties Private Limited	India, Bengaluru	100%	100%
Nile Developers Private Limited	India, Chennai	100%	100%
Vaigai Developers Private Limited	India, Chennai	100%	100%
Starworth Infrastructure and Construction Limited	India, Bengaluru	100%	100%
Provident Housing Limited	India, Bengaluru	100%	100%
Jaganmata Property Developers Private Limited	India, Hyderabad	100%	100%
Jyothishmati Business Centers Private Limited	India, Hyderabad	100%	100%
Vagishwari Land Developers Private Limited	India, Hyderabad	100%	100%
Varishtha Property Developers Private Limited	India, Hyderabad	100%	100%

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(All amounts in Indian ₹ crore, unless otherwise stated)

Name of the entity	Country of incorporation and principal place of business	Portion of ownership interests held by the Group as on	
		31 March 2018	31 March 2017
Purva Pine Private Limited	India, Bengaluru	100%	100%
Purva Oak Private Limited	India, Bengaluru	100%	100%
Provident Meryta Private Limited	India, Bengaluru	100%	100%
Argan Properties Private Limited	India, Bengaluru	100%	100%
Provident Cedar Private Limited	India, Bengaluru	100%	100%
Welworth Lanka Holding Private Limited	Sri Lanka, Colombo	100%	100%
Welworth Lanka Private Limited	Sri Lanka, Colombo	100%	100%
Purva Corporation	British Virgin Islands, London	-	100%
IBID Home Private Limited	India, Bengaluru	100%	-

2. Obtaining and losing control of subsidiaries or other businesses:

(a) During the year ended March 31, 2017, the Group disposed of its 100% equity interest in its following subsidiaries :

Purva Marine Properties Private Limited

Puravankara Hotels Limited

Purva Land Limited

Consequent to the above disposal, gain on deconsolidation was as follows:

Details of Purchase consideration	Purva Marine Properties Private Limited	Puravankara Hotels Limited	Purva Land Limited	Total
Consideration received in cash	17.49	23.27	31.14	71.90
Total purchase consideration	**17.49**	**23.27**	**31.14**	**71.90**
Details of Net assets transferred:				
Cash and cash equivalents	0.02	0.04	0.04	0.10
Total current assets	**0.02**	**0.04**	**0.04**	**0.10**
Borrowings	0.03	0.01	0.04	0.08
Total current liabilities	**0.03**	**0.01**	**0.04**	**0.08**
Total net assets	**(0.01)**	**0.03**	**-**	**0.02**
Profit on disposal				
Total purchase consideration	17.49	23.27	31.14	71.90
Less: Cost of disposal	0.02	0.05	0.05	0.12
Less: Net assets transferred	(0.01)	0.03	-	0.02
Profit on disposal	**17.48**	**23.19**	**31.09**	**71.76**

The profit on disposal is included in the profit for the year in the consolidated statement of profit and loss under the head other income (refer note 28).

(b) During the year ended March 31, 2018 the Company has written-off the carrying amount of it's investment in Purva Corporation ("PC") pursuant to dissolution of PC.

Details of Net assets of Purva Corporation as at March 31, 2017:	Amount
Cash and cash equivalents	0.01
Other assets	0.05
Total current assets	**0.06**
Trade payables and other current liabilities	0.11
Total current liabilities	**0.11**
Total net assets	**(0.04)**

(c) During the year ended March 31, 2018, the Group has acquired 100% equity interest in IBID Home Private Limited. Following are the details of the acquisition:

Details of Purchase consideration	Amount
Consideration paid in cash	0.01
Total purchase consideration	**0.01**

Details of Net assets of IBID Home Private Limited as at the date of acquisition were as follows:	Amount
Property, Plant and Equipment	0.03
Intangible assets under development	2.53
Other assets	0.33
Total non-current assets	**2.90**

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(All amounts in Indian ₹ crore, unless otherwise stated)

	Amount
Cash and cash equivalents	0.01
Other financial and non-financial assets	0.12
Total current assets	**0.13**
Total assets	**3.02**
Borrowings	3.22
Trade payables and other current liabilities	-
Total current liabilities	**3.22**
Total net assets	**(0.20)**

42 Additional Information as required under Schedule III to the Companies Act, 2013.

As at March 31, 2018:

Sl. no.	Name of the entity	Net assets (total assets minus total liabilities)		Share in profit or loss		Share in other comprehensive income		Share in total comprehensive income	
		As % of consolidated net assets/ (liabilities)	Amount	As % of consolidated net assets/ (liabilities)	Amount	As % of consolidated net assets/ (liabilities)	Amount	As % of consolidated net assets/ (liabilities)	Amount
	Puravankara Limited	83.26%	1,992.68	84.49%	77.24	196.82%	(0.47)	84.20%	76.78
	Subsidiaries (held directly)								
	Indian subsidiaries								
1	Prudential Housing and Infrastructure Development Limited	(0.06)%	(1.47)	(0.03)%	(0.02)	0.00%	-	(0.03)%	(0.02)
2	Centurions Housing and Constructions Private Limited	0.40%	9.69	9.38%	8.58	0.00%	-	9.41%	8.58
3	Melmont Construction Private Limited	(0.17)%	(3.97)	(0.06)%	(0.06)	0.00%	-	(0.06)%	(0.06)
4	Purva Realities Private Limited *	0.00%	(0.02)	(0.01)%	(0.01)	0.00%	-	(0.01)%	(0.01)
5	Grand Hills Developments Private Limited * # $	0.00%	(0.01)	(0.00)%	-	0.00%	-	(0.00)%	-
6	Purva Ruby Properties Private Limited	(0.03)%	(0.63)	(0.12)%	(0.11)	0.00%	-	(0.12)%	(0.11)
7	Purva Sapphire Land Private Limited * # $	0.00%	(0.03)	(0.00)%	-	0.00%	-	(0.00)%	-
8	Purva Star Properties Private Limited	3.09%	73.99	22.18%	20.28	0.00%	-	22.24%	20.28
9	Nile Developers Private Limited	0.28%	6.69	(0.14)%	(0.13)	0.00%	-	(0.14)%	(0.13)
10	Vaigai Developers Private Limited # $	0.21%	5.09	(0.00)%	-	0.00%	-	(0.00)%	-
11	Jaganmata Property Developers Private Limited *	0.00%	(0.01)	(0.01)%	(0.01)	0.00%	-	(0.01)%	(0.01)
12	Jyothishmati Business Centers Private Limited * # $	0.00%	-	(0.00)%	-	0.00%	-	(0.00)%	-
13	Vagishwari Land Developers Private Limited * # $	0.00%	-	(0.00)%	-	0.00%	-	(0.00)%	-
14	Varishtha Property Developers Private Limited * # $	0.00%	-	(0.00)%	-	0.00%	-	(0.00)%	-
15	Starworth Infrastructure & Construction Limited	0.93%	22.26	6.44%	5.88	(69.09)%	0.16	6.63%	6.05
16	Provident Housing Limited	13.27%	317.56	28.36%	25.92	(24.70)%	0.06	28.49%	25.98
17	Purva Pine Private Limited * # $	0.00%	0.01	(0.00)%	-	0.00%	-	(0.00)%	-
18	Purva Oak Private Limited * # $	0.00%	0.01	(0.00)%	-	0.00%	-	(0.00)%	-
19	Provident Meryta Private Limited * # $	0.00%	0.01	(0.00)%	-	0.00%	-	(0.00)%	-
20	Argan Properties Private Limited * # $	0.00%	0.01	(0.00)%	-	0.00%	-	(0.00)%	-
21	Provident Cedar Private Limited * # $	0.00%	0.01	(0.00)%	-	0.00%	-	(0.00)%	-
22	IBID Homes Private Limited	(0.01)%	(0.25)	(0.05)%	(0.05)	0.00%	-	(0.05)%	(0.05)

Notes to Consolidated Ind AS Financial Statements for the year ended 31 March 2018

(All amounts in Indian ₹ crore, unless otherwise stated)

Sl. no.	Name of the entity	Net assets (total assets minus total liabilities)		Share in profit or loss		Share in other comprehensive income		Share in total comprehensive income	
		As % of consolidated net assets/ (liabilities)	Amount	As % of consolidated net assets/ (liabilities)	Amount	As % of consolidated net assets/ (liabilities)	Amount	As % of consolidated net assets/ (liabilities)	Amount
Foreign subsidiaries									
1	Welworth Lanka Holding Private Limited	0.62%	14.78	(0.01)%	(0.01)	0.00%	-	(0.01)%	(0.01)
2	Welworth Lanka Projects (Private) Limited	0.41%	9.86	(0.18)%	(0.17)	0.00%	-	(0.18)%	(0.17)
Associates									
1	Keppel Puravankara Development Private Limited	4.61%	110.37	(2.74)%	(2.51)	24.01%	0.01	(2.74)%	(2.50)
2	Propmart Technologies Limited	(1.14)%	(27.23)	(2.84)%	(2.59)	0.00%	-	(2.84)%	(2.59)
3	Sobha Puravankara Aviation Private Limited	(3.76)%	(89.90)	(6.75)%	(6.17)	0.00%	-	(6.76)%	(6.17)
4	Whitefield Ventures # $	0.43%	10.20	0.00%	-	0.00%	-	0.00%	-
Joint ventures									
1	Purva Good Earth Properties Private Limited	(0.01)%	(0.19)	(0.10)%	(0.09)	0.00%	-	(0.10)%	(0.09)
2	Pune Projects LLP	(0.43)%	(10.28)	(3.99)%	(3.64)	0.00%	-	(4.00)%	(3.64)
Adjustment arising out of consolidation		(1.92)%	(46.05)	(33.79)%	(30.89)	0.00%	-	(33.88)%	(30.89)
	Grand total	**100.00%**	**2,393.19**	**100.00%**	**91.42**	**127.04%**	**(0.24)**	**100.00%**	**91.18**

* The net assets of the aforesaid subsidiaries and associates cumulatively represents 0.01% as a percentage of consolidated net assets. Consequently the net assets as a percentage of consolidated net assets of the individual subsidiaries and associates presented above appears as 'zero'.

The share of profit/(loss) of the aforesaid subsidiaries and associates cumulatively represents 0.01% as a percentage of consolidated profit. Consequently share of profit/(loss) as a percentage of consolidated profit of the individual subsidiaries and associates presented above appears as 'zero'.

$ The share of total comprehensive income/(loss) of the aforesaid subsidiaries and associates cumulatively represents 0.01% as a percentage of consolidated total comprehensive income. Consequently share of total comprehensive income/(loss) as a percentage of consolidated total comprehensive income of the individual subsidiaries and associates presented above appears as 'zero'.

As at March 31, 2017:

Sl. no.	Name of the entity	Net assets (total assets minus total liabilities)		Share in profit or loss		Share in other comprehensive income		Share in total comprehensive income	
		As % of consolidated net assets/ (liabilities)	Amount	As % of consolidated net assets/ (liabilities)	Amount	As % of consolidated net assets/ (liabilities)	Amount	As % of consolidated net assets/ (liabilities)	Amount
Puravankara Limited		83.40%	1,973.44	73.52%	94.76	(166.67)%	(0.05)	73.46%	94.71
Subsidiaries (held directly)									
Indian subsidiaries									
1	Prudential Housing and Infrastructure Development Limited	(0.06)%	(1.44)	(0.02)%	(0.02)	-	-	(0.02)%	(0.02)
2	Centurions Housing and Constructions Private Limited	0.30%	7.13	5.03%	6.48	-	-	5.03%	6.48
3	Melmont Construction Private Limited	(0.17)%	(3.93)	(0.03)%	(0.04)	-	-	(0.03)%	(0.04)
4	Purva Realities Private Limited * # $	(0.00)%	(0.01)	0.00%	-	-	-	0.00%	-
5	Grand Hills Developments Private Limited * # $	(0.00)%	(0.01)	0.00%	-	-	-	0.00%	-
6	Purva Ruby Properties Private Limited $	(0.02)%	(0.52)	-	-	-	-	-	-
7	Purva Sapphire Land Private Limited *# $	(0.00)%	(0.03)	0.00%	-	-	-	0.00%	-

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(All amounts in Indian ₹ crore, unless otherwise stated)

Sl. no.	Name of the entity	Net assets (total assets minus total liabilities)		Share in profit or loss		Share in other comprehensive income		Share in total comprehensive income	
		As % of consolidated net assets/ (liabilities)	Amount	As % of consolidated net assets/ (liabilities)	Amount	As % of consolidated net assets/ (liabilities)	Amount	As % of consolidated net assets/ (liabilities)	Amount
8	Purva Star Properties Private Limited	3.19%	75.38	-	-	-	-	-	-
9	Nile Developers Private Limited	0.29%	6.82	(0.09)%	(0.12)	-	-	(0.09)%	(0.12)
10	Vaigai Developers Private Limited # $	0.22%	5.09	0.00%	-	-	-	0.00%	-
11	Jaganmata Property Developers Private Limited * # $	0.00%	0.004	0.00%	-	-	-	0.00%	-
12	Jyothishmati Business Centers Private Limited * # $	0.00%	0.004	0.00%	-	-	-	0.00%	-
13	Vagishwari Land Developers Private Limited * # $	0.00%	0.004	0.00%	-	-	-	0.00%	-
14	Varishtha Property Developers Private Limited * # $	0.00%	0.004	0.00%	-	-	-	0.00%	-
15	Starworth Infrastructure & Construction Limited	0.68%	16.19	0.20%	0.26	-278.79%	(0.08)	0.14%	0.18
16	Provident Housing Limited	12.82%	303.40	22.92%	29.55	(49.33)%	(0.01)	22.91%	29.53
17	Purva Pine Private Limited * # $	0.00%	0.01	0.00%	-	-	-	0.00%	-
18	Purva Oak Private Limited * # $	0.00%	0.01	0.00%	-	-	-	0.00%	-
19	Provident Meryta Private Limited * # $	0.00%	0.01	0.00%	-	-	-	0.00%	-
20	Argan Properties Private Limited * # $	0.00%	0.01	0.00%	-	-	-	0.00%	-
21	Provident Cedar Private Limited * # $	0.00%	0.01	0.00%	-	-	-	0.00%	-
Foreign subsidiaries									
1	Purva Corporation *	(0.00)%	(0.04)	(0.02)%	(0.03)	-	-	(0.02)%	(0.03)
2	Welworth Lanka Holding Private Limited	0.51%	12.06	(0.01)%	(0.01)	-	-	(0.01)%	(0.01)
3	Welworth Lanka Projects (Pvt) Ltd	0.33%	7.79	(0.81)%	(1.04)	-	-	(0.81)%	(1.04)
Associates									
1	Keppel Puravankara Development Private Limited	-	-	2.15%	2.78	-	-	2.15%	2.78
2	Propmart Technologies Limited	-	-	(0.48)%	(0.62)	-	-	(0.48)%	(0.62)
3	Sobha Puravankara Aviation Private Limited	-	-		-	-	-	-	-
Joint ventures									
1	Purva Good Earth Properties Private Limited	-	-	-	-	-	-	-	-
2	Pune Projects LLP	-	-	1.92%	2.48	-	-	1.92%	2.48
Adjustment arising out of consolidation		(1.49)%	(35.15)	(4.26)%	(5.50)	5.95	0.18	(4.12)%	(5.32)
	Grand total	**100.00%**	**2,366.24**	**100.00%**	**128.90**	**100.00%**	**0.03**	**100.00%**	**128.93**

* The net assets of the aforesaid subsidiaries and associates cumulatively represents 0.01% as a percentage of consolidated net assets. Consequently the net assets as a percentage of consolidated net assets of the individual subsidiaries and associates presented above appears as 'zero'.

The share of profit/(loss) of the aforesaid subsidiaries and associates cumulatively represents 0.01% as a percentage of consolidated profit. Consequently share of profit/(loss) as a percentage of consolidated profit of the individual subsidiaries and associates presented above appears as 'zero'.

$ The share of total comprehensive income/(loss) of the aforesaid subsidiaries and associates cumulatively represents 0.01% as a percentage of consolidated total comprehensive income. Consequently share of total comprehensive income/(loss) as a percentage of consolidated total comprehensive income of the individual subsidiaries and associates presented above appears as 'zero'.

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43 Standards issued but not yet effective

Ind AS 115 Revenue from Contracts with Customers

On March 28, 2018, the Ministry of Corporate Affairs (MCA) has notified Indian Accounting Standard (Ind AS) 115, Revenue from Contracts with Customers. Ind AS 115 introduces a five-step model to revenue recognition:

Step 1: Identify the contract(s) with a customer

Step 2: Identify the performance obligations in the contract

Step 3: Determine the transaction price

Step 4: Allocate the transaction price to the performance obligations in the contract

Step 5: Recognise revenue when (or as) the entity satisfies a performance obligation

Under Ind AS 115, revenue is recognised when (or as) the Group satisfies a performance obligation by transferring a promised good or service (i.e., an asset) to a customer (i.e., when (or as) the customer obtains control of that asset) at an amount that reflects the consideration to which the Group expects to be entitled in exchange for transferring goods or services to a customer. The new revenue standard will supersede all current revenue recognition requirements under Ind AS. Either a full retrospective application or a modified retrospective application is required for accounting periods commencing on or after April 1, 2018.

The Group will adopt Ind AS 115 effective from April 1, 2018. As at the date of issuance of the Group's financial statements, the Group is in the process of evaluating the requirements of the said standard and the impact on its financial statements in the period of initial application.

Amendments to Ind AS 112 Disclosure of Interests in Other Entities: Clarification of the scope of disclosure requirements in Ind AS 112

The amendments clarify that the disclosure requirements in Ind AS 112, other than those in paragraphs B10–B16 of Ind AS 112, apply to an entity's interest in a subsidiary, a joint venture or an associate (or a portion of its interest in a joint venture or an associate) that is classified (or included in a disposal group that is classified) as held for sale.

These amendments are effective for annual periods beginning on or after 1 April 2018. As at the date of issuance of the Group's financial statements, the Group is in the process of evaluating the requirements of the said standard and the impact on its financial statements in the period of initial application.

Amendments to Ind AS 12 Recognition of Deferred Tax Assets for Unrealised Losses

The amendments clarify that an entity needs to consider whether tax law restricts the sources of taxable profits against which it may make deductions on the reversal of that deductible temporary difference. Furthermore, the amendments provide guidance on how an entity should determine future taxable profits and explain the circumstances in which taxable profit may include the recovery of some assets for more than their carrying amount.

Entities are required to apply the amendments retrospectively. However, on initial application of the amendments, the change in the opening equity of the earliest comparative period may be recognised in opening retained earnings (or in another component of equity, as appropriate), without allocating the change between opening retained earnings and other components of equity. Entities applying this relief must disclose that fact.

These amendments are effective for annual periods beginning on or after 1 April 2018. As at the date of issuance of the Group's financial statements, the Group is in the process of evaluating the requirements of the said standard and the impact on its financial statements in the period of initial application.

Transfers of Investment Property — Amendments to Ind AS 40

The amendments clarify when an entity should transfer property, including property under construction or development into, or out of investment property. The amendments state that a change in use occurs when the property meets, or ceases to meet, the definition of investment property and there is evidence of the change in use. A mere change in management's intentions for the use of a property does not provide evidence of a change in use.

Entities should apply the amendments prospectively to changes in use that occur on or after the beginning of the annual reporting period in which the entity first applies the amendments. An entity should reassess the classification of property held at that date and, if applicable, reclassify property to reflect the conditions that exist at that date. Retrospective application in accordance with Ind AS 8 is only permitted if it is possible without the use of hindsight.

The amendments are effective for annual periods beginning on or after 1 April 2018. The Group will apply the amendments prospectively when they become effective and hence the Group does not expect any effect on its financial statements.

Appendix B to Ind AS 21 Foreign Currency Transactions and Advance Consideration

The Appendix clarifies that, in determining the spot exchange rate to use on initial recognition of the related asset, expense or income (or part of it) on the derecognition of a non-monetary asset or non-monetary liability relating to advance consideration, the date of the transaction

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is the date on which an entity initially recognises the non-monetary asset or non-monetary liability arising from the advance consideration. If there are multiple payments or receipts in advance, then the entity must determine the transaction date for each payment or receipt of advance consideration.

Entities may apply the Appendix requirements on a fully retrospective basis. Alternatively, an entity may apply these requirements prospectively to all assets, expenses and income in its scope that are initially recognised on or after:

(i) The beginning of the reporting period in which the entity first applies the Appendix, or

(ii) The beginning of a prior reporting period presented as comparative information in the financial statements of the reporting period in which the entity first applies the Appendix.

The Appendix is effective for annual periods beginning on or after 1 April 2018. As the Group does not have advance consideration received in foreign currency, the Group does not expect any effect on its financial statements.

44 Till the year ended March 31, 2017, revenue from completed 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 year ended March 31, 2018, the Group has introduced the practice of executing allotment letters with buyers prior to execution of the sale agreement/deed. The Group, 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 completed 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 year ended March 31, 2018 is higher by ₹101.34 crores and the profit before tax for the year ended March 31, 2018 is higher by ₹32.28 crores.

45 Unhedged foreign currency exposure

Particulars	31 March 2018	31 March 2017
Unhedged foreign currency exposure	Nil	Nil

46 The consolidated Ind AS financial statements of the Group for the year ended March 31, 2017 have been audited by the predecessor auditor who expressed an unmodified opinion on those financial statements on May 29, 2017. The consolidated Ind AS financial information of the Group for the year ended March 31, 2017 have been included in these consolidated Ind AS financial statements after giving effect to the adjustments described below.

Statement of profit and loss	For the year ended 31 March 2017
Provision for contract losses:	
- Other expenses - Provision for contract losses (provision made)	10.54
- Sub-contractor cost (provision reversed/utilised)	(13.28)
Tax expense - Deferred tax (tax effect on above)	0.95

Balance Sheet	As at 01 April 2017	As at 01 April 2016
Current liabilities - Provisions - Provision for contract losses	33.60	36.34
Non current assets - Deferred tax asset (net)	62.49	52.88

47 Segmental information

The Group's business activities fall 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, other than those already provided in the financial statements.

The Group is majorly domiciled in India. The Group's revenue from operations from external customers relate to real estate development in India and all the non-current assets of the Group are located in India.

For S.R. Batliboi & Associates LLP
Chartered Accountants
ICAI Firm registration number: 101049W/E300004

per Adarsh Ranka
Partner
Membership no.: 209567

Bengaluru
11 May 2018

For and on behalf of the Board of Directors of Puravankara Limited

Ashish R Puravankara
Managing Director
DIN 00504524

Nani R Choksey
Joint Managing Director
DIN 00504555

Kuldeep Chawla
Chief Financial Officer

Bindu Doraiswamy
Company Secretary

Bengaluru
11 May 2018

Standalone Financial Statements

Independent Auditors' Report

To the Members of
Puravankara Limited

Report on the Standalone Ind AS Financial Statements

We have audited the accompanying standalone Ind AS financial statements of Puravankara Limited ("the Company"), which comprise the Balance Sheet as at March 31, 2018, the Statement of Profit and Loss, including the statement of Other Comprehensive Income, the Cash Flow Statement and the Statement of Changes in Equity for the year then ended, and a summary of significant accounting policies and other explanatory information.

Management's Responsibility for the Standalone Ind AS Financial Statements

The Company's Board of Directors is responsible for the matters stated in Section 134(5) of the Companies Act, 2013 ("the Act") with respect to the preparation of these standalone Ind AS financial statements that give a true and fair view of the financial position, financial performance including other comprehensive income, cash flows and changes in equity of the Company in accordance with accounting principles generally accepted in India, including the Indian Accounting Standards (Ind AS) specified under section 133 of the Act, read with the Companies (Indian Accounting Standards) Rules, 2015, as amended. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the design, implementation and maintenance of adequate internal financial control that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the standalone Ind AS financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these standalone Ind AS financial statements based on our audit. We have taken into account the provisions of the Act, the accounting and auditing standards and matters which are required to be included in the audit report under the provisions of the Act and the Rules made thereunder. We conducted our audit of the standalone Ind AS financial statements in accordance with the Standards on Auditing, issued by the Institute of Chartered Accountants of India, as specified under Section 143(10) of the Act. Those Standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the standalone Ind AS financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal financial control relevant to the Company's preparation of the standalone Ind AS financial statements that give a true and fair view in order to design audit procedures that are appropriate in the circumstances. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of the accounting estimates made by the Company's Directors, as well as evaluating the overall presentation of the standalone Ind AS financial statements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the standalone Ind AS financial statements.

Opinion

In our opinion and to the best of our information and according to the explanations given to us, the standalone Ind AS financial statements give the information required by the Act in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2018, its profit including other comprehensive income, its cash flows and the changes in equity for the year ended on that date.

Other Matter

i. We did not audit the financial statements and the other financial information as regards Company's share in losses of two partnership firms amounting to ₹1.18 crores for the year ended March 31, 2018, which have been audited by other auditors and whose reports have been furnished to us by the management. Our opinion, in so far as it relates to the affairs of such partnership firms, is based solely on the report of other auditors. Our opinion is not modified in respect of this matter.

ii. The standalone Ind AS financial statements of the Company for the year ended March 31, 2017 have been audited by the predecessor auditor who expressed an unmodified opinion on those financial statements on May 29, 2017. The standalone Ind AS financial information of the Company for the year ended March 31, 2017 have been included in these standalone Ind AS financial statements after giving effect to the adjustments described in Note 42 to these standalone Ind AS financial statements.

Report on Other Legal and Regulatory Requirements

1. As required by the Companies (Auditor's report) Order, 2016 ("the Order") issued by the Central Government of India in terms of sub-section (11) of section 143 of the Act, we give in the Annexure 1 a statement on the matters specified in paragraphs 3 and 4 of the Order.

2. As required by section 143 (3) of the Act, we report that:

   (a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purpose of our audit;

   (b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books;

   (c) The Balance Sheet, Statement of Profit and Loss including the Statement of Other Comprehensive Income, the Cash Flow Statement and Statement of Changes in Equity dealt with by this Report are in agreement with the books of account us;

(d) In our opinion, the aforesaid standalone Ind AS financial statements comply with the Accounting Standards specified under section 133 of the Act, read with Companies (Indian Accounting Standards) Rules, 2015, as amended;

(e) On the basis of written representations received from the directors as on March 31, 2018, and taken on record by the Board of Directors and read with National Company Law Tribunal order dated March 13, 2018 with respect to a director of the Company, none of the directors is disqualified as on March 31, 2018, from being appointed as a director in terms of section 164 (2) of the Act.

(f) With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate Report in "Annexure 2" to this report;

(g) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:

i. The Company has disclosed the impact of pending litigations on its financial position in its standalone Ind AS financial statements – Refer Note 36(c) to the standalone Ind AS financial statements;

ii. The Company has made provision, as required under the applicable law or accounting standards, for material foreseeable losses, if any, on long-term contracts including derivative contracts – Refer Note 22 to the standalone Ind AS financial statements;

iii. There has been no delay in transferring amounts, required to be transferred, to the Investor Education and Protection Fund by the Company;

For S.R. Batliboi & Associates LLP
Chartered Accountants
ICAI Firm Registration Number: 101049W/E300004

per **Adarsh Ranka**
Partner
Membership Number: 209567

Place of Signature: Bengaluru
Date: May 11, 2018

Annexure 1 to the Independent Auditor's Report of even date on the Standalone Ind As Financial Statements of Puravankara Limted

(i) (a) The Company has maintained proper records showing full particulars, including quantitative details and situation of property, plant and equipment and investment property.

(b) All property, plant and equipment and investment property have not been physically verified by the management during the year but there is a regular programme of verification which, in our opinion, is reasonable having regard to the size of the Company and the nature of its assets. No material discrepancies were noticed on such verification.

(c) According to the information and explanations given by the management and based on the examination of the registered sale deed/transfer deed/registered joint development agreements provided to us, we report that, the title deeds of immovable properties included in property, plant and equipment and investment property are held in the name of the Company. Immovable properties of land and buildings whose title deeds have been pledged as security for term loans and guarantees, are held in the name of the Company based on confirmations received by us from lenders.

(ii) The management has conducted physical verification of inventory at reasonable intervals during the year and no material discrepancies were noticed on such physical verification.

(iii) (a) The Company has granted loans to fourteen Companies and one limited liability partnership firm covered in the register maintained under section 189 of the Companies Act, 2013. In our opinion and according to the information and explanations given to us, the terms and conditions of the loans are not prejudicial to the Company's interest, having regard to management's representation that the loans are given to such parties considering the Company's economic interest and long-term trade relationship with such parties.

(b) In respect of the loans granted to parties covered in the register maintained under Section 189 of the Companies Act, 2013, the loans and interest thereon are repayable as per the contractual terms. As per the contractual terms, the loans and interest thereon have not fallen due for repayment. Accordingly, there has been no default on the part of the parties to whom the money has been lent.

(c) There are no amounts of loans granted to companies, firms or other parties listed in the register maintained under section 189 of the Companies Act, 2013 which are overdue for more than ninety days.

(iv) In our opinion and according to the information and explanations given to us, provisions of section 185 and 186 of the Companies Act, 2013 in respect of loans to directors including entities in which they are interested and in respect of loans and advances given, investments made and, guarantees, and securities given have been complied with by the Company.

(v) The Company has not accepted any deposits within the meaning of Sections 73 to 76 of the Companies Act, 2013 and the Companies (Acceptance of Deposits) Rules, 2014 (as amended). Accordingly, the provisions of clause 3(v) of the Order are not applicable.

(vi) We have broadly reviewed the books of account maintained by the Company pursuant to the rules made by the Central Government for the maintenance of cost records under section 148(1) of the Companies Act, 2013, related to the construction activities and are of the opinion that prima facie, the specified accounts and records have been made and maintained. We have not, however, made a detailed examination of the same.

(vii) (a) The Company is generally regular in depositing with appropriate authorities undisputed statutory dues including provident fund, employees' state insurance, income-tax, sales-tax, service tax, goods and service tax, duty of custom, duty of excise, value added tax, cess and other statutory dues applicable to it.

(b) According to the information and explanations given to us, no undisputed amounts payable in respect of provident fund, employees' state insurance, income-tax, wealth-tax, service tax, sales-tax, goods and service tax, duty of custom, duty of excise, value added tax, cess and other material statutory dues were outstanding, at the year end, for a period of more than six months from the date they became payable.

(c) According to the records of the Company, the dues outstanding of income-tax, sales-tax, wealth-tax, service tax, goods and service tax, duty of custom, duty of excise, value added tax and cess on account of any dispute, are as follows:

Name of the Statue	Nature of dues	Amount demanded	Amount paid under protest	Period to which amount relates	Forum where the dispute is pending
		₹ Crore	₹ Crore		
The Karnataka Value Added Tax Act.	Value Added Tax	2.26	1.57	2005-2006 to 2010-2011	Karnataka Appellate Tribunal
The Karnataka Value Added Tax Act.	Value Added Tax	6.36	1.91	2011-2012	High Court, Karnataka
Chapter V of the Finance Act, 1994	Service Tax	5.70	-	2007-2008	Customs, Excise & Service Tax Appellate Tribunal, Bangalore
Chapter V of the Finance Act, 1994	Service Tax	2.23	-	2002-2006	Customs, Excise & Service Tax Appellate Tribunal, Bangalore
Chapter V of the Finance Act, 1994	Service Tax	0.25	0.01	2008-2009	Customs, Excise & Service Tax Appellate Tribunal, Bangalore
Income-Tax Act, 1961	Income tax	2.54	-	2005-2007	Income Tax Appellate Tribunal
Income-Tax Act, 1961	Income tax	7.72	-	2010-2012	Commissioner of Income Tax (Appeals)
Income-Tax Act, 1961	Income tax	4.97	-	2012-2013	Income Tax Appellate Tribunal

(viii) In our opinion and according to the information and explanations given by the management, the Company has not defaulted in repayment of loans or borrowing to a bank or financial institution. The Company did not have any loans or borrowing from government or dues to debenture holders.

(ix) In our opinion and according to the information and explanations given by the management, the Company has utilized the monies raised by way of term loans (representing loans with a repayment period beyond 36 months) for the purposes for which they were raised. The Company has not raised any monies by way of initial public offer/ further public offer.

(x) Based upon the audit procedures performed for the purpose of reporting the true and fair view of the financial statements and according to the information and explanations given by the management, we report that no fraud by the Company or no fraud on the Company by the officers and employees of the Company has been noticed or reported during the year.

(xi) According to the information and explanations given by the management, we report that the managerial remuneration has been paid/provided in accordance with the requisite approvals mandated by the provisions of section 197 read with Schedule V to the Companies Act, 2013.

(xii) In our opinion, the Company is not a nidhi company. Therefore, the provisions of clause 3(xii) of the order are not applicable to the Company and hence not commented upon.

(xiii) According to the information and explanations given by the management, transactions with the related parties read with note 38 of the standalone Ind AS financial statements are in compliance with section 177 and 188 of Companies Act, 2013 where applicable and the details have been disclosed in the notes to the financial statements, as required by the applicable accounting standards.

(xiv) According to the information and explanations given to us and on an overall examination of the Balance Sheet, the Company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year under review and hence not commented upon.

(xv) According to the information and explanations given by the management, the Company has not entered into any non-cash transactions with directors or persons connected with him as referred to in Section 192 of the Act.

(xvi) According to the information and explanations given to us, the provisions of section 45-IA of the Reserve Bank of India Act, 1934 are not applicable to the Company.

For S.R. Batliboi & Associates LLP
Chartered Accountants
ICAI Firm Registration Number: 101049W/E300004

per **Adarsh Ranka**
Partner
Membership Number: 209567

Place of Signature: Bengaluru
Date: May 11, 2018

Annexure 2 to the Independent Auditor's Report of even date on the Standalone Ind As Financial Statements of Puravankara Limted

Report on the Internal Financial Controls under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 ("the Act")

We have audited the internal financial controls over financial reporting of Puravankara Limited ("the Company") as of March 31, 2018 in conjunction with our audit of the standalone financial statements of the Company for the year ended on that date.

Management's Responsibility for Internal Financial Controls

The Company's Management is responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India. These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to the Company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Companies Act, 2013.

Auditor's Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls over financial reporting with reference to these standalone financial statements based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the "Guidance Note") and the Standards on Auditing as specified under section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls and, both issued by the Institute of Chartered Accountants of India. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting with reference to these standalone financial statements was established and maintained and if such controls operated effectively in all material respects.

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls over financial reporting with reference to these standalone financial statements and their operating effectiveness. Our audit of internal financial controls over financial reporting included obtaining an understanding of internal financial controls over financial reporting with reference to these standalone financial statements, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the internal financial controls over financial reporting with reference to these standalone financial statements.

Meaning of Internal Financial Controls Over Financial Reporting With Reference to these Financial Statements

A Company's internal financial control over financial reporting with reference to these standalone financial statements is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A Company's internal financial control over financial reporting with reference to these standalone financial statements includes those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the Company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the Company are being made only in accordance with authorisations of management and directors of the Company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorised acquisition, use, or disposition of the Company's assets that could have a material effect on the financial statements.

Inherent Limitations of Internal Financial Controls Over Financial Reporting With Reference to these Standalone Financial Statements

Because of the inherent limitations of internal financial controls over financial reporting with reference to these standalone financial statements, including the possibility of collusion or improper management override of controls, material misstatements due to error or fraud may occur and not be detected. Also, projections of any evaluation of the internal financial controls over financial reporting with reference to these standalone financial statements to future periods are subject to the risk that the internal financial control over financial reporting with reference to these standalone financial statements may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

Opinion

In our opinion, the Company has, in all material respects, an adequate internal financial controls over financial reporting with reference to these standalone financial statements and such internal financial controls over financial reporting with reference to these standalone financial statements were operating effectively as at March 31, 2018, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India.

For S.R. Batliboi & Associates LLP
Chartered Accountants
ICAI Firm Registration Number: 101049W/E300004

per **Adarsh Ranka**
Partner
Membership Number: 209567

Place of Signature: Bengaluru
Date: May 11, 2018

Standalone Balance Sheet as at 31 March 2018

(All amounts in Indian ₹ crore, unless otherwise stated)

	Notes	31 March 2018	31 March 2017
ASSETS			
Non-current assets			
(a) Property, plant and equipment	3	31.87	38.14
(b) Capital work-in-progress	4A	33.25	0.08
(c) Investment properties	4	63.75	39.33
(d) Intangible assets	5	3.11	3.85
(e) Financial assets			
(i) Investments	6	43.37	33.27
(ii) Loans	7a	649.01	330.95
(iii) Other financial assets	8a	26.10	16.56
(f) Deferred tax assets (net)	12	39.02	41.90
(g) Assets for current tax (net)	9	20.67	16.80
(h) Other non-current assets	10a	93.86	93.77
Total non-current assets		**1,004.01**	**614.65**
Current assets			
(a) Inventories	13	3,447.19	3,460.14
(b) Financial assets			
(i) Trade receivables	14	166.20	292.57
(ii) Cash and cash equivalents	15	80.38	74.98
(iii) Bank balances other than (ii) above	16	0.16	0.12
(iv) Loans	7b	64.84	71.52
(v) Other financial assets	8b	328.43	216.24
(c) Other current assets	10b	188.21	134.52
Total current assets		**4,275.41**	**4,250.09**
Total assets		**5,279.42**	**4,864.74**
EQUITY AND LIABILITIES			
EQUITY			
(a) Equity share capital	17	118.58	118.58
(b) Other equity	18	1,874.10	1,854.86
Total equity		**1,992.68**	**1,973.44**
LIABILITIES			
Non-current liabilities			
(a) Financial liabilities			
(i) Borrowings	20a	137.07	229.45
(ii) Other financial liabilities	21a	10.27	7.76
(b) Provisions	22a	7.06	7.32
Total non-current liabilities		**154.40**	**244.53**
Current liabilities			
(a) Financial liabilities			
(i) Borrowings	20b	487.62	616.38
(ii) Trade payables	23	283.07	200.82
(iii) Other financial liabilities	21b	1,220.75	722.05
(b) Other current liabilities	24	1,138.58	1,095.69
(c) Provisions	22b	2.32	11.83
Total current liabilities		**3,132.34**	**2,646.77**
Total equity and liabilities		**5,279.42**	**4,864.74**
Summary of significant accounting policies	2.2		

The accompanying notes referred to above form an integral part of the standalone financial statements

As per report of even date

For S.R. Batliboi & Associates LLP
Chartered Accountants
ICAI Firm registration number: 101049W/E300004

per Adarsh Ranka
Partner
Membership no.: 209567

Bengaluru
11 May 2018

For and on behalf of the Board of Directors of Puravankara Limited

Ashish R Puravankara
Managing Director
DIN 00504524

Nani R Choksey
Joint Managing Director
DIN 00504555

Kuldeep Chawla
Chief Financial Officer

Bindu Doraiswamy
Company Secretary

Bengaluru
11 May 2018

Standalone Statement of Profit and Loss for the year ended 31 March 2018

(All amounts in Indian ₹ crore, unless otherwise stated)

	Notes	31 March 2018	31 March 2017
Income			
Revenue from operations	25	885.60	976.47
Other income	26	104.96	56.28
Total		**990.56**	**1,032.75**
Expenses			
Sub-contractor cost		326.99	394.03
Cost of raw materials, components and stores consumed	27	42.62	52.15
Purchase of land stock		216.54	812.29
(Increase)/ decrease in inventories of stock of flats, land stock and work-in-progress	28	(73.01)	(777.69)
Employee benefits expense	29	72.67	67.37
Finance costs	30	181.91	232.21
Depreciation and amortization expense	31	8.78	9.98
Other expenses	32	127.07	133.63
Total expenses		**903.57**	**923.97**
Profit before tax		**86.99**	**108.78**
Tax expense	11		
Current tax		9.57	22.82
Deferred tax		0.19	(8.81)
Total tax expense		**9.76**	**14.01**
Profit for the year		**77.23**	**94.77**
Other comprehensive income ('OCI')			
Items that will not be reclassified to profit or loss			
(i) Re-measurement gains/(losses) on defined benefit plans		(0.72)	(0.08)
(ii) Income tax relating to above		0.25	0.03
Total other comprehensive income		**(0.47)**	**(0.05)**
Total comprehensive income for the year (comprising profit and OCI)		**76.76**	**94.72**
Earnings per equity share ('EPS')			
(Nominal value per equity share ₹5 (March 31, 2017 : ₹5))			
Basic (₹)		3.26	4.00
Diluted (₹)		3.26	4.00
Weighted average number of equity shares used in computation of EPS			
Basic - in numbers crores		23.72	23.72
Diluted - in numbers crores		23.72	23.72
Summary of significant accounting policies	2.2		

The accompanying notes referred to above form an integral part of the standalone financial statements

As per report of even date

For S.R. Batliboi & Associates LLP
Chartered Accountants
ICAI Firm registration number: 101049W/E300004

per Adarsh Ranka
Partner
Membership no.: 209567

Bengaluru
11 May 2018

For and on behalf of the Board of Directors of Puravankara Limited

Ashish R Puravankara
Managing Director
DIN 00504524

Nani R Choksey
Joint Managing Director
DIN 00504555

Kuldeep Chawla
Chief Financial Officer

Bindu Doraiswamy
Company Secretary

Bengaluru
11 May 2018

Standalone Statement of Cash Flow for the year ended 31 March 2018

(All amounts in Indian ₹ crore, unless otherwise stated)

		31 March 2018	31 March 2017
A.	**Cash flow from operating activities**		
	Profit before tax	**86.99**	**108.78**
	Adjustments to reconcile profit after tax to net cash flows		
	Depreciation and amortization expense	8.78	9.98
	Financial guarantee income	(1.92)	(1.31)
	Liabilities no longer required written-back	(3.88)	-
	Profit on sale of property, plant and equipment	(0.59)	(0.06)
	Loss on construction contracts	-	10.54
	Investment in subsidiaries written off	-	0.05
	Profit on sale of investment property	(26.81)	(71.76)
	Dividend income on investments	(32.83)	(18.50)
	Share in profits/ (loss) of partnership firm investments (post tax)	1.18	-
	Finance costs	181.91	232.21
	Interest income	(53.51)	(31.04)
	Operating profit before working capital changes	**159.32**	**238.89**
	Working capital adjustments:		
	(Increase)/decrease in trade receivables	126.37	(72.63)
	(Increase)/ decrease in inventories	(75.86)	(783.35)
	(Increase)/ decrease in loans	(16.55)	(19.21)
	(Increase)/ decrease in other financial assets	(76.59)	(56.37)
	(Increase)/ decrease in other assets	(53.78)	3.45
	Increase/ (decrease) in trade payables	86.13	1.30
	Increase/ (decrease) in other financial liabilities	(0.32)	(229.74)
	Increase/ (decrease) in other liabilities	44.10	792.85
	Increase/ (decrease) in provisions	(9.77)	(1.85)
	Cash (used in)/ received from operations	**183.05**	**(126.66)**
	Income tax paid (net)	(10.50)	(32.87)
	Net cash flows (used in)/from operating activities	**172.55**	**(159.53)**
B.	**Cash flows from investing activities**		
	Proceeds from sale of investment properties	-	403.00
	Proceeds from sale of shares of subsidiaries	-	72.00
	Purchase of property, plant and equipment (including capital work in progress and capital advances)	(1.44)	(0.58)
	Purchase of intangible assets	(0.53)	(0.64)
	Proceeds from sale of property, plant and equipment	0.94	0.29
	Investments made in equity of subsidiaries and associates	(3.02)	(3.74)
	Advance towards investments	(15.00)	(0.59)
	Loans given to subsidiaries, associates and joint ventures	(348.77)	(26.59)
	Loans repaid by subsidiaries, associates and joint ventures	60.76	75.21
	Investment in bank deposits (original maturity of more than three months)	(2.11)	(11.45)
	Redemption of bank deposits (original maturity of more than three months)	7.51	-
	Dividend received	32.83	18.50
	Interest received	53.57	30.59
	Net cash flows from / (used in) investing activities	**(215.26)**	**556.00**

		31 March 2018	31 March 2017
C.	**Cash flows from financing activities**		
	Proceeds from secured term loans	525.91	906.27
	Repayment of secured term loans	(195.77)	(909.46)
	Repayments of unsecured term loans	-	(246.83)
	Proceeds from / (repayments of) cash credit and other loan from banks (net)	(0.08)	6.06
	Loans taken from subsidiaries and associates	68.77	37.60
	Loans repaid to subsidiaries and associates	(110.56)	(29.06)
	Loans repaid to other related parties	-	(25.55)
	Dividends paid (including taxes)	(57.48)	(18.68)
	Interest and other charges paid	(182.69)	(233.76)
	Net cash (used in)/from financing activities	**48.11**	**(513.41)**
Net (decrease)/increase in cash and cash equivalents (A + B + C)		**5.40**	**(116.94)**
Cash and cash equivalents at the beginning of the year		74.98	191.91
Cash and cash equivalents at the end of the year (as per note 15 to the financial statements)		**80.38**	**74.97**
Summary of significant accounting policies	2.2		

The accompanying notes referred to above form an integral part of the standalone financial statements

As per report of even date

For S.R. Batliboi & Associates LLP
Chartered Accountants
ICAI Firm registration number: 101049W/E300004

per Adarsh Ranka
Partner
Membership no.: 209567

Bengaluru
11 May 2018

For and on behalf of the Board of Directors of Puravankara Limited

Ashish R Puravankara
Managing Director
DIN 00504524

Nani R Choksey
Joint Managing Director
DIN 00504555

Kuldeep Chawla
Chief Financial Officer

Bindu Doraiswamy
Company Secretary

Bengaluru
11 May 2018

Standalone Statement of changes in equity for the year ended 31 March 2018

(All amounts in Indian ₹ crore, unless otherwise stated)

A. Equity share capital

Particulars	As at 01 April 2016	Movement during 2016-17	As at 31 March 2017	Movement during 2017-18	As at 31 March 2018
Equity share capital of face value of ₹5 each fully paid					
23.72 crore (March 31, 2017 - 23.72 crore) equity shares of ₹5 each fully paid	118.58	-	118.58	-	118.58
	118.58	-	**118.58**	-	**118.58**

Note: Also refer note 17

B. Other equity

Particulars	Reserves and surplus			
	Securities Premium Reserve	General Reserve	Retained Earnings	Total
Balance as at 1 April 2016	963.80	80.28	734.93	1,779.01
Profit for the year	-	-	94.77	94.77
Other Comprehensive Income	-	-	(0.05)	(0.05)
Total comprehensive income for the year	963.80	80.28	829.65	1,873.73
Dividends (including tax on dividend)	-	-	(18.68)	(18.68)
Others	(0.19)	-	-	(0.19)
Balance as at 31 March 2017	963.61	80.28	810.97	1,854.86
Profit for the year	-	-	77.23	77.23
Other Comprehensive Income	-	-	(0.47)	(0.47)
Total comprehensive income for the year	963.61	80.28	887.73	1,931.62
Dividends (including tax on dividend)	-	-	(57.52)	(57.52)
Balance as at 31 March 2018	963.61	80.28	830.21	1,874.10

Notes:

1. Also refer note 18
2. As required under Ind AS compliant Schedule III, the Company has recognised re-measurement losses on defined benefit plans (net of tax) of ₹0.47 crores [March 31, 2017: ₹0.05 crores] as part of retained earnings.

Summary of significant accounting policies 2.2

The accompanying notes referred to above form an integral part of the standalone financial statements

As per report of even date

For S.R. Batliboi & Associates LLP
Chartered Accountants
ICAI Firm registration number: 101049W/E300004

per Adarsh Ranka
Partner
Membership no.: 209567

Bengaluru
11 May 2018

For and on behalf of the Board of Directors of Puravankara Limited

Ashish R Puravankara
Managing Director
DIN 00504524

Nani R Choksey
Joint Managing Director
DIN 00504555

Kuldeep Chawla
Chief Financial Officer

Bindu Doraiswamy
Company Secretary

Bengaluru
11 May 2018

Notes to Standalone Ind AS Financial Statements for the year ended 31 March 2018

(All amounts in Indian ₹ crore, unless otherwise stated)

1. Corporate information

Puravankara Limited (the 'Company') was incorporated on June 3, 1986 under the provisions of the Companies Act applicable in India ("Act"). The registered office is located at 130/1, Ulsoor Road, Bengaluru 560042, India. The Company's shares are listed on two recognized stock exchanges in India namely National Stock Exchange of India Limited and BSE Limited. The Company is engaged in the business of real estate development.

The standalone Ind AS financial statements were authorized for issue in accordance with a resolution of the Board of Directors on May 11, 2018.

2. Significant accounting policies

2.1 Basis of preparation

In accordance with the notification issued by the Ministry of Corporate Affairs, the Company has adopted Indian Accounting Standards (Ind AS) specified under section 133 of the Act, read with the Companies (Indian Accounting Standards) Rules, 2015, as amended.The standalone financial statements of the Company are prepared and presented in accordance with Ind AS.

The standalone financial statements have been prepared on the historical cost basis, except for certain financial instruments which are measured at fair values at the end of each reporting period, as explained in the accounting policies below. Historical cost is generally based on the fair value of the consideration given in exchange for goods and services.

2.2 Summary of significant accounting policies

(a) Use of estimates

The preparation of financial statements in conformity with Ind AS requires the management to make judgments, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities and the disclosure of contingent liabilities, at the end of the reporting period. Although these estimates are based on the management's best knowledge of current events and actions, uncertainty about these assumptions and estimates could result in the outcomes requiring a material adjustment to the carrying amounts of assets or liabilities. The effect of change in an accounting estimate is recognized prospectively.

(b) Changes in accounting policies and disclosures

New and amended standards and interpretations

The Company applied for the first time the following amendment to Ind AS, which are effective for annual periods beginning on or after April 1, 2017. The nature and the impact of the amendment is described below:

Amendments to Ind AS 7 Statement of Cash Flows: Disclosure

The amendments require entities to provide disclosure of changes in their liabilities arising from financing activities, including both changes arising from cash flows and non-cash changes (such as foreign exchange gains or losses). The Company has provided the information for both the current and the comparative period in note 15.

(c) Current versus non-current classification

The Company presents assets and liabilities in the balance sheet based on current/ non-current classification.

An asset is treated as current when it is:

- Expected to be realized or intended to be sold or consumed in normal operating cycle
- Held primarily for the purpose of trading
- Expected to be realized within twelve months after the reporting period, or
- Cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period

All other assets are classified as non-current.

A liability is current when:

- It is expected to be settled in normal operating cycle
- It is held primarily for the purpose of trading
- It is due to be settled within twelve months after the reporting period, or
- There is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period

All other liabilities are classified as non-current.

The operating cycle is the time between the acquisition of assets for processing and their realization in cash and cash equivalents. The Company has evaluated and considered its operating cycle as four years for the purpose of current and non-current classification of assets and liabilities.

Notes to Standalone Ind AS Financial Statements for the year ended 31 March 2018

(All amounts in Indian ₹ crore, unless otherwise stated)

Deferred tax assets/ liabilities are classified as non-current assets/ liabilities.

(d) Property, plant and equipment

Property, plant and equipment are stated at cost, net of accumulated depreciation and accumulated impairment losses, if any. The cost comprises purchase price, borrowing costs if capitalization criteria are met and directly attributable cost of bringing the asset to its working condition for the intended use. Any trade discounts and rebates are deducted in arriving at the purchase price.

Each part of an item of property, plant and equipment with a cost that is significant in relation to the total cost of the item is depreciated separately. This applies mainly to components for machinery. When significant parts of plant and equipment are required to be replaced at intervals, the Company depreciates them separately based on their specific useful lives. Likewise, when a major inspection is performed, its cost is recognized in the carrying amount of the plant and equipment as a replacement if the recognition criteria are satisfied. All other repair and maintenance costs are recognized in profit or loss as incurred.

Subsequent expenditure related to an item of property, plant and equipment is added to its book value only if it increases the future benefits from its previously assessed standard of performance. All other expenses on existing property, plant and equipment, including day-to-day repair and maintenance expenditure and cost of replacing parts, are charged to the statement of profit and loss for the period during which such expenses are incurred.

Borrowing costs directly attributable to acquisition of property, plant and equipment which take substantial period of time to get ready for its intended use are also included to the extent they relate to the period till such assets are ready to be put to use.

Advances paid towards the acquisition of property, plant and equipment outstanding at each balance sheet date is classified as capital advances under other non-current assets.

An item of property, plant and equipment and any significant part initially recognized is de-recognized upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on de-recognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in the income statement when the property, plant and equipment is de-recognized.

Costs of assets not ready for use at the balance sheet date are disclosed under capital work-in-progress. Capital work-in-progress is stated at cost, net of accumulated impairment loss, if any.

(e) Depreciation on property, plant and equipment and investment property.

Depreciation is calculated on straight line method using the following useful lives estimated by the management, which are equal to those prescribed under Schedule II to the Companies Act, 2013, except certain categories of assets whose useful life is estimated by the management based on planned usage and technical evaluation thereon:

Category of Asset	Useful lives (in years)	Useful lives as per Schedule II (in years)
Buildings	60	60
Plant, machinery and equipments:		
- Shuttering materials	7	15
- Other plant, machinery and equipments	10	15
Furniture and fixtures	10	10
Computer equipment		
- Servers and networking equipments	6	6
- End user devices	3	3
Office equipment	5	5
Motor Vehicles	8	8

Leasehold improvements are amortised over the remaining period of lease or their estimated useful life (10 years), whichever is shorter on straight line basis.

The residual values, useful lives and methods of depreciation of property, plant and equipment and investment property are reviewed at each financial year end and adjusted prospectively, if appropriate.

(f) Intangible assets

Intangible assets acquired separately are measured on initial recognition at cost. Following initial recognition, intangible assets are carried at cost less accumulated amortization and accumulated impairment losses, if any.

Intangible assets comprising of computer software are amortized using straight line method over a period of six years, which is estimated by the management to be the useful life of the asset.

Notes to Standalone Ind AS Financial Statements for the year ended 31 March 2018

(All amounts in Indian ₹ crore, unless otherwise stated)

The residual values, useful lives and methods of amortization of intangible assets are reviewed at each financial year end and adjusted prospectively, if appropriate.

Gains or losses arising from de-recognition of an intangible asset are measured as the difference between the net disposal proceeds and the carrying amount of the asset and are recognized in the statement of profit and loss when asset is derecognized.

(g) Investment property

Investment properties are measured initially at cost, including transaction costs. Subsequent to initial recognition, investment properties are stated at cost less accumulated depreciation and accumulated impairment loss, if any.

The cost includes the cost of replacing parts and borrowing costs for long-term construction projects if the recognition criteria are met. When significant parts of the investment property are required to be replaced at intervals, the Company depreciates them separately based on their specific useful lives. All other repair and maintenance costs are recognized in profit or loss as incurred.

Though the Company measures investment property using cost based measurement, the fair value of investment property is disclosed in the notes. Fair values are determined based on an annual evaluation performed by an accredited external independent valuer.

Investment properties are de-recognized either when they have been disposed of or when they are permanently withdrawn from use and no future economic benefit is expected from their disposal. The difference between the net disposal proceeds and the carrying amount of the asset is recognized in profit or loss in the period of de-recognition.

(h) Impairment

A. Financial assets

The Company assesses at each date of balance sheet whether a financial asset or a group of financial assets is impaired. Ind AS 109 requires expected credit losses to be measured through a loss allowance. The Company recognizes lifetime expected losses for all contract assets and/or all trade receivables that do not constitute a financing transaction. For all other financial assets, expected credit losses are measured at an amount equal to the 12-month expected credit losses or at an amount equal to the life time expected credit losses if the credit risk on the financial asset has increased significantly since initial recognition.

B. Non-financial assets

The Company assesses at each reporting date whether there is an indication that an asset may be impaired. If any indication exists, or when annual impairment testing for an asset is required, the Company estimates the asset's recoverable amount. An asset's recoverable amount is the higher of an asset's or cash-generating unit's (CGU) net selling price and its value in use. The recoverable amount is determined for an individual asset, unless the asset does not generate cash inflows that are largely independent of those from other assets or groups of assets. Where the carrying amount of an asset or CGU exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. In determining net selling price, recent market transactions are taken into account, if available. If no such transactions can be identified, an appropriate valuation model is used.

Impairment losses are recognized in the statement of profit and loss. After impairment, depreciation is provided on the revised carrying amount of the asset over its remaining useful life.

(i) Leases

The determination of whether an arrangement is (or contains) a lease is based on the substance of the arrangement at the inception of the lease. The arrangement is, or contains, a lease if fulfilment of the arrangement is dependent on the use of a specific asset or assets and the arrangement conveys a right to use the asset or assets, even if that right is not explicitly specified in an arrangement.

Where the Company is lessee

A lease is classified at the inception date as a finance lease or an operating lease. A lease that transfers substantially all the risks and rewards incidental to ownership to the Company is classified as a finance lease.

Finance leases are capitalised at the commencement of the lease at the inception date fair value of the leased property or, if lower, at the present value of the minimum lease payments. Lease payments are apportioned between finance charges and reduction of the lease liability so as to achieve a constant rate of interest on the remaining balance of the liability. Finance charges are recognised in finance costs in the statement of profit and loss, unless they are directly attributable to qualifying assets, in which case they are capitalized in accordance with the Company's general policy on the borrowing costs.

A leased asset is depreciated over the useful life of the asset. However, if there is no reasonable certainty that the Company will obtain ownership by the end of the lease term, the asset is depreciated over the shorter of the estimateduseful life of the asset and the lease term.

Notes to Standalone Ind AS Financial Statements for the year ended 31 March 2018

(All amounts in Indian ₹ crore, unless otherwise stated)

Leases, where the lessor effectively retains substantially all the risks and benefits of ownership of the leased item, are classified as operating leases. Operating lease payments are recognized as an expense in the statement of profit and loss on a straight-line basis over the lease term.

Where the Company is the lessor

Leases in which the Company does not transfer substantially all the risks and benefits of ownership of the asset are classified as operating leases. Assets subject to operating leases are included under Investment property.

Lease income from operating lease is recognized on a straight-line basis over the term of the relevant lease including lease income on fair value of refundable security deposits, unless the lease agreement explicitly states that increase is on account of inflation. Costs, including depreciation, are recognized as an expense in the statement of profit and loss. Initial direct costs such as legal costs, brokerage costs, etc. are recognized immediately in the statement of profit and loss.

(j) Borrowing costs

Borrowing costs consist of interest and other costs that an entity incurs in connection with the borrowing of funds.

Borrowing costs directly attributable to the acquisition, construction or production of an asset that necessarily takes a substantial period of time to get ready for its intended use or sale are capitalized/inventorised as part of the cost of the respective asset. All other borrowing costs are charged to statement of profit and loss.

(k) Inventories

Direct expenditure relating to real estate activity is inventorised. Other expenditure (including borrowing costs) during construction period is inventorised to the extent the expenditure is directly attributable cost of bringing the asset to its working condition for its intended use. Other expenditure (including borrowing costs) incurred during the construction period which is not directly attributable for bringing the asset to its working condition for its intended use is charged to the statement of profit and loss. Direct and other expenditure is determined based on specific identification to the real estate activity.

i. Work-in-progress: Represents cost incurred in respect of unsold area (including land) of the real estate development projects or cost incurred on projects where the revenue is yet to be recognized. Work-in-progress is valued at lower of cost and net realizable value.

ii. Finished goods - Stock of Flats: Valued at lower of cost and net realizable value.

iii. Raw materials, components and stores: Valued at lower of cost and net realizable value. Cost is determined based on FIFO basis.

iv. Land stock: Valued at lower of cost and net realizable value.

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

(l) Land

Advances paid by the Company to the seller/intermediary toward outright purchase of land is recognized as land advance under other assets during the course of obtaining clear and marketable title, free from all encumbrances and transfer of legal title to the Company, whereupon it is transferred to land stock under inventories/capital work-in-progress.

Land/development rights received under joint development arrangements ('JDA') is measured at the fair value of the estimated construction service rendered to the land owner and the same is accounted on launch of the project. The amount of non-refundable deposit paid by the Company under JDA is recognized as land advance under other assets and on the launch of the project, the non-refundable amount is transferred as land cost to work-in-progress/capital work-in-progress. Further, the amount of refundable deposit paid by the Company under JDA is recognized as deposits under loans.

(m) Revenue recognition

Revenue is recognized to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured. Revenue is measured at the fair value of the consideration received or receivable, taking into account contractually defined terms of payment and excluding taxes or duties collected on behalf of the government.

The Company collects taxes such as sales tax/value added tax, luxury tax, entertainment tax, service tax, goods and service tax etc. on behalf of the government and, therefore, these are not economic benefits flowing to the Company. Hence, they are excluded from the aforesaid revenue/income.

The following specific recognition criteria must also be met before revenue is recognized:

Recognition of revenue from real estate development

Notes to Standalone Ind AS Financial Statements for the year ended 31 March 2018

(All amounts in Indian ₹ crore, unless otherwise stated)

Revenue from real estate projects is recognized when it is reasonably certain that the ultimate collection will be made and that there is buyers' commitment to make the complete payment. The following specific recognition criteria must also be met before revenue is recognized:

Revenue from real estate projects is recognized upon transfer of all significant risks and rewards of ownership of such real estate/ property, as per the terms of the contracts entered into with buyers, which generally coincides with the firming of the sales contracts/ agreements/ other legally enforceable documents. Where the Company still has obligations to perform substantial acts even after the transfer of all significant risks and rewards, revenue in such cases is recognized by applying the percentage of completion method only if the following thresholds have been met:

(a) all critical approvals necessary for the commencement of the project have been obtained;

(b) the expenditure incurred on construction and development costs (excluding land cost) is not less than 25% of the total estimated construction and development costs;

(c) at least 25 % of the saleable project area is secured by contracts/agreements with buyers; and

(d) at least 10 % of the contracts/agreements value are realized at the reporting date in respect of such contracts/agreements.

When the outcome of a real estate project can be estimated reliably and the conditions above are satisfied, project revenue and project costs associated with the real estate project should be recognized as revenue and expenses by reference to the stage of completion of the project activity at the reporting date arrived at with reference to the entire project costs incurred (including land costs). When it is probable that total project costs will exceed total eligible project revenues, the expected loss is recognised as an expense immediately in the statement of profit and loss.

Further, for projects executed through joint development arrangements not being jointly controlled operations, wherein the land owner/ possessor provides land and the Company undertakes to develop properties on such land and in lieu of land owner providing land, the Company has agreed to transfer certain percentage of constructed area or certain percentage of the revenue proceeds, the revenue from the development and transfer of constructed area/revenue sharing arrangement in exchange of such development rights/ land is being accounted on gross basis on launch of the project.

The revenue is measured at the fair value of the land received, adjusted by the amount of any cash or cash equivalents transferred. When the fair value of the land received cannot be measured reliably, the revenue is measured at the fair value of the estimated construction service rendered to the land owner, adjusted by the amount of any cash or cash equivalents transferred. The fair value so estimated is considered as the cost of land in the computation of percentage of completion for the purpose of revenue recognition as discussed above.

Interest income

Interest income, including income arising from other financial instruments measured at amortized cost, is recognized using the effective interest rate method.

Dividend income

Dividend income is recognized when the Company's right to receive dividend is established,which is generally when shareholders approve the dividend.

Share in profits/ losses of Limited Liability Partnership ("LLP") investments

The Company's share in profits from an LLP where the Company is a partner, is recognised as income in the statement of profit and loss as and when the right to receive its profit/ loss share is established by the Company in accordance with the terms of contract between the Company and the partnership entity.

(n) Foreign currency translation

Functional and presentation currency

Items included in the financial statements of the Company are measured using the currency of the primary economic environment in which the Company operates ('the functional currency'). The financial statements are presented in Indian rupee (INR), which is the Company's functional and presentation currency.

Foreign currency transactions and balances

i) 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 transaction.

ii) Conversion - Foreign currency monetary items are retranslated using the exchange rate prevailing at the reporting date. Non-monetary items, which are measured in terms of historical cost denominated in a foreign currency, are reported using the exchange rate at the date of the transaction. Non-monetary items, which are measured at fair value or other similar valuation denominated in a foreign currency, are translated using the exchange rate at the date when such value was determined.

Notes to Standalone Ind AS Financial Statements for the year ended 31 March 2018

(All amounts in Indian ₹ crore, unless otherwise stated)

iii) Exchange differences - The Company accounts for exchange differences arising on translation/ settlement of foreign currency monetary items as income or as expense in the period in which they arise.

(o) Retirement and other employee benefits

Retirement benefits in the form of state governed Employee Provident Fund and Employee State Insurance are defined contribution schemes (collectively the 'Schemes'). The Company has no obligation, other than the contribution payable to the Schemes. The Company recognizes contribution payable to the Schemes as expenditure, when an employee renders the related service. The contribution paid in excess of amount due is recognized as an asset and the contribution due in excess of amount paid is recognized as a liability.

Gratuity, which is a defined benefit plan, is accrued based on an independent actuarial valuation, which is done based on project unit credit method as at the balance sheet date. The Company recognizes the net obligation of a defined benefit plan in its balance sheet as an asset or liability. Gains and losses through re-measurements of the net defined benefit liability/ (asset) are recognized in other comprehensive income. In accordance with Ind AS, re-measurement gains and losses on defined benefit plans recognized in OCI are not to be subsequently reclassified to statement of profit and loss. As required under Ind AS compliant Schedule III, the Company recognizes re-measurement gains and losses on defined benefit plans (net of tax) to retained earnings.

The Company treats accumulated leave expected to be carried forward beyond twelve months, as long-term employee benefit for measurement purposes. Such long-term compensated absences are provided for based on the actuarial valuation using the projected unit credit method, made at the end of each financial year. Actuarial gains/losses are immediately taken to the statement of profit and loss. The Company presents the accumulated leave liability as a current liability in the balance sheet, since it does not have an unconditional right to defer its settlement for twelve months after the reporting date.

(p) Income taxes

Income tax expense comprises current tax expense and the net change in the deferred tax asset or liability during the year.

Current and deferred tax are recognized in the statement of profit and loss, except when they relate to items that are recognized in other comprehensive income or directly in equity, in which case, the current and deferred tax are also recognized in other comprehensive income or directly in equity, respectively.

i. Current income tax

Current income tax for the current and prior periods are measured at the amount expected to be recovered from or paid to the taxation authorities based on the taxable income for that period. The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted by the balance sheet date.

ii. Deferred income tax

Deferred income tax is recognized using the balance sheet approach, deferred tax is recognized on temporary differences at the balance sheet date between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes, except when the deferred income tax arises from the initial recognition of goodwill or an asset or liability in a transaction that is not a business combination and affects neither accounting nor taxable profit or loss at the time of the transaction.

Deferred income tax assets are recognized for all deductible temporary differences, carry forward of unused tax credits and unused tax losses, to the extent that it is probable that taxable profit will be available against which the deductible temporary differences, and the carry forward of unused tax credits and unused tax losses can be utilized.

The carrying amount of deferred income tax assets is reviewed at each balance sheet date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred income tax asset to be utilized.

Deferred income tax assets and liabilities are measured at the tax rates that are expected to apply in the period when the asset is realized or the liability is settled, based on tax rates (and tax laws) that have been enacted or substantively enacted at the balance sheet date.

Deferred tax relating to items recognised outside profit or loss is recognised outside profit or loss (either in othercomprehensive income or in equity)in correlation to the underlying transaction either in OCI or in equity.

(q) Provisions and contingent liabilities

A provision is recognized when the Company has a present obligation (legal or constructive) as a result of past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation. If the effect of the time value of money is material, provisions are discounted using a current pre-tax rate that reflects, when appropriate, the risks specific to the liability. When discounting is used, the increase in the provision due to the passage of time is recognized as a finance cost.

Notes to Standalone Ind AS Financial Statements for the year ended 31 March 2018

(All amounts in Indian ₹ crore, unless otherwise stated)

A contingent liability is a possible obligation that arises from past events and whose existence will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Company or a present obligation that is not recognized because it is not probable that an outflow of resources will be required to settle the obligation. A contingent liability also arises in extremely rare cases where there is a liability that cannot be recognized because it cannot be measured reliably. The Company does not recognize a contingent liability but discloses it in the financial statements, unless the possibility of an outflow of resources embodying economic benefits is remote.

(r) Financial Instruments

Financial assets and liabilities are recognized when the Company becomes a party to the contractual provisions of the instrument. Financial assets and liabilities are initially measured at fair value at initial recognition. Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities are added to or deducted from the fair value measured on initial recognition of financial asset or financial liability, except for transaction costs directly attributable to the acquisition of financial assets and liabilities at fair value through profit or loss which are immediately recognized in statement of profit and loss.

i. Financial assets at fair value through other comprehensive income

Financial assets are measured at fair value through other comprehensive income if these financial assets are held within a business whose objective is achieved by both collecting contractual cash flows and selling financial assets and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

ii. Financial assets at fair value through profit or loss

Financial assets are measured at fair value through profit or loss unless it is measured at amortized cost or at fair value through other comprehensive income on initial recognition.

iii. Debt instruments at amortized cost

A 'debt instrument' is measured at the amortized cost if both the following conditions are met:

a) The asset is held within a business model whose objective is to hold assets for collecting contractual cash flows, and

b) Contractual terms of the asset give rise on specified dates to cash flows that are solely payments of principal and interest (SPPI) on the principal amount outstanding.

After initial measurement, such financial assets are subsequently measured at amortized cost using the effective interest rate (EIR) method. Amortized cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortization is included in finance income in the profit or loss. The losses arising from impairment are recognized in the profit or loss. This category generally applies to trade and other receivables.

iv. Investment in subsidiaries, joint ventures and associates

Investment in subsidiaries, joint ventures and associates are carried at cost. Impairment recognized, if any, is reduced from the carrying value.

v. De-recognition of financial asset

The Company derecognizes a financial asset when the contractual rights to the cash flows from the financial asset expire or it transfers the financial asset and the transfer qualifies for de-recognition under Ind AS 109.

vi. Financial liabilities

Financial liabilities are classified, at initial recognition, as financial liabilities at fair value through profit or loss, loans and borrowings, or as payables, as appropriate. The Company's financial liabilities include trade and other payables, loans and borrowings including bank overdrafts.The subsequent measurement of financial liabilities depends on their classification, which is described below.

vii. Financial liabilities at fair value through profit or loss

Financial liabilities at fair value through profit or loss include financial liabilities held for trading and financial liabilities designated upon initial recognition as at fair value through profit or loss. Financial liabilities are classified as held for trading if they are incurred for the purpose of repurchasing in the near term.

viii. Financial liabilities at amortized cost

Financial liabilities are subsequently measured at amortized cost using the effective interest ('EIR') method. Gains and losses are recognized in profit or loss when the liabilities are derecognized as well as through the EIR amortization process. Amortized cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortization is included as finance costs in the statement of profit and loss.

Notes to Standalone Ind AS Financial Statements for the year ended 31 March 2018

(All amounts in Indian ₹ crore, unless otherwise stated)

ix. De-recognition of financial liability

A financial liability is derecognized when the obligation under the liability is discharged or cancelled or expires. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as the derecognition of the original liability and the recognition of a new liability. The difference in the respective carrying amounts is recognized in the statement of profit or loss.

x. Fair value of financial instruments

In determining the fair value of its financial instruments, the Company uses following hierarchy and assumptions that are based on market conditions and risks existing at each reporting date.

Fair value hierarchy:

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorized within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

• Level 1 — Quoted (unadjusted) market prices in active markets for identical assets or liabilities

• Level 2 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable

• Level 3 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable

For assets and liabilities that are recognized in the financial statements on a recurring basis, the Company determines whether transfers have occurred between levels in the hierarchy by re-assessing categorization (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

(s) Cash dividend to equity holders of the Company

The Company recognizes a liability to make cash distributions to equity holders of the Company when the distribution is authorized and the distribution is no longer at the discretion of the Company. Final dividends on shares are recorded as a liability on the date of approval by the shareholders and interim dividends are recorded as a liability on the date of declaration by the Company's Board of Directors.

(t) 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. Partly paid equity shares are treated as a fraction of an equity share to the extent that they are entitled to participate in dividends relative to a fully paid equity share during the reporting period. The weighted average number of equity shares outstanding during the period is adjusted for events such as bonus issue that have changed the number of equity shares outstanding, without a corresponding change in resources.

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 dilutive potential equity shares.

(u) Cash and cash equivalents

The Company considers all highly liquid financial instruments, which are readily convertible into known amounts of cash that are subject to an insignificant risk of change in value and having original maturities of three months or less from the date of purchase, to be cash equivalents. Cash and cash equivalents consist of balances with banks which are unrestricted for withdrawal and usage.

2.3 Significant accounting judgments, estimates and assumptions

The preparation of financial statements requires management to make judgments, estimates and assumptions that affect the reported balances of revenues, expenses, assets and liabilities and the accompanying disclosures, and the disclosure of contingent liabilities. Uncertainty about these judgments, assumptions and estimates could result in outcomes that require a material adjustment to the carrying amount of assets or liabilities affected in future periods.

In the process of applying the Company's accounting policies, management makes judgement, estimates and assumptions which have the most significant effect on the amounts recognized in the financial statements.

The key judgements, estimates and assumptions concerning the future and other key sources of estimation uncertainty at the reporting date, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year, are described below. The Company based its judgements, assumptions and estimates on parameters available when the financial statements were prepared. Existing circumstances and assumptions about future developments, however, may change due to market changes or circumstances arising that are beyond the control of the Company. Such changes are reflected in the assumptions when they occur.

Notes to Standalone Ind AS Financial Statements for the year ended 31 March 2018

(All amounts in Indian ₹ crore, unless otherwise stated)

Revenue recognition and valuation of unbilled revenue

The Company uses the percentage-of-completion method for recognition of revenue, accounting for unbilled revenue and contract cost thereon for its real estate and contractual projects. The percentage of completion is measured by reference to the stage of the projects and contracts determined based on the proportion of contract costs incurred for work performed to date bear to the estimated total contract costs. Use of the percentage-of-completion method requires the Company to estimate the efforts or costs expended to date as a proportion of the total efforts or costs to be expended. Significant assumptions are required in determining the stage of completion, the extent of the contract cost incurred, the estimated total contract revenue and contract cost and the recoverability of the contracts. These estimates are based on events existing at the end of each reporting date.

Accounting for revenue and land cost for projects executed through joint development arrangements ('JDA')

For projects executed through joint development arrangements, the revenue from the development and transfer of constructed area/ revenue sharing arrangement and the corresponding land/ development rights received under JDA is measured at the fair value of the estimated construction service rendered to the land owner and the same is accounted on launch of the project. The fair value is estimated with reference to the terms of the JDA (whether revenue share or area share) and the related cost that is allocated to discharge the obligation of the Company under the JDA. Fair value of the construction is considered to be the representative fair value of the revenue transaction and land so obtained. Such assessment is carried out at the launch of the real estate project and is not reassessed at each reporting period. The management is of the view that the fair value method and estimates are reflective of the current market condition.

Classification of property

The Company determines whether a property is classified as investment property or inventory as below.

Investment property comprises land and buildings (principally office and retail properties) that are not occupied substantially for use by, or in the operations of, the Company, nor for sale in the ordinary course of business, but are held primarily to earn rental income and capital appreciation. These building/s are substantially rented to tenants and not intended to be sold in the ordinary course of business.

Inventory comprises property that is held for sale in the ordinary course of business. Principally, this is residential and commercial property that the Company develops and intends to sell before or during the course of construction or upon completion of construction.

Estimation of net realizable value for inventory and land advance

Inventory is stated at the lower of cost and net realizable value (NRV).

NRV for completed inventory property is assessed by reference to market conditions and prices existing at the reporting date and is determined by the Company, based on comparable transactions identified by the Company for properties in the same geographical market serving the same real estate segment.

NRV in respect of inventory property under construction is assessed with reference to market prices at the reporting date for similar completed property, less estimated costs to complete construction and an estimate of the time value of money to the date of completion.

With respect to land inventory and land advance given, the net recoverable value is based on the present value of future cash flows, which depends on the estimate of, among other things, the likelihood that a project will be completed, the expected date of completion, the discount rate used and the estimation of sale prices and construction costs.

Impairment of non-financial assets

Impairment exists when the carrying value of an asset or cash generating unit exceeds its recoverable amount, which is the higher of its fair value less costs of disposal and its value in use. The fair value less costs of disposal calculation is based on available data from binding sales transactions, conducted at arm's length, for similar assets or observable market prices less incremental costs for disposing of the asset. The value in use calculation is based on a DCF model. The cash flows are derived from the budget for the next five years and do not include restructuring activities that the Company is not yet committed to or significant future investments that will enhance the asset's performance of the CGU being tested. The recoverable amount is sensitive to the discount rate used for the DCF model as well as the expected future cash-inflows and the growth rate used for extrapolation purposes. These estimates are most relevant to disclosure of fair value of investment property recorded by the Company.

Defined benefit plans - Gratuity

The cost of the defined benefit gratuity plan and other post-employment medical benefits and the present value of the gratuity obligation are determined using actuarial valuations. An actuarial valuation involves making various assumptions that may differ from actual developments in the future. These include the determination of the discount rate, future salary increases and mortality rates. Due to the complexities involved in the valuation and its long-term nature, a defined benefit obligation is highly sensitive to changes in these assumptions. All assumptions are reviewed at each reporting date.

The parameter most subject to change is the discount rate. In determining the appropriate discount rate for plans operated in India, the management considers the interest rates of government bonds. The mortality rate is based on publicly available mortality tables. Those

Notes to Standalone Ind AS Financial Statements for the year ended 31 March 2018

(All amounts in Indian ₹ crore, unless otherwise stated)

mortality tables tend to change only at interval in response to demographic changes. Future salary increases are based on expected future inflation rates and expected salary increase thereon.

Fair value measurement of financial instruments

When the fair values of financial assets and financial liabilities recorded in the balance sheet cannot be measured based on quoted prices in active markets, their fair value is measured using valuation techniques including the DCF model. The inputs to these models are taken from observable markets where possible, but where this is not feasible, a degree of judgment is required in establishing fair values. Judgments include considerations of inputs such as liquidity risk, credit risk and market risk. Changes in assumptions about these factors could affect the reported fair value of financial instruments.

Measurement of financial instruments at amortized cost

Financial instrument are subsequently measured at amortized cost using the effective interest ('EIR') method. The computation of amortized cost is sensitive to the inputs to EIR including effective rate of interest, contractual cash flows and the expected life of the financial instrument. Changes in assumptions about these inputs could affect the reported value of financial instruments.

Evaluation of control, joint control or significant influence by the Company over it's investee entities for disclosure:

Judgement is involved in determining whether the Company has control over an investee entity by assessing the Company's exposure/rights to variable returns from its involvement with the investee and its ability to affect those returns through its power over the investee entity. The Company considers all facts and circumstances when assessing whether it controls an investee entity and reassess whether it controls an investee entity if facts and circumstances indicate that there are changes to one or more elements of control. In assessing whether the Company has joint control over an investee the Company assesses whether decisions about the relevant activities require the unanimous consent of the parties sharing control. Further, in assessing whether Company has significant influence over an investee, the Company assesses whether it has the power to participate in the financial and operating policy decisions of the investee, but is not in control or joint control of those policies.

Useful life and residual value of property, plant and equipment, investment property and intangible assets

The useful life and residual value of property, plant and equipment, investment property and intangible assets are determined based on evaluation made by the management of the expected usage of the asset, the physical wear and tear and technical or commercial obsolescence of the asset. Due to the judgements involved in such estimates the useful life and residual value are sensitive to the actual usage in future period.

Provision for litigations and contingencies

Provision for litigations and contingencies is determined based on evaluation made by the management of the present obligation arising from past events the settlement of which is expected to result in outflow of resources embodying economic benefits, which involves judgements around estimates the ultimate outcome of such past events and measurement of the obligation amount. Due to judgements involved in such estimation the provision is sensitive to the actual outcome in future periods

Notes to Standalone Ind AS Financial Statements for the year ended 31 March 2018

(All amounts in Indian ₹ crore, unless otherwise stated)

3 Property, plant and equipment

Particulars	Building	Plant and machinery	Office equipments	Computer equipments end user devices	Computer equipments-servers and networking equipments	Furniture and fixtures	Vehicles	Shuttering material	Leasehold improve-ments	Total
Gross carrying amount at cost										
At April 1, 2016	6.94	11.39	3.44	2.09	1.58	3.26	6.95	2.38	13.16	51.19
Additions	-	0.07	0.04	0.18	-	0.03	0.18	-	-	0.50
Disposals	-	-	(0.05)	(0.01)	(0.01)	(0.08)	(0.40)	-	(0.19)	(0.74)
At March 31, 2017	**6.94**	**11.46**	**3.43**	**2.26**	**1.57**	**3.21**	**6.73**	**2.38**	**12.97**	**50.95**
Additions	-	-	0.10	0.26	0.26	0.32	0.50	-	-	1.44
Disposals	-	(0.84)	-	-	-	(0.12)	(0.01)	(0.11)	-	(1.08)
At March 31, 2018	**6.94**	**10.62**	**3.53**	**2.52**	**1.83**	**3.41**	**7.22**	**2.27**	**12.97**	**51.31**
Accumulated depreciation										
At April 1, 2016	0.12	0.76	0.92	0.41	0.45	0.44	0.37	0.26	1.64	5.37
Charge for the year	0.29	2.10	0.94	0.51	0.56	0.40	1.25	0.26	1.63	7.94
Adjustments for disposals	-	-	(0.04)	-	(0.01)	(0.03)	(0.29)	-	(0.13)	(0.50)
At March 31, 2017	**0.41**	**2.86**	**1.82**	**0.92**	**1.00**	**0.81**	**1.33**	**0.52**	**3.14**	**12.81**
Charge for the year	0.47	1.59	0.55	0.30	0.53	0.40	1.29	0.26	1.64	7.03
Adjustments for disposals	-	(0.34)	-	-	-	(0.06)	-	-	-	(0.40)
At March 31, 2018	**0.88**	**4.11**	**2.37**	**1.22**	**1.53**	**1.15**	**2.62**	**0.78**	**4.78**	**19.44**
Net block										
At March 31, 2017	**6.53**	**8.60**	**1.61**	**1.34**	**0.57**	**2.40**	**5.40**	**1.86**	**9.83**	**38.14**
At March 31, 2018	**6.06**	**6.51**	**1.16**	**1.30**	**0.30**	**2.26**	**4.60**	**1.49**	**8.19**	**31.87**

Notes:

a. **Capitalized borrowing cost**
There are no borrowing costs capitalized during the year ended March 31, 2018 and March 31, 2017.

b. **Property, plant and equipment pledged as security**
Details of assets pledged are as per note 20

4 Investment properties

Particulars	Land	Building	Total
Gross carrying amount at cost			
At April 1, 2016	410.43	22.91	433.34
Additions	1.95	8.51	10.46
Disposals	(403.00)	-	(403.00)
At March 31, 2017	**9.38**	**31.42**	**40.80**
Additions (transferred from inventory)	21.00	28.05	49.05
Disposals	(7.16)	(18.88)	(26.04)
At March 31, 2018	**23.22**	**40.59**	**63.81**
Accumulated depreciation			
At April 1, 2016	-	0.70	0.70
Charge for the year	-	0.77	0.77
Disposals	-	-	-
At March 31, 2017	**-**	**1.47**	**1.47**
Charge for the year	-	0.48	0.48
Disposals	-	(1.89)	(1.89)
At March 31, 2018	**-**	**0.06**	**0.06**
Net block			
At March 31, 2017	**9.38**	**29.95**	**39.33**
At March 31, 2018	**23.22**	**40.53**	**63.75**

Notes to Standalone Ind AS Financial Statements for the year ended 31 March 2018

(All amounts in Indian ₹ crore, unless otherwise stated)

Notes:

a. Assets acquired under finance lease (refer note 36)

Buildings include asset taken on finance lease.

Particulars	31 March 2018	31 March 2017
Gross block	-	10.03
Accumulated depreciation	-	0.63
Net block	**-**	**9.40**

b. Information regarding income and expenditure of investment properties (including investment properties sold during the year)

Particulars	31 March 2018	31 March 2017
Rental income derived from investment properties	5.09	3.92
Direct operating expenses (including repairs and maintenance) generating rental income	(2.65)	(2.51)
Direct operating expenses (including repairs and maintenance) that did not generate rental income	-	-
Profit arising from investment properties before depreciation and indirect expenses	2.44	1.41
Less : Depreciation	(0.48)	(0.77)
Profit arising from investment properties before indirect expenses	**1.96**	**0.64**

c. Fair valuation information

The fair valuations are based on valuations performed by an accredited independent valuer.

The Company has no restrictions on the realizability of its investment properties and no contractual obligations to purchase, construct or develop investment properties or for repairs, maintenance and enhancements as at Balance Sheet date. The fair value of investment properties is based on discounted cash flows and classified as level 3 fair value in the fair value hierarchy due to the use of unobservable inputs. There has been no change in valuation techniques used since prior years.

Reconciliation of fair value	31 March 2018	31 March 2017
Opening balance	51.14	448.18
Purchases/ additions	49.05	10.46
Disposals	(26.04)	(403.00)
Fair value changes, net	3.42	(4.50)
Closing balance	**77.57**	**51.14**

Description of valuation techniques used and key inputs to valuation of investment properties

Valuation technique used	Significant inputs	Range (weighted average)	
		31 March 2018	31 March 2017
Discounted cash flow (DCF) method (refer below)	Estimated rental value per sq.ft. per month (in ₹)	45-55	39 - 40
	Rent growth p.a.	5.00%	5.00%
	Long-term vacancy rate	5.00%	5.00%
	Discount rate	13.27%	13.27%

Under the DCF method, fair value is estimated using assumptions regarding the benefits and liabilities of ownership over the asset's life including an exit or terminal value. This method involves the projection of a series of cash flows on a real property interest. To this projected cash flow series, a market-derived discount rate is applied to establish the present value of the income stream associated with the asset. The exit yield is normally separately determined and differs from the discount rate.

The duration of the cash flows and the specific timing of inflows and outflows are determined by events such as rent reviews, lease renewal and related sub-leasing, redevelopment, or refurbishment. The appropriate duration is typically driven by market behavior that is a characteristic of the class of real property. Periodic cash flow is typically estimated as gross income less vacancy, non-recoverable expenses, collection losses, lease incentives, maintenance cost, agent and commission costs and other operating and management expenses. The series of periodic net operating income, along with an estimate of the terminal value anticipated at the end of the projection period, is then discounted.

d. Capitalized borrowing cost

There are no borrowing costs capitalized during the year ended March 31, 2018 and March 31, 2017.

e. Investment properties pledged as security

Details of investment properties pledged are as per note 20

Notes to Standalone Ind AS Financial Statements for the year ended 31 March 2018

(All amounts in Indian ₹ crore, unless otherwise stated)

4A Capital work in progress

Particulars	31 March 2018	31 March 2017
Opening balance	0.08	-
-Additions (subsequent expenditure)	-	0.08
-Capitalised during the year	(0.08)	-
-Transferred from inventory during the year	33.25	-
Closing balance	**33.25**	**0.08**

5 Intangible assets

Particulars	Computer software	Total
Gross carrying amount at cost		
At April 1, 2016	5.55	5.55
Additions	0.64	0.64
Disposals	-	-
At March 31, 2017	**6.19**	**6.19**
Additions	0.53	0.53
Disposals	-	-
At March 31, 2018	**6.72**	**6.72**
Accumulated amortization		
At April 1, 2016	1.07	1.07
Charge for the year	1.27	1.27
Disposals	-	-
At March 31, 2017	**2.34**	**2.34**
Charge for the year	1.27	1.27
Disposals	-	-
At March 31, 2018	**3.61**	**3.61**
Net block		
At March 31, 2017	**3.85**	**3.85**
At March 31, 2018	**3.11**	**3.11**

6 Non-current investments

Particulars	31 March 2018	31 March 2017
Non-current investments - valued at cost unless stated otherwise		
(A) Equity instruments (unquoted)		
(i) Investment in subsidiaries (fully paid-up)		
Prudential Housing and Infrastructure Development Limited 0.005 crore equity shares (March 31, 2017 - 0.005 crore) of ₹10 each	0.05	0.05
Centurions Housing and Constructions Private Limited 0.001 crore equity shares (March 31, 2017 - 0.001 crore) of ₹10 each	-	-
Melmont Construction Private Limited 0.001 crore equity shares (March 31, 2017 - 0.001 crore) of ₹10 each	0.01	0.01
Purva Corporation 0.001 crore equity shares (March 31, 2017 - 0.001 crore) of ₹45 each (equivalent, USD 1) each	-	0.05
Purva Realities Private Limited 0.001 crore equity shares (March 31, 2017 - 0.001 crore) of ₹10 each	0.01	0.01
Welworth Lanka Holding Private Limited 3.60 crore equity shares (March 31, 2017 - 2.94 crore) ₹23.30 each (equivalent, LKR 10) each	15.25	12.50
Nile Developers Private Limited 0.01 crore equity shares (March 31, 2017 - 0.01 crore) of ₹10 each	0.34	0.34
Vaigai Developers Private Limited 0.01 crore equity shares (March 31, 2017 - 0.01 crore) of ₹10 each	0.10	0.10

Notes to Standalone Ind AS Financial Statements for the year ended 31 March 2018

(All amounts in Indian ₹ crore, unless otherwise stated)

Particulars	31 March 2018	31 March 2017
Purva Star Properties Private Limited 0.001 crore equity shares (March 31, 2017 - 0.001 crore) of ₹10 each	0.01	0.01
Purva Sapphire Land Private Limited 0.001 crore equity shares (March 31, 2017 - 0.001 crore) of ₹10 each	0.01	0.01
Purva Ruby Properties Private Limited 0.001 crore equity shares (March 31, 2017 - 0.001 crore) of ₹10 each	0.01	0.01
Grand Hills Developments Private Limited 0.001 crore equity shares (March 31, 2017 - 0.001 crore) of ₹10 each	0.01	0.01
Starworth Infrastructure and Construction Limited 0.005 crore equity shares (March 31, 2017 - 0.005 crore) of ₹10 each	0.22	0.22
Provident Housing Limited 0.005 crore equity shares (March 31, 2017 - 0.005 crore) of ₹10 each	8.36	8.36
Varishtha Property Developers Private Limited 0.0001 crore equity shares (March 31, 2017 - 0.0001 crore) of ₹100 each	0.01	0.01
Vagishwari Land Developers Private Limited 0.0001 crore equity shares (March 31, 2017 - 0.0001 crore) of ₹100 each	0.01	0.01
Jaganmata Property Developers Private Limited 0.0001 crore equity shares (March 31, 2017 - 0.0001 crore) of ₹100 each	0.01	0.01
Jyothishmati Business Centers Private Limited 0.0001 crore equity shares (March 31, 2017 -0.0001 crore) of ₹100 each	0.01	0.01
Purva Pine Private Limited 0.0001 crore equity shares (March 31, 2017 - 0.0001 crore) of ₹100 each	0.01	0.01
Purva Oak Private Limited 0.0001 crore equity shares (March 31, 2017 - 0.0001 crore) of ₹100 each	0.01	0.01
IBID Home Private Limited 0.001 crore equity shares (March 31, 2017 - Nil) of ₹10 each	0.01	-
	24.46	**21.74**

Particulars	31 March 2018	31 March 2017
(ii) Investment in associates		
Propmart Technologies Limited 0.234 crore equity shares (March 31, 2017 - 0.234 crore) of ₹10 each fully paid-up	2.34	2.34
Keppel Puravankara Development Private Limited 0.441 crore equity shares (March 31, 2017 - 0.441 crore) of ₹10 each fully paid-up	4.41	4.41
Sobha Puravankara Aviation Private Limited 0.478 crore equity shares (March 31, 2017 - 0.478 crore) of ₹10 each fully paid-up	4.78	4.78
B. Other investments		
Investment in limited liability partnerships (associate)		
Pune Projects LLP (net of accumulated share of losses of ₹1.18 crores) (March 31, 2017 - ₹1.18 crores)	-	-
Investment in partnership firms (associate)		
Whitefield Ventures (including current account balance)	7.38	-
	18.91	11.53
Total Investments	**43.37**	**33.27**
Notes:		
a) Aggregate amount of quoted investments actively traded and market value thereof	-	-
b) Aggregate amount of other investments	43.37	33.27
c) Aggregate amount of impairment in value of investments	-	-

Notes to Standalone Ind AS Financial Statements for the year ended 31 March 2018

(All amounts in Indian ₹ crore, unless otherwise stated)

d) Details of investment in partnership firm

Name of the firm/partners	March 31, 2018		March 31, 2017	
	Capital	Profit sharing ratio	Capital	Profit sharing ratio
Whitefield Ventures				
Mr. B S Narayanan	0.95	0.50%	-	-
Mrs. Geetha Sanjay Vhatkar	0.01	0.50%	-	-
M/s Golflinks Software Park Private Limited	0.86	0.50%	-	-
Puravankara Limited	7.38	42.00%	-	-
M/s Embassy Property Developments Private Limited	0.11	6.75%	-	-
Mr. K J Kuruvilla	0.18	10.00%	-	-
Mrs. Suja George	0.18	9.75%	-	-
Mr. Rana George	0.18	10.00%	-	-
Mr. Karan Virwani	0.35	20.00%	-	-
Total	**10.20**	**100.00%**		

7 Loans

Particulars	31 March 2018	31 March 2017
a Non current		
Unsecured, considered good		
Security deposits	140.18	123.63
Loans to subsidiaries (refer note 38)	508.82	207.31
Loans to other related parties (refer note 38)	0.01	0.01
	649.01	**330.95**
b Current		
(Unsecured, considered good)		
Loans to joint ventures (refer note 38)	64.84	71.52
	64.84	**71.52**
	713.85	**402.47**

Loans and advances due by directors or other officers, etc.

Particulars	31 March 2018	31 March 2017
Loans to subsidiaries, joint ventures and other related parties include		
Due from Pune Projects LLP in which the Company is a partner	64.84	71.52
Due from Prudential Housing and Infrastructure Development Limited in which the Company's director is a director	1.87	1.86
Due from Purva Good Earth Properties Private Limited in which the Company's director is a director	0.01	0.01
Due from Grand Hills Developments Private Limited in which the Company's director is a director	0.02	0.02
Due from Nile Developers Private Limited in which the Company's director is a director	14.49	14.31
Due from Vaigai Developers Private Limited in which the Company's director is a director	11.51	11.44
Due from Starworth Infrastructure and Construction Limited in which the Company's director is a director	39.92	1.11
Due from Jaganmata Property Developers Private Limited in which the Company's director is a director	29.23	-
Due from Provident Housing Limited in which the Company's director is a director	217.11	-
Due from Centurions Housing and Constructions Private Limited in which the Company's director is a director	1.45	-

8 Other financial assets

Particulars	31 March 2018	31 March 2017
a Non current		
Non-current bank balances (refer note 16)	11.10	16.56
Advance towards investment in LLP	15.00	-
	26.10	**16.56**

Notes to Standalone Ind AS Financial Statements for the year ended 31 March 2018

(All amounts in Indian ₹ crore, unless otherwise stated)

Particulars	31 March 2018	31 March 2017
b Current		
Unbilled revenue	271.16	210.73
Receivable towards sale of investment property	35.60	-
Recoverables under joint development arrangement	16.21	-
Others	5.46	5.51
	328.43	**216.24**

Particulars	31 March 2018	31 March 2017
Other financial assets include receivable due from directors or other officers, etc.		
Dues from Kenstream Ventures LLP in which Company's director is a Partner	35.60	-

9 Assets for current tax (net)

Particulars	31 March 2018	31 March 2017
Advance income tax [net of provision for taxation ₹191.43 crores] (March 31, 2017, ₹181.86 crores)	20.67	16.80
	20.67	16.80

10 Other assets

Particulars	31 March 2018	31 March 2017
a Non current		
Deposits with government authorities	8.28	8.28
Advances for land contracts	73.32	75.32
Duties and taxes recoverable	6.84	6.21
Prepaid expenses	1.48	0.93
Other advances	3.94	3.03
	93.86	**93.77**
b Current		
Advances to suppliers	149.15	90.21
Prepaid expenses	7.61	11.10
Duties and taxes recoverable	20.14	20.37
Other advances	11.31	12.84
	188.21	134.52
	282.07	**228.29**

Particulars	31 March 2018	31 March 2017
Advances given to directors or other officers, etc.		
Advances to suppliers include		
Advance to Purva Star Properties Private Limited in which the Company's director is a director	1.11	7.98

11 Income tax

The major components of income tax expense for the years ended March 31, 2018 and March 31, 2017 are:

Particulars	31 March 2018	31 March 2017
Statemement of profit and loss:		
Profit or loss section:		
Current tax:		
Current income tax charge	9.57	22.82
Deferred tax:		
Relating to origination/ reversal of temporary differences		
> Decrease/(increase) in deferred tax assets	(1.01)	(9.46)
> (Decrease)/increase in deferred tax liabilities	4.14	2.03
Others	(2.94)	(1.37)
	0.19	(8.80)

Notes to Standalone Ind AS Financial Statements for the year ended 31 March 2018

(All amounts in Indian ₹ crore, unless otherwise stated)

Particulars	31 March 2018	31 March 2017
Income tax expense reported in the statement of profit and loss	**9.76**	**14.02**
OCI section:		
Deferred tax related to items recognised in OCI during the year:		
Income tax charge/(credit) relating to re-measurement gains/losses on defined benefit plans	(0.25)	(0.03)
Income tax charged to OCI	**(0.25)**	**(0.03)**

Reconciliation of tax expense and the accounting profit multiplied by India's tax rate

Particulars	31 March 2018	31 March 2017
Accounting profit before income tax	**86.99**	**108.78**
Effective tax rate in India	34.608%	34.608%
Tax on accounting profit at statutory income tax rate [34.608%]	30.11	37.65
Tax effect of amounts which are not deductible (taxable) in calculating taxable income:		
Effect of non-deductible expenses	0.95	1.86
Effect of exempt incomes	(17.02)	(10.99)
Long term capital gains taxed at lower rate	(4.69)	(4.70)
Benefit of carry forward long term capital losses	-	(10.73)
Others	0.41	0.92
Income tax expense	**9.76**	**14.01**

12 Deferred tax assets (net)

Particulars	31 March 2018	31 March 2017
Deferred tax asset arising on account of :		
Impact of expenditure charged to the statement of profit and loss in a year but allowed for tax purposes in subsequent years	30.90	33.01
MAT Credit entitlement	18.94	15.39
Others	-	0.18
	49.84	**48.58**
Less: Deferred tax liability arising on account of :		
Fixed assets: Impact of difference between tax depreciation and depreciation/amortization charged for the financial reporting	(1.08)	(2.11)
Impact of financial assets and liabilities carried at amortized cost	(2.03)	(2.26)
Others	(7.71)	(2.31)
	(10.82)	**(6.68)**
Deferred tax assets (net)	**39.02**	**41.90**

Reconciliation of deferred tax assets

Particulars	31 March 2018	31 March 2017
Net deferred tax asset at the beginning of the year	41.90	34.44
Tax income/(expense) during the year recognized in profit and loss	(0.19)	8.81
Tax income/(expense) during the year recognized in OCI	0.25	0.03
Others	(2.94)	(1.37)
Net deferred tax asset at the end of the year	**39.02**	**41.90**

13 Inventories

Particulars	31 March 2018	31 March 2017
Raw materials, components and stores	9.36	13.02
Land stock	504.20	675.93
Work-in-progress	2,365.84	2,204.42
Stock of flats	567.79	566.77
	3,447.19	**3,460.14**

Note: Details of assets pledged are as per note no.20

Notes to Standalone Ind AS Financial Statements for the year ended 31 March 2018

(All amounts in Indian ₹ crore, unless otherwise stated)

14 Trade receivables

Particulars	31 March 2018	31 March 2017
Unsecured, considered good		
Dues from related parties	37.74	6.60
Dues from others	128.46	285.97
	166.20	**292.57**

Note: Details of assets pledged are as per note no.20

Particulars	31 March 2018	31 March 2017
Trade receivables include receivable due from directors or other officers, etc.		
Dues from Provident Housing Limited in which Company's director is a director	0.76	1.54
Dues from Pune Projects LLP in which Company is a Partner	1.98	5.06
Dues from IBID Home Private Limited in which an officer of the Company is a director	35.00	-

15 Cash and cash equivalents

Particulars	31 March 2018	31 March 2017
Cash on hand	0.13	0.10
Balances with banks		
In current accounts	80.25	74.88
	80.38	**74.98**

Note 1

Particulars	
Changes in liabilities arising from financing activities	
(a) Borrowings (including current maturities):	
Balance as at April 1, 2016	**1,805.60**
Add: Cash inflows	949.93
Less: Cash outflows	(1,210.90)
Add: Interest accrued during the year	232.21
Less: Interest paid	(233.76)
Others (including impact of finance lease)	7.18
Balance as at March 31, 2017	**1,550.26**
Add: Cash inflows	594.68
Less: Cash outflows	(306.41)
Add: Interest accrued during the year	181.91
Less: Interest paid	(182.69)
Others (including impact of finance lease)	(8.72)
Balance as at March 31, 2018	**1,829.03**
(b) Dividends payable (including taxes):	
Balance as at April 1, 2016	**0.12**
Add: Dividend declared	18.68
Less: Dividend paid	(18.68)
Balance as at March 31, 2017	**0.12**
Add: Dividend declared	57.52
Less: Dividend paid	(57.48)
Balance as at March 31, 2018	**0.16**

Notes to Standalone Ind AS Financial Statements for the year ended 31 March 2018

(All amounts in Indian ₹ crore, unless otherwise stated)

16 Bank balances other than cash and cash equivalents

Particulars	31 March 2018	31 March 2017
Current		
Unpaid dividend account	0.16	0.12
	0.16	**0.12**
Non-current		
Margin money deposits	11.10	16.50
	11.10	**16.50**
Amount disclosed under non-current assets (refer note 8)	**(11.10)**	**(16.50)**
	-	**-**

Notes:

1) Margin money deposits represent earmarked bank balances restricted for use held as margin money for security against the guarantees and deposits which are subject to first charge to secure the Company's borrowings.

2) Unpaid dividend account represents bank balances which are restricted for use and it relates to unclaimed dividend.

3) As at March 31, 2018, the Company had available ₹134.23 crores (March 31, 2017 ₹160.73 crores) of undrawn committed borrowing facilities.

17 Equity share capital

Particulars	31 March 2018	31 March 2017
Authorized shares		
Equity share capital of face value of ₹5 each		
32.00 crore (March 31, 2017 - 32.00 crore) equity shares of ₹5 each	160.00	160.00
Issued, subscribed and fully paid-up shares		
Equity share capital of face value of ₹5 each		
23.72 crore (March 31, 2017 - 23.72 crore) equity shares of ₹5 each	118.58	118.58
	118.58	**118.58**

a. Reconciliation of the shares outstanding at the beginning and at the end of the reporting year

Equity shares	March 31, 2018		March 31, 2017	
	No. in crore	₹ crore	No. in crore	₹ crore
Balance at the beginning of the year	23.72	118.58	23.72	118.58
Movement during the year	-	-	-	-
Outstanding at the end of the year	**23.72**	**118.58**	**23.72**	**118.58**

b. Terms/rights attached to equity shares

The Company has only one class of equity shares having a par value of ₹5 per share. Each holder of equity shares is entitled to one vote per share. The Company declares and pays dividends in Indian Rupees. The dividend proposed by the Board of Directors is subject to the approval of the shareholders in the ensuing Annual General Meeting, except interim dividend.

In the event of liquidation of the Company, the holders of equity shares will be entitled to receive remaining assets of the Company, after distribution of all preferential amounts, if any. The distribution will be in proportion to the number of equity shares held by the shareholders.

c. Details of shareholders holding more than 5% shares in the company

Equity shares	March 31, 2018		March 31, 2017	
	No. in crore	% holding in the class	No. in crore	% holding in the class
Equity shares of ₹ 5 each fully paid-up				
Ravi Puravankara	17.79	74.99%	17.79	74.99%

As per records of the Company, including its register of shareholders/members and other declarations received from shareholders regarding beneficial interest, the above shareholding represents both legal and beneficial ownership of shares.

Notes to Standalone Ind AS Financial Statements for the year ended 31 March 2018

(All amounts in Indian ₹ crore, unless otherwise stated)

18 Other equity

Particulars	31 March 2018	31 March 2017
Reserves and surplus		
Securities premium		
Balance at the beginning of the year	963.61	963.80
Less: Adjustment made during the year	-	(0.19)
Balance at the end of the year	**963.61**	**963.61**
General reserve		
Balance at the beginning of the year	80.28	80.28
Add: Transferred from surplus in the statement of profit and loss	-	-
Balance at the end of the year	**80.28**	**80.28**
Retained earnings		
Balance at the beginning of the year	810.97	734.93
Dividend (including dividend distribution tax) - refer note 19	(57.52)	(18.68)
Total comprehensive income for the year	76.76	94.72
Balance at the end of the year	**830.21**	**810.97**
Total other equity	**1,874.10**	**1,854.86**

19 Distribuition made and proposed

Particulars	31 March 2018	31 March 2017
Cash dividends on equity shares declared and paid		
Final dividend [₹2.25 per share for the year ended March 31, 2017] (March 31, 2017: ₹0.78 per share for the year ended March 31, 2016)	53.36	18.50
Dividend distribution tax (DDT) on final dividend (net of credit of DDT paid by subsidiaries)	4.16	0.18
	57.52	**18.68**

Note: Details of proposed dividend on equity shares *

Particulars	31 March 2018	31 March 2017
Proposed dividend [₹Nil per share (March 31, 2017: ₹2.25 per share)]	-	53.36
Dividend distribution tax on proposed dividend	-	10.87

* Proposed dividends on equity shares represent dividend proposed by the Board of directors of the Company upto the date of approval of the financial statements for issue, which are subject to approval at ensuing annual general meeting and are not recognized as a liability (including DDT thereon) as at the balance sheet date.

20 Borrowings

Particulars	31 March 2018	31 March 2017
a Non-current borrowings		
Secured loans		
Term loans		
From banks	447.60	195.81
From others	893.81	723.39
Unsecured		
Long-term maturities of finance lease obligations (refer note 36)	-	14.68
	1,341.41	**933.88**
Amount disclosed under "Other current financial liabilities" (refer note 21b)	(1,204.34)	(704.43)
	137.07	**229.45**
b Current borrowings		
Unsecured		
Loans repayable on demand		
Loans from related parties	61.78	98.42
Secured		
Loans repayable on demand		
Cash credit and other loan from banks	154.27	154.35
Other loans		

Notes to Standalone Ind AS Financial Statements for the year ended 31 March 2018

(All amounts in Indian ₹ crore, unless otherwise stated)

Particulars	31 March 2018	31 March 2017
Term loans		
From banks	124.06	194.32
From others	147.51	169.29
	487.62	**616.38**
	624.69	**845.83**

Note 1: Amount of current borrowings repayable within twelve months is ₹111.72 crores (March 31, 2017: ₹51.45 crores)

Note 2: Assets pledged as security

The carrying amounts of assets pledged as security for borrowings are:

Particulars	31 March 2018	31 March 2017
Trade Receivables	151.79	130.35
Inventories	2,126.03	1,538.29
Vehicles	0.67	2.47
Investment property	31.53	15.46
Total assets pledged as security	**2,310.02**	**1,686.58**

Note 3: Details of nature of security, gurantees given by directors and repayment terms of borrowings

Non-current borrowings

Category of loan	March 31, 2018	March 31, 2017	Effective interest rate	Maturity	Repayment details	Nature of security
Term loans from banks	306.23	195.81	10-11%	2021-2022	10 to 24 instalments	1. Underlying project inventory and assignment of project receviables 2. Fund shortfall undertaking by the director of the Company towards funding of underlying projects/ working capital.
Term loans from banks	141.37	-	10-11%	2023	12 instalments	Underlying project inventory and assignment of project receviables
Subtotal	**447.60**	**195.81**				
Term loans from others	454.67	431.77	10-13%	2021-2022	36 instalments	Underlying project inventory and assignment of project receviables
Term loans from others	197.87	-	10-11%	2023	48 instalments	Underlying project inventory
Term loans from others	240.60	290.95	11-13%	2020	14 instalments	Underlying project inventory and assignment of project receviables and collateral security of investment property
Term loans from others	0.67	0.68	9-10%	2020-2023	36 to 60 instalments	Vehicles
Subtotal	**893.81**	**723.39**				
Finance lease obligations	-	14.68	14%	2050	396 instalments	Unsecured
Subtotal	**0.00**	**14.68**				
Total	**1,341.41**	**933.88**				

Current borrowings

Category of loan	March 31, 2018	March 31, 2017	Effective interest rate	Maturity	Repayment details	Nature of security
Term loans from banks	124.06	194.32	12-13%	2019	29 to 48 instalments	1. Underlying project inventory and assignment of project receviables 2. Fund shortfall undertaking by the director of the Company towards funding of underlying projects/ working capital.
Subtotal	**124.06**	**194.32**				
Term loans from others	99.21	100.00	11-12%	2021	24 instalments	Underlying project inventory
Term loans from others	48.30	69.29	12-13%	2019	29 instalments	1. Underlying project inventory and assignment of project receviables 2. Fund shortfall undertaking by the director of the Company towards funding of underlying projects/ working capital.
Subtotal	**147.51**	**169.29**				

Notes to Standalone Ind AS Financial Statements for the year ended 31 March 2018

(All amounts in Indian ₹ crore, unless otherwise stated)

Category of loan	March 31, 2018	March 31, 2017	Effective interest rate	Maturity	Repayment details	Nature of security
Cash credit and other loan from banks	104.30	104.57	10.50%	On demand	On demand	Underlying project inventory and investment property
Cash credit and other loan from banks	49.39	49.78	12-13%	On demand	On demand	Underlying project inventory
Cash credit and other loan from banks	0.58	-	10-11%	On demand	On demand	Underlying project inventory
Subtotal	**154.27**	**154.35**				
Loans from related parties	61.78	98.42	10-12%	On demand	On demand	Unsecured
Subtotal	**61.78**	**98.42**				
Total	**487.62**	**616.38**				

21 Other financial liabilities

Particulars	31 March 2018	31 March 2017
a Non-current		
Security deposits	10.27	7.76
	10.27	**7.76**
b Current		
Current maturities of long-term borrowings (refer note 20)	1,204.34	703.04
Current maturities of finance lease obligations (refer note 20)	-	1.39
Other payables	16.41	17.62
	1,220.75	**722.05**
	1,231.02	**729.81**

Note 1: Amount of current maturities of long-term borrowings repayable within twelve months is ₹42.21 crores (March 31, 2017: ₹Nil)

22 Provisions

Particulars	31 March 2018	31 March 2017
a Non-current		
Provision for employee benefits		
Gratuity (refer note 39)	7.06	7.32
	7.06	**7.32**
b Current		
Provision for employee benefits		
Leave benefits	1.46	1.33
	1.46	**1.33**
Other provisions		
Provision for contract losses (refer note 42)	0.86	10.50
	2.32	**11.83**
	9.38	**19.15**

23 Trade payables

Particulars	31 March 2018	31 March 2017
Trade payable		
- Total outstanding dues of micro enterprises and small enterprises	3.74	3.53
- Total outstanding dues of creditors other than micro and small enterprises	187.12	185.71
Payable to related parties	92.21	11.58
	283.07	**200.82**

Disclosures of dues to Micro, Small and Medium enterprises

The information as required under the Micro, Small and Medium Enterprises Development Act, 2006 has been determined to the extent such parties have been identified on the basis of information available with the Company. The Company has not received any claim for interest from any supplier under the said Act.

Notes to Standalone Ind AS Financial Statements for the year ended 31 March 2018

(All amounts in Indian ₹ crore, unless otherwise stated)

Particulars		31 March 2018	31 March 2017
i.	The principal amount remaining unpaid	3.74	3.53
ii.	Interest due thereon remaining unpaid	-	-
iii.	The amount of interest paid by the buyer in terms of section 16 of the Micro, Small and Medium Enterprises Development Act, 2006, along with the amount of the payment made to the supplier beyond the appointed day during each accounting year.	-	-
iv.	The amount of interest due and payable for the period of delay in making payment (which have been paid but beyond the appointed day during the year).	-	-
v.	The amount of interest accrued during the year and remaining unpaid.	-	-
vi.	The amount of further interest remaining due and payable for earlier years	-	-

24 Other current liabilities

Particulars	31 March 2018	31 March 2017
Advances received from customers	67.21	125.65
Statutory dues payable	4.81	9.67
Income received in advance	3.94	5.86
Liability under joint development arrangement*	1,061.51	953.46
Unpaid dividend	0.16	0.12
Other payables	0.94	0.93
	1,138.58	**1,095.69**

*Includes amount payable to landowners where the Company has entered into joint development arrangements with landowners for joint development of properties on land in lieu of which, the Company has agreed to transfer certain percentage of constructed area/ revenue proceeds, net of revenue recognised.

25 Revenue from operations

Particulars	31 March 2018	31 March 2017
Revenue from operations		
Income from property development	847.34	894.11
(A)	**847.34**	**894.11**
Other operating revenues		
Lease income	5.09	4.30
Scrap sales	0.33	0.30
Profit on sale of investment property	26.81	71.76
Share in profits/ (loss) of partnership firm investments (post tax)	(1.18)	-
Others	7.21	6.00
(B)	**38.26**	**82.36**
(A)+(B)	**885.60**	**976.47**

26 Other income

Particulars	31 March 2018	31 March 2017
Interest on financial assets:		
Bank deposits	0.20	1.32
Security deposits	42.93	19.23
Loan to associates	8.01	7.87
Others	2.37	2.62
Profit on sale of property, plant and equipment	0.59	0.06
Dividend income on investments	32.83	18.50
Financial guarantee income	1.92	1.31
Liabilities no longer required written-back	3.88	-
Others	12.23	5.37
	104.96	**56.28**

Notes to Standalone Ind AS Financial Statements for the year ended 31 March 2018

(All amounts in Indian ₹ crore, unless otherwise stated)

27 Cost of raw materials, components and stores consumed

Particulars	31 March 2018	31 March 2017
Inventories at the beginning of the year	13.02	17.82
Add : Purchases during the year	38.96	47.35
	51.98	**65.17**
Less : Inventories at the end of the year	9.36	13.02
Cost of raw materials, components and stores consumed	**42.62**	**52.15**

28 (Increase)/decrease in inventories of stock of flats, land stock and work-in-progress

Particulars	31 March 2018	31 March 2017
Inventories at the beginning of the year		
Land stock	675.93	120.94
Work-in-progress	2,204.42	2,105.00
Stock of flats	566.77	443.49
Less: Transferred to capital work-in-progress/ investment property	(82.30)	-
Inventories at the end of the year		
Land stock	504.20	675.93
Work-in-progress	2,365.84	2,204.42
Stock of flats	567.79	566.77
	(73.01)	**(777.69)**

29 Employee benefits expense

Particulars	31 March 2018	31 March 2017
Salaries, wages and bonus	69.39	62.11
Contribution to provident fund and other funds	2.42	4.20
Staff welfare	0.86	1.06
	72.67	**67.37**

30 Finance costs

Particulars	31 March 2018	31 March 2017
Interest on financial liabilities		
- Borrowings	180.42	219.58
- Others	1.32	11.57
Bank charges	0.17	1.06
	181.91	**232.21**

* Gross of interest of ₹160.79 crores (March 31, 2017: ₹200.86 crores) inventorised to qualifying work-in-progress. The rate used to determine the amount of borrowing costs eligible for capitalisation is the effective interest rate of the underlying borrowings which is in the range of 9 to 14%.

31 Depreciation and amortization expense

Particulars	31 March 2018	31 March 2017
Depreciation of property, plant and equipment (refer note 3)	7.03	7.94
Depreciation of investment properties (refer note 4)	0.48	0.77
Amortization of intangible assets (refer note 5)	1.27	1.27
	8.78	**9.98**

Notes to Standalone Ind AS Financial Statements for the year ended 31 March 2018

(All amounts in Indian ₹ crore, unless otherwise stated)

32 Other expenses

Particulars	31 March 2018	31 March 2017
Travel and conveyance	4.58	4.46
Repairs and maintenance		
- buildings	-	0.08
- plant & machinery	-	0.01
- others	13.46	12.59
Legal and professional	25.27	29.66
Rent (refer note 36)	11.95	23.31
Rates and taxes	20.20	4.92
Security	10.09	13.28
Communication costs	2.03	2.19
Printing and stationery	1.74	1.16
Advertising and sales promotion	24.23	17.83
Brokerage costs	4.46	3.31
Exchange differences (net)	0.15	0.08
Corporate social responsibility expenses	2.43	2.29
Provision for contract losses	-	10.54
Investment in subsidiaries written off	-	0.05
Miscellaneous expenses	6.47	7.87
	127.07	**133.63**

Notes:

1. Payment to auditor [included in legal and professional charges] *

Particulars	31 March 2018	31 March 2017
As auditor:		
Audit fee	0.47	0.48
Other services	0.14	0.15
Reimbursement of expenses	0.02	0.01
	0.63	**0.64**
* Includes fees paid to a firm of Chartered Accountants other than S.R.Batliboi & Associates LLP	0.12	0.64

2. Details of CSR expenditure:

Particulars	31 March 2018	31 March 2017
(a) Gross amount required to be spent during the year	1.97	2.28
(b) Amount spent		
Construction/acquisition of any asset	-	-
On purposes other than above	2.43	2.29
Total	**2.43**	**2.29**
(b) Balance amount unspent		
Construction/acquisition of any asset	-	-
On purposes other than above	-	-
Total	**-**	**-**

33 Fair value measurements

The fair value of the financial assets and liabilities is determined as the amount at which the instrument could be exchanged in a current transaction between willing parties, other than in a forced or liquidation sale.

The Company does not have financial assets and liabilities carried at fair value.

Investment in subsidiaries, joint ventures and associates are carried at cost.

The management assessed that the carrying values of cash and cash equivalents, trade receivables, loans, trade payables, borrowings and other financial assets and liabilities (as listed below) approximate their fair values largely either due to their short-term maturities or because they are assets/ liabilities carried at amorised cost and their amortised cost approximates their fair values.

Notes to Standalone Ind AS Financial Statements for the year ended 31 March 2018

(All amounts in Indian ₹ crore, unless otherwise stated)

Break up of financial assets carried at amortized cost	Notes	31 March 2018	31 March 2017
Loans	7	713.85	402.47
Trade receivables	14	166.20	292.57
Cash and cash equivalents	15	80.38	74.98
Bank balances other than cash and cash equivalents	16	0.16	0.12
Other financial assets	8	354.53	232.80
		1,315.12	**1,002.94**

Break up of financial liabilities carried at amortized cost	Notes	31 March 2018	31 March 2017
Borrowings	20	624.69	845.83
Trade payable	23	283.07	200.82
Other financial liabilities	21	1,231.02	729.81
		2,138.78	**1,776.46**

34 Financial risk management

The Company's principal financial liabilities, comprise borrowings, trade payables and other payables. The main purpose of these financial liabilities is to finance the Company's operations. The Company's principal financial assets include loans, trade receivables, cash and bank balances and other receivables that derive directly from its operations.

The Company's activities expose it to market risk, liquidity risk and credit risk.

The Company's management oversees the management of these risks and ensures that the Company's financial risk activities are governed by appropriate policies and procedures and that financial risks are identified, measured and managed in accordance with the Company's policies and risk objectives.

a. Credit risk

Credit risk is the risk of loss that may arise on outstanding financial instruments if a counterparty default on its obligations. Credit risk arises from cash and cash equivalents, trade receivables and deposits with banks and financial institutions.

Credit risk management

Other financial assets like bank deposits and other receivables are mostly with banks and hence, the Company does not expect any credit risk with respect to these financial assets.

With respect to trade receivables/unbilled revenue, the Company has constituted teams to review the receivables on periodic basis and to take necessary mitigations, wherever required. The Company creates allowance for all unsecured receivables based on lifetime expected credit loss.

Expected credit loss for trade receivables under simplified approach

The recoverability of trade receivables is assured as the registration of sold residential/commercial units is not processed till the time the Company does not receive the entire payment. Hence, as the Company does not have significant credit risk, it does not present the information related to ageing pattern. The company has widespread customer base and no single customer accounted for 10% or more of revenue in any of the years indicated.

During the periods presented, the Company made no write-offs of trade receivables.

b. Liquidity risk

Prudent liquidity risk management implies maintaining sufficient cash and marketable securities and the availability of funding through an adequate amount of committed credit facilities to meet obligations when due and also generating cash flow from operations.

Management monitors the Company's liquidity position and cash and cash equivalents on the basis of expected cash flows and maintaining debt financing plans.

The break-up of cash and cash equivalents and other current bank balances is as below:

Particulars	31 March 2018	31 March 2017
Cash and cash equivalents	80.38	74.98
Bank balances other than cash and cash equivalents	0.16	0.12
	80.54	**75.10**

Maturities of financial liabilities

The tables below analyze the Company's financial liabilities into relevant maturity groupings based on their contractual maturities for all financial liabilities.

Notes to Standalone Ind AS Financial Statements for the year ended 31 March 2018

(All amounts in Indian ₹ crore, unless otherwise stated)

March 31, 2018	On demand	Less than 1 year	1 year to 5 years	5 years and above	Total
Financial liabilities - non-current					
Borrowings*#	-	42.21	1,271.00	44.69	1,357.90
Security deposits	-	0.76	2.97	6.54	10.27
Financial liabilities - current					
Borrowings#	216.05	111.72	163.80	-	491.57
Trade payables	-	173.31	109.76	-	283.07
Other financial liabilities	-	1.86	10.61	3.94	16.41

March 31, 2017	On demand	Less than 1 year	1 year to 5 years	5 years and above	Total
Financial liabilities - non-current					
Borrowings*#	-	-	936.00	-	936.00
Security deposits	-	0.30	-	7.46	7.76
Financial liabilities - current					
Borrowings#	252.77	51.45	327.65	-	631.87
Trade payables	-	195.82	5.00	-	200.82
Other financial liabilities	-	1.59	16.03	-	17.62

* Includes current maturities of long-term borrowings
# Gross of transaction costs

c. Market risk

Market risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate because of changes in market prices. Market risk comprises two types of risk: interest rate risk and other price risk, such as equity price risk and commodity/real-estate risk.

The sensitivity analysis in the following sections relate to the position as at March 31, 2018 and March 31, 2017. The analysis excludes the impact of movements in market variables on the carrying values of gratuity and other post retirement obligations/provisions.

The below assumption has been made in calculating the sensitivity analysis:

The sensitivity of the relevant profit or loss item is the effect of the assumed changes in respective market risks. This is based on the financial assets and financial liabilities held at March 31, 2018 and March 31, 2017.

Interest rate risk is the risk that the fair value or future cash flows of an exposure will fluctuate because of changes in interest rate. The entity's exposure to the risk of changes in Interest rates relates primarily to the entity's operating activities (when receivables or payables are subject to different interest rates) and the entity's net receivables or payables.

The Company is affected by the price volatility of certain commodities/real estate. Its operating activities require the ongoing development of real estate. The Company's management has developed and enacted a risk management strategy regarding commodity/real estate price risk and its mitigation. The Company is subject to the price risk variables, which are expected to vary in line with the prevailing market conditions.

Interest rate sensitivity

Profit or loss is sensitive to higher/lower interest expense from borrowings as a result of changes in interest rates. The following table demonstrates the sensitivity to a reasonably possible change in interest rates, with all other variables held constant. The impact on the entity's profit before tax is due to changes in the fair value of financial assets and liabilities.

Particulars	31 March 2018	31 March 2017
Interest rates – increase by 50 basis points (50 bps)	3.33	3.07
Interest rates – decrease by 50 basis points (50 bps)	(3.33)	(3.07)

35 Capital Management

The Company's objectives when managing capital are to maximise returns for shareholders and benefits for other stakeholders, and maintain an optimal capital structure to reduce the cost of capital.

In order to maintain or adjust the capital structure, the Company may adjust the amount of dividends paid to shareholders, return capital to shareholders, issue new shares or sell assets to reduce debt.

The Company monitors its capital using gearing ratio, which is net debt divided by total equity. Net debt comprises long term borrowings, short term borrowings, current maturities of long term borrowings less cash and cash equivalents and other bank balances. Total equity comprises equity share capital and other equity.

Notes to Standalone Ind AS Financial Statements for the year ended 31 March 2018

(All amounts in Indian ₹ crore, unless otherwise stated)

Particulars	31 March 2018	31 March 2017
Long term borrowings	137.07	229.45
Current maturities of long term borrowings and finance lease obligations	1,204.34	704.43
Short term borrowings	487.62	616.38
Less: Cash and cash equivalents	(80.38)	(74.98)
Less : Bank balances other than cash and cash equivalents	(0.16)	(0.12)
Net debt	1,748.49	1,475.16
Total equity	1,992.68	1,973.44
Gearing ratio	0.88	0.75

In order to achieve the objective of maximize shareholders value, the Company's capital management, amongst other things, aims to ensure that it meets financial covenants attached to the interest-bearing borrowings that define capital structure requirements. Any significant breach in meeting the financial covenants would allow the bank to call borrowings. There have been no breaches in the financial covenants of above mentioned interest-bearing borrowing.

No changes were made in the objectives, policies or processes for managing capital during the current and previous years.

36 Commitments and contingencies

a. Leases

A. Operating lease

Company as lessee

The Company has taken premises under cancellable and non-cancellable operating leases. These leases have life of upto ten years with renewal option and include a clause to enable upward revision of the lease rental on periodical basis.

Particulars	31 March 2018	31 March 2017
Lease expense for cancellable and non-cancellable operating leases	11.95	23.31

Lease commitments under the non-cancellable operating leases as at the Balance Sheet date were as follows:

Particulars	31 March 2018	31 March 2017
a) Within one year	1.88	16.90
b) Later than one but not later than five years	0.13	9.56
c) Later than five years	-	-
Total	**2.01**	**26.46**

Company as lessor

The Company has entered into operating leases (cancellable and non-cancellable) on its investment property portfolio with varying lease terms of upto eighteen years and with escalation and renewal clauses. All leases include a clause to enable upward revision of the lease rental on periodical basis. The Company is also required to maintain the property over the lease term.

Particulars	31 March 2018	31 March 2017
Lease income for cancellable and non-cancellable operating leases	5.09	4.30

Future minimum rentals receivable under non-cancellable operating leases are as follows:

Particulars	31 March 2018	31 March 2017
a) Within one year	2.43	3.49
b) Later than one but not later than five years	4.55	5.72
c) Later than five years	0.91	2.95
Total	**7.90**	**12.16**

B. Finance lease

The Company has entered into a finance lease arrangement for building with a lease term of 33 years. The effective interest rate under the lease is 14% p.a. Lease commitments under the finance lease as at the Balance Sheet date were as follows:

Notes to Standalone Ind AS Financial Statements for the year ended 31 March 2018

(All amounts in Indian ₹ crore, unless otherwise stated)

Particulars		31 March 2018 Minimum lease payments	31 March 2018 Present Value of MLP
a)	Within one year	-	-
b)	Later than one but not later than five years	-	-
c)	Later than five years	-	-

Particulars		31 March 2017 Minimum lease payments	31 March 2017 Present Value of MLP
a)	Within one year	1.39	1.29
b)	Later than one but not later than five years	6.76	4.42
c)	Later than five years	76.84	8.97

b. Other commitments

(i) As at March 31, 2018, the Company did not have any contracts remaining to be executed on capital account that were not provided for (March 31, 2017 - ₹Nil).

(ii) As at March 31, 2018, the Company has given ₹213.50 crores (March 31, 2017: ₹198.95 crores) as advances/deposits for purchase of land/ joint development. Under the agreements executed with the land owners, the Company is required to make further payments and/or give share in area/ revenue from such development in exchange of undivided share in land based on the agreed terms/milestones.

(iii) The Company is committed to provide financial support to some of its subsidiaries to ensure that these entities operate on going concern basis and are able to meet their debts and liabilities as they fall due.

c. Contingent liabilities

Particulars	31 March 2018	31 March 2017
Claims against the company not acknowledged as debts		
- Value added tax	8.62	8.62
- Service tax	8.18	-
- Income tax	15.23	2.54
Gurantees given for subsidiary's borrowings from banks/ financial instituitions	525.48	526.62
Others	0.33	0.33

Other Litigations:

The Company is also subject to certain legal proceedings and claims, which have arisen in the ordinary course of business, including certain litigation for commercial development or land parcels held for construction purposes, either through joint development arrangements or through outright purchases, the impact of which is not quantifiable. These cases are pending with various courts and are scheduled for hearings. After considering the circumstances and legal evaluation thereon, the management believes that these cases will not have an adverse effect on the financial statements.

Note: The Company does not expect any reimbursement in respect of the above contingent liabilities and it is not practicable to estimate the timing of the cash outflows, if any, in respect of aforesaid matters and it is not probable that an outflow of resources will be required to settle the above obligations/claims.

37 Construction contracts

Particulars		31 March 2018	31 March 2017
(i)	Amount of contract revenue recognised as revenue for the year	847.34	894.11
(ii)	Amounts in respect of contracts in progress at the reporting date:		
a.	Aggregate amount of costs incurred and recognised profits/(losses)	920.23	2,409.65
b.	Amount of advances received (net)	67.21	125.65
c.	Amount of work in progress and the value of inventories	2,365.84	2,204.42
d.	Excess of revenue recognized over actual bills raised (unbilled revenue).	271.16	210.73

The Company has revised its project cost estimates in the current year, as a result of which the profit before tax for the year ended March 31, 2018 is lower by ₹52.40 crores (March 31, 2017 - ₹135.79 crores).

Notes to Standalone Ind AS Financial Statements for the year ended 31 March 2018

(All amounts in Indian ₹ crore, unless otherwise stated)

38 Related party transactions

I Names of related parties and nature of relationship with the Company

(i) Subsidiaries

Prudential Housing and Infrastructure Development Limited
Centurions Housing and Constructions Private Limited
Melmont Construction Private Limited
Purva Corporation (until September 20, 2017)
Purva Marine Properties Private Limited (until March 27, 2017)
Purva Realities Private Limited
Welworth Lanka Holding Private Limited
Welworth Lanka Private Limited
Nile Developers Private Limited
Vaigai Developers Private Limited
Grand Hills Developments Private Limited
Purva Star Properties Private Limited
Purva Sapphire Land Private Limited
Purva Ruby Properties Private Limited
Starworth Infrastructure and Construction Limited
Provident Housing Limited
Jaganmata Property Developers Private Limited
Jyothishmati Business Centers Private Limited
Vagishwari Land Developers Private Limited
Varishtha Property Developers Private Limited
Purva Pine Private Limited
Purva Oak Private Limited
IBID Home Private Limited
Provident Cedar Private Limited
Argan Properties Private Limited
Provident Meryta Private Limited

(ii) Parties where control exists

Mr. Ravi Puravankara

(iii) Key management personnel ('KMP')

a. Directors

Mr. Ravi Puravankara
Mr. Ashish R Puravankara
Mr. Nani R Choksey
Mr. R V S Rao
Mr. Pradeep Guha
Dr. Suchitra Kaul Misra

b. Other officers

Mr. Kuldeep Chawla (Chief Financial Officer)
Mrs. Bindu Doraiswamy (Company Secretary)

(iv) Relatives of key management personnel

Mrs. Geeta S Vhatkar

(v) Entities controlled/significantly influenced by key management personnel (other related parties)

Purva Developments
Puravankara Investments
Handiman Services Limited
Dealwel (Proprietorship)
Kenstream Ventures LLP

(vi) Associates

Keppel Puravankara Development Private Limited
Propmart Technologies Limited
Sobha Puravankara Aviation Private Limited
Whitefield Ventures

(vii) Joint venture

Pune Projects LLP
Purva Good Earth Properties Private Limited (Joint Venture of Provident Housing Limited)

Notes to Standalone Ind AS Financial Statements for the year ended 31 March 2018

(All amounts in Indian ₹ crore, unless otherwise stated)

II Balances with related parties as on date are as follows

Nature of transaction	Subsidiaries		Associates / Joint venture		Key management personnel		Relatives of KMP		Other related parties	
	31 March 2018	31 March 2017	31 March 2018	31 March 2017	31 March 2018	31 March 2017	31 March 2018	31 March 2017	31 March 2018	31 March 2017
Loans given to										
Purva Realities Private Limited	36.01	28.79	-	-	-	-	-	-	-	-
Melmont Construction Private Limited	127.84	133.96	-	-	-	-	-	-	-	-
Prudential Housing and Infrastructure Development Limited	1.87	1.85	-	-	-	-	-	-	-	-
Nile Developers Private Limited	14.49	14.31	-	-	-	-	-	-	-	-
Vaigai Developers Private Limited	11.51	11.44	-	-	-	-	-	-	-	-
Purva Good Earth Properties Private Limited	-	-	0.01	0.01	-	-	-	-	-	-
Purva Sapphire Land Private Limited	0.59	0.51	-	-	-	-	-	-	-	-
Purva Ruby Properties Private Limited	28.48	15.32	-	-	-	-	-	-	-	-
Grand Hills Developments Private Limited	0.02	0.02	-	-	-	-	-	-	-	-
Starworth Infrastructure and Construction Limited	39.92	1.11	-	-	-	-	-	-	-	-
Pune Projects LLP	-	-	64.84	71.52	-	-	-	-	-	-
Jaganmata Property Developers Private Limited	29.23	-	-	-	-	-	-	-	-	-
Provident Housing Limited	217.11	-	-	-	-	-	-	-	-	-
IBID Home Private Limited	0.32	-	-	-	-	-	-	-	-	-
Centurions Housing and Constructions Private Limited	1.45	-	-	-	-	-	-	-	-	-
Loans taken from										
Centurions Housing and Constructions Private Limited	-	15.55	-	-	-	-	-	-	-	-
Provident Housing Limited	-	0.94	-	-	-	-	-	-	-	-
Purva Star Properties Private Limited	59.72	79.85	-	-	-	-	-	-	-	-
Puravankara Investments	-	-	-	-	-	-	-	-	1.88	1.88
Purva Developments	-	-	-	-	-	-	-	-	0.18	0.18
Advance for allotment of shares (other advance)										
Welworth Lanka Holding Private Limited	-	0.59	-	-	-	-	-	-	-	-
Purva Corporation	-	0.08	-	-	-	-	-	-	-	-
Advances for land contracts paid to										
Geeta S Vhatkar	-	-	-	-	-	-	18.57	17.93	-	-
Advances for land contracts received from										
Provident Housing Limited	28.00	28.00	-	-	-	-	-	-	-	-
Advances to suppliers										
Sobha Puravankara Aviation Private Limited	-	-	1.97	3.08	-	-	-	-	-	-
Security deposits and advance paid to										
Dealwel	-	-	-	-	-	-	-	-	-	0.15
Puravankara Investments	-	-	-	-	-	-	-	-	-	0.45
Ravi Puravankara	-	-	-	-	2.21	2.21	-	-	-	-
Dues from										
Provident Housing Limited	0.76	1.54	-	-	-	-	-	-	-	-
Pune Projects LLP	-	-	1.98	5.06	-	-	-	-	-	-
Purva Star Properties Private Limited	1.11	7.98	-	-	-	-	-	-	-	-
IBID Home Private Limited	35.00	-	-	-	-	-	-	-	-	-
Kenstream Ventures LLP	-	-	-	-	-	-	-	-	35.60	-
Dues to										
Starworth Infrastructure and Construction Limited	17.89	22.30	-	-	-	-	-	-	-	-
Handiman Services Limited	-	-	-	-	-	-	-	-	3.29	1.72
Guarantees given to										
Provident Housing Limited	452.16	439.73	-	-	-	-	-	-	-	-
Purva Star Properties Private Limited	54.62	65.44	-	-	-	-	-	-	-	-
Starworth Infrastructure and Construction Limited	18.70	21.45	-	-	-	-	-	-	-	-

Notes to Standalone Ind AS Financial Statements for the year ended 31 March 2018

(All amounts in Indian ₹ crore, unless otherwise stated)

III The transactions with related parties for the year are as follows

Nature of transaction	Subsidiaries		Associates / Joint venture		Key management personnel		Relatives of KMP		Other related parties	
	31 March 2018	31 March 2017	31 March 2018	31 March 2017	31 March 2018	31 March 2017	31 March 2018	31 March 2017	31 March 2018	31 March 2017
Interest income on loans										
Pune Projects LLP	-	-	8.01	7.87	-	-	-	-	-	-
Interest expense on loans										
Centurions Housing and Constructions Private Limited	1.29	1.10	-	-		-		-		-
Purva Star Properties Private Limited	4.44	7.67	-	-		-		-		-
Loans given to										
Melmont Construction Private Limited	1.07	1.49	-	-	-	-	-	-	-	-
Purva Marine Properties Private Limited (until 27 March 2017)	-	0.02	-	-	-	-	-	-	-	-
Grand Hills Developments Private Limited	-	0.01	-	-	-	-	-	-	-	-
Purva Ruby Properties Private Limited	13.30	0.69	-	-	-	-	-	-	-	-
Nile Developers Private Limited	0.19	0.21	-	-	-	-	-	-	-	-
Starworth Infrastructure and Construction Limited	52.33	1.23	-	-	-	-	-	-	-	-
Provident Housing Limited	220.37	21.13	-	-	-	-	-	-	-	-
Pune Projects LLP	-	-	16.94	1.81	-	-	-	-	-	-
Jaganmata Property Developers Private Limited	34.18	-	-	-	-	-	-	-	-	-
Purva Realities Private Limited	7.22	-	-	-	-	-	-	-	-	-
Vaigai Developers Private Limited	0.07	-	-	-	-	-	-	-	-	-
Prudential Housing and Infrastructure Development Limited	0.02	-	-	-	-	-	-	-	-	-
Propmart Technologies Limited	-	-	0.05	-	-	-	-	-	-	-
Purva Sapphire Land Private Limited	0.08									
Centurions Housing and Constructions Private Limited	1.45	-	-	-	-	-	-	-	-	-
IBID Home Private Limited	0.32	-	-	-	-	-	-	-	-	-
Loans repaid to										
Starworth Infrastructure and Construction Limited	-	0.20	-	-	-	-	-	-	-	-
Provident Housing Limited	1.09	12.03	-	-	-	-	-	-	-	-
Ravi Puravankara	-	-	-	-	-	25.55	-	-	-	-
Centurions Housing and Constructions Private Limited	24.41	6.37	-	-	-	-	-	-	-	-
Purva Star Properties Private Limited	85.06	10.46	-	-	-	-	-	-	-	-
Loans taken from										
Centurions Housing and Constructions Private Limited	7.70	9.41	-	-	-	-	-	-	-	-
Provident Housing Limited	0.14	12.97	-	-	-	-	-	-	-	-
Purva Star Properties Private Limited	60.93	15.20	-	-	-	-	-	-	-	-
Starworth Infrastructure and Construction Limited	-	0.02	-	-	-	-	-	-	-	-
Loans repaid by										
Starworth Infrastructure and Construction Limited	13.52	0.12	-	-	-	-	-	-	-	-
Purva Ruby Properties Private Limited	0.14	-	-	-	-	-	-	-	-	-
Provident Housing Limited	3.27	69.32	-	-	-	-	-	-	-	-
Pune Projects LLP	-	-	31.63	5.77	-	-	-	-	-	-
Melmont Construction Private Limited	7.19	-	-	-	-	-	-	-	-	-
Nile Developers Private Limited	0.01	-	-	-	-	-	-	-	-	-
Jaganmata Property Developers Private Limited	4.95	-	-	-	-	-	-	-	-	-
Propmart Technologies Limited	-	-	0.05	-	-	-	-	-	-	-
Advance paid to										
Starworth Infrastructure and Construction Limited	-	16.33	-	-	-	-	-	-	-	-

Notes to Standalone Ind AS Financial Statements for the year ended 31 March 2018

(All amounts in Indian ₹ crore, unless otherwise stated)

III The transactions with related parties for the year are as follows (contd.)

Nature of transaction	Subsidiaries		Associates / Joint venture		Key management personnel		Relatives of KMP		Other related parties	
	31 March 2018	31 March 2017	31 March 2018	31 March 2017	31 March 2018	31 March 2017	31 March 2018	31 March 2017	31 March 2018	31 March 2017
Sobha Puravankara Aviation Private Limited	-	-	3.27	12.14	-	-	-	-	-	-
Advances for land contracts paid										
Geeta S Vhatkar	-	-	-	-	-	-	0.64	-	-	-
Advance for Allotment of Shares										
Welworth Lanka Holding Private Limited	2.15	0.59	-	-	-	-	-	-	-	-
Investment in Shares										
Welworth Lanka Holding Private Limited	2.74	1.27	-	-	-	-	-	-	-	-
Purva Oak Private Limited	-	0.01	-	-	-	-	-	-	-	-
Purva Pine Private Limited	-	0.01	-	-	-	-	-	-	-	-
IBID Home Private Limited	0.01	-								
Investment in Associates										
Whitefield Ventures	-	-	7.38	-	-	-	-	-	-	-
Sub-contractor cost										
Starworth Infrastructure and Construction Limited	64.52	74.09	-	-	-	-	-	-	-	-
Purva Star Properties Private Limited	6.88	4.91	-	-	-	-	-	-	-	-
Rental income										
Provident Housing Limited	0.35	0.35	-	-	-	-	-	-	-	-
Dividend received										
Centurions Housing and Constructions Private Limited	5.00	2.49	-	-	-	-	-	-	-	-
Purva Star Properties Private Limited	18.00	6.26	-	-	-	-	-	-	-	-
Provident Housing Limited	9.83	9.75	-	-	-	-	-	-	-	-
Reimbursement of expenses from										
Provident Housing Limited	-	2.30	-	-	-	-	-	-	-	-
Pune Projects LLP	-	-	-	6.28	-	-	-	-	-	-
Starworth Infrastructure and Construction Limited	0.60	-	-	-	-	-	-	-	-	-
Income from administration charges										
Pune Projects LLP	-	-	5.93	4.60	-	-	-	-	-	-
Security expenses										
Handiman Services Limited	-	-	-	-	-	-	-	-	13.41	16.03
Rent										
Sobha Puravankara Aviation Private Limited	-	-	1.45	15.89	-	-	-	-	-	-
Starworth Infrastructure and Construction Limited	4.14	4.14	-	-	-	-	-	-	-	-
Ravi Puravankara	-	-	-	-	3.46	-	-	-	-	-
Puravankara Investments	-	-	-	-	-	-	-	-	-	3.80
Brokerage expenses										
Propmart Technologies Limited	-	-	0.65	-	-	-	-	-	-	-
Travel and conveyance expenses										
Sobha Puravankara Aviation Private Limited	-	-	0.04	0.03	-	-	-	-	-	-
Guarantees given on behalf of related party										
Provident Housing Limited	256.25	663.57	-	-	-	-	-	-	-	-
Starworth Infrastructure and Construction Limited	18.70	-	-	-	-	-	-	-	-	-
Guarantees given on behalf of related party closed during the year										
Provident Housing Limited	243.82	300.00	-	-	-	-	-	-	-	-
Starworth Infrastructure and Construction Limited	21.45	-	-	-	-	-	-	-	-	-
Remuneration - short term employee benefits (Employee benefits expense) *										
Ravi Puravankara	-	-	-	-	1.93	2.60	-	-	-	-
Ashish R Puravankara	-	-	-	-	1.70	2.00	-	-	-	-
Nani R Choksey	-	-	-	-	1.85	2.00	-	-	-	-
Bindu Doraiswamy	-	-	-	-	0.18	0.14	-	-	-	-

Notes to Standalone Ind AS Financial Statements for the year ended 31 March 2018

(All amounts in Indian ₹ crore, unless otherwise stated)

Nature of transaction	Subsidiaries		Associates / Joint venture		Key management personnel		Relatives of KMP		Other related parties	
	31 March 2018	31 March 2017	31 March 2018	31 March 2017	31 March 2018	31 March 2017	31 March 2018	31 March 2017	31 March 2018	31 March 2017
Kuldeep Chawla	-	-	-	-	1.15	0.12	-	-	-	-
Professional charges (director's sitting fees and commission)										
R V S Rao	-	-	-	-	0.19	0.19	-	-	-	-
Pradeep Guha	-	-	-	-	0.15	0.15	-	-	-	-
Dr. Suchitra Kaul Misra	-	-	-	-	0.19	0.20	-	-	-	-
Proceeds from sale of investment property										
Kenstream Ventures LLP (refer note 5 below)	-	-	-	-	-	-	-	-	35.60	-
Income from property development										
IBID Home Private Limited (refer note 5 below)	35.00	-	-	-	-	-	-	-	-	-

* As the future liability for gratuity and leave benefits is provided on an actuarial basis for the company as a whole, the amount pertaining to individual is not ascertainable and therefore not included above.

IV. Other information:

1. Outstanding balances at the year-end are unsecured and interest free and settlement occurs in cash. There have been no guarantees provided or received for any related party receivables or payables, other than those disclosed above. The Company has not recorded any provision/write-off of receivables relating to amounts owed by related parties.

2. In respect of the transactions with the related parties, the Company has complied with the provisions of Section 177 and 188 of the Companies Act, 2013 where applicable, and the details have been disclosed above, as required by the applicable accounting standards.

3. The Company has given loans to related parties and has provided guarantees on behalf of related parties for loans taken by them from third parties. Such loans are intended to be used by the related parties to fund their business operations.

4. Disclosure as per Schedule V(A) of the Securities and Exchange Board of India (Listing obligations and disclosure requirements) Regulations, 2015 of the loans, advances, etc. to subsidiaries, associates and other entities in which the directors are interested:

Name of the entity	March 31, 2018		March 31, 2017	
	Closing Balance	Maximum amount due	Closing Balance	Maximum amount due
Pune Projects LLP	64.84	85.52	71.52	71.52
Purva Realities Private Limited	36.01	36.01	28.79	28.79
Melmont Construction Private Limited	127.84	135.03	133.96	133.96
Prudential Housing and Infrastructure Development Limited	1.87	1.87	1.86	1.86
Purva Good Earth Properties Private Limited	0.01	0.01	0.01	0.01
Grand Hills Developments Private Limited	0.02	0.02	0.02	0.02
Purva Sapphire Land Private Limited	0.59	0.59	0.51	0.51
Purva Ruby Properties Private Limited	28.48	28.48	15.32	15.32
Nile Developers Private Limited	14.49	14.50	14.31	14.31
Vaigai Developers Private Limited	11.51	11.51	11.44	11.44
Starworth Infrastructure and Construction Limited	39.92	39.92	1.11	1.14
Jaganmata Property Developers Private Limited	29.23	29.23	-	-
Provident Housing Limited	217.11	217.86	-	-
IBID Home Private Limited	0.32	0.32	-	-
Centurions Housing and Constructions Private Limited	1.45	1.45	-	-

5. On March 30, 2018, the Company has sold investment property (Purva Mall) for a consideration of ₹35.60 Crores to Kenstream Ventures LLP. The Company has taken the Audit Committee approval of the transaction during the Audit Committee meeting held on May 05, 2018. Futher, on March 31, 2018, the Company has sold Inventory (Purva Sunflower) for a consideration of ₹35.00 Crores to IBID Home Private Limited. The Company has taken the Audit Committee approval of the transaction during the Audit Committee meeting held on May 11, 2018.

6. As at March 31, 2018, with respect to the Company's borrowings, the director of the Company has given fund shortfall undertaking towards funding of underlying projects/ working capital. Also refer note 20.

Notes to Standalone Ind AS Financial Statements for the year ended 31 March 2018

(All amounts in Indian ₹ crore, unless otherwise stated)

39 Defined benefit plan - Gratuity

A. The Company has gratuity as defined benefit retirement plan for its employees. The Company provides for gratuity for employees in India as per the Payment of Gratuity Act, 1972. Employees who are in continuous service for a period of 5 years are eligible for gratuity at the rate of 15 days basic salary for each year of service until the retirement age. As at March 31, 2018 and March 31, 2017 the plan assets were invested in insurer managed funds.

The following tables set out the funded status of gratuity plans and the amount recognized in Company's financial statements :

Particulars	31 March 2018	31 March 2017
1. The amounts recognized in the Balance Sheet are as follows		
Present value of the obligation as at the end of the year	14.73	12.19
Fair value of plan assets as at the end of the year	(7.67)	(4.87)
Net liability recognized in the Balance Sheet	**7.06**	**7.32**
Non-current	7.06	7.32
Current	-	-
2. Changes in the present value of defined benefit obligation		
Defined benefit obligation as at beginning of the year	12.19	10.24
Service cost	1.92	1.54
Interest cost	0.88	0.82
Actuarial losses/(gains) arising from		
- change in demographic assumptions	-	-
- change in financial assumptions	(0.51)	0.58
- experience variance (i.e. Actual experiences assumptions)	1.07	0.07
Past service cost	-	-
Benefits paid	(0.67)	(1.06)
Others	(0.15)	-
Defined benefit obligation as at the end of the year	**14.73**	**12.19**
3. Changes in the fair value of plan assets		
Fair value as at the beginning of the year	4.87	0.99
Return on plan assets	0.44	0.15
Actuarial (losses)/gains	(0.16)	0.57
Contributions	3.18	4.75
Benefits paid	(0.67)	(1.06)
Others	0.01	(0.53)
Fair value as at the end of the year	**7.67**	**4.87**
Assumptions used in the above valuations are as under:		
Discount rate	7.70%	8.00%
Further Salary Increase	6.00%	6.00%
Attrition rate	5.00%	5.00%
4. Net gratuity and leave benefits cost for the year ended March 31, 2018 and March 31, 2017 comprises of following components.		
Service cost	1.92	1.54
Net interest cost on the net defined benefit liability	0.44	0.67
Interest cost	-	-
Return on plan assets	-	-
Defined benefit costs recognized in Statement of Profit and Loss	**2.36**	**2.21**
5. Other Comprehensive Income		
Change in demographic assumptions	-	-
Change in financial assumptions	(0.51)	0.58
Experience variance (i.e. Actual experience vs assumptions)	1.07	0.07
Return on plan assets, excluding amount recognized in net interest expense	0.16	(0.57)
Defined benefit costs recognized in other comprehensive income	**0.72**	**0.08**

Notes to Standalone Ind AS Financial Statements for the year ended 31 March 2018

(All amounts in Indian ₹ crore, unless otherwise stated)

Particulars	March 31, 2018	March 31, 2017	March 31, 2016	March 31, 2015	March 31, 2014
6. Experience adjustments					
Defined benefit obligation as at the end of the year	14.73	12.19	10.24	10.79	8.51
Plan assets	7.67	4.87	0.99	1.89	1.99
Net surplus/(deficit)	7.06	7.32	9.25	8.90	6.52
Experience adjustments on plan liabilities	(1.07)	(0.07)	(0.62)	(0.14)	(0.21)
Experience adjustments on plan assets	(0.16)	0.57	(0.09)	0.13	(0.09)

B Sensitivity Analysis

A quantitative sensitivity analysis for significant assumption for Gratuity plan is as shown below:

Particulars	31 March 2018		31 March 2017	
Assumptions	**Discount Rate**		**Discount Rate**	
Sensitivity Level	**(1.0%)**	**1.0%**	**(1.0%)**	**1.0%**
Impact on defined benefit obligation (₹Crores)	1.34	(1.16)	0.93	(0.81)
% change compared to base due to sensitivity	9.1%	(7.9%)	7.7%	(6.6%)

Particulars	31 March 2018		31 March 2017	
Assumptions	**Further Salary Increase**		**Further Salary Increase**	
Sensitivity Level	**(1.0%)**	**1.0%**	**(1.0%)**	**1.0%**
Impact on defined benefit obligation (₹Crores)	(1.19)	1.35	(0.82)	0.94
% change compared to base due to sensitivity	(8.1%)	9.1%	(6.8%)	7.7%

Particulars	31 March 2018		31 March 2017	
Assumptions	**Attrition Rate**		**Attrition Rate**	
Sensitivity Level	**(1.0%)**	**1.0%**	**(1.0%)**	**1.0%**
Impact on defined benefit obligation (₹Crores)	(0.38)	0.25	(0.16)	0.10
% change compared to base due to sensitivity	(2.6%)	1.7%	(1.3%)	0.8%

Sensitivity analysis presented above may not be representative of the actual change in the defined benefit obligation as it is unlikely that the change in assumptions would occur in isolation of one another as some of the assumptions may be correlated. There are no changes from the previous period in the methods and assumptions used in preparing the sensitivity analysis.

There is no change in the method of valuation for the prior period.

C Effect of Plan on Entity's Future Cash Flows

Particulars	31 March 2018	31 March 2017
a. Expected contributions to the plan asset for the next annual reporting period	3.00	3.00
b. Maturity profile of the defined benefit obligation		
Within the next 12 months	1.17	3.65
Between 2 and 5 years	5.76	3.86
More than 5 years	27.18	16.77
Total expected payments	**34.11**	**24.28**

40 Standards issued but not yet effective

Ind AS 115 Revenue from Contracts with Customers

On March 28, 2018, the Ministry of Corporate Affairs (MCA) has notified Indian Accounting Standard (Ind AS) 115, Revenue from Contracts with Customers. Ind AS 115 introduces a five-step model to revenue recognition:

Step 1: Identify the contract(s) with a customer

Step 2: Identify the performance obligations in the contract

Step 3: Determine the transaction price

Step 4: Allocate the transaction price to the performance obligations in the contract

Step 5: Recognise revenue when (or as) the entity satisfies a performance obligation

Under Ind AS 115, revenue is recognised when (or as) the entity satisfies a performance obligation by transferring a promised good or service (i.e., an asset) to a customer (i.e., when (or as) the customer obtains control of that asset) at an amount that reflects the consideration to which the

Notes to Standalone Ind AS Financial Statements for the year ended 31 March 2018

(All amounts in Indian ₹ crore, unless otherwise stated)

entity expects to be entitled in exchange for transferring goods or services to a customer. The new revenue standard will supersede all current revenue recognition requirements under Ind AS. Either a full retrospective application or a modified retrospective application is required for accounting periods commencing on or after April 1, 2018.

The Company will adopt Ind AS 115 effective from April 1, 2018. As at the date of issuance of the Company's financial statements, the Company is in the process of evaluating the requirements of the said standard and the impact on its financial statements in the period of initial application.

Amendments to Ind AS 112 Disclosure of Interests in Other Entities: Clarification of the scope of disclosure requirements in Ind AS 112
The amendments clarify that the disclosure requirements in Ind AS 112, other than those in paragraphs B10–B16 of Ind AS 112, apply to an entity's interest in a subsidiary, a joint venture or an associate (or a portion of its interest in a joint venture or an associate) that is classified (or included in a disposal group that is classified) as held for sale.

These amendments are effective for annual periods beginning on or after 1 April 2018. As at the date of issuance of the Group's financial statements, the Group is in the process of evaluating the requirements of the said standard and the impact on its financial statements in the period of initial application.

Amendments to Ind AS 12 Recognition of Deferred Tax Assets for Unrealised Losses
The amendments clarify that an entity needs to consider whether tax law restricts the sources of taxable profits against which it may make deductions on the reversal of that deductible temporary difference. Furthermore, the amendments provide guidance on how an entity should determine future taxable profits and explain the circumstances in which taxable profit may include the recovery of some assets for more than their carrying amount.

Entities are required to apply the amendments retrospectively. However, on initial application of the amendments, the change in the opening equity of the earliest comparative period may be recognised in opening retained earnings (or in another component of equity, as appropriate), without allocating the change between opening retained earnings and other components of equity. Entities applying this relief must disclose that fact.

These amendments are effective for annual periods beginning on or after 1 April 2018. As at the date of issuance of the Company's financial statements, the Company is in the process of evaluating the requirements of the said standard and the impact on its financial statements in the period of initial application.

Transfers of Investment Property — Amendments to Ind AS 40
The amendments clarify when an entity should transfer property, including property under construction or development into, or out of investment property. The amendments state that a change in use occurs when the property meets, or ceases to meet, the definition of investment property and there is evidence of the change in use. A mere change in management's intentions for the use of a property does not provide evidence of a change in use.

Entities should apply the amendments prospectively to changes in use that occur on or after the beginning of the annual reporting period in which the entity first applies the amendments. An entity should reassess the classification of property held at that date and, if applicable, reclassify property to reflect the conditions that exist at that date. Retrospective application in accordance with Ind AS 8 is only permitted if it is possible without the use of hindsight.

The amendments are effective for annual periods beginning on or after 1 April 2018. The Company will apply the amendments prospectively when they become effective and hence the Company does not expect any effect on its financial statements.

Appendix B to Ind AS 21 Foreign Currency Transactions and Advance Consideration
The Appendix clarifies that, in determining the spot exchange rate to use on initial recognition of the related asset, expense or income (or part of it) on the derecognition of a non-monetary asset or non-monetary liability relating to advance consideration, the date of the transaction is the date on which an entity initially recognises the non-monetary asset or non-monetary liability arising from the advance consideration. If there are multiple payments or receipts in advance, then the entity must determine the transaction date for each payment or receipt of advance consideration.

Entities may apply the Appendix requirements on a fully retrospective basis. Alternatively, an entity may apply these requirements prospectively to all assets, expenses and income in its scope that are initially recognised on or after:

(i) The beginning of the reporting period in which the entity first applies the Appendix, or

(ii) The beginning of a prior reporting period presented as comparative information in the financial statements of the reporting period in which the entity first applies the Appendix.

The Appendix is effective for annual periods beginning on or after 1 April 2018. As the Company does not have advance consideration received in foreign currency, the Company does not expect any effect on its financial statements.

Notes to Standalone Ind AS Financial Statements for the year ended 31 March 2018

(All amounts in Indian ₹ crore, unless otherwise stated)

41 Unhedged foreign currency exposure

Particulars	31 March 2018	31 March 2017
Unhedged foreign currency exposure	Nil	Nil

42 The standalone Ind AS financial statements of the Company for the year ended March 31, 2017 have been audited by the predecessor auditor who expressed an unmodified opinion on those financial statements on May 29, 2017. The standalone Ind AS financial information of the Company for the year ended March 31, 2017 have been included in these standalone Ind AS financial statements after giving effect to the adjustments described below.

Statement of profit and loss	For the year ended 31 March 2017
Provision for contract losses/(reversal)	
- Other expenses - Provision for contract losses (provision made)	10.54
- Sub-contractor cost (provision reversed/utilised)	(1.76)
Tax expense - Deferred tax (tax effect on above)	(3.04)

Balance Sheet	As at 01 April 2017	As at 01 April 2016
Current liabilities - Provisions - Provision for contract losses	10.50	1.72
Non current assets - Deferred tax asset (net)	41.90	35.04

43 Till the year ended March 31, 2017, revenue from completed 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 year ended March 31, 2018, 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 completed 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 year ended March 31, 2018 is higher by ₹86.76 crores and the profit before tax for the year ended March 31, 2018 is higher by ₹28.40 crores.

44 Segmental information

The Company's business activities fall 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, other than those already provided in the financial statements.

The Company is domiciled in India. The Company's revenue from operations from external customers relate to real estate development in India and all the non-current assets of the Company are located in India.

As per report of even date

Fowr S.R. Batliboi & Associates LLP
Chartered Accountants
ICAI Firm registration number: 101049W/E300004

per Adarsh Ranka
Partner
Membership no.: 209567

Bengaluru
11 May 2018

For and on behalf of the Board of Directors of Puravankara Limited

Ashish R Puravankara
Managing Director
DIN 00504524

Nani R Choksey
Joint Managing Director
DIN 00504555

Kuldeep Chawla
Chief Financial Officer

Bindu Doraiswamy
Company Secretary

Bengaluru
11 May 2018

A
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