

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

To
The Board of Directors of
Puravankara Limited

Report on the audit of the Standalone Financial Results

Opinion

We have audited the accompanying statement of quarterly and year to date standalone financial results of Puravankara Limited (the "Company") which includes its 4 partnership entities for the quarter ended March 31, 2022 and for the year ended March 31, 2022 ("Statement"), attached herewith, being submitted by the Company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations").

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 reports of the other auditors on the separate audited financial statements and on the other financial information of the partnership entities, the Statement:

- i. is presented in accordance with the requirements of the Listing Regulations in this regard; and
- ii. gives a true and fair view in conformity with the applicable accounting standards and other accounting principles generally accepted in India, of the net profit/(loss) and other comprehensive income/(loss) and other financial information of the Company for the quarter ended March 31, 2022 and for the year ended March 31, 2022.

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Companies Act, 2013, as amended ("the Act"). Our responsibilities under those Standards are further described in the "Auditor's Responsibilities for the Audit of the Standalone Financial Results" section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Act and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence obtained by us and other auditors in terms of their reports referred to in "Other Matter" paragraph below is sufficient and appropriate to provide a basis for our opinion.

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Emphasis of Matter paragraph

We draw attention to the following notes to the accompanying financial results:

- (i) Note 10 in connection with the wholly-owned subsidiary being subject to an ongoing litigation with its customer. Pending resolution of the litigation and based on legal opinion obtained by the management, no provision has been made towards the resulting impact of customer's counter-claims on the subsidiary in the accompanying financial results.
- (ii) Note 11 in connection with certain ongoing property related legal proceedings in the Company. Pending resolution of the legal proceedings and based on legal opinions obtained by the management, no provision has been made towards any claims and the underlying recoverable, deposits and advances are classified as good and recoverable in the accompanying financial results.
- (iii) Note 13 in connection with the management's evaluation of Covid-19 impact on the business operations and cash flows of the Company. In view of the uncertain economic conditions, the management's evaluation of the impact on the subsequent periods is highly dependent upon conditions as they evolve.

Our opinion is not modified in respect of the above matters.

Management's Responsibilities for the Standalone Financial Results

The Statement has been prepared on the basis of the standalone annual financial statements. The Board of Directors of the Company are responsible for the preparation and presentation of the Statement that gives a true and fair view of the net profit and other comprehensive income of the Company and other financial information in accordance with the applicable accounting standards prescribed under Section 133 of the Act read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Listing Regulations. 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 controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Statement that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the Statement, the Board of Directors are responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Board of Directors either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

The Board of Directors are also responsible for overseeing the Company's financial reporting process.

Auditor's Responsibilities for the Audit of the Standalone Financial Results

Our objectives are to obtain reasonable assurance about whether the Statement as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can

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arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the Statement.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the Statement, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under Section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls with reference to financial statements in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Board of Directors.
- Conclude on the appropriateness of the Board of Directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial results or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the Statement, including the disclosures, and whether the Statement represents the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

Other Matter

The accompanying Statement of quarterly and year to date standalone financial results include the audited financial results in respect of 4 partnership entities, whose financial statements and other financial information include the Company's share of net loss after tax of Rs. 0.51 crore and Rs. 1.11 crore and total comprehensive loss of Rs. 0.51 crore and Rs. 1.11 crore for the quarter ended March 31, 2022 and for the year ended March 31, 2022, respectively, as considered in the Statement, whose financial statements have been audited by their respective independent auditors.

The reports of such other auditors on financial statements of these partnership entities have been furnished to us and our opinion on the Statement, in so far as it relates to the amounts and disclosures included in respect of these partnership entities, is based solely on the report of such other auditors. Our opinion on the Statement is not modified in respect of the above matter.

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The Statement includes the results for the quarter ended March 31, 2022 being the balancing figure between the audited figures in respect of the full financial year ended March 31, 2022 and the published unaudited year-to-date figures up to the third quarter of the current financial year, which were subjected to a limited review by us, as required under the Listing Regulations.

For S.R. BATLIBOI & ASSOCIATES LLP

Chartered Accountants

ICAI Firm Registration Number: 101049W/E300004

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by ADARSH
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Date: 2022.05.27
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per Adarsh Ranka

Partner

Membership No.: 209567

UDIN: 22209567AJSHRG5901

Place: Bengaluru, India

Date: May 27, 2022

Statement of Audited Standalone Financial Results for the quarter and year ended March 31, 2022

(Rs. in Crores)

Sl. No.	Particulars	Quarter ended 31.03.2022 [Audited] (Refer Note 12)	Preceding Quarter ended 31.12.2021 [Unaudited]	Corresponding Quarter ended 31.03.2021 [Audited] (Refer Note 12)	Current Year ended 31.03.2022 [Audited]	Previous Year ended 31.03.2021 [Audited]
1	Income					
	(a) Revenue from operations	109.98	74.34	135.91	730.31	563.95
	(b) Other income	26.10	19.87	10.50	211.07	66.70
	Total income	136.08	94.21	146.41	941.38	630.65
2	Expenses					
	(a) Sub-contractor cost	124.05	101.45	49.19	347.03	141.08
	(b) Cost of raw materials and components consumed	2.26	1.63	0.95	4.82	8.92
	(c) Land purchase cost	64.77	8.00	-	82.30	67.28
	(d) (Increase)/ decrease in inventories of stock of flats, land stock and work-in-progress	(159.07)	(121.63)	(21.91)	(240.61)	(17.51)
	(e) Employee benefits expense	21.66	20.12	20.00	81.43	70.36
	(f) Finance cost	47.76	46.20	59.44	191.22	252.42
	(g) Depreciation and amortization expense	2.12	2.26	2.49	9.27	11.18
	(h) Other expenses	42.02	32.75	39.24	158.74	110.96
	Total expenses	145.57	90.78	149.40	634.20	644.69
3	Profit/(loss) before tax (1-2)	(9.49)	3.43	(2.99)	307.18	(14.04)
4	Tax expense					
	(i) Current tax charge/(credit)	0.33	2.64	-	38.57	-
	(ii) Deferred tax charge/(credit)	(3.38)	(2.41)	(1.24)	102.54	(4.33)
	Total	(3.05)	0.23	(1.24)	141.11	(4.33)
5	Net profit/(loss) for the period (3-4)	(6.44)	3.20	(1.75)	166.07	(9.71)
6	Other comprehensive income					
	(i) Items that will not be reclassified to profit and loss	0.40	(0.08)	(1.48)	0.50	(1.92)
	(ii) Income tax relating to items that will not be reclassified to profit and loss	(0.10)	0.02	0.52	(0.13)	0.67
	Total	0.30	(0.06)	(0.96)	0.37	(1.25)
7	Total Comprehensive Income for the period [Comprising Net profit/(loss) for the period and Other Comprehensive Income (5+6)]	(6.14)	3.14	(2.71)	166.44	(10.96)
8(i)	Earnings per share (before extraordinary items) (of Rs. 5/- each) (not annualised):					
	a) Basic (in Rs.)	(0.27)	0.13	(0.07)	7.00	(0.41)
	b) Diluted (in Rs.)	(0.27)	0.13	(0.07)	7.00	(0.41)
8(ii)	Earnings per share (after extraordinary items) (of Rs. 5/- each) (not annualised):					
	a) Basic (in Rs.)	(0.27)	0.13	(0.07)	7.00	(0.41)
	b) Diluted (in Rs.)	(0.27)	0.13	(0.07)	7.00	(0.41)
9	Paid-up equity share capital (Face value of Rs. 5/- each)	118.58	118.58	118.58	118.58	118.58
10	Other equity as per the balance sheet				1,687.35	1,520.91

Statement of Audited Standalone Financial Results for the quarter and year ended March 31, 2022

Notes :

- 1 The above standalone financial results of Puravankara Limited ('the Company') have been reviewed by the Audit Committee and approved at the meeting of the Board of Directors of the Company held on 27.05.2022. The statutory auditors of the Company have audited the standalone financial results of the Company for the quarter and year ended 31.03.2022.
- 2 The standalone statement of assets and liabilities are as below:

		(Rs. in Crores)	
	Particulars	As at 31.03.2022 [Audited]	As at 31.03.2021 [Audited]
A	ASSETS		
1	Non-Current Assets		
	(a) Property, plant and equipment	23.39	27.94
	(b) Investment property	25.70	33.37
	(c) Other Intangible assets	1.40	2.13
	(d) Intangible assets under development	2.98	-
	(e) Financial assets		
	(i) Investments	45.93	70.33
	(ii) Loans	295.31	306.18
	(iii) Other financial assets	211.75	213.98
	(f) Deferred tax assets (net)	91.26	193.93
	(g) Assets for current tax (net)	43.18	40.46
	(h) Other non-current assets	96.13	102.16
	Sub-total - Non Current Assets	837.03	990.48
2	Current Assets		
	(a) Inventories	4,300.49	4,057.34
	(b) Financial assets		
	(i) Trade receivables	143.88	162.84
	(ii) Cash and cash equivalents	109.12	94.09
	(iii) Bank balances other than (ii) above	24.54	3.79
	(iv) Loans	85.83	78.92
	(v) Other financial assets	22.17	29.59
	(c) Other current assets	111.63	249.97
	Sub-total - Current Assets	4,797.66	4,676.54
3	Non-current assets held for sale	15.92	-
	TOTAL ASSETS	5,650.61	5,667.02
B	EQUITY		
	(a) Equity share capital	118.58	118.58
	(b) Other equity	1,687.35	1,520.91
	Sub-total - Equity	1,805.93	1,639.49
C	LIABILITIES		
1	Non-Current Liabilities		
	(a) Financial liabilities		
	(i) Borrowings	202.56	79.66
	(ii) Lease liabilities	1.74	4.22
	(iii) Other financial liabilities	16.48	18.10
	(b) Provisions	4.98	5.62
	Sub-total - Non Current Liabilities	225.76	107.60
2	Current Liabilities		
	(a) Financial liabilities		
	(i) Borrowings	1,298.75	1,770.68
	(ii) Lease liabilities	5.99	5.72
	(iii) Trade payables		
	a) total outstanding dues of micro enterprises and small enterprises	17.27	8.15
	b) total outstanding dues of creditors other than micro enterprises and small enterprises	203.31	359.26
	(iv) Other financial liabilities	18.50	32.97
	(b) Other current liabilities	2,070.20	1,738.66
	(c) Provisions	4.90	4.49
	Sub-total - Current Liabilities	3,618.92	3,919.93
	TOTAL EQUITY AND LIABILITIES	5,650.61	5,667.02

Statement of Audited Standalone Financial Results for the quarter and year ended March 31, 2022

3 The standalone statement of cash flows are as below:

		(Rs. in Crores)	
	Particulars	Current Year ended 31.03.2022 [Audited]	Previous Year ended 31.03.2021 [Audited]
A.	Cash flow from operating activities		
	Profit before tax	307.18	(14.04)
	Adjustments to reconcile profit after tax to net cash flows		
	Depreciation and amortization expense	9.27	11.18
	Financial guarantee income	(0.99)	(1.12)
	Liabilities no longer required written-back	(13.03)	(2.23)
	(Profit)/loss on sale of property, plant and equipment and investment properties	(3.08)	0.59
	Profit on sale of investment in subsidiaries	(161.90)	-
	Share in loss of partnership entities' investment (post tax)	1.09	0.98
	Finance costs	191.22	252.42
	Interest income	(17.22)	(50.31)
	Operating profit before working capital changes	312.54	197.47
	Working capital adjustments:		
	(Increase)/decrease in trade receivables	18.95	(9.90)
	(Increase)/ decrease in inventories	(243.15)	(13.91)
	(Increase)/ decrease in loans	-	(4.81)
	(Increase)/ decrease in other financial assets	7.61	1.86
	(Increase)/ decrease in other assets	144.37	(36.65)
	Increase/ (decrease) in trade payables	(133.79)	13.94
	Increase/ (decrease) in other financial liabilities	(13.90)	(14.99)
	Increase/ (decrease) in other liabilities	331.54	225.83
	Increase/ (decrease) in provisions	0.25	1.41
	Cash (used in)/ received from operations	424.42	360.25
	Income tax paid (net)	(41.30)	8.09
	Net cash flows (used in)/from operating activities	383.12	368.34
B.	Cash flows from investing activities		
	Purchase of property, plant and equipment (including capital work in progress and capital advances)	(0.64)	(1.23)
	Purchase of intangible assets	(3.05)	(0.06)
	Proceeds from sale of property, plant and equipment and investment property	11.19	0.02
	Investments made in subsidiaries and associates	(3.87)	(7.01)
	Proceeds from sale of investments in subsidiaries	174.26	-
	Investment in partnership firms	-	(0.10)
	Loans given to subsidiaries, associates and joint ventures	(238.20)	(180.11)
	Loans repaid by subsidiaries, associates and joint ventures	243.75	348.44
	Investment in bank deposits (original maturity of more than three months)	(15.96)	(65.03)
	Redemption of bank deposits (original maturity of more than three months)	1.49	62.24
	Interest received	11.33	44.54
	Net cash flows from / (used in) investing activities	180.30	201.70
C.	Cash flows from financing activities		
	Proceeds from secured term loans	1,075.47	224.48
	Repayment of secured term loans	(1,319.32)	(611.86)
	Proceeds from unsecured term loans	100.00	-
	Repayments of unsecured term loans	(166.00)	-
	Loans taken from subsidiaries, associates and joint ventures	17.72	39.16
	Loans repaid to subsidiaries, associates and joint ventures	(35.09)	(28.41)
	Payment of lease liabilities	(6.80)	(8.02)
	Interest and other charges paid	(191.80)	(173.10)
	Net cash (used in)/from financing activities	(525.82)	(557.75)
	Net (decrease)/increase in cash and cash equivalents (A + B + C)	37.60	12.29
	Cash and cash equivalents at the beginning of the year	(15.04)	(27.33)
	Cash and cash equivalents at the end of the year	22.56	(15.04)
	Components of cash and cash equivalents		
	Cash and cash equivalents as per balance sheet	109.12	94.09
	Less: Cash credit facilities from banks	(86.56)	(109.13)
	Cash and cash equivalents reported in cash flow statement	22.56	(15.04)

Statement of Audited Standalone Financial Results for the quarter and year ended March 31, 2022

- 4 During the year ended March 31, 2022, the Company has acquired further 53% stake in Propmart Technologies Limited as subsidiary under common control transaction.
- 5 During the quarter ended December 31, 2021, the Company has sold its investments in its subsidiaries - Vaigai Developers Private Limited and Nile Developers Private Limited to third parties for a consideration of Rs. 15 crores and Rs.9 crores respectively and the resulting gain has been accounted under Other Income. The results for the year ended March 31, 2022 include the net profit (net of tax expense) arising on the above transactions.
- 6 During the quarter ended December 31, 2021, a subsidiary of the Company has invested in M/s White Oaks, a partnership firm.
- 7 During the quarter ended September 30, 2021, the Company has acquired Purva Asset Management Private Limited (formerly, Map Capital Advisors Private Limited) as its subsidiary.
- 8 During the quarter ended June 30, 2021, the Company has sold its land inventory to its subsidiary - Vagishwari Land Developers Private Limited for a consideration of Rs.350 crores which has been accounted under Revenue from operations. Subsequently, the Company has sold its investments in the aforementioned subsidiary on June 10, 2021 to a third party for a consideration of Rs. 150 crores and the resulting gain has been accounted under Other Income. The results for the year ended March 31, 2022 include the net profit (net of tax expense) arising on the above transactions.
- 9 The Company's business activity falls within a single reportable segment, i.e., real estate development. Hence, there are no additional disclosures to be provided under Ind-AS 108 – Segment information with respect to the single reportable segment. Further, the Company is domiciled in India and does not have significant foreign operations.
- 10 A wholly-owned subsidiary of the Company had initiated legal proceedings against its customer for recovery of receivables of Rs.15 crores, inventories of Rs.1 crore and customer's counter claim thereon, which is currently pending before the High Court. Pending resolution of the aforesaid litigation, no provision has been made towards the resulting impact of customer's counter-claims on the subsidiary in the accompanying financial results based on the legal opinion obtained by the management and the management's evaluation of the ultimate outcome of the litigation.
- 11 The Company is subject to legal proceedings for obtaining clear and marketable title for certain properties wherein the Company has outstanding deposits and advances of Rs. 61 crores. Further, the Company has Rs. 3 crore recoverable from parties, which are subject to ongoing legal proceedings. Further, in relation to certain property previously owned by the Company, an individual has initiated legal proceedings claiming title over such property, which is disputed by the Company. Pending resolution of the aforesaid legal proceedings, no provision has been made towards any claims and the underlying recoverable, deposits and advances are classified as good and recoverable in the accompanying financial results based on the legal evaluation by the management of the ultimate outcome of the legal proceedings.
- 12 The figures for the quarter ended 31.03.2022 and corresponding quarter ended 31.03.2021 are the derived figures between audited figures in respect of the full financial year ended 31.03.2022 and 31.03.2021, respectively and the unaudited published year-to-date figures in respect of nine months ended 31.12.2021 and 31.12.2020, respectively, being the date of the end of the third quarter of the financial year which were subjected to limited review.
- 13 The outbreak of Covid-19 pandemic globally and in India has caused significant disturbance and slowdown of economic activities. Consequently, the Company's operations were slowed down/suspended and accordingly the standalone financial results for the year ended March 31, 2022 are adversely impacted.

The Company has considered the possible effects that may result from the COVID-19 pandemic on the carrying value of assets [including property, plant and equipment, investment property, investments, inventories, loans, land advance/deposits and receivables]. In developing the assumptions relating to the possible future uncertainties in the economic conditions because of this pandemic, the Company, as at the date of approval of these financial results has used internal and external sources of information to assess the expected future performance of the Company. The Company has performed sensitivity analysis on the assumptions used and based on the current estimates, the Company expects that the carrying amount of these assets as at period end, are fully recoverable. The management has estimated the future cash flows for the Company with the possible effects that may result from the COVID-19 pandemic and does not foresee any adverse impact on realising its assets and in meeting its liabilities as and when they fall due. The actual impact of the COVID-19 pandemic may be different from that estimated as at the date of approval of these financial results.

Further, the Company's management has also made a detailed assessment of the progress of construction work on its ongoing projects during the period of lockdown and has concluded that the same was only a temporary slowdown in activities and has accordingly inventorised the borrowing costs incurred in accordance with Ind AS 23.

The outbreak of Covid-19 has impacted construction operations and project completion timelines of certain ongoing customer contracts of a wholly-owned subsidiary (WOS). The WOS is carrying construction work in progress as at March 31, 2022 and having regard to the WOS's ongoing discussions with its customers towards the construction work, the WOS is confident of billing the same in the ensuing quarters. Further, the WOS has also initiated proceedings with its customer for extension of certain projects' completion timeline and waiver of liquidated damages thereon amounting to Rs.12 crores. Pending resolution of the aforesaid matter, no provision has been made towards such liquidated damages in the accompanying financial results based on the terms of the customer contracts and impact of Covid-19 pandemic.

The Company will continue to closely observe the evolving scenario and take into account any future developments arising out of the same.

- 14 During the quarter ended December 31, 2021, the Company has entered into definitive agreements for demerger of a project asset of an associate company into a wholly owned subsidiary Bangalore Tower Private Limited (BTPL) of such associate company where the Company will also be allotted shares. Upon allotment, the Company agrees to sell its shareholding in BTPL for an agreed consideration, which is higher than the carrying value of the investment in BTPL.

Consequent to approval of aforesaid demerger, the Company has classified the carrying value of such investment in BTPL amounting to Rs. 15.92 crores from 'Investment' to 'Non-current Assets held for sale' in the balance sheet. The Company is confident that the carrying value of such assets will be recovered principally through the aforesaid sale arrangement in the ensuing period, which is highly probable.

Considering the above arrangement is subject to compliance with certain conditions by the parties to the arrangement, the proposed sale of investment in BTPL has not been recognised as at March 31, 2022.

15 The Taxation Laws (Amendment) Ordinance, 2019 ('the Ordinance') provides an option to domestic companies to pay income-tax at a lower rate of 25.17%, if it opts for not availing of certain specified exemptions or incentives. The Company has made an assessment of the impact of the Ordinance and has decided to opt for the lower tax rate of 25.17% from the financial year beginning April 01, 2021. Consequently, the Company has measured the current and deferred taxes from the normal rate of 34.94% to the lower rate of 25.17% and the tax expense for the quarter and year ended March 31, 2022 is higher by Rs. Nil and Rs.67.90 crores respectively.

16 The Board of Directors of the Company at their meeting held on May 27, 2022 have recommended a final dividend of Rs.5 per equity share of Rs.5 each for the financial year ended March 31, 2022. The said proposed dividend is subject to approval at the ensuing annual general meeting and is not recognised as a liability as at 31.03.2022.

NANI R
CHOKSEY

Bengaluru, India
May 27, 2022