

Walker Chandiook & Co LLP

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

To the Board of Directors of Puravankara Limited (formerly Puravankara Projects Limited)

1. We have audited the consolidated financial results of Puravankara Limited (formerly Puravankara Projects Limited) ('the Holding Company') and its subsidiaries (the Holding Company and its subsidiaries together referred to as 'the Group'), its associates and joint ventures for the year ended 31 March 2017, being submitted by the Holding Company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. Attention is drawn to Note 13 to the consolidated financial results regarding the figures for the quarter ended 31 March 2017 as reported in these consolidated financial results, which are the balancing figures between audited consolidated figures in respect of the full financial year and the published consolidated year to date figures up to the end of the third quarter of the financial year. Also, the figures up to the end of the third quarter had only been reviewed and not subjected to audit. These consolidated financial results are based on the consolidated financial statements for the year ended 31 March 2017 prepared in accordance with the accounting principles generally accepted in India, including Indian Accounting Standards ('Ind AS') specified under Section 133 of the Companies Act, 2013 ('the Act') and published consolidated year to date figures up to the end of the third quarter of the financial year prepared in accordance with the recognition and measurement principles laid down in Ind AS 34, Interim Financial Reporting, specified under Section 133 of the Act, and SEBI Circulars CIR/CFD/CMD/15/2015 dated 30 November 2015 and CIR/CFD/FAC/62/2016 dated 5 July 2016, which are the responsibility of the Holding Company's management. Our responsibility is to express an opinion on these consolidated financial results based on our audit of the consolidated financial statements for the year ended 31 March 2017 and our review of consolidated financial results for the nine months period ended 31 December 2016.



2. We conducted our audit in accordance with the auditing standards generally accepted in India. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial results are free of material misstatement(s). An audit includes examining, on a test basis, evidence supporting the amounts disclosed as financial results. An audit also includes assessing the accounting principles used and significant estimates made by management. We believe that our audit provides a reasonable basis for our opinion.
3. In our opinion and to the best of our information and according to the explanations given to us and based on the consideration of the reports of other auditors on separate financial results and on other financial information of the subsidiaries, associates and joint ventures, the consolidated financial results:
 - (i) include the financial results for the year ended 31 March 2017, of the following entities:
 - (a) Provident Housing Limited
 - (b) Starworth Infrastructure and Constructions Limited
 - (c) Centurions Housing and Construction Private Limited
 - (d) Prudential Housing and Infrastructure Development Limited
 - (e) Melmont Constructions Private Limited
 - (f) Purva Marine Properties Private Limited (until 27 March 2017)
 - (g) Purva Realities Private Limited
 - (h) Vaigai Developers Private Limited
 - (i) Nile Developers Private Limited
 - (j) Purva Star Properties Private Limited
 - (k) Purva Sapphire Land Private Limited
 - (l) Purva Ruby Properties Private Limited
 - (m) Grand Hills Developments Private Limited (formerly known as Purva Opel Properties Private Limited)
 - (n) Puravankara Hotels Limited (until 27 March 2017)
 - (o) Purva Land Limited (until 27 March 2017)
 - (p) Jaganmata Property Developers Private Limited
 - (q) Jyothishmati Business Centers Private Limited
 - (r) Vagishwari Land Developers Private Limited
 - (s) Varishtha Property Developers Private Limited
 - (t) Purva Oak Private Limited
 - (u) Purva Pine Private Limited
 - (v) Provident Meryta Private Limited
 - (w) Argan Properties Private Limited
 - (x) Provident Cedar Private Limited
 - (y) Kondhwa Projects LLP
 - (z) Welworth Lanka Holdings Private Limited
 - (aa) Welworth Projects Lanka Private Limited
 - (bb) Purva Corporation
 - (cc) Keppel Puravankara Development Private Limited
 - (dd) Propmart Technologies Limited
 - (ee) Sobha Puravankara Aviation Private Limited
 - (ff) Purva Good Earth Properties Private Limited
 - (gg) Pune Projects LLP



- (ii) are presented in accordance with the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, read with SEBI Circulars CIR/CFD/CMD/15/2015 dated 30 November 2015 and CIR/CFD/FAC/62/2016 dated 5 July 2016 in this regard; and
 - (iii) give a true and fair view of the consolidated net profit (including other comprehensive income) and other financial information in conformity with the accounting principles generally accepted in India including Ind AS specified under Section 133 of the Act for the year ended 31 March 2017.
4. We did not audit the financial information of 26 subsidiaries, whose financial information reflect total assets of ₹ 306.44 crores as at 31 March 2017, and total revenues of ₹ 80.49 crores for the year ended on that date, as considered in the consolidated financial results. The consolidated financial results also include the Group's share of net profit (including other comprehensive income) of ₹ 2.17 crores for the year ended 31 March 2017, as considered in the consolidated financial results, in respect of 2 joint venture, whose financial statements / financial information have not been audited by us. These financial information have been audited by other auditors whose report has been furnished to us by the management and our opinion on the consolidated financial results, in so far as it relates to the amounts and disclosures included in respect of these subsidiaries and joint ventures, and our report in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, read with SEBI Circulars CIR/CFD/CMD/15/2015 dated 30 November 2015 and CIR/CFD/FAC/62/2016 dated 5 July 2016, in so far as it relates to the aforesaid subsidiaries, associates and joint ventures, are based solely on the report(s) of such other auditors.

The consolidated financial results also include the Group's share of net profit (including other comprehensive income) of ₹ 2.47 crores for the year ended 31 March 2017, as considered in the consolidated financial results, in respect of 3 associates whose financial statements / financial information have not been audited by us. These financial statements / information are unaudited and have been furnished to us by the management and our opinion on the consolidated financial results, in so far as it relates to the amounts and disclosures included in respect of these associates, and our report in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, read with SEBI Circulars CIR/CFD/CMD/15/2015 dated 30 November 2015 and CIR/CFD/FAC/62/2016 dated 5 July 2016, in so far as it relates to the aforesaid associates, are based on such unaudited financial statement / financial information. In our opinion and according to the information and explanations given to us by the Management, these unaudited financial results are not material to the Group.



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Further, of these subsidiaries, associates and joint ventures, 3 subsidiaries are located outside India whose financial statements and other financial information have been prepared in accordance with accounting principles generally accepted in their respective countries and which have been audited by other auditors under generally accepted auditing standards applicable in their respective countries. The Holding Company's management has converted the financial statements of such subsidiaries located outside India from accounting principles generally accepted in their respective countries to accounting principles generally accepted in India. We have audited these conversion adjustments made by the Holding Company's management. Our opinion, in so far as it relates to the financial information of such subsidiaries located outside India, is based on the report(s) of other auditor(s) and the conversion adjustments prepared by the management of the Holding Company and audited by us.

Our opinion on the consolidated financial results is not modified in respect of this matter with respect to our reliance on the work done by and the reports of the other auditors.

5. The Holding Company had prepared separate consolidated financial results for the year ended 31 March 2016, based on the consolidated financial statements for the year ended 31 March 2016 prepared in accordance with Accounting Standards ('AS') prescribed under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014 (as amended) and consolidated financial results for the nine months period ended 31 December 2016 prepared in accordance with the recognition and measurement principles laid down in AS 25, Interim Financial Reporting, prescribed under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014 (as amended) and SEBI Circular CIR/CFD/CMD/15/2015 dated 30 November 2015, and other accounting principles generally accepted in India, on which we issued auditor's report dated 27 May 2016 respectively. These consolidated financial results for the year ended 31 March 2016 have been adjusted for the differences in the accounting principles adopted by the Holding Company on transition to Ind AS, which have also been audited by us. Our opinion is not modified in respect of this matter.

Walker Chandiok & Co. LLP

For Walker Chandiok & Co LLP

Chartered Accountants

Firm Registration No.: 001076N/N500013

Sanjay Banthia

per **Sanjay Banthia**

Partner

Membership No. 061068

Place: Bengaluru

Date: 29 May 2017



(₹/Crores, except share and per share data)

Statement of audited consolidated financial results for the quarter and year ended 31 March 2017

Sl. No.	Particulars	Quarter ended			Year ended	
		31 Mar 17	31 Dec 16	31 Mar 16	31 Mar 17	31 Mar 16
		Audited	Restated	Audited	Audited	Audited
1.	Income from operations					
	Revenue from projects	371.53	268.86	316.95	1,323.64	1,571.46
	Other operating revenues	75.41	2.44	2.71	83.48	12.58
	Total Income from operations	446.94	271.30	319.66	1,407.12	1,584.04
2.	Expenses					
	Material and contract cost	208.26	175.24	241.25	740.52	991.45
	Land and other related costs	353.86	4.37	9.83	1,067.44	304.13
	Change in inventories	(316.26)	(61.78)	(101.03)	(1,088.29)	(413.83)
	Employee benefit expense	26.13	24.34	25.49	100.73	111.03
	Depreciation and amortization expense	4.04	4.13	4.21	16.47	15.99
	Other expenses	48.14	43.75	72.41	180.30	242.81
	Total expenses	324.17	190.05	252.16	1,017.17	1,251.58
3.	Profit from operations before other income, finance expense, exceptional items, share of profit/(loss) of associates and joint ventures (1-2)	122.77	81.25	67.50	389.95	332.46
4.	Other income	13.54	6.20	15.67	21.39	21.09
5.	Profit from Ordinary activities before finance expense, exceptional items, share of profit/(loss) of associates and joint ventures (3+4)	136.31	87.45	83.17	411.34	353.55
6.	Finance expense, net	66.18	62.34	57.45	250.38	225.88
7.	Profit from ordinary activities before exceptional items, share of profit/(loss) of associates and joint ventures (5-6)	70.13	25.11	25.72	160.96	127.67
8.	Exceptional items	-	-	-	-	-
9.	Profit from ordinary activities before share of profit/(loss) of associates and joint ventures (7-8)	70.13	25.11	25.72	160.96	127.67
10.	Tax expense	9.44	8.87	7.44	38.49	43.64
11.	Net profit from ordinary activities after tax and before share of profit/(loss) of associates and joint ventures (9-10)	60.69	16.24	18.28	122.47	84.03
12.	Extraordinary items (net of tax expenses)	-	-	-	-	-
13.	Net profit from ordinary activities before share of profit/(loss) of associates and joint ventures (11-12)	60.69	16.24	18.28	122.47	84.03
14.	Share of profit/(loss) of associates and joint ventures, net	1.23	1.35	(0.78)	4.64	(1.18)
15.	Net Profit for the period (13+14)	61.92	17.59	17.50	127.11	82.85
16.	Other Comprehensive Income/(Loss) (net of tax expense)	(0.37)	0.06	(0.16)	0.03	0.46
17.	Total Comprehensive Income/(Loss) for the period (15+16)	61.55	17.65	17.34	127.14	83.31
18.	Paid-up equity share capital (face value ₹ 5/share)	118.58	118.58	118.58	118.58	118.58
19.	Earnings per share (before extraordinary items) (not annualised)					
	Basic : (₹)	2.60	0.74	0.73	5.36	3.51
	Diluted : (₹)	2.60	0.74	0.73	5.36	3.51
	Earnings per share (after extraordinary items) (not annualized)					
	Basic : (₹)	2.60	0.74	0.73	5.36	3.51
	Diluted : (₹)	2.60	0.74	0.73	5.36	3.51



Consolidated statement of assets and liabilities :

Particulars	As at	
	31 Mar 17 Audited	31 Mar 16 Audited
Assets		
Non-current assets		
(a) Property, Plant and Equipment	70.83	83.76
(b) Capital work-in-progress	0.05	-
(c) Investment Property	39.33	432.54
(d) Other Intangible assets	3.93	4.60
(e) Financial Assets		
(i) Investments	116.30	92.49
(ii) Loans and advances	202.92	154.43
(iii) Other financial assets	21.37	6.46
(f) Deferred tax assets (net)	46.88	39.88
(g) Non-current tax assets (net)	-	-
(h) Other non-current assets	140.13	157.63
Total Non-current assets	641.74	971.78
Current assets		
(a) Inventories	4,551.11	3,467.86
(b) Financial Assets		
(i) Trade receivables	426.16	336.32
(ii) Cash and cash equivalents	69.09	282.95
(iii) Bank balances other than (iii) above	3.52	8.48
(iv) Loans and advances	70.65	16.00
(v) Others	178.76	236.10
(c) Current Tax Assets (Net)	1.78	68.44
(d) Other current assets	202.57	160.40
Total Current assets	5,503.64	4,576.54
Total assets	6,145.38	5,548.33
Equity and liabilities		
Equity		
(a) Equity Share capital	118.58	118.58
(b) Other Equity	2,269.64	2,164.75
Total equity	2,388.22	2,283.33
Liabilities		
Non-current liabilities		
(a) Financial Liabilities		
(i) Borrowings	796.06	1,259.81
(ii) Other financial liabilities	6.92	3.33
(b) Provisions	11.08	11.57
(c) Deferred tax liabilities (Net)	11.80	-
(d) Other non-current liabilities		
Total non-current liabilities	825.86	1,274.71
Current liabilities		
(a) Financial Liabilities		
(i) Borrowings	885.09	667.20
(ii) Trade payables		
total outstanding dues of micro enterprises and small enterprises	3.76	7.34
total outstanding dues of creditors other than micro enterprises and small enterprises	279.31	305.01
(iv) Other financial liabilities	726.48	504.95
(b) Other current liabilities	1,031.46	495.55
(c) Provisions	2.22	2.78
(d) Current Tax Liabilities (Net)	2.98	7.46
Total current liabilities	2,931.30	1,990.29
Total liabilities and equity	6,145.38	5,548.33

- The above audited consolidated financial results of the company for the quarter and year ended 31 March 2017 have been reviewed by the Audit Committee and approved by the Board of Directors at its meeting on 29 May 2017.
- The consolidated financial results have been prepared in accordance with the principles and procedures of Indian Accounting Standards ("Ind AS") as notified under the Companies (Indian Accounting Standards) Rules, 2015 as specified in Section 133 of the Companies Act, 2013.
- The Group is engaged in the development and construction of residential and commercial properties which is considered to be the only reportable business segment in line with the provisions of Ind AS 108. Further the Group does not have significant foreign operations.
- The Company has adopted Ind AS from 01 April 2016 and accordingly, these consolidated financial results have been prepared in accordance with the recognition and measurement principles laid down in Ind AS 34 Interim Financial Reporting prescribed under Section 133 of the Companies Act, 2013, read with relevant rules issued thereunder. The date of transition to Ind AS is 01 April 2015. The impact of transition has been accounted for in the opening reserves and comparative period results have been restated accordingly.
- During the year ended 31 March 2017 and 31 March 2016, the Company has received dividend/ interim dividend of ₹ 18.50 and ₹ 36.76, respectively, from its wholly owned subsidiaries. In accordance with Income Tax Act, dividend distribution tax of ₹ 3.76 and ₹ 7.48, respectively, paid by the subsidiaries on the aforesaid dividend has been adjusted with the dividend distribution tax of the Company. Consequently, the above amount has been credited to reserves & surplus.



- 6 (a) During the quarter ended 30 June 2014, the Company had entered into a sale deed and agreement to sell undivided share (UDS) of its property under development aggregating to 50% of the said property for a cash consideration of ₹ 320.81. Of the total consideration, ₹ 155.81 was received for the 25% portion of the land and accordingly recorded as revenue during quarter ended 30 June 2014. The balance consideration amounting to ₹ 165 towards the remaining 25% of the said property was deferred on account of the consideration being contingent on receipt of plan sanction.
- During the quarter ended 30 September 2016, the above contingency has been resolved and the Company has entered into a supplemental agreement to sale on 26 September 2016 transferring the UDS for a deferred consideration of ₹ 165. Consequent to above, the Company has recorded the fair value of ₹ 151.59 as revenue for the sale of UDS of its property under development.
- 6 (b) During the year ended 31 March 2016, the Company entered into an agreement to sell a land parcel (included within property under development) located in Bengaluru for a cash consideration of ₹ 140.00.
- 7 During the quarter and year ended 31 March 2017, the Company through the sale of its three subsidiaries has sold an investment property for a cash consideration of ₹ 475 and the consequently the net gain have been included within 'other operating revenue'.
- 8 During the quarter ended 30 September 2016, the Company and two of its subsidiaries (the Group) were subjected to proceedings under section 132 of the Income Tax Act, 1961. The Group has made necessary submissions as required under section 132 of the Income Tax Act. The Company did not record additional tax charge since the management is of the view that the final outcome of the disputes should be in favour of the Group and/or the disallowances are mainly on account of temporary differences. Pending final assessment no adjustments have been recorded in the financial results for the quarter ended 30 September 2016.
- 9 Until quarter ended 31 December 2016, the Company was recording the lease expenses in respect of an operating lease of an aircraft based on actual consumption/ usage of hours committed under the take or pay lease agreement. During the quarter ended 31 March 2017, the lease expense in respect of the aforesaid take-or-pay agreement have been accounted on a straight-lined basis over the lease term in accordance with Ind-AS 17. Consequent to above change, the previous period/year comparatives presented in the results have been restated as follows:

Particulars	Quarter ended 31 December 2016	Quarter ended 31 March 2016	Year ended 31 March 2016
Rent expense	3.82	3.48	13.62
Tax expense	(1.32)	(1.20)	(4.71)

- 10 Audited Financial results of Puravankara Limited (Standalone information) :

Particulars	Quarter ended			Year ended	
	31 Mar 17	31 Dec 16	31 Mar 16	31 Mar 17	31 Mar 16
	Audited	Restated	Audited	Audited	Audited
Income from operations	262.12	199.65	197.76	976.47	1,015.69
Profit before tax for the period	40.22	9.10	11.50	117.56	109.94
Total Comprehensive Income/(Loss) after tax for the period	40.43	6.18	8.47	100.46	86.47

- 11 The reconciliation of net profit as previously reported (referred to as 'Previous GAAP') and the total comprehensive income/(loss) as per Ind AS for the quarter and year ended 31 March 2016 is as per table below :

Particulars	Quarter ended	Year ended
	31 Mar 16	31 Mar 16
Net profit under Previous GAAP	10.52	66.81
Ind AS adjustments		
Application of Guidance Note on real estate revenue recognition retrospectively	4.77	23.60
Impact of financial assets and liabilities carried at amortized cost	2.97	7.10
Impact of reversal of lease straightlining	0.58	0.84
Reclassification of actuarial loss on employee benefit to other comprehensive income	0.16	(0.46)
Impact on account of minority interest	(0.10)	(0.34)
Change in accounting estimate (refer note 9 above)	(3.48)	(13.62)
Equity pick up on account of constructive obligation	(0.60)	(0.60)
Deconsolidation of subsidiary	2.90	2.90
Deferred tax impact on above adjustments	(0.22)	(3.38)
Net Profit/ (loss) as per Ind AS	17.50	82.85
Other comprehensive income (OCI) (net of tax)	(0.16)	0.46
Total comprehensive income/(loss) for the period	17.34	83.31

- 12 The reconciliation of equity previously reported (referred to as 'Previous GAAP') as per Ind AS as on 31 March 2016 is as per table below :

Particulars	As at
	31 Mar 16
Equity reported under previous GAAP as on 31 Mar 2016	2,186.69
Adjustments	
Application of Guidance Note on real estate revenue recognition retrospectively	(10.36)
Reversal of proposed dividend and tax on proposed dividend	22.26
Impact of financial assets and liabilities carried at amortized cost	5.62
Impact of reversal of lease straightlining	4.90
Reclassification of actuarial loss on employee benefit to other comprehensive income	(1.30)
Other comprehensive income	0.61
Change in accounting estimate (refer note 9 above)	(58.53)
Deconsolidation of subsidiary	2.90
Equity pick up on account of constructive obligation as per Ind As 110	(7.63)
Deferred tax impact on above adjustments	19.59
Total adjustments	(21.94)
Total equity as per Ind AS	2,164.75

- 13 The figures for the quarter ended 31 March 2017 and the corresponding quarter ended 31 March 2016 are the derived balancing figures between audited figures in respect of full financial year ended 31 March 2017 and 31 March 2016 respectively and the unaudited figures in respect of nine months ended 31 December 2016 and 31 December 2015 respectively which were subjected to limited review.
- 14 Prior period comparatives have been regrouped/reclassified wherever necessary to conform to the presentation in the current period and are compliant with Ind AS.

Bengaluru
29 May 2017



On behalf of the Board of Directors of
Puravankara Limited (formerly Puravankara Projects Limited)

Nani R Choksey

Nani R Choksey
Joint Managing Director
DIN 00504555

