Puravankara Projects Limited

Consolidated Financial Statements

For the quarter ended 30 June 2014

Puravankara Projects Limited

Contents

Puravankara Projects Limited

Consolidated Balance Sheet as at 30 June 2014

(All amounts in ₹ crore, unless otherwise stated)	Note	30 Jun 2014	31 Mar 2014
Equity and Liabilities			
Shareholders' Funds			
Share capital	3	118.58	118.58
Reserves and surplus	4	2,111.91	2,054.71
		2,230.49	**2,173.29**
Non-Current Liabilities			
Long-term borrowings	5	749.74	703.03
Other long-term liabilities	7	1.44	1.41
Long-term provisions	8	9.43	8.52
		760.61	**712.96**
Current Liabilities			
Short-term borrowings	9	490.97	700.54
Trade payables	10	204.40	191.92
Other current liabilities	10	1,059.65	899.22
Short-term provisions	8	71.52	59.43
		1,826.54	**1,851.11**
Total		**4,817.64**	**4,737.36**
Assets			
Non-Current Assets			
Fixed assets			
Tangible assets	11	86.16	87.57
Intangible assets	12	4.46	4.54
Capital work-in-progress		0.60	0.22
		91.22	**92.33**
Non-current investments	13	70.30	70.59
Properties held for development	14	749.82	743.11
Deferred tax assets (net)	6	1.76	0.42
Long-term loans and advances	15	262.55	252.74
Other non-current assets	17	18.53	8.90
		1,194.18	**1,168.09**
Current Assets			
Current investments	13	-	20.30
Inventories	18		
Raw materials		40.64	34.19
Properties under development		2,249.77	2,210.12
Properties held for sale		441.41	455.87
		2,731.82	**2,700.18**
Trade receivables	16	415.82	345.88
Cash and bank balances	19	133.25	173.73
Short-term loans and advances	15	207.73	187.47
Other current assets	17	134.84	141.71
		3,623.46	**3,548.97**
Total		**4,817.64**	**4,737.36**

Significant accounting policies **1**

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

This is the Consolidated Balance Sheet referred to in our report of even date

For Walker Chandiok & Co LLP
(formerly Walker, Chandiok & Co)
Chartered Accountants

per **Sanjay Banthia**
Partner

Bengaluru
07 Aug 2014

For and on behalf of the Board of Directors

Ravi Puravankara
Chairman and Managing Director

Nani R Choksey
Deputy Managing Director

Ashish Puravankara
Joint Managing Director

Anil Kumar A
Chief Financial Officer

V P Raguram
Company Secretary

Bengaluru
07 Aug 2014

Puravankara Projects Limited

Consolidated Statement of Profit and Loss for the quarter ended 30 June 2014

(All amounts in ₹ crore, unless otherwise stated)	Note	30 Jun 2014	30 Jun 2013
Income			
Revenue from operations			
Revenue from projects	**20**	458.11	366.74
Other operating revenues	**20**	3.51	2.23
Other income		11.95	0.28
Total		**473.57**	**369.25**
Expenses			
Material and contract cost	**21**	183.34	134.31
Land cost		78.10	19.82
Decrease/(increase) in inventory of properties under development and properties held for sale	**22**	(25.19)	(18.35)
Employee benefits expense	**23**	26.49	22.76
Finance expense, net	**24**	62.02	56.40
Depreciation and amortization	**25**	3.58	2.08
Other expenses	**26**	61.78	50.53
Total		**390.12**	**267.55**
Profit before tax and share of profit/(loss) in associates, net		**83.45**	**101.70**
Share of profit/(loss) in associates, net		(0.29)	0.59
Profit before tax		**83.16**	**102.29**
Tax expense			
Current tax		26.25	36.00
Deferred tax		(1.34)	(0.41)
Profit after tax and before prior period items		**58.25**	**66.70**
Prior period income (net of tax expense)		-	1.47
Net profit for the quarter		**58.25**	**68.17**
Earnings per share (Nominal value ₹ 5 per share)			
Basic (₹)	**27**	2.46	3.08
Diluted (₹)		2.46	3.08
Significant accounting policies	**1**		

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

This is the Consolidated Statement of Profit and Loss referred to in our report of even date

For Walker Chandiok & Co LLP
(formerly Walker, Chandiok & Co)
Chartered Accountants

per **Sanjay Banthia**
Partner
Bengaluru
07 Aug 2014

For and on behalf of the Board of Directors

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Bengaluru
07 Aug 2014

Puravankara Projects Limited

Notes to the Consolidated Financial Statements

1 Significant accounting policies

a. Basis of preparation

The financial statements have been prepared on accrual basis under the historical cost convention and in accordance with the applicable accounting standards prescribed by Companies (Accounting Standards), Rules 2006, the provisions of the Companies Act, 1956 (to the extent applicable) and the Companies Act, 2013 (to the extent applicable). The accounting policies have been consistently applied unless otherwise stated.

b. Use of estimates

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

c. Basis of consolidation

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

The excess of cost of the parent company of its investment in the subsidiary over its portion of equity in the subsidiary, on the date of investments is recognised in the financial statements as goodwill. The parent portion of equity in such subsidiary is determined on the basis of book values of assets and liabilities as per the financial statement of the subsidiary as on the date of investment. In case the cost of investment in subsidiary companies is less than the proportionate share in equity of the investee company as on the date of investment, the difference is treated as capital reserve and shown under Reserves and Surplus.

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

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

d. Revenue recognition

Revenue from projects

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

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

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

Effective 1 April 2012, in accordance with the "Guidance Note on Accounting for Real Estate Transactions (Revised 2012)" (Guidance note) all projects commencing on or after the said date or projects where revenue is recognised for the first time on or after the above date, construction revenue on such projects have been recognized on percentage of completion method provided the following thresholds have been met:
(a) all critical approvals necessary for the commencement have been obtained;
(b) the expenditure incurred on construction and development costs is not less than 25 per cent of the total estimated construction and development costs;
(c) at least 25 per cent. of the saleable project area is secured by agreements with buyers; and
(d) at least 10 per cent. of the agreements are realised at the reporting date in respect of such contracts.

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

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

For projects executed through joint development arrangements prior to 1 April 2012, which represent barter transactions, whereby the Company gives up a defined percentage of constructed area in lieu of payment for its share in the land, the Company accounts for such transactions on net basis and does not ascribe any value to the share of land acquired on such basis. Effective 1 April 2012, in accordance with the Guidance Note, developmental rights acquired through joint development arrangement are recorded on a gross basis on the estimated amount to be spent on development or construction of built up area to be surrendered in lieu of the above rights.

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

Unbilled revenue disclosed under other assets represents revenue recognized over and above the amount due as per payment plans agreed with the customers. Progress billings which exceed the costs and recognized profits to date on projects under construction are disclosed as advance received from customers under other current liabilities. Any billed amount that has not been collected is disclosed under trade receivables and is net of any provisions for amounts doubtful of recovery.

Revenue from the sale of land is recognized in the period in which the agreement to sell is entered into. Where there is a remaining substantial obligation under the agreement, revenue is recognized on the fulfilment of such obligation.

Rental income

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

Interior income

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

e. Properties under development

Properties under development represents construction work in progress which are stated at the lower of cost and net realizable value. This comprises of cost of land, construction related overhead expenditure and borrowing costs and other net costs incurred during the period of development.

f. Properties held for sale

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

g. Properties held for development

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

h. Fixed assets

Fixed assets are stated at cost less accumulated depreciation/amortization and impairment losses. Cost comprises the purchase price and any cost attributable to bringing the asset to its working condition for its intended use. Fixed assets purchased in foreign currency are recorded at the actual rupee cost incurred.

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

i. Depreciation/amortization

Depreciation/amortization on fixed assets is provided on the straight-line method, based on the useful life of asset specified in Schedule II to the Companies Act, 2013. The Management estimates the useful lives of the assets as per the indicative useful life prescribed in Schedule II to the Companies Act, 2013, except shuttering materials whose life is estimated as 7 years. Assets individually costing less than ₹ 5,000 are fully depreciated in the period of purchase.

j. Borrowing cost

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

k. Advertisement and promotional expenses

Advertisement and promotional costs in respect of projects currently being developed and for general corporate purposes are expensed to the Statement of Profit and Loss as incurred.

l. Impairment of assets

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

m. Investments

Investments that are readily realisable and intended to be held for not more than a year are classified as current investments. All other investments are classified as long-term investments. Current investments are carried at lower of cost and fair value determined on an individual investment basis. Long-term investments are carried at cost. However, provision for diminution in value is made to recognise a decline other than temporary in the value of the long-term investments.

n. Cash and cash equivalents

Cash and cash equivalents include cash in hand, demand deposits with banks, other short term highly liquid investments with original maturity of three months or less.

o. Inventory

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

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

p. Foreign currency transactions

(a) Initial recognition

Foreign currency transactions are recorded in the reporting currency, by applying to the foreign currency amount the exchange rate between the reporting currency and the foreign currency at the date of the respective transaction.

(b) Conversion

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

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

q. Leases

Finance leases

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

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

Operating leases

Leases where the lessor effectively retains substantially all the risks and benefits of ownership of the leased assets are classified as operating leases. Operating lease payments are recognized as an expense in the Statement of Profit and Loss on a straight-line basis over the lease term unless other systematic basis is more representative of the time pattern of the benefit.

r. Employee benefits

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

Provident fund

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

Gratuity

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

Actuarial gains or losses arising from experience adjustments and changes in actuarial assumptions are credited or charged to the Statement of Profit and Loss in the period in which such gains or losses arise.

Vacation pay

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

Other short-term benefits

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

s. Tax expense

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

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

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

t. Earnings per share

Basic earnings per share is calculated by dividing the net profit or loss for the period attributable to equity shareholders by the weighted average number of equity shares outstanding during the period.

For the purpose of calculating diluted earnings per share, the net profit or loss for the period attributable to equity shareholders and the weighted average number of shares outstanding during the period are adjusted for the effects of all potential equity shares.

u. Provisions and contingent liabilities

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

2 Group structure

The subsidiaries and associates consolidated under the Group as at 30 June 2014 comprise the entities listed below:

Name of the entity	Country of incorporation	Effective shareholding
Overseas subsidiary companies		
Welworth Lanka Holding Private Limited	Sri Lanka	100%
Welworth Lanka Private Limited	Sri Lanka	100%
Purva Corporation	British Virgin Islands	100%
Puravankara UK Limited	British Virgin Islands	100%
Indian subsidiary companies		
Prudential Housing and Infrastructure Development Limited	India	100%
Centurions Housing and Constructions Private Limited	India	100%
Melmont Construction Private Limited	India	100%
Purva Marine Properties Private Limited	India	100%
Purva Realities Private Limited	India	100%
Grand Hills Developments Private Limited (formerly known as Purva Opel Properties Private Limited)	India	100%
Purva Ruby Properties Private Limited	India	100%
Purva Good Earth Properties Private Limited	India	100%
Purva Sapphire Land Private Limited	India	100%
Purva Star Properties Private Limited	India	100%
Nile Developers Private Limited	India	100%
Vaigai Developers Private Limited	India	100%
Puravankara Hotels Limited	India	100%
Purva Land Limited	India	100%
Starworth Infrastructure and Construction Limited	India	100%
Provident Housing Limited	India	100%
Associate companies		
Keppel Puravankara Development Private Limited	India	49.00%
Propmart Technologies Limited	India	32.83%
Sobha Puravankara Aviation Private Limited	India	49.75%

There is no change in the effective shareholding of all of the above entities from the previous year ended 31 March 2014.

Puravankara Projects Limited

3 Share capital

	30 Jun 2014	31 Mar 2014
Authorized shares		
32.00 crore (31 March 2014- 32.00 crore) equity shares of ₹ 5 each	160.00	160.00
Issued, subscribed and fully paid up shares		
23.72 crore (31 March 2014- 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 period

Equity shares

	30 Jun 2014		31 Mar 2014	
	No. in crore	**₹ crore**	**No. in crore**	**₹ crore**
Balance at the beginning of the period/year	23.72	118.58	21.34	106.71
Issued during the period/year	-	-	2.38	11.87
Outstanding at the end of the period/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

	30 Jun 2014		31 Mar 2014	
	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.

d. Aggregate number of bonus shares issued and shares issued for consideration other than cash during the period of five years immediately preceding the reporting date :

The Company has not issued any bonus shares nor there has been any buy back of shares during five years immediately preceding 30 June 2014.

e. Shares reserved for issue under options

On 1 Jul 2006, the members of the Company approved the Puravankara Projects Limited 2006 Employee Stock Option Scheme (‘ESOS’ or ‘the Plan’) of the Company. The plan provides for the issuance of stock options to eligible employees (including directors of the Company) with the total options issuable under the Plan not to exceed 1,366,080 options and includes a limit for the maximum and minimum number of options that may be granted to each employee. Under the plan, these options vest over a period of four years and can be exercised for a period of one year from vesting. As on 30 June 2014, there are no options outstanding under the above plan.

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	Quarter ended 30 Jun 2014	Year ended 31 Mar 2014
4 Reserves and surplus		
Securities premium reserve		
Balance at the beginning of the period/year	963.80	798.88
Add: Premium on issue of shares	-	180.31
Less: Share issue expenses*	-	15.39
Balance at the end of the period/year	**963.80**	**963.80**

*In accordance with the directives issued by SEBI, the Company has issued 2.37 crore equity shares at a premium of ₹ 76.00 per share through the Institutional Placement Programme ('IPP'). Additionally, the promoter has divested an additional 1.41 crore equity shares through an Offer For Sale ('OFS'), to comply with the requirements of promoter share holding not to exceed 75%. The expenditure adjusted against securities premium represents the cost incurred for the above. Management is of the opinion that, there are no cost that are attributable for the OFS.

	Quarter ended 30 Jun 2014	Year ended 31 Mar 2014
Debenture redemption reserve		
Balance at the beginning of the period/year	-	19.85
Less: Written back to the Statement of Profit and Loss during the period/year	-	36.00
Add: Transfer from the Statement of Profit and Loss during the period/year	-	16.15
Balance at the end of the period/year	**-**	**-**
General reserve		
Balance at the beginning of the period/year	71.74	61.13
Add: Transfer during the period/year	-	10.61
Balance at the end of the period/year	**71.74**	**71.74**
Surplus in the Statement of Profit and Loss		
Balance at the beginning of the period/year	1,019.17	912.93
Less: Depreciation on fully used assets due to adoption of schedule II of Companies Act, 2013	1.05	-
Add: Net profit for the period/year	58.25	159.98
Add: Debenture redemption reserve written back	-	36.00
Less: Transfer to debenture redemption reserve	-	16.15
Profit available for appropriation	**1,076.37**	**1,092.76**
Appropriations		
Less: Dividend		
- Proposed	-	45.53
Less: Tax on distribution of dividend		
- Proposed	-	7.74
Less: Tax on distribution of dividend from associates		
- Interim dividend on equity shares	-	6.14
- Preference shares	-	0.79
Less: Transfer to general reserve	-	10.61
Less: Adjustment for dividend due to change in shareholding	-	2.78
Balance at the end of the period/year	**1,076.37**	**1,019.17**
	2,111.91	**2,054.71**

5 Long-term borrowings

	Non-current		Current	
	30 Jun 2014	31 Mar 2014	30 Jun 2014	31 Mar 2014
Secured				
Debentures				
Term loans				
From banks	639.34	500.48	290.90	139.33
From others	93.13	184.82	86.31	150.54
Unsecured				
Term loans				
From others	17.27	17.73	1.77	1.71
	749.74	**703.03**	**378.98**	**291.58**
Amount disclosed under "Other current liabilities" (refer note 10)	-	-	(378.98)	(291.58)
	749.74	**703.03**	**-**	**-**

Sl.No	Particulars	Nature of security	Repayment details	As at 30 Jun 2014	As at 31 Mar 2014
Term Loans from banks (Secured)					
i.	Term loan facility from Standard Chartered Bank - ₹ 321.50	Mortgage of property together with all buildings and structures thereon, both present and future along with scheduled receivables of Purva Windermere Phase-1, II & III and also backed by the personal guarantee of Mr. Ravi Puravankara, Chairman and Managing Director of the Company. This facility includes overdraft limit of ₹ 80.50 which is repayable as per the terms of the facility.	Repayable in 16 quarterly installments commencing from 31 Mar 2015	248.94	276.69
ii.	Term loan facility from ICICI Bank Limited- ₹ 130	This facility is secured by an exclusive charge by way of equitable mortgage of land at Survey No. 101, 100/1, 100/2, 100/3,100/4, 100/6, 100/7 and 216(P) located at Kudlu village, Sarjapura Anekal taluk, Bengaluru admeasuring approximately 4.64 acres including all the structures thereon both present & future and hypothecation of scheduled receivables, Escrow accounts and DSR account of Purva Skydale project, an extension of charge by way of equitable mortgage of land at Survey No.14, 10/1 located at Kaikondanahalli village, Varthoor hobli, Bengaluru admeasuring approx. 2 acres 15 guntas including all the structures thereon both present & future, extension of charge by hypothecation of scheduled receivables, Escrow account and DSR account of Purva Whitehall project and backed by the personal guarantee of Mr. Ravi Puravankara, Chairman and Managing Director of the Company.	Repayable in 24 monthly installments starting from Aug 2016.	55.00	-
iii.	Term loan facility from Citi Bank - ₹ 16.50	Mortgage of one residential flats at Purva Grande Project, Lavelle Road, Bengaluru and backed by the personal guarantee of Mr. Ravi Puravankara, Chairman and Managing Director of the Company.	Repayable in 54 monthly installments commencing from Jan 2014.	3.26	15.78
iv.	Term loan facility of ₹ 130 from ICICI Bank Limited	This facility is secured by pari passu charge by way of equitable mortgage of unsold area admeasuring about 2,024,605 sq.ft in Welworth City Project together with underlying land, Sunworth Project, hypothecation of receivables of these projects and personal guarantee of Mr. Ravi Puravankara, Chairman and Managing Director and Mr. Ashish Puravankara, Joint Managing Director of the Company.	Repayable in 30 monthly installments commencing from 15 Jan 2015.	110.00	100.00
v.	Term loan facility from Standard Chartered Bank - ₹ 355	This facility is secured by an exclusive first mortgage on proportionate undivided share of land & building pertaining to unsold inventory & receivables of Purva Highland Phase-I, Phase-II, Purva Swanlake, Purva Grandbay, Purva Eternity projects and backed by the personal guarantee of Mr. Ravi Puravankara, Chairman and Managing Director of the Company. This facility includes overdraft limit of ₹ 10 which is repayable as per the terms of the facility.	Repayable in 30 monthly installments starting from May 2014.	351.75	-
vi.	Term loan facility of ₹ 100 from ICICI Bank Limited	This facility is secured by an exclusive charge by way of equitable mortgage of 87,000 sq.ft land situated at Maduvankari village, Chennai together with all buildings and structures thereon both present and future, undivided share of land of Purva Bluemont Project Phase I (excluding the proportionate share of sold area of 498,072 sq.ft approx) together with all buildings & structures thereof both present and future and hypothecation of scheduled receivables, Escrow account and DSR account of Purva Bluemont Project Phase I and backed by the personal guarantee of Mr. Ravi Puravankara, Chairman and Managing Director of the Company.	Repayable in 30 monthly installments commencing from 15 Sep 2013.	69.84	78.12
vii.	Term loan facility from ICICI Bank Limited-₹ 150	Mortgage of building and structure thereon both present and future of Purva Seasons project, receivables of Purva Season Project and backed by the personal guarantee of Mr. Ravi Puravankara, Chairman and Managing Director and Mr. Ashish Puravankara, Joint Managing Director of the Company.	Repayable in 30 installments starting from Aug 2013.	35.52	102.09
viii.	Term loan facility from IDBI Bank Limited- ₹ 88.00	Mortgage of immovable property at Edapally, Kochi measuring about 11.15 acres and backed by the personal guarantee of Mr Ravi Puravankara Chairman and Managing Director of the Company.	Repayable in 8 equal quarterly installments starting from 01 Oct 2013.	55.00	66.00
ix.	Other loans (Vehicle loans)	Secured by a charge against respective vehicles.	Repayable in 36 to 60 monthly installments.	0.93	1.13
				930.24	**639.81**
	The interest on above term loans from banks are linked to the respective banks base rates which are floating in nature. As on the Balance Sheet date, the interest rates per annum ranges between			8.35% to 16.50%	8.35% to 14.75%

Sl.No	Particulars	Nature of security	Repayment details	As at 30 Jun 2014	As at 31 Mar 2014
Term loans from others (Secured)					
i.	Term loan facility of ₹ 90 from PNB Housing Finance Limited	This facility is secured by registered mortgage of unsold units at Purva Venezia, Purva Atria Platina and Purva Oceana Projects.	Repayable in 60 equal monthly installments starting from Feb 2014.	84.59	87.87
ii.	Credit facility of ₹ 150 from HDFC Limited	This facility is secured by mortgage of land admeasuring 8.41 acres (366,339.6 sq.ft) located at Ernakulam Village, Kanayannur Taluk, Marine Drive Kochi, mortgage of land admeasuring 04 acres 26 guntas located at Kudlu Village, Sarjapura Hobli, Anekal Taluk Bengaluru, extension of mortgage of unsold developer's share of built up area and undivided land of Purva Grandbay, Kochi, extension of mortgage of unsold developer's share of built up area and undivided land of Purva Eternity, Kochi and backed by the personal guarantee of Mr. Ravi Puravankara, Chairman and Managing Director and Mr. Ashish Puravankara, Joint Managing Director of the Company.	Repayable in 24 monthly installments commencing from Jun 2014.	-	145.10
iii.	Credit Facility of ₹ 120 from ICICI Home Finance Company Limited	This facility is secured by pari passu charge by way of equitable mortgage of unsold area admeasuring about 2,024,605 sq.ft in Welworth City Project together with underlying land, Sunworth Project, hypothecation of receivables of these projects and backed by the personal guarantee of Mr. Ravi Puravankara, Chairman and Managing Director and Mr. Ashish Puravankara, Joint Managing Director of the Company.	Repayable in 27 monthly installments commencing from 15 Oct 2013.	74.85	66.69
iv.	Sammy's Dream Land Co. Pvt Limited- ₹ 35	Mortgage of land parcel at Edapally, Ernakulam owned by the Company and Melmont Construction Pvt Limited.	Repayable in 2 equal installments in Jun 2014 and Sep 2014 respectively.	17.50	35.00
v.	Vehicle Loan from Kotak Mahindra Prime Limited	Secured by a charge against respective vehicle.	Repayable in 36 to 60 monthly installments.	2.50	0.70
				179.44	**335.36**
Term loan from others (Unsecured)					
i.	HDFC Limited- ₹ 22	Mortgage of non residential property, Purva Premier owned by Mr. Ravi Puravankara, Chairman and Managing Director of the Company.	Repayable in 108 equated monthly installments starting from Jul 2012.	19.04	19.44
				19.04	**19.44**
	The interest on above term loans from others are primarily linked to the respective benchmarks which are floating in nature. As on the Balance Sheet date, the interest rates per annum ranges between			9.78% to 16.50%	9.78% to 16.50%

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Puravankara Projects Limited

	30 Jun 2014	31 Mar 2014
6 Deferred tax liability/(asset), net		
Deferred tax liability arising on account of depreciation	4.19	4.86
Less: Deferred tax asset arising on account of:		
Expenses allowable on payment basis		
Gratuity	(2.79)	(2.40)
Vacation pay	(0.36)	(0.33)
Bonus	(1.10)	(0.86)
Lease rent	(1.70)	(1.69)
	(1.76)	**(0.42)**
7 Other long-term liabilities		
Security deposits	1.44	1.41
	1.44	**1.41**

8 Provisions	Non-current		Current	
	30 Jun 2014	**31 Mar 2014**	**30 Jun 2014**	**31 Mar 2014**
Provision for employee benefits				
Gratuity	8.37	7.65	0.49	0.10
Vacation pay	1.06	0.87	0.09	0.18
Provision for tax (net of advance tax)	-	-	17.67	5.88
Other provisions				
Proposed dividend	-	-	45.53	45.53
Tax on proposed dividend	-	-	7.74	7.74
	9.43	**8.52**	**71.52**	**59.43**

9 Short-term borrowings	**30 Jun 2014**	**31 Mar 2014**
Secured		
Term loans from banks*	169.68	303.33
Cash credit and other loan from banks	100.79	172.54
	270.47	**475.87**
Unsecured		
From bank	202.89	202.86
Interest free loan from related parties repayable on demand	17.61	21.81
	220.50	**224.67**
	490.97	**700.54**

* Classified based on the operating cycle of the Company.
The amount repayable within twelve months:

Term loans from banks	29.00	91.69

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Sl.No	Particulars	Nature of security	Repayment details	As at 30 Jun 2014	As at 31 Mar 2014
Term Loans from banks (Secured)					
i.	Credit facility of ₹ 60 from Standard Chartered Bank	This facility is secured by exclusive charge over land & buildings and receivables of Purva Sunflower Project. All these securities are cross collateralised with each other. This facility includes overdraft limit of ₹ 15 which is repayable as per the terms of the facility.	Repayable in 5 quarterly installments starting from Sep 2015.	39.69	29.80
ii.	Credit facility of ₹ 100 from Standard Chartered Bank	Exclusive charge on unsold units of Provident Harmony and Provident Cosmocity Projects and hypothecation of receivables of sold and unsold units of these projects.	Repayable in 5 quarterly installments starting from Feb 2015.	50.00	50.00
iii.	Term loan facility from ICICI Bank Limited-₹ 50	Mortgage of building and structure thereon both present and future, receivables of Purva Season Project and backed by the personal guarantee of Mr. Ravi Puravankara, Chairman and Managing Director and Mr. Ashish Puravankara, Joint Managing Director of the Company.	Repayable in 30 installments starting from Aug 2013.	40.00	40.00
iv.	Term loan facility from IndusInd Bank - ₹ 29.85	This facility is secured by an exclusive charge by way of equitable mortgage of 44 unsold units of Purva Skywood project. This facility includes overdraft limit of ₹ 25.15 which is repayable as per the terms of the facility.	Repayable in 15 monthly installments commencing from Sep 2014	39.99	37.88
v.	Credit facility of ₹ 20 from Standard Chartered Bank	This facility is secured by exclusive charge over land & buildings and receivables of Purva Gainz, Purva Primus and Purva Sunflower Projects, first and pari passu charge over unsold units and receivables of Purva Midtown Project. All these securities are cross collateralised with each other. This facility includes overdraft limit of ₹ 5 which is repayable as per the terms of the facility.	Repayable in the form of bullet repayment at the end of the tenor which is Oct 2015.	-	15.00
vi.	Credit facility of ₹ 45 from Standard Chartered Bank	This facility is secured by exclusive charge over land & buildings and receivables of Purva Gainz, Purva Primus and Purva Sunflower Projects, first and pari passu charge over unsold units and receivables of Purva Midtown Project. All these securities are cross collateralised with each other. This facility includes overdraft limit of ₹ 11 which is repayable as per the terms of the facility.	Repayable in the form of bullet repayment at the end of the tenor which is Oct 2015.	-	34.00
vii.	Term loan facility from ICICI Bank Limited- ₹ 125	Mortgage of a land (with building and structure thereon both present and future) located at Padur, Keelambakkam village, Chennai, equitable mortgage on Plot no. D4, Survey no. 843 Ernakulam (together with all buildings and structure thereon, present and future), receivables of Purva Season Project and backed by the personal guarantee of Mr. Ravi Puravankara, Chairman and Managing Director of the Company.	Repayable in 24 installments starting from Aug 2013.	-	96.65
				169.68	**303.33**
	The interest on above term loans from banks are linked to the respective banks base rates which are floating in nature. As on the Balance Sheet date, the interest rates per annum ranges between			13.50% to 15.00%	13.50% to 15.00%

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Sl.No	Particulars	Nature of security	As at 30 Jun 2014	As at 31 Mar 2014
Cash credit and other loan from banks (Secured)				
i.	Cash credit facility of ₹ 118 from Andhra Bank	Secured against the properties of the Company and backed by the personal guarantee of Mr. Ravi Puravankara, Chairman and Managing Director and Mr. Ashish Puravankara, Joint Managing Director of the Company.	51.86	129.30
ii.	Overdraft facility of ₹ 50 from Dhanlaxmi Bank	Mortgage of land parcel in the 42 acres owned by the company situated at Uganavadi village, Bengaluru and backed by the personal guarantee of Mr. Ravi Puravankara, Chairman and Managing Director of the Company.	48.93	43.24
			100.79	**172.54**
From banks (Unsecured)				
i.	Working Capital facility of ₹ 65 from Deutsche Bank	Secured by pledge of personal investments of Mr. Ravi Puravankara, Chairman and Managing Director of the Company.	35.99	35.96
ii.	Short Term Loan of ₹ 169 from Barclays PLC	Secured by pledge of personal investments of Mr. Ravi Puravankara, Chairman and Managing Director of the Company.	146.90	166.90
iii.	Term loan facility from Citi Bank- ₹ 20	Secured by pledge of personal investments of Mr. Ravi Puravankara, Chairman and Managing Director of the Company	20.00	-
			202.89	**202.86**
	The interest on above loans from others are primarily linked to the respective benchmarks which are floating in nature. As on the Balance Sheet date, the interest rates per annum ranges between		9.50% to 14.50%	9.50% to 15.50%

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	30 Jun 2014	31 Mar 2014
10 Trade payables		
Trade payables	204.04	191.04
Due to related parties	0.36	0.88
	204.40	**191.92**
Other current liabilities		
Current maturities of long term borrowings (note 5)	378.98	291.58
Advances received from customers	178.50	163.18
Interest accrued but not due on borrowings	5.63	5.75
Duties and taxes payable	5.88	12.30
Other payables	490.58	426.32
Unpaid dividend	0.08	0.09
	1,059.65	**899.22**
	1,264.05	**1,091.14**

11 Tangible assets

	Land *	Buildings	Plant and machinery	Office equipments	Computers	Furniture and fixtures	Vehicles	Shuttering material	Leasehold improve ments	Total
Cost										
At 01 April 2013	7.17	17.17	29.34	4.29	6.71	4.85	10.40	30.63	13.69	124.25
Additions	-	0.37	1.80	0.52	1.59	0.83	1.98	3.18	1.34	11.61
Disposals	-	-	(0.01)	(0.04)	(0.07)	(0.02)	(0.32)	-	-	(0.46)
At 31 Mar 2014	**7.17**	**17.54**	**31.13**	**4.77**	**8.23**	**5.66**	**12.06**	**33.81**	**15.03**	**135.40**
Additions	-	-	0.22	0.12	0.38	0.09	2.01	0.12	0.03	2.97
Disposals	-	-	-	(0.01)	-	-	(0.38)	-	-	(0.39)
At 30 Jun 2014	**7.17**	**17.54**	**31.35**	**4.88**	**8.61**	**5.75**	**13.69**	**33.93**	**15.06**	**137.98**
Depreciation										
At 01 April 2013	-	0.69	10.55	0.66	2.38	1.01	4.09	20.23	0.85	40.46
Charge for the year	-	0.27	1.26	0.24	0.97	0.39	0.93	2.61	1.00	7.67
Disposals	-	-	-	(0.02)	(0.06)	(0.01)	(0.21)	-	-	(0.30)
At 31 Mar 2014	**-**	**0.96**	**11.81**	**0.88**	**3.29**	**1.39**	**4.81**	**22.84**	**1.85**	**47.83**
Charged to statement of profit and loss	-	0.07	0.74	0.25	0.57	0.17	0.55	0.51	0.38	3.24
Adjusted to the opening reserves and surplus	-	-	-	0.64	0.23	0.06	0.12	-	-	1.05
Disposals	-	-	-	-	-	-	(0.30)	-	-	(0.30)
At 30 Jun 2014	**-**	**1.03**	**12.55**	**1.77**	**4.09**	**1.62**	**5.18**	**23.35**	**2.23**	**51.82**
Net block										
At 31 Mar 2014	**7.17**	**16.58**	**19.32**	**3.89**	**4.94**	**4.27**	**7.25**	**10.97**	**13.18**	**87.57**
At 30 Jun 2014	**7.17**	**16.51**	**18.80**	**3.11**	**4.52**	**4.13**	**8.51**	**10.58**	**12.83**	**86.16**

During the quarter ended 30 Jun 2014, the Company has reassessed the useful life of the fixed assets internally which coincide with the indicative useful life given in Schedule II of the Companies Act 2013. The aforesaid change did not have a material impact on statement of profit and loss for the quarter ended 30 Jun 2014. However, in accordance with the transitional provision, unamortized depreciation amounting to ₹ 1.05, towards tangible assets that should have been fully depreciated based on the revised useful life given in Schedule II of the Companies Act 2013, has been adjusted to the opening reserves and surplus.

* Represents the undivided share of land in a jointly developed commercial property

12 Intangible assets

	Computer software	Total
Cost		
At 01 April 2013	4.72	4.72
Additions	2.80	2.80
Disposals	-	-
At 31 Mar 2014	**7.52**	**7.52**
Additions	0.26	0.26
Disposals	-	-
At 30 June 2014	**7.78**	**7.78**
Amortization		
At 01 April 2013	2.16	2.16
Charge for the year	0.82	0.82
Disposals	-	-
At 31 Mar 2014	**2.98**	**2.98**
Charge for the quarter	0.34	0.34
Disposals	-	-
At 30 June 2014	**3.32**	**3.32**
Net block		
At 31 Mar 2014	**4.54**	**4.54**
At 30 June 2014	**4.46**	**4.46**

	30 Jun 2014	31 Mar 2014
13 Investments		
Non-current investments		
Trade investments (valued at cost unless stated otherwise)		
Unquoted equity instruments		
Investment in associates (fully paid up)		
Keppel Puravankara Development Private Limited 0.44 crore equity shares (31 Mar 2014- 0.44 crore) of ₹ 10 each at par	52.66	52.95
Preference shares		
Investment in associates (fully paid up)		
Keppel Puravankara Development Private Limited 1.76 crore 13.25% cumulative, redeemable, convertible preference shares (31 Mar 2014- 1.76 crore) of ₹ 10 each at par	17.64	17.64
	70.30	**70.59**
Current investments - at the lower of cost and fair value		
Trade investments		
Unquoted equity instruments		
Investment in associates (fully paid up)		
Keppel Magus Development Private Limited nil (31 Mar 2014- 0.04 crore of ₹ 610 each)	-	20.30
	-	**20.30**
	70.30	**90.89**

	Non-current		Current	
	30 Jun 2014	**31 Mar 2014**	**30 Jun 2014**	**31 Mar 2014**
14 Properties held for development				
At the beginning of the period/year	743.11	797.71	-	-
Add : Additions during the period/year	10.67	40.74	-	-
Less: Transferred to properties under development	3.96	95.34	-	-
	749.82	**743.11**	**-**	**-**
15 Loans and advances				
Security deposits				
Unsecured, considered good	141.77	141.11	0.10	0.10
	141.77	**141.11**	**0.10**	**0.10**
Loans and advances to related parties				
(Unsecured, considered good)				
Loans to associates *	23.93	23.30	-	9.08
	23.93	**23.30**	**-**	**9.08**
Other loans and advances				
(Unsecured, considered good)				
Advances to suppliers *	-	-	171.47	153.99
Advances for land contracts *	68.13	68.36	-	-
Advance income tax (net of provision for taxation)	6.44	6.97	-	0.66
Prepaid expenses *	9.26	0.04	12.53	3.25
Taxes and duties recoverable	9.70	9.29	17.24	14.42
Capital advance	0.22	0.41	-	-
Other advances *	3.10	3.26	6.39	5.97
	96.85	**88.33**	**207.63**	**178.29**
Total loans and advances	**262.55**	**252.74**	**207.73**	**187.47**

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

	Non-current		Current	
	30 Jun 2014	31 Mar 2014	30 Jun 2014	31 Mar 2014
16 Trade receivables				
(Unsecured, considered good)				
Outstanding for a period exceeding six months	-	-	71.57	72.90
Other receivables	-	-	344.25	272.98
	-	**-**	**415.82**	**345.88**
17 Other assets				
Non-current bank balances (Note 19)	17.60	8.13	-	-
Unbilled revenue	-	-	96.01	141.66
Interest accrued but not due on fixed deposits	0.93	0.77	0.13	0.05
Other receivables *	-	-	38.70	-
	18.53	**8.90**	**134.84**	**141.71**

* Includes ₹ 32.21 consideration to be received from BM Reality on sale of share of Keppel Magus Development Private Limited (an associate) as per supplemental agreement dated 27 June 2014.

	30 Jun 2014	31 Mar 2014
18 Inventories		
Raw materials	40.64	34.19
	40.64	**34.19**
Properties under development		
Land cost	1,055.34	1,106.34
Material and construction cost	1,194.43	1,103.78
	2,249.77	**2,210.12**
Properties held for sale		
At the beginning of the period/year	455.87	202.13
Add : Additions during the period/year	9.59	347.36
Less: Sales during the period/year	24.05	90.05
Less: Write downs during the period/year	-	3.57
	441.41	**455.87**
	2,731.82	**2,700.18**

	Non-current		Current	
	30 Jun 2014	31 Mar 2014	30 Jun 2014	31 Mar 2014
19 Cash and bank balances				
Cash and cash equivalents				
Cash on hand			0.43	0.40
Balances with banks:				
On current accounts			123.82	165.10
Cheques in hand			0.75	-
			125.00	**165.50**
Other bank balances				
Deposits with maturity for more than 12 months *	17.60	8.13	-	-
Deposits with maturity for less than 12 months *	-	-	3.86	3.89
Margin money deposit	-	-	4.31	4.25
Unpaid dividend account	-	-	0.08	0.09
	17.60	**8.13**	**8.25**	**8.23**
Amount disclosed under non-current assets (Note 17)	(17.60)	(8.13)	-	-
	-	**-**	**133.25**	**173.73**

* Represents amounts restricted for use

	Quarter ended	
	30 Jun 2014	30 Jun 2013
20 Revenue from operations		
Revenue from projects		
Sale of properties*	456.82	365.21
Interior	1.29	1.53
	458.11	**366.74**

On 28 April 2014, the Company entered into a sale deed to sell a portion of its property under development for cash consideration of ₹ 5.75. Additionally, on 02 May 2014, the Company has entered into an agreement to sell additional undivided share (UDS) of its property under development aggregating to 25 percent of the said property for a total cash consideration of ₹ 320.81. Of the total consideration, ₹ 155.81 has been received on execution of the agreement towards the portion of the UDS. The balance consideration amounting ₹ 164.99 and ₹ 0.01 towards remaining 25 percent of the property under development is payable subject to receipt of plan sanction and at the time of registration of the aforesaid transaction, respectively. Consequently, during the quarter, the Company has recognized revenue from sale of land (to the extent of 25 percent of its property under development) amounting to ₹ 161.56. The remaining 25 percent of the property under development shall be recognized as and when the contingencies are resolved.

* Revenue from sale of properties includes consideration for sale of land nil for the quarter ended 30 June 2014 (June 2013- ₹ 17.00)

Other operating revenue		
Rental income (refer note 28)	0.57	0.37
Scrap sales	0.04	0.11
Others	2.90	1.75
	3.51	**2.23**
Other income		
Others *	11.95	0.28
	11.95	**0.28**

* During the quarter ended 30 June 2014, the Company has sold its entire shareholding in Keppel Magus Development Private Limited (an associate) and has recorded gain on sale of investment of ₹ 11.91 within ‘other income'.

21 Material and contract cost		
Inventory of building material at the beginning of the quarter	34.19	38.92
Add : Incurred during the quarter		
Material and contract costs	189.79	133.56
Less : Inventory of building material at the end of the quarter	40.64	38.17
	183.34	**134.31**
22 Decrease/(increase) in inventory of properties under development and properties held for sale		
Inventory at the beginning of the quarter		
Properties under development *	2,210.12	1,876.58
Properties held for sale	455.87	202.13
Inventory at the end of the quarter		
Properties under development	2,249.77	1,930.51
Properties held for sale	441.41	166.55
	(25.19)	**(18.35)**

* Excluding the transfer of property to properties held for development

23 Employee benefits expense		
Salaries, wages and bonus	24.07	20.36
Contribution to provident fund and other funds	0.72	0.68
Gratuity expenses	1.11	1.29
Staff welfare	0.59	0.43
	26.49	**22.76**

Puravankara Projects Limited

	Quarter ended	
	30 Jun 2014	**30 Jun 2013**
24 Finance expense, net *		
Finance expense:		
Interest		
- Term loans	47.28	50.30
- Cash credits	4.03	5.59
- Debentures	-	3.58
Loan and other processing charges	11.95	0.56
Bank charges	0.25	0.20
Others	0.26	0.26
	63.77	**60.49**
Finance income:		
Bank deposits	0.43	1.52
Interest on loan to associates	0.68	0.75
Interest received from customers	0.64	1.55
Income from units of mutual funds	-	0.27
	1.75	**4.09**
Finance expenses, net	**62.02**	**56.40**

* Includes finance expense capitalized and included in properties under development ₹ 32.93 for the quarter ended 30 June 2014 (30 June 2013- ₹ 33.76).

	30 Jun 2014	30 Jun 2013
25 Depreciation and amortization		
Depreciation of tangible assets (refer note 11)	3.24	1.89
Amortization of intangible assets (refer note 12)	0.34	0.19
	3.58	**2.08**
26 Other expenses		
Travel and conveyance	2.07	1.97
Repairs and maintenance		
- buildings	0.16	0.32
- plant & machinery	0.09	0.45
- others	3.26	2.92
Legal and professional charges	9.69	6.52
Rent (refer note 28)	4.36	3.16
Rates and taxes	12.19	6.58
Security charges	3.29	2.08
Communication costs	0.70	0.49
Printing and stationery	0.66	0.30
Advertising and sales promotion	18.02	22.20
Brokerage and referral charges	4.34	1.53
Foreign exchange loss/(gain)	0.02	(0.01)
Miscellaneous expenses	2.93	2.02
	61.78	**50.53**
27 Earnings per share (EPS)		
Weighted average number of shares outstanding during the period (crore)	23.71	22.13
Add: Dilutive effect of stock options (crore)	-	-
Weighted average number of shares used to compute diluted EPS (crore)	23.71	22.13
Net profit after tax attributable to equity shareholders	58.25	68.17
Earnings per share (₹) :		
Basic	2.46	3.08
Diluted	2.46	3.08
Nominal value - Rupees per equity share	5.00	5.00

28 Leases

The lease expense for cancellable and non-cancellable operating leases was ₹ 4.36 for the quarter ended 30 June 2014 (30 June 2013- ₹ 3.16). Lease commitments under the non-cancellable operating leases as at the Balance Sheet date were as follows:-

	Particulars	30 Jun 2014	31 Mar 2014
a)	Within one year	75.12	33.88
b)	One to five years	96.89	66.04
c)	More than five years	36.98	37.19
	Total	**208.99**	**137.11**

Sublease

The Company has sub let two of the properties under a non cancellable operating lease agreement. Lease income was ₹ 0.57 for the quarter ended 30 June 2014 (30 June 2013- ₹ 0.37).

29 Other commitments and contingencies

		30 Jun 2014	31 Mar 2014
a)	Demand from Service Tax Department	5.24	5.17
b)	Demand from Commercial Tax Department	2.26	2.26
c)	Deduction under Section 80-IB of the Income - tax Act, 1961 (refer note (i) below)	6.81	6.81
d)	Company's share of contractual commitments to an associate including future period	23.09	28.87
e)	Company's share in claims not acknowledged as debts of an associate	1.47	1.47

(i) The Company has received an order from the Income Tax Appellate Tribunal (ITAT) directing the Assessing officer to carryout the denovo assessment of the income for A.Y 2004-05 to 2009-10 reconsidering the claim under Section 80-IB for a project of the Company. During the previous year ended 31 March 2014, the Assessing Officer carried out the denovo assessment for A.Y 2004-05 to 2009-10, proportionately disallowing the deduction of ₹ 16.45 under Sec 80-IB for the above referred project. Consequent to the ITAT order referred above the income tax department has simultaneously preferred an appeal in the Hon'ble High Court of Bombay challenging the ITAT order. As the appeal against the ITAT order is pending with the Hon'ble High Court, the management has not preferred an appeal against the denovo assessment order. Management believes that the above will not have any affect on these financial statements.

Further, the Company has also received a demand for A.Y 2010-11 and 2011-12 for the above project disallowing the deduction under section 80-IB of the Income tax Act, 1961, wherein the management has filed an appeal with Commisioner of Income Tax (Appeals). The management believes that the above will not have any impact on these financial statements.

(ii) The Company is also involved in certain litigation for lands acquired by it for construction purposes, either through a Joint Development Agreement or through outright purchases. These cases are pending with the Civil Courts and scheduled for hearings shortly. After considering the circumstances and legal advice received, management believes that these cases will not adversely effect its financial statements. Further the company has given certain advances for purchase of land under agreements executed wherein it is required to make further payments based on terms/milestones subject to fulfilment of certain conditions by other party.

30 Related party transactions

(i) Parties where control exists

Mr. Ravi Puravankara

(ii) Key management personnel

Mr. Ravi Puravankara

(iii) Relatives of key management personnel

Ms. Geeta S Vhatkar
Mr. Ashish Puravankara
Mr. Lowell Fernandes

(iv) Entities controlled/significantly influenced by key management personnel (other related parties)

Purva Developments
Puravankara Investments
Handiman Services Limited
Dealwel – Proprietorship
Purva Properties and Resorts Private Limited
Dealwel Estates Private Limited

(v) Associate companies

Keppel Puravankara Development Private Limited
Propmart Technologies Limited
Keppel Magus Development Private Limited
Sobha Puravankara Aviation Private Limited

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

Nature of transaction	Associates		Key management personnel		Relatives of key management personnel		Other related parties	
	30 Jun 2014	30 Jun 2013	30 Jun 2014	30 Jun 2013	30 Jun 2014	30 Jun 2013	30 Jun 2014	30 Jun 2013
Interest income on loans								
Keppel Puravankara Development Private Limited	-	0.07	-	-	-	-	-	-
Keppel Magus Development Private Limited	0.19	0.22	-	-	-	-	-	-
Propmart Technologies Limited	0.49	0.47	-	-	-	-	-	-
Loans given to								
Propmart Technologies Limited	0.19	0.45	-	-	-	-	-	-
Loans repaid by								
Keppel Magus Development Private Limited	2.79	0.02	-	-	-	-	-	-
Propmart Technologies Limited	0.05	0.05	-	-	-	-	-	-
Loans repaid to								
Ravi Puravankara	-	-	4.20	-	-	-	-	-
Advance paid to								
Sobha Puravankara Aviation Private Limited	9.26	7.78	-	-	-	-	-	-
Security and maintenance expenses								
Handiman Services Limited	-	-	-	-	-	-	4.37	1.78
Rental expenses								
Sobha Puravankara Aviation Private Limited	0.73	1.57	-	-	-	-	-	-
Puravankara Investments	-	-	-	-	-	-	0.95	0.95
Brokerage expenses								
Propmart Technologies Limited	0.15	0.02	-	-	-	-	-	-
Travel expenses								
Sobha Puravankara Aviation Private Limited	0.04	0.48	-	-	-	-	-	-
Proceeds on sale of investment								
Keppel Magus Development Private Limited	32.21	-	-	-	-	-	-	-
Remuneration								
Ravi Puravankara	-	-	0.60	0.60	-	-	-	-
Ashish Puravankara	-	-	-	-	0.33	0.33	-	-
Lowell Fernandes	-	-	-	-	0.01	-	-	-

(vii) Balances with related parties at the period end are as follows:

Nature of transaction	Associates		Key management personnel		Relatives of key management personnel		Other related parties	
	30 Jun 2014	31 Mar 2014	30 Jun 2014	31 Mar 2014	30 Jun 2014	31 Mar 2014	30 Jun 2014	31 Mar 2014
Loans given to								
Propmart Technologies Limited	23.93	23.30	-	-	-	-	-	-
Keppel Magus Development Private Limited *	-	9.08	-	-	-	-	-	-
Advance for land contracts paid to								
Geeta S Vhatkar	-	-	-	-	17.93	17.93	-	-
Advance								
Sobha Puravankara Aviation Private Limited	38.88	29.87	-	-	-	-	-	-
Security Deposits paid to								
Dealwel	-	-	-	-	-	-	0.15	0.15
Puravankara Investments	-	-	-	-	-	-	0.45	0.45
Guarantees given by								
Ravi Puravankara	-	-	1,905.00	1,675.00	-	-	-	-
Ashish Puravankara	-	-	-	-	568.00	718.00	-	-
Dues to								
Handiman Services Limited	-	-	-	-	-	-	0.33	0.85
Puravankara Investments	-	-	-	-	-	-	1.88	1.88
Purva Development	-	-	-	-	-	-	0.18	0.18
Ravi Puravankara	-	-	15.55	19.75	-	-	-	-

* Keppel Magus Development Private Limited discontinued to be an associate as on 27 Jun 2014. Balance of loan due as on 30 Jun 2014 ₹ 6.48 reclassified to other receivables.

31 Employee benefits

A. Defined benefit plan

The Company has gratuity and vacation pay as defined benefit retirement plans for its employees. As at 30 June 2014 and 31 March 2014 the plan assets were invested in insurer managed funds.

Disclosures as required by AS 15 for the year ended 30 June 2014 are as under:

		30 Jun 2014		31 Mar 2014	
		Gratuity	**Vacation pay**	**Gratuity**	**Vacation pay**
1	The amounts recognized in the Balance Sheet are as follows:				
	Present value of the obligation as at the end of the year	10.80	1.15	9.73	1.05
	Fair value of plan assets as at the end of the year	(1.94)	-	(1.98)	-
	Net liability/(asset) recognized in the Balance Sheet	**8.86**	**1.15**	**7.75**	**1.05**
2	Changes in the present value of defined benefit obligation				
	Defined benefit obligation as at beginning of the year	9.73	1.05	7.79	0.67
	Service cost	0.46	0.09	1.93	0.84
	Interest cost	0.21	0.02	0.69	0.05
	Actuarial losses/(gains)	0.51	0.07	(0.25)	(0.33)
	Benefits paid	(0.11)	(0.08)	(0.43)	(0.18)
	Defined benefit obligation as at the end of the year	**10.80**	**1.15**	**9.73**	**1.05**
3	Changes in the fair value of plan assets				
	Fair value as at the beginning of the year	1.98	-	2.32	-
	Expected return on plan assets	0.04	-	0.18	-
	Actuarial (loss)/gains	0.03	-	(0.09)	-
	Contributions	-	0.08	-	0.19
	Benefits paid	(0.11)	(0.08)	(0.43)	(0.19)
	Fair value as at the end of the year	**1.94**	**-**	**1.98**	**-**
	Non-current	8.37	1.06	7.65	0.87
	Current	0.49	0.09	0.10	0.18
	Assumptions used in the above valuations are as under:				
	Interest rate	8.70%	8.70%	9.15%	9.15%
	Discount rate	8.70%	8.70%	9.15%	9.15%
	Expected return on plan assets	8.00%	-	8.00%	-
	Future salary increase	6.00%	6.00%	6.00%	6.00%
	Attrition rate	5.00%	5.00%	5.00%	5.00%
	Retirement age	60 years	60 years	60 years	60 years

4 Net gratuity and vacation pay cost for the year ended 30 June 2014 and 30 June 2013 comprises of following components.

	30 Jun 2014		30 Jun 2013	
	Gratuity	**Vacation pay**	**Gratuity**	**Vacation pay**
Service cost	0.46	0.09	1.30	0.09
Interest cost	0.21	0.02	0.15	0.04
Actuarial losses/(gains)	0.48	0.07	(0.10)	(0.13)
Expected return on plan assets	(0.04)	-	(0.06)	-
Net cost	**1.11**	**0.18**	**1.29**	**-**

5 Experience adjustments	**30 Jun 2014**	**31 Mar 2014**	**31 Mar 2013**	**31 Mar 2012**	**31 Mar 2011**
Defined benefit obligation as at the end of the year	10.80	9.73	7.79	5.96	5.25
Plan assets	1.94	1.98	2.33	2.68	3.01
Surplus/(deficit)	(8.86)	(7.75)	(5.47)	(3.28)	(2.24)
Experience adjustments on plan liabilities	0.51	(0.25)	0.09	(0.23)	(0.21)
Experience adjustments on plan assets	0.03	(0.09)	0.03	0.02	(0.24)

B. Defined contribution plan

The Company makes contribution of statutory provident fund as per Employees' Provident Funds and Miscellaneous Provisions Act, 1952. This is a defined contribution plan as per AS 15. Contribution made was ₹ 0.67 for the quarter ended 30 June 2014 (30 June 2013- ₹ 0.63).

32 Segmental information

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

33 Transfer pricing

The Finance Act, 2012 has made the detailed Transfer Pricing regulations applicable to 'specific domestic transactions'. Accordingly, the income and/or expenditure arising from such 'specific domestic transactions' have to be computed having regard to the arm's length price. These regulations, inter alia, also require the maintenance of prescribed documents and information including furnishing a report from an Accountant within the due date of filing the return of income.

The company has undertaken necessary steps to comply with the Transfer Pricing regulations and the prescribed report from the Accountant will be obtained for the year ending 31 March 2015. The management is of the opinion that the above referred transactions are at arm's length, and hence the aforesaid legislation will not have any impact on the financial statements, particularly on the amount of tax expense and that of provision for taxation.

34 Prior period comparatives

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

This is the summary of significant accounting policies and other explanatory information referred to in our report of even date

For Walker Chandiok & Co LLP
(formerly Walker, Chandiok & Co)
Chartered Accountants

per **Sanjay Banthia**
Partner

Bengaluru
07 Aug 2014

For and on behalf of the Board of Directors

Ravi Puravankara
Chairman and Managing Director

Nani R Choksey
Deputy Managing Director

Ashish Puravankara
Joint Managing Director

Anil Kumar A
Chief Financial Officer

V P Raguram
Company Secretary

Bengaluru
07 Aug 2014