



Provident Sunworth, Bengaluru

Puravankara Projects Limited

September 2016

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Company Overview

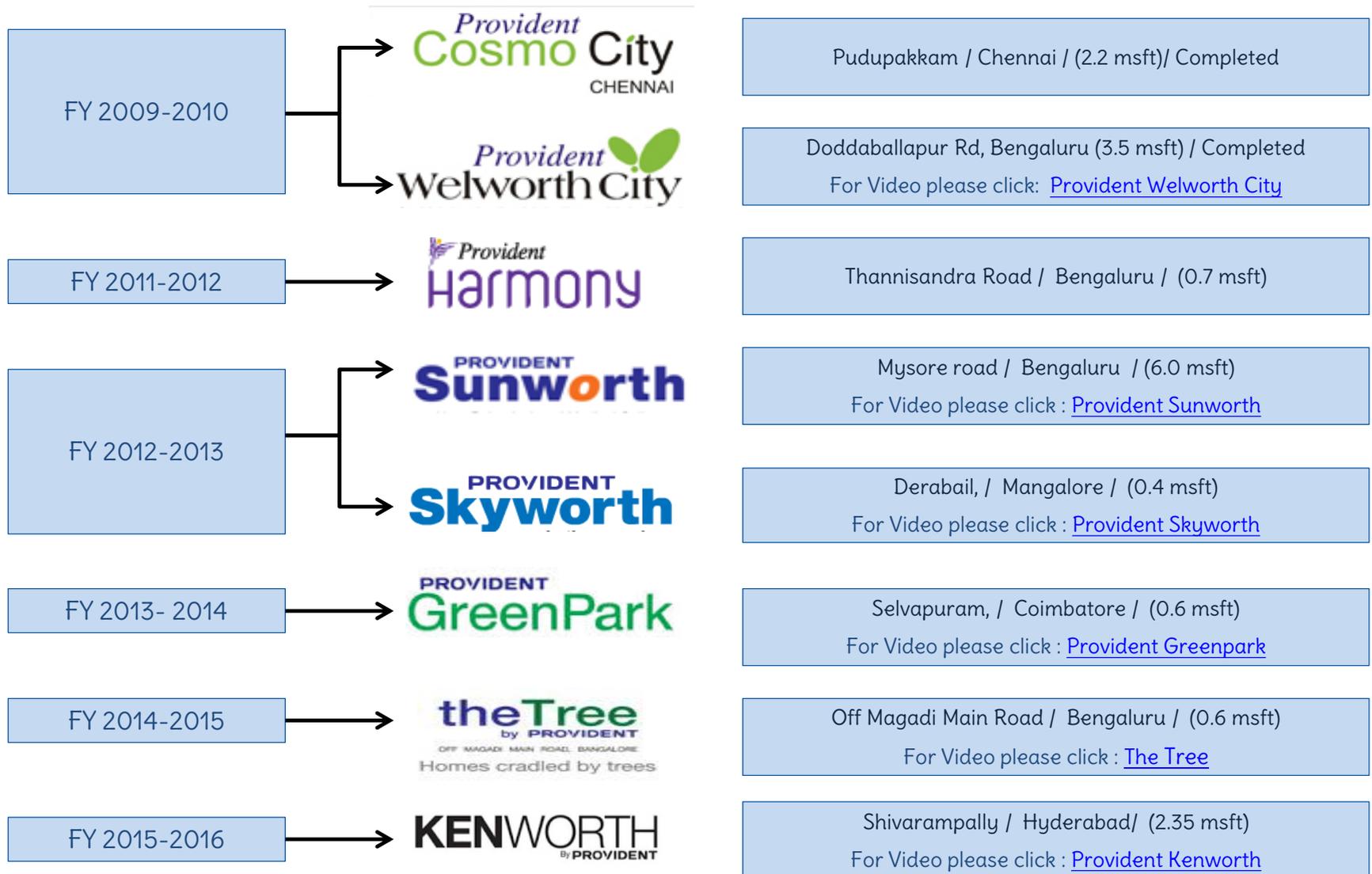
Overview

- Deep domain knowledge of 42 years of the Promoter Mr. Ravi Puravankara, and his team have established Puravankara as a developer of repute;
- Amongst South India's leading real estate developer with an established presence in residential segment comprising of luxury and premium affordable housing projects;
 - Projects in Bengaluru, Chennai, Kochi, Coimbatore, Hyderabad, Mysore, Mangalore, Pune, Mumbai and Colombo.
 - Sales and Marketing offices in Delhi-NCR, Mumbai, United Arab Emirates and Kingdom of Saudi Arabia
- **Established presence in premium affordable housing** through its wholly owned subsidiary, **Provident Housing Limited**;
 - Projects in Bengaluru, Chennai, Mangalore and Coimbatore. Upcoming project in Hyderabad.
 - Focus on delivering quality housing at affordable prices through value engineering
 - **Revenues of INR 379 crores and EBITDA of INR 123 crores for the quarter ended September 30, 2016.**
- Completed 54 residential projects and 4 commercial projects spanning over 30.72 msft (PPL's economic interest – 27.63 msft)
- Projects under development totaling 21.72 msft / (PPL's economic interest – 17.65 msft)
- Upcoming projects totaling 22.35 msft (PPL's economic interest – 17.07 msft)
- Strong in-house execution capability together with established relationships with leading contractors in the country with focus on quality, internal processes and systems;

Premium Affordable housing through Provident Brand

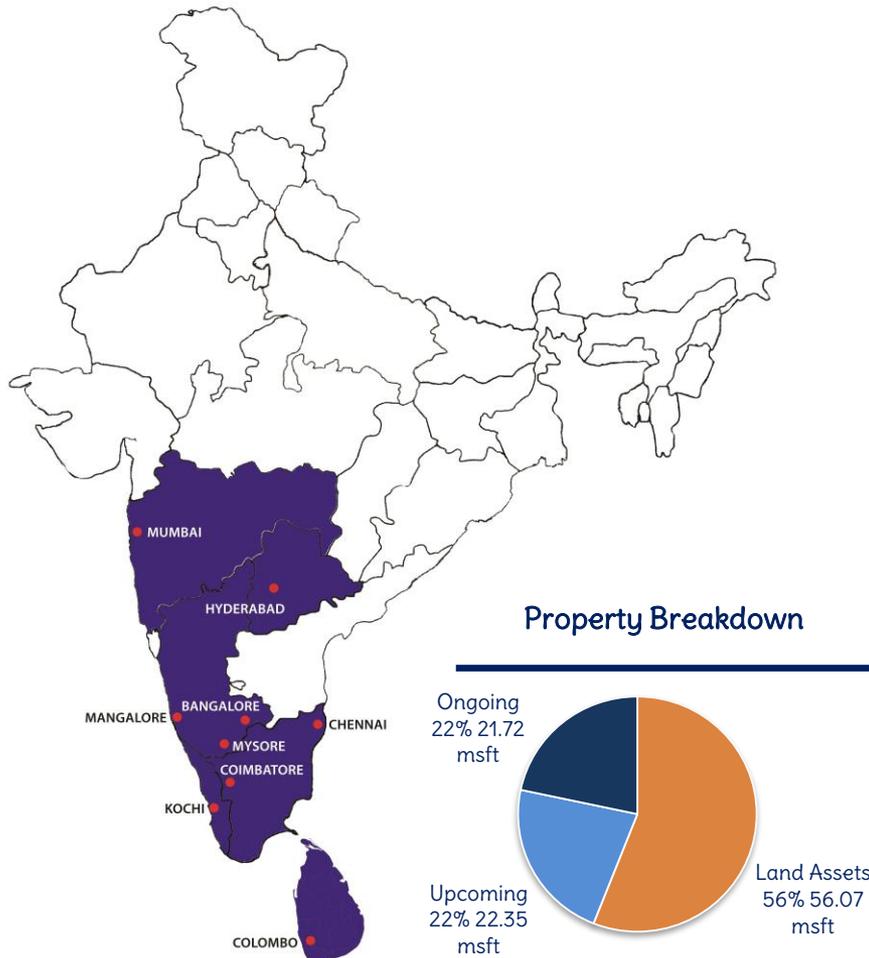
- Established Provident Housing Limited in 2008 to create mid and mass housing projects comprising quality affordable apartments in response to burgeoning demand for mid-income housing
- Affordability is a combination of
 - Efficient design improving effective utilization of space
 - Lower cost of construction through use of technology and innovative construction techniques
 - Land with well connected public transportation
- Caters to the premium affordable housing segment targeting first time home buyers
- Provided for diverse residential needs across the income spectrum
- **Delivered developable area of 7.40 msft./ 7,178 units.**
- **Ongoing projects with developable area of 8.88 msft / 8,610 units (PHL's economic interest – 7.79 msft/ 7,559 units)**

Projects portfolio of Provident



Land Assets across various established micro-markets

Land portfolio



Developable area breakup

in millions sq. ft.

(msft)	Completed	Ongoing (A)	Upcoming (B)	Land Assets (C)	Total (A)+(B)+(C)
Bengaluru	22.49	11.76	8.18	41.49	61.43
Chennai	4.69	3.21	7.05	4.66	14.92
Kolkata	0.70	-	-	-	-
Kochi	1.89	0.24	7.12	-	7.36
Coimbatore	0.81	1.62	-	0.56	2.18
Hyderabad	-	2.94	-	3.85	6.79
Mangalore	-	0.42	-	-	0.42
Mysore	-	-	-	0.45	0.45
Colombo	-	-	-	4.23	4.23
Mumbai	0.14	-	-	0.20	0.20
Pune	-	1.53	-	0.63	2.16
Total	30.72	21.72	22.35	56.07	100.14
<i>Puravankara*</i>	<i>23.32</i>	<i>12.84</i>	<i>21.28</i>	<i>52.31</i>	<i>86.43</i>
<i>Provident</i>	<i>7.40</i>	<i>8.88</i>	<i>1.07</i>	<i>3.76</i>	<i>13.71</i>
Saleable Area	27.63	17.65	17.07	45.31	80.03
<i>Puravankara*</i>	<i>20.44</i>	<i>9.86</i>	<i>16.32</i>	<i>42.61</i>	<i>68.79</i>
<i>Provident</i>	<i>7.19</i>	<i>7.79</i>	<i>0.75</i>	<i>2.70</i>	<i>11.24</i>

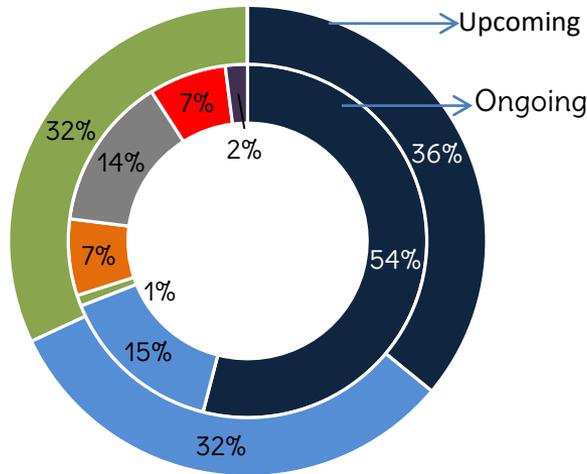
Note: * Includes JVs and other subsidiaries

FSI Cost of Land for Upcoming and Land bank is Rs. 105.psf

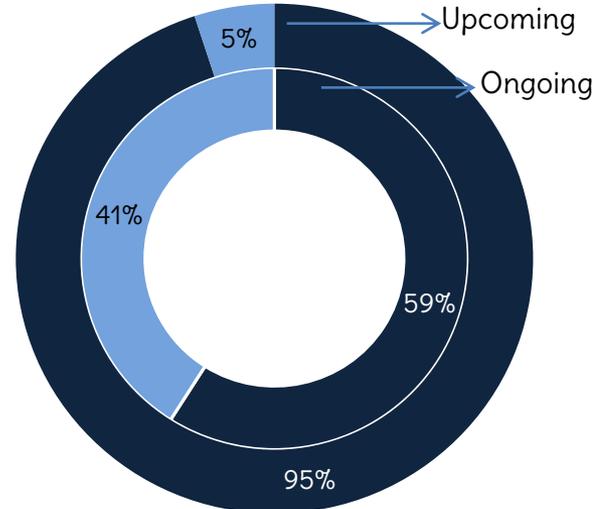
Out of 91 projects, 32 projects are in Joint Development (A+B+C)

Ongoing and Upcoming Development

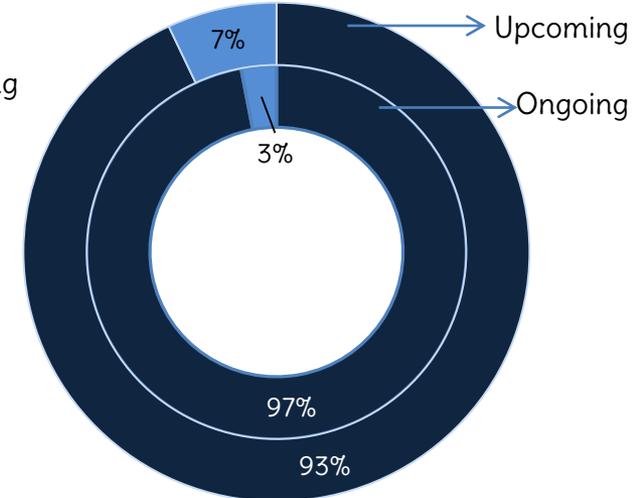
By geography



By entity



By segment



- Bengaluru ■ Chennai ■ Kochi
- Coimbatore ■ Hyderabad ■ Pune

- Puravankara ■ Provident

- Residential ■ Commercial

in msft	Ongoing	Upcoming
Bengaluru	11.76	8.18
Chennai	3.21	7.05
Kochi	0.24	7.12
Coimbatore	1.62	0.00
Hyderabad	2.94	0.00
Pune	1.53	0.00
Mangalore	0.42	0.00
Total	21.72	22.35

in msft	Ongoing	Upcoming
Puravankara	12.84	21.28
Provident	8.88	1.07
Total	21.72	22.35

in msft	Ongoing	Upcoming
Residential	21.13	20.83
Commercial	0.59	1.52
Total	21.72	22.35

Note: : Based on Developable Area in msft

Area Information

Area Under Development – Snapshot

in millions sq. ft.

<i>(numbers in millions sq. ft.)</i>	FY13	FY14	FY15	FY16	H1FY17
Opening Area	23.74	28.04	28.43	24.01	23.64
Add: Launches/Revisions during the period ¹	7.28	4.26	1.12	2.46	1.57
Less: Completed during the period ²	(2.98)	(3.87)	(3.31)	(2.83)	(3.49)
Less : Exit from Keppel Magus- Kolkata Project			(2.23)	-	-
Closing Area	28.04	28.43	24.01	23.64	21.72

Notes:

- 1. Revisions represent corrections on account of errors / round off*
- 2. Represents area completed based on receipt of Occupancy Certificate or such other equivalent permission*

Current Project Status – 30 September 2016

S.No.	Project	Location	Developable Area	Total Flats	JD / JV Share for Developer	Puravankara's Share -		Area Launched	On Area Launched			Inventory		
						Developable Area	Units		Sold Cumulative	Msft	%	Nos	Mn sft	%
			Msft	Units	%	Msft	Units	Msft	Nos	Msft	%	Nos	Mn sft	%
COMPLETED														
Puravankara														
1	Venezia	Yelahanka, Bengaluru	2.09	1,332	100%	2.09	1,332	2.09	1,317	2.07	99%	15	0.02	1%
2	Highlands	Mallasandra, Bengaluru	1.34	849	100%	1.34	849	1.34	786	1.23	92%	63	0.11	8%
3	High Crest	Mallasandra, Bengaluru	0.41	249	100%	0.41	249	0.41	169	0.27	66%	80	0.14	34%
4	Oceana	Marine Drive, Kochi	0.27	96	100%	0.27	96	0.27	66	0.19	70%	30	0.08	30%
5	Swanlake	OMR, Chennai	1.17	729	100%	1.17	729	1.17	581	0.92	79%	148	0.25	21%
6	Atria Platina	Sanjay Nagar, Bengaluru	0.14	70	62%	0.09	42	0.09	40	0.08	90%	2	0.01	10%
7	Skywood	Sarjapur Road, Bengaluru	1.24	730	100%	1.24	730	1.24	705	1.19	96%	25	0.05	4%
8	Grandbay	Marine Drive, Kochi	0.51	265	100%	0.51	265	0.51	232	0.44	87%	33	0.07	13%
9	Eternity	Kakkanad, Kochi	0.96	600	100%	0.96	600	0.96	517	0.83	86%	83	0.13	14%
10	Midtown Residences	K.R. Puram, Bengaluru	0.45	306	75%	0.34	230	0.34	225	0.33	98%	5	0.01	2%
11	Bluemont	Trichy Road, Coimbatore	0.81	486	100%	0.81	486	0.81	417	0.70	86%	69	0.11	14%
12	Windermere I	Medavakkam, Chennai	1.63	1,036	100%	1.63	1,036	1.63	899	1.36	83%	137	0.27	17%
13	Whitehall	Sarjapur Road, Bengaluru	0.40	192	100%	0.40	192	0.40	142	0.29	74%	50	0.11	26%
COMMERCIAL														
13	Gainz	Hosur Road, Bengaluru	0.27	0	73%	0.19		0.19		0.11	58%		0.08	42%
14	Primus	OMR, Chennai	0.18	0	60%	0.10		0.10		0.04	37%		0.06	63%
Provident														
15	Cosmo City	Pudupakkam, Chennai	1.88	1,830	100%	1.88	1,830	1.88	1,814	1.86	99%	16	0.02	1%
16	Welworth City	Doddaballapur Rd, Bengaluru	3.46	3,360	100%	3.46	3,360	3.46	3,165	3.25	94%	195	0.21	6%
17	Sunworth I	Mysore Road, Bengaluru	1.41	1,440	100%	1.41	1,440	1.41	1,210	1.19	84%	230	0.22	16%
18	Harmony	Thannisandra Road, Bengaluru	0.65	548	68%	0.44	370	0.44	365	0.43	98%	5	0.01	2%
Total Completed - (A)			19.26	14,118		18.74	13,836	18.74	12,650	16.78	90%	1,186	1.95	10%
NEARING COMPLETION														
Provident														
19	Cosmo City - II	Pudupakkam, Chennai	0.36	344	100%	0.36	344	0.36	30	0.03	9%	314	0.33	91%
Total Nearing Completion - (B)			0.36	344	100%	0.36	344	0.36	30	0.03	9%	314	0.33	91%

Notes:

1. The Company also holds inventory of 0.08 msft under "Properties Held for sale" as on the reporting date.
2. Balance collection due from completed projects on units sold till date Rs.279 crores.

Current Project Status – 30 September 2016 – (contd.)

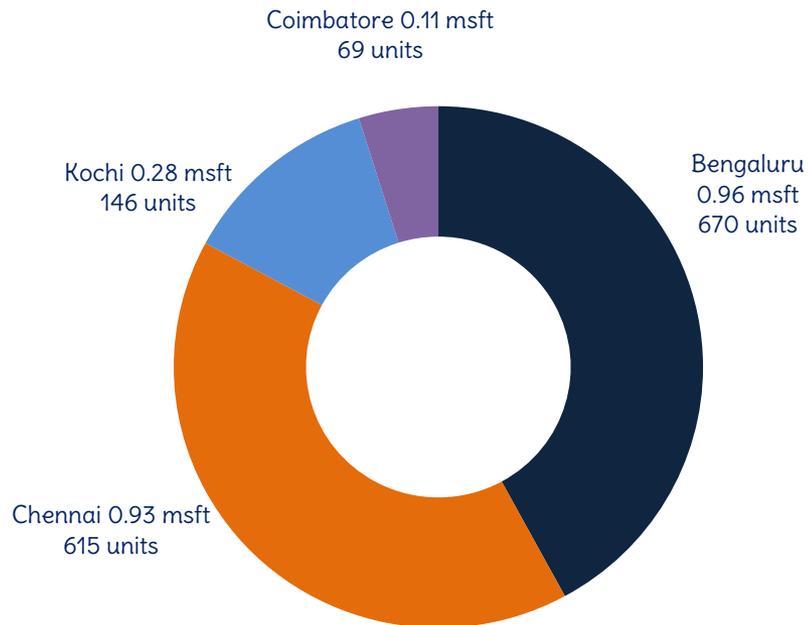
S.No.	Project	Location	Developable Area	Total Flats	JD / JV Share for Developer	Puravankara's Share - Developable Area		On Area Launched						
						Area Launched	Sold Cumulative			Inventory				
							Msft	Units	%	Msft	Units	%	Nos	Mn sft
UNDER CONSTRUCTION														
Puravankara														
1	Seasons	CV Raman Nagar, Bengaluru	1.08	660	60%	0.65	396	0.65	294	0.47	73%	102	0.18	27%
2	Sunflower	Magadi Road, Bengaluru	0.44	326	70%	0.31	228	0.31	126	0.18	57%	102	0.13	43%
3	Palm Beach	Hennur Road, Bengaluru	1.93	1,171	70%	1.36	825	1.36	577	0.79	58%	248	0.57	42%
4	Westend	Hosur Road, Bengaluru	1.12	735	78%	0.88	576	0.88	434	0.66	75%	142	0.22	25%
5	Sound of Water	Kammanahalli, Bengaluru	0.55	207	58%	0.32	120	0.32	33	0.09	28%	87	0.23	72%
6	Windermere - II	Medavakkam, Chennai	0.94	728	100%	0.94	728	0.94	409	0.61	65%	319	0.33	35%
7	Windermere - III	Medavakkam, Chennai	0.28	84	100%	0.28	84	0.28	35	0.04	16%	49	0.24	84%
8	Amaiti	Trichy Road, Coimbatore	0.57	342	100%	0.57	342	0.57	165	0.27	47%	177	0.30	53%
9	Skydale	Sarjapur Road, Bengaluru	0.49	314	100%	0.49	314	0.49	168	0.26	52%	146	0.23	48%
10	Silversand - I	Keshavnagar, Pune	0.77	821	32%	0.25	263	0.25	234	0.23	94%	29	0.02	6%
11	Coronation Square	Kotnur, Bengaluru	0.14	40	71%	0.10	28	0.10	7	0.02	15%	21	0.08	85%
Provident														
12	Skyworth	Derebail, Mangalore	0.42	324	73%	0.30	237	0.30	71	0.09	29%	166	0.21	71%
13	Green Park	Selvapuram, Coimbatore	0.58	560	70%	0.41	392	0.41	144	0.13	31%	248	0.28	69%
14	The Tree	Off Magadi Main Road, Bengaluru	0.57	560	70%	0.40	388	0.40	212	0.21	53%	176	0.19	47%
15	Sunworth II	Mysore Road, Bengaluru	1.33	1,344	100%	1.33	1,344	1.33	738	0.71	53%	606	0.62	47%
16	Kenworth - I	Rajendra Nagar, Hyderabad	1.27	1,160	73%	0.93	847	0.93	381	0.42	46%	466	0.51	54%
Total Under Construction (C)			12.48	9,376		9.52	7,112	9.52	4,028	5.17	54%	3,084	4.35	46%

Current Project Status – 30 September 2016 – (contd.)

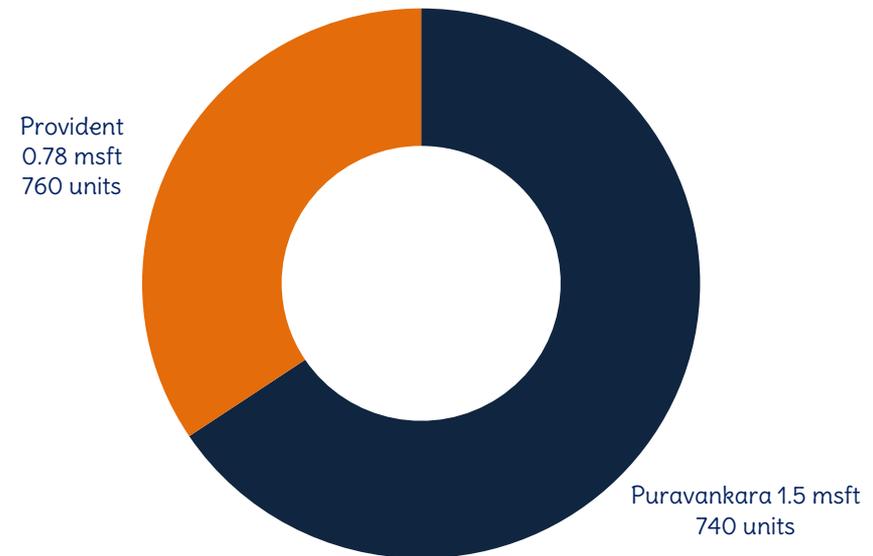
S.No.	Project	Location	Developable Area	Total Flats	JD / JV Share for Developer	Puravankara's Share - Developable Area		On Area Launched				Inventory				
						Msft	Units	%	Msft	Units	Msft	Sold Cumulative		Nos	Mn sft	%
												Nos	Msft			
PHASES / PROJECTS TO BE LAUNCHED																
Puravankara																
1	Evoq	Guindy, Chennai	0.36	181	100%	0.36	181	0.00	0	0.00	0%	181	0.00	0%		
2	Amaiti II	Trichy Road, Coimbatore	0.47	288	100%	0.47	288	0.00	0	0.00	0%	288	0.00	0%		
3	Highlands III	Mallasandra, Bengaluru	0.83	491	100%	0.83	491	0.00	0	0.00	0%	491	0.00	0%		
4	Windermere IV	Medavakkam, Chennai	1.28	840	100%	1.28	840	0.00	0	0.00	0%	840	0.00	0%		
5	Moonreach II	Airport-Seaport Rd, Kochi	0.24	121	100%	0.24	121	0.00	0	0.00	0%	121	0.00	0%		
6	Silversand - II	Keshavnagar, Pune	0.76	652	32%	0.24	209	0.00	0	0.00	0%	209	0.00	0%		
Provident																
6	Sunworth	Mysore Road, Bengaluru	3.28	3,168	100%	3.28	3,168	0.00	0	0.00	0%	3,168	0.00	0%		
8	Kenworth - I	Rajendra Nagar, Hyderabad	1.08	1,150	73%	0.79	840	0.00	0	0.00	0%	840	0.00	0%		
Total - Phases to be launched (D)			8.30	6,891		7.49	6,138	0.00	0	0.00	0%	6,138	0.00	0%		
COMMERCIAL																
Puravankara																
1	Summit	Kondapur, Hyderabad	0.59	0	50%	0.29	0	0.29	0	0.20	68%	0	0.09	32%		
Total Commercial - (E)			0.59	0		0.29	0	0.29	0	0.20	68%	0	0.09	32%		
Total Ongoing - (B) + (C) + (D)+ (E)			21.72	16,611		17.66	13,594	10.17	4,058	5.40	53%	9,536	4.77	47%		

Geographic break up of Inventory Status

Ready to move in Inventory – By Region



Ready to move in Inventory - By Entity



1. Notes: Charts based on area in msft
2. Ready to move in includes- projects nearing completion

Immediate Launches - Schedule

S. No	Location	City	Development Model	Development Type	Developable Area <i>Msft</i>	PPL Share in JD	Saleable Area <i>Msft</i>	Expected Launch Date
Puravankara								
1	Mallasandra	Bengaluru	Joint Development	Residential	1.94	87.50%	1.69	Q4FY17
2	Lalbagh	Bengaluru	Joint Development	Residential	0.23	55%	0.12	Q1FY18
3	Marine Drive	Kochi	Joint Venture	Residential	2.91	50%	1.46	Q3FY17
4	Evoq	Chennai	Own	Residential	0.36	100%	0.36	Q3FY17
5	Bhandup	Mumbai	Joint Development	Residential	0.20	44%	0.09	Q1FY18
Puravankara -Total					5.64		3.72	
Provident								
6	Thirumazhsai	Chennai	Joint Venture	Residential	3.81	25%	0.95	Q3FY17
7	Kanchanayakanahalli	Bengaluru	Own	Residential	1.91	100%	1.91	Q1FY18
Provident - Total					5.72		2.86	
Grand- Total					11.36		6.58	

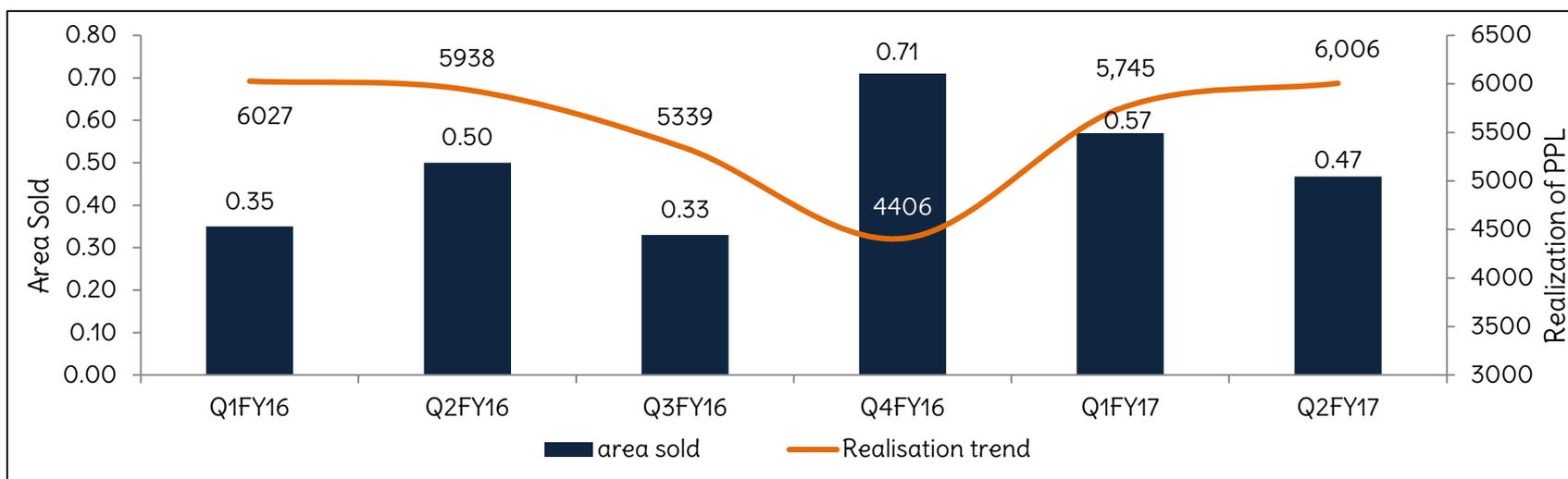
Notes:

1. *Developable and Saleable Areas are tentative and is subject to approval from authorities*
2. *Expected Launch dates are subject to change*
3. *Launch dates are in relation to financial year April - March*
4. *The area mentioned above form part of upcoming / land bank / ongoing*
5. *All the projects are at different stages of approval*
6. *Marine Drive has been soft launched in Nov-2016.*

Sales

Sales – Q2 FY17, 30th September 2016

Based on Bookings											Quarter Ended		
	Area Sold			Units Sold			Sale Value			Sale Realization			
	Sep-16	Sep-15	%	Sep-16	Sep-15	%	Sep-16	Sep-15	%	Sep-16	Sep-15	%	
	msft	msft		Nos.	Nos.		Rs. Crores	Rs. Crores		Rs.psft	Rs.psft		
Puravankara	0.35	0.25	40%	300	195	54%	211	149	42%	6,006	5,923	1%	
Completed & Nearing Completion	0.14	0.05	161%	85	32	166%	71	29	143%	5,073	5,452	-7%	
Ongoing Projects	0.21	0.20	7%	215	163	32%	140	120	17%	6,625	6,051	9%	
Provident	0.12	0.21	-45%	108	208	-48%	50	69	-28%	4,308	3,249	33%	
Completed & Nearing Completion	0.06	0.13	-52%	59	125	-53%	26	37	-28%	4,050	2,731	48%	
Ongoing Projects	0.05	0.08	-35%	49	83	-41%	24	32	-27%	4,636	4,139	12%	
Grand Total	0.47	0.46	1%	408	403	1%	261	218	20%				
Share of Revenue attributable to landlord under Revenue Sharing arrangement	-0.01	-0.01		-4	-7		-4	-6					
Group Economic Interest	0.46	0.45		404	396		257	212					



Notes:

*Area sold, units sold and sales values are gross

Of the total sales:- 0.59msft (501 units) with sales value of Rs 303 Crs agreements pending executions as on 30-Sep-2016.

Sales – Half Year end FY17

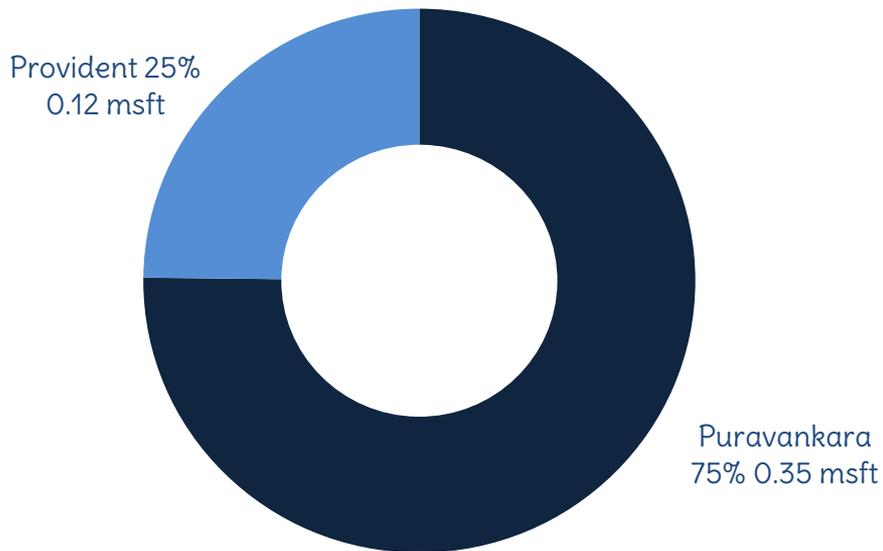
<i>Based on Bookings</i>	<i>Half Year Ended</i>											
	Area Sold			Units Sold			Sale Value			Sale Realization		
	Sep-16	Sep-15	%	Sep-16	Sep-15	%	Sep-16	Sep-15	%	Sep-16	Sep-15	%
	<i>msft</i>	<i>msft</i>		<i>Nos.</i>	<i>Nos.</i>		<i>Rs. Crores</i>	<i>Rs. Crores</i>		<i>Rs.psft</i>	<i>Rs.psft</i>	
Puravankara	0.83	0.50	67%	657	406	62%	490	296	66%	5,904	5,950	-1%
Completed & Nearing Completion	0.29	0.08	286%	172	48	258%	150	42	257%	5,119	5,535	-8%
Ongoing Projects	0.54	0.42	27%	485	358	35%	340	254	34%	6,333	6,025	5%
Provident	0.21	0.36	-42%	202	352	-43%	89	118	-24%	4,186	3,227	30%
Completed & Nearing Completion	0.11	0.24	-55%	102	226	-55%	44	67	-34%	4,004	2,754	45%
Ongoing Projects	0.10	0.12	-15%	100	126	-21%	45	50	-11%	4,381	4,182	5%
Grand Total	1.04	0.86	21%	859	758	13%	579	413	40%			
Share of Revenue attributable to landlord under Revenue Sharing arrangement	-0.02	-0.02		-18	-13		-15	-11				
Group Economic Interest	1.02	0.84		841	745		564	403				

Notes:

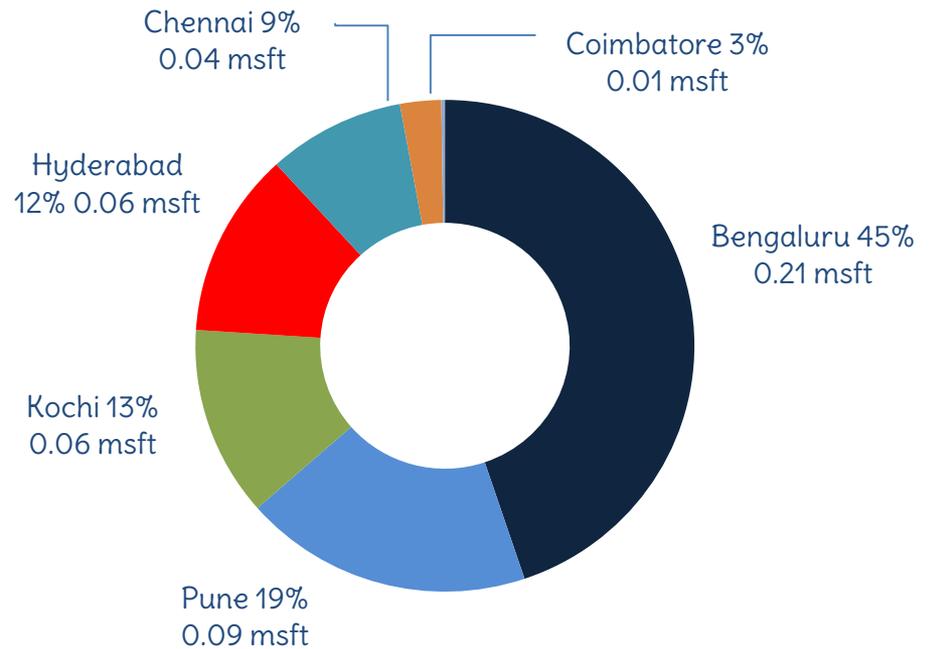
*Area sold, units sold and sales values are gross

Sales Breakup

Q2FY17 By Entity



Q2FY17 By Geography



Cash Flows

Cash Flow – Summary

		<i>Rs. crores</i>		
		Puravankara	Provident	Total
Balance collections from sold units ¹	(A)	852	300	1,152
Inventory ²	(B)	4,485	2,626	7,111
<i>Residential</i>		4,335	2,626	6,961
Launched		2,338	989	3,327
Not Launched		1,997	1,637	3,634
<i>Commercial</i>		150	-	150
Balance cost to go ³	(C)	1,586	1,410	2,996
<i>Residential</i>		1,528	1,410	2,938
Launched		785	460	1,245
Not Launched		743	950	1,693
<i>Commercial</i>		58	-	58
Contingencies ⁴	(D)			520
Surplus (A) + (B) – (C) – (D) ⁵		3,751	1,516	4,747
<i>Residential</i>		3,659	1,516	4,655
Launched		2,405	829	2,714
Not Launched		1,254	687	1,941
<i>Commercial</i>		92	-	92

Note:

1. Includes debtors and unbilled amount of Rs. 501 crores
2. Value of inventory has been arrived based on current selling rates
3. Balance cost to go is based on estimates and subject to review on periodic basis
4. Contingencies provided for escalation in prices of cement, steel and other cost related to construction of properties
5. Above numbers in point 1, 2, 3 & 4 pertains to only current ongoing / completed projects and does not include projects under upcoming and land bank

Cash Flow Statement

Rs. crores

	Q2 FY17	Q1 FY17	FY 2016
Receipts			
Collection from Sale of Flats	299.48	319.70	1,345.03
Advance recd for sale of land	-	-	140.00
Equity Redemption and Dividend from Associates	-	-	54.40
Total Receipts	299.48	319.70	1,539.43
Expenses			
Construction Cost incurred	(139.00)	(256.21)	(1,025.39)
Employee Cost	(25.56)	(24.70)	(110.30)
Admin, Selling & Marketing Expenses	(75.12)	(38.88)	(233.46)
Income Tax Paid	(5.11)	(5.05)	(36.16)
Total Expenses	(244.79)	(324.84)	(1,405.31)
Project Surplus	54.68	(5.14)	134.12
<i>Less</i>			
Interest Cost	(76.26)	(66.59)	(251.23)
Land Payments including advances & deposits*	-	(121.37)	(116.62)
<i>Add</i>			
Interest Income	-	0.35	7.51
Operating Surplus	(21.58)	(192.75)	(226.22)

Note: Numbers have been regrouped and does not strictly confirm to the presentation under audited AS 3 Cash Flow format

Cash Flow Statement (Contd)

Rs. crores

	Q2 FY17	Q1 FY17	FY 2016
Investment Activity			
Purchase of Fixed Assets	1.30	(2.21)	(9.32)
Investment in Subsidiaries/Associates	-	-	0.44
Other Assets	-	(35.70)	-
Net investment in bank deposits and margin monies	-	(30.87)	(11.99)
Total from Investing Activity	1.30	(68.78)	(20.87)
Financing Activity			
Loan (Drawal/Repayments)	64.56	138.20	397.31
Debentures (Drawal/Repayments)*	-	(61.31)	-
Loan to Associates/Subsidiaries- Inflow/(Repayment)	-	-	0.05
Advance to Sobha Aviation	-	-	(5.41)
Dividend including DDT	-	-	(64.34)
Total from Financing Activity	64.56	76.89	327.61
Net Operating Surplus	44.29	(184.64)	80.52
Opening Cash and Bank Balances	107.63	292.27	211.76
Closing Cash and Bank Balances	151.92	107.63	292.28

*Note: Numbers have been regrouped and does not strictly confirm to the presentation under audited AS 3 Cash Flow format
* Excludes land payment of Rs. 116 Cr for Thirumazhisai, Chennai Land received as OCDs in FY16*

Income Statement

Consolidated Statement of Profit and Loss for the quarter ended 30 Sep 2016

Rs. crores

Particulars	Q2FY17	Q1FY17	Q2FY16
Income from operations			
Revenue from projects	377.54	311.35	423.94
Other operating revenues	1.35	0.30	3.84
Total Income from operations	378.89	311.65	427.78
Expenses			
Material and contract cost	177.00	180.02	282.34
Land cost	26.33	53.83	108.19
(Increase)/decrease in inventory of properties under development and properties held for sale	(15.75)	(65.45)	(145.55)
Employee benefit expense	25.71	24.55	28.26
Depreciation and amortization expense	4.16	4.14	3.67
Advertising and sales promotion	11.13	8.83	5.85
Legal and professional charges	7.53	10.48	16.14
Rates and taxes *	2.41	2.81	10.13
Other expenses	21.89	16.84	19.67
Total expenses	260.41	236.05	328.70
Profit from Ordinary activities before finance expense, exceptional items, share of profit/(loss) of associate and minority interest	118.48	75.60	99.08
Finance expense, net	59.51	62.35	59.07
Profit from ordinary activities before exceptional items, share of profit/(loss) of associate and minority interest	58.97	13.25	40.01
Exceptional items	-	-	-
Profit from ordinary activities before share of profit/(loss) of associate and minority interest	58.97	13.25	40.01
Tax expense	18.12	4.15	13.00
Net profit from ordinary activities after tax and before share of profit/(loss) of associate and minority interest	40.84	9.10	27.01
Share of profit/(loss) of associates, net	1.27	0.78	(0.07)
Minority interest	-	0.36	0.03
Net Profit for the period	42.12	10.24	26.97
Other Comprehensive Income/(Loss) (net of tax expense)	0.44	(0.10)	(0.07)
Total Comprehensive Income/(Loss) for the period	42.56	10.14	26.90

Consolidated Statement of Profit and Loss for the Half Year ended 30 September 2016

Rs. crores

Particulars	H1FY17	H1FY16
Income from operations		
Revenue from projects	688.89	879.16
Other operating revenues	1.65	4.73
Total Income from operations	690.54	883.89
Expenses		
Material and contract cost	357.02	540.27
Land cost	80.16	329.75
(Increase)/decrease in inventory of properties under development and properties held for sale	(81.20)	(365.52)
Employee benefit expense	50.26	59.45
Depreciation and amortization expense	8.30	7.43
Advertising and sales promotion	19.96	17.08
Legal and professional charges	18.01	30.65
Rates and taxes *	5.22	23.21
Other expenses	38.73	40.52
Total expenses	496.46	682.84
Profit from Ordinary activities before finance expense, exceptional items, share of profit/(loss) of associate and minority interest	194.08	201.05
Finance expense, net	121.86	113.68
Profit from ordinary activities before exceptional items, share of profit/(loss) of associate and minority interest	72.22	87.37
Exceptional items	-	-
Profit from ordinary activities before share of profit/(loss) of associate and minority interest	72.22	87.37
Tax expense	22.27	29.76
Net profit from ordinary activities after tax and before share of profit/(loss) of associate and minority interest	49.94	57.61
Share of profit/(loss) of associates, net	2.05	(0.06)
Minority interest	0.36	0.01
Net Profit for the period	52.36	57.56
Other Comprehensive Income/(Loss) (net of tax expense)	0.34	(0.23)
Total Comprehensive Income/(Loss) for the period	52.70	57.33

Balance Sheet

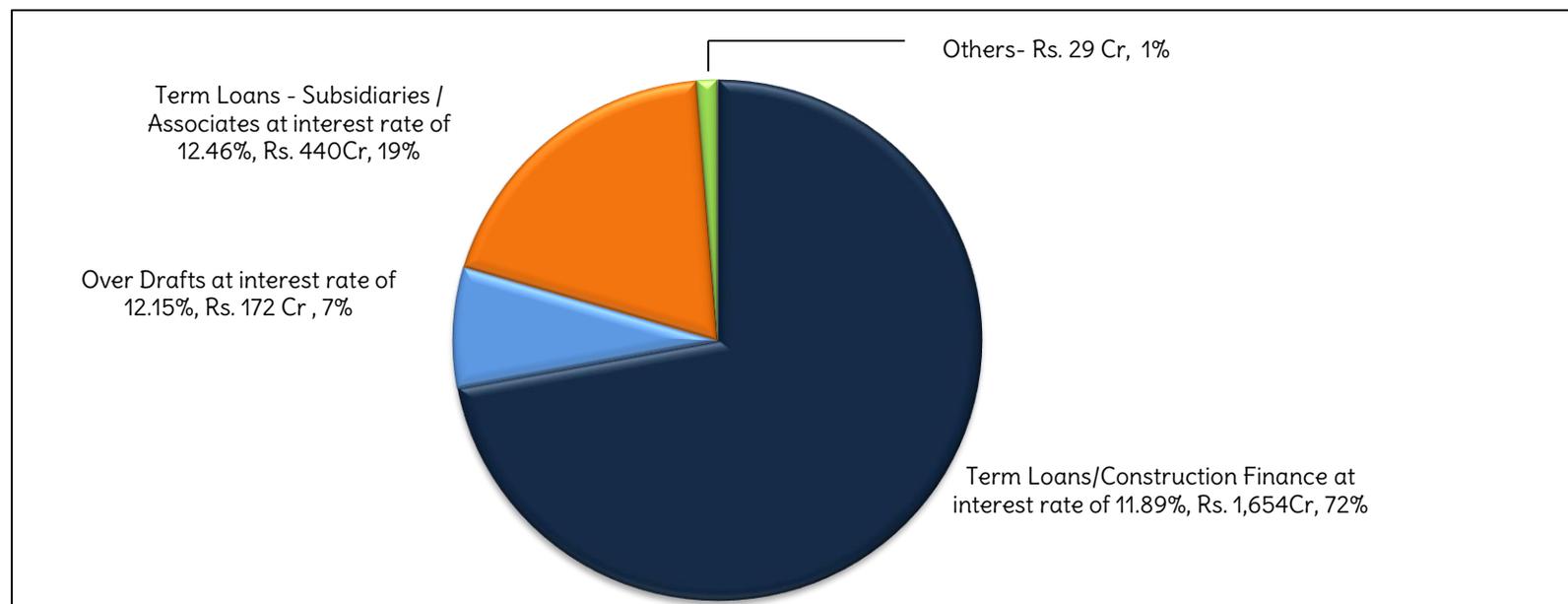
Consolidated Balance Sheet as of 30 September 2016

Rs. crores

Equity and Liabilities	September 2016	March 2016	Assets	September 2016	March 2016
Shareholders' Funds			Non-Current Assets		
Equity Share Capital	119	119	Property, Plant and Equipment	77	113
Other Equity	2,248	2,207	Capital work-in-progress	0	-
	<u>2,366</u>	<u>2,326</u>	Investment Property	40	-
			Goodwill	-	-
Liabilities			Other Intangible assets	4	5
Non-current liabilities			Financial Assets	315	229
Financial Liabilities			Deferred tax assets (net)	22	11
(i) Borrowings	1,444	1,389	Property held for development	1,360	722
(ii) Trade payables	-	-	Other non-current assets	123	161
(ii) Other financial liabilities	7	3		<u>1,940</u>	<u>1,240</u>
Provisions	11	12			
Deferred tax liabilities (Net)	11	-	Current Assets		
Other non-current liabilities	-	-	Raw materials	25	28
	<u>1,472</u>	<u>1,404</u>	Properties under development	2,547	2,774
			Properties held for sale	704	550
Current liabilities			Trade receivables	501	336
Financial Liabilities			Cash and cash equivalents	141	284
(i) Borrowings	482	673	Bank balances other than cash and cash equivalents above	10	8
(ii) Trade payables	312	313	Loans	20	31
(iii) Other liabilities	1,309		Others	3	-
(iv) Other financial liabilities	395	247	Current Tax Assets (Net)	3	22
Other current liabilities	-	763	Other current assets	456	463
Provisions	2	3		<u>4,410</u>	<u>4,496</u>
Current Tax Liabilities (Net)	11	7			
	<u>2,511</u>	<u>2,006</u>			
Total	<u>6,350</u>	<u>5,736</u>	Total	<u>6,350</u>	<u>5,736</u>

Debt

Debt Structure – September 2016



<i>in Rs. Cr</i>	<i>Q2 FY17</i>	<i>Q1 FY17</i>	<i>FY 2016</i>	<i>FY 2015</i>	<i>FY 2014</i>
Opening Balance	2,295	2,177	1,780		
Additions during the period	111	163	1359		
Repayments during the period	47	46	962		
Closing Balance	2,359	2,295	2,177	1,780	1,696
Less: Cash and Cash Equivalents	151	108	292	223	174
Net debt	2,208	2,187	1,885	1,557	1,522
Cost of Debt	11.77%	11.84%	11.86%	12.62%	13.40%
Net Worth	2,366	2,336	2,305	2,261	2,174
Net Debt / Equity Ratio	0.93	0.94	0.82	0.69	0.7

Debt is rated as BBB (Outlook Stable) by ICRA

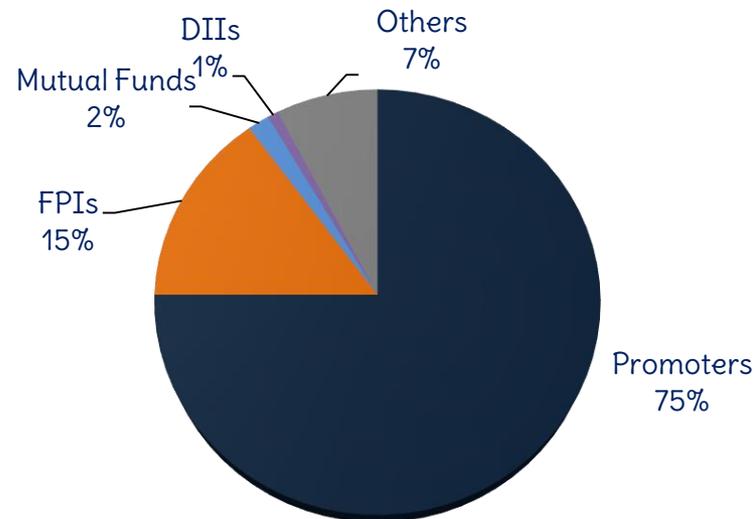
The above debt does not include Rs. 14.36 cr – Finance lease..

Gross Debt includes Rs 259 crores funded by Promoter.

Debt /NW do not include OCDs worth Rs. 116 crs received for Chennai Land transaction

Shareholding Pattern

Shareholding Pattern – as on 30 September 2016



Key Shareholders

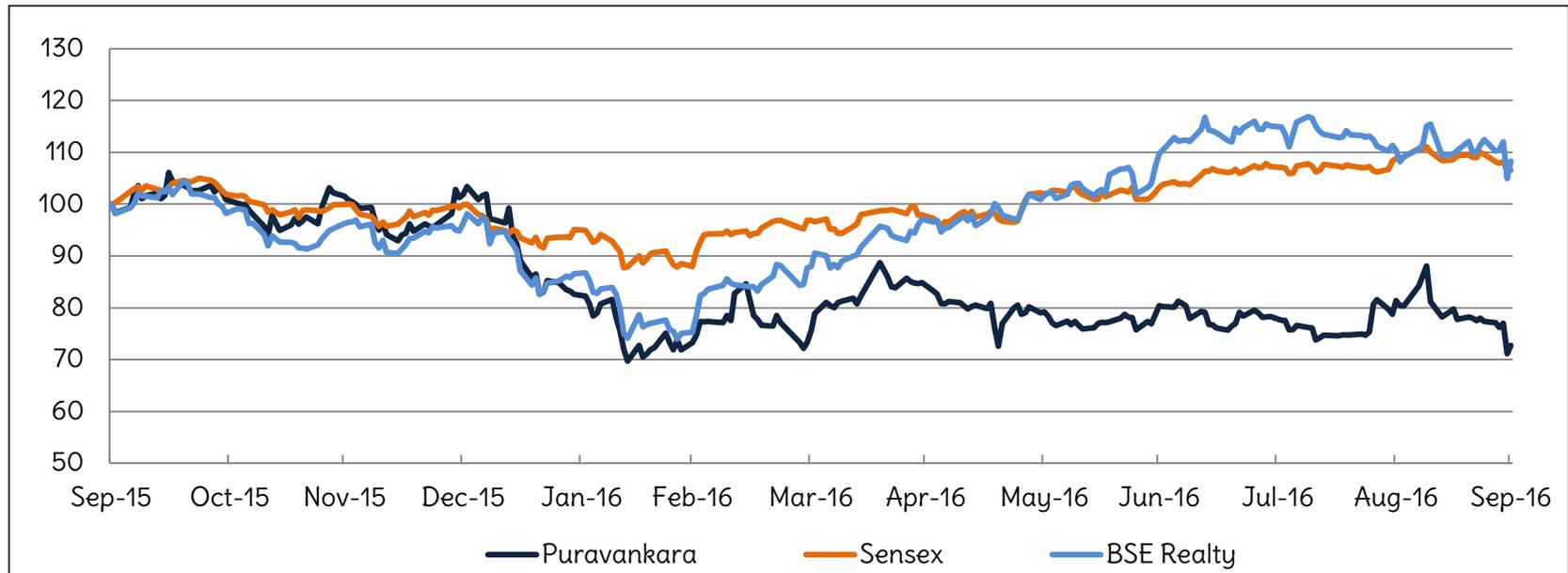
Notes

1. Promoter Shares are unencumbered

Mutual Funds	FPIs	Insurance and Bodies Corporate
Reliance AMC	GHI	Life Insurance Corporation
	College Retirement Equities Fund	General Insurance Corporation
	Atyant Capital	Reliance Nippon Life Insurance

Stock Movement

Relative to BSE Realty Index and Sensex during September 30, 2015 to September 30, 2016



As on 30th Sep 2016	30-Sep-16	30-Jun-16	31-Mar-16	31-Dec-15	30-Sep-15
Price on BSE	45	50	47	63	62
% Change QoQ	-10%	6%	-26%	2%	-22%
Number of shares (in Cr)	23.7	23.7	23.7	23.7	23.7
Market Capitalisation (Rs. Cr)	1,071	1,183	1,112	1,498	1472
52-week high	68.9				
52-week low	42.1				

Source: BSE as on September 30, 2016
Graph rebased to 100.

Dedicated and experienced management team – committed to best practices of corporate governance

Executive team



Ravi Puravankara
Chairman

- Over 42 years of experience in real estate industry
- Former president of the International Real Estate Federation, Indian Chapter, Paris



Ashish Puravankara
Managing Director

- Bachelor's degree in Business Administration from Virginia Tech
- Master's degree in Business Administration from Willamette University in Salem, Oregon
- Head of Operations and Business in Bangalore



Nani R. Choksey
Joint Managing Director

- Experience of over 42 years in the real estate development, construction and finance sector
- Associated with the company since inception and responsible for finance and construction function

Non-Executive team



R.V.S. Rao
Independent Director

- Bachelor's degree in Commerce and Law
- Over 37 years of experience in banking and finance



Pradeep Guha
Independent Director

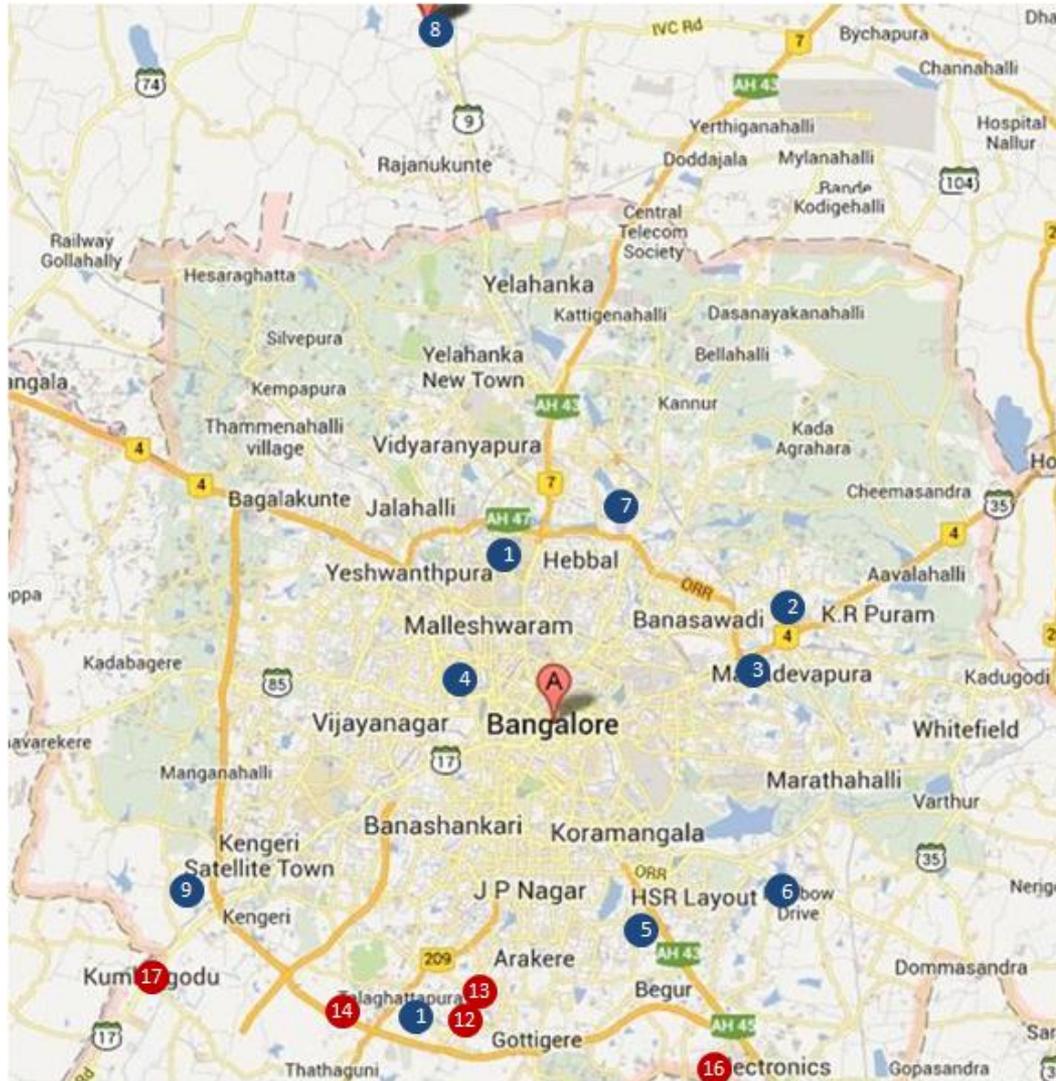
- Management Diploma from Asian Institute of Management, Manila
- Over 33 years of experience in marketing and advertising



Dr Suchitra Kaul Mishra
Independent Director

- Doctor of Philosophy from Mysore University
- Over 16 years of experience in Corporate and Social Service sectors

Bengaluru location map



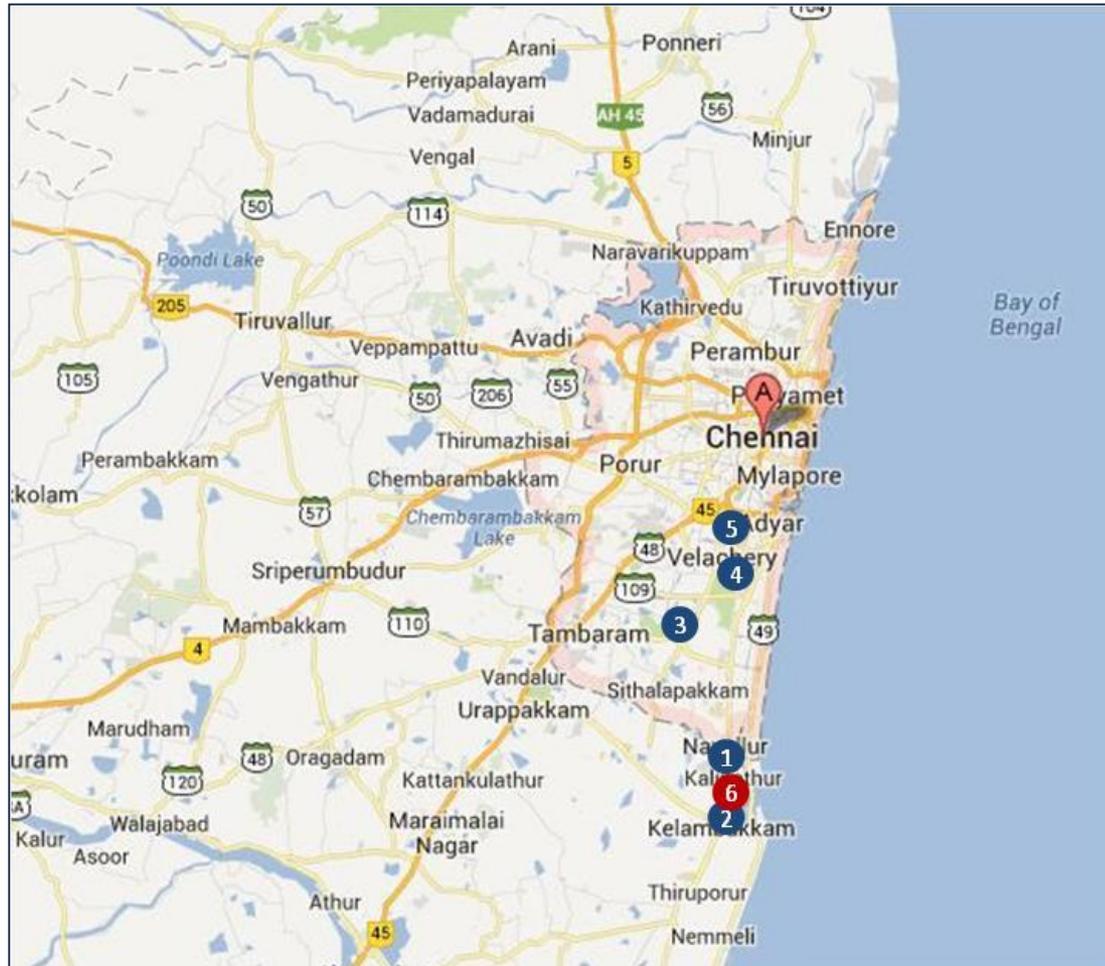
Sl. No. Project Name

- 1 Highlands/High Crest, Mallasandra
- 2 Mid-Town, KR Puram
- 3 Seasons, CV Raman Nagar
- 4 Sunflower, Magadi Road
- 5 Skywood, Sarjapur Road
- 6 Whitehall, Sarjapur Road
- 7 Harmony, Thannisandra Road
- 8 Welworth City, Doddaballapur Road
- 9 Sunworth, Mysore Road
- 10 Gainz, Hosur Road
- 11 Skydale, Haralur
- 12 Mallasandra II
- 13 Kanakapura
- 14 UM Kaval
- 15 Coronation Square, JP Nagar
- 16 Kanchnayanakahalli
- 17 Mylasandra
- 18 Palm Beach, Hennur Road
- 19 Westend, Hosur Road
- 20 The Tree by Provident

- Current Projects
- Immediate Launches

Note: Map not to scale

Chennai location map



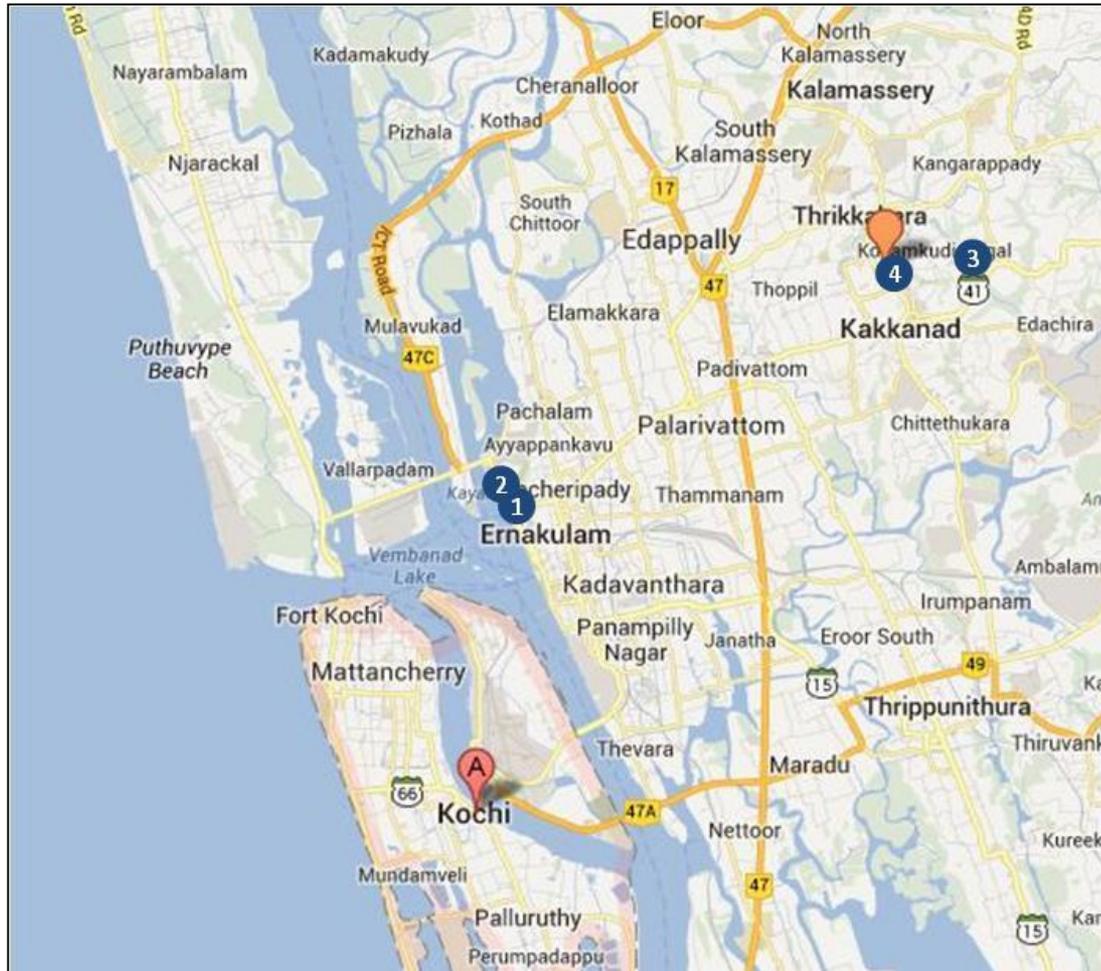
Sl. No. Project Name

- 1 Cosmo City, Pudupakkam
- 2 Swan Lake, OMR
- 3 Windermere, Medavakkam
- 4 Primus, OMR
- 5 Moneto, Guindy
- 6 Pudupakkam

- Current Projects
- Immediate Launches

Note: Map not to scale

Kochi location map



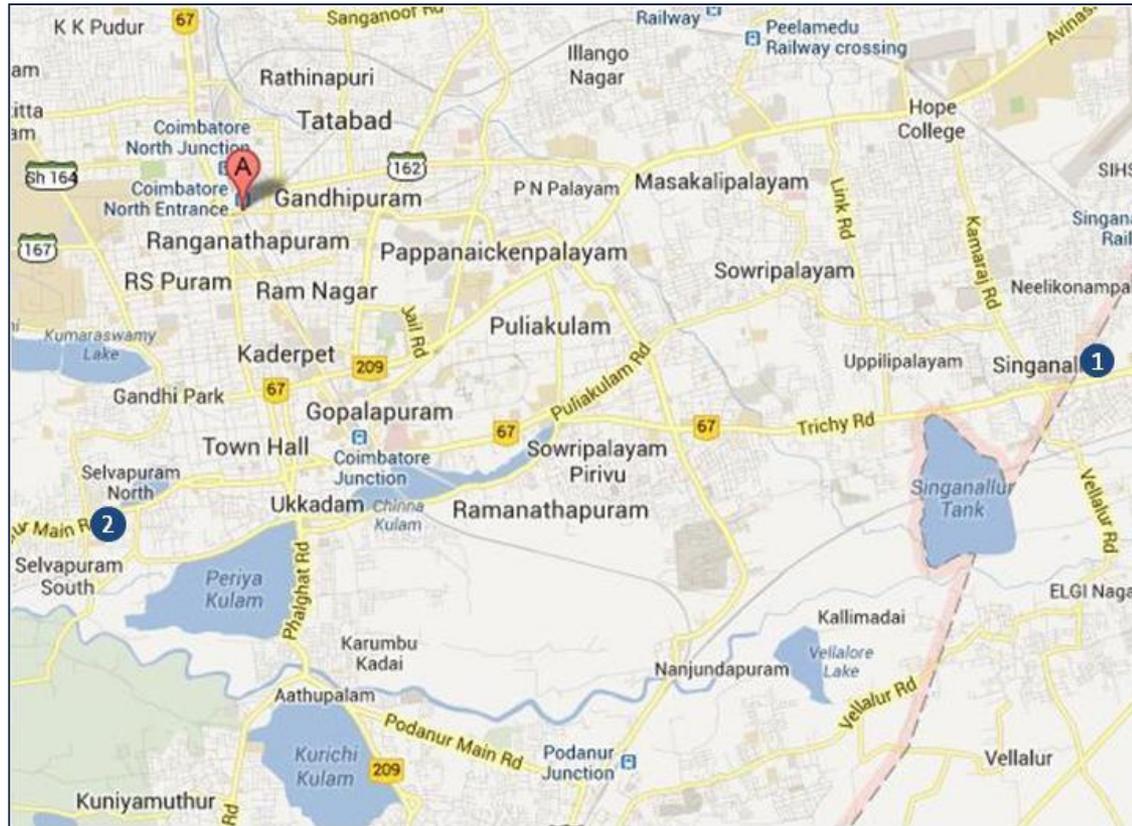
Sl. No. Project Name

- 1 Oceana, Marine Drive
- 2 Grandbay, Marine Drive
- 3 Eternity, Kakkanad
- 4 Moonreach, Airport-Seaport Road

● Current Projects

Note: Map not to scale

Coimbatore location map



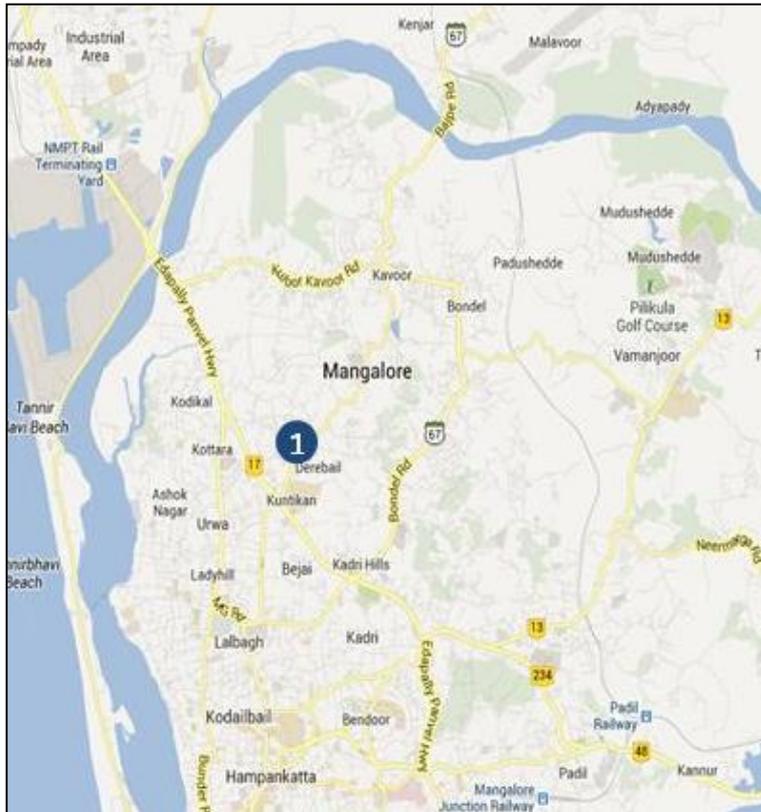
Sl. No. Project Name

- 1 Bluemont/Amaiti, Trichy Road
- 2 GreenPark, Selvapuram

● Current Projects

Note: Map not to scale

Mangalore location map



Sl. No.	Project Name
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1	Skyworth, Derebail
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Note: Map not to scale

Hyderabad location map



Sl. No.	Project Name
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1	Summit, Kondapur
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● Current Projects

Project Pictures



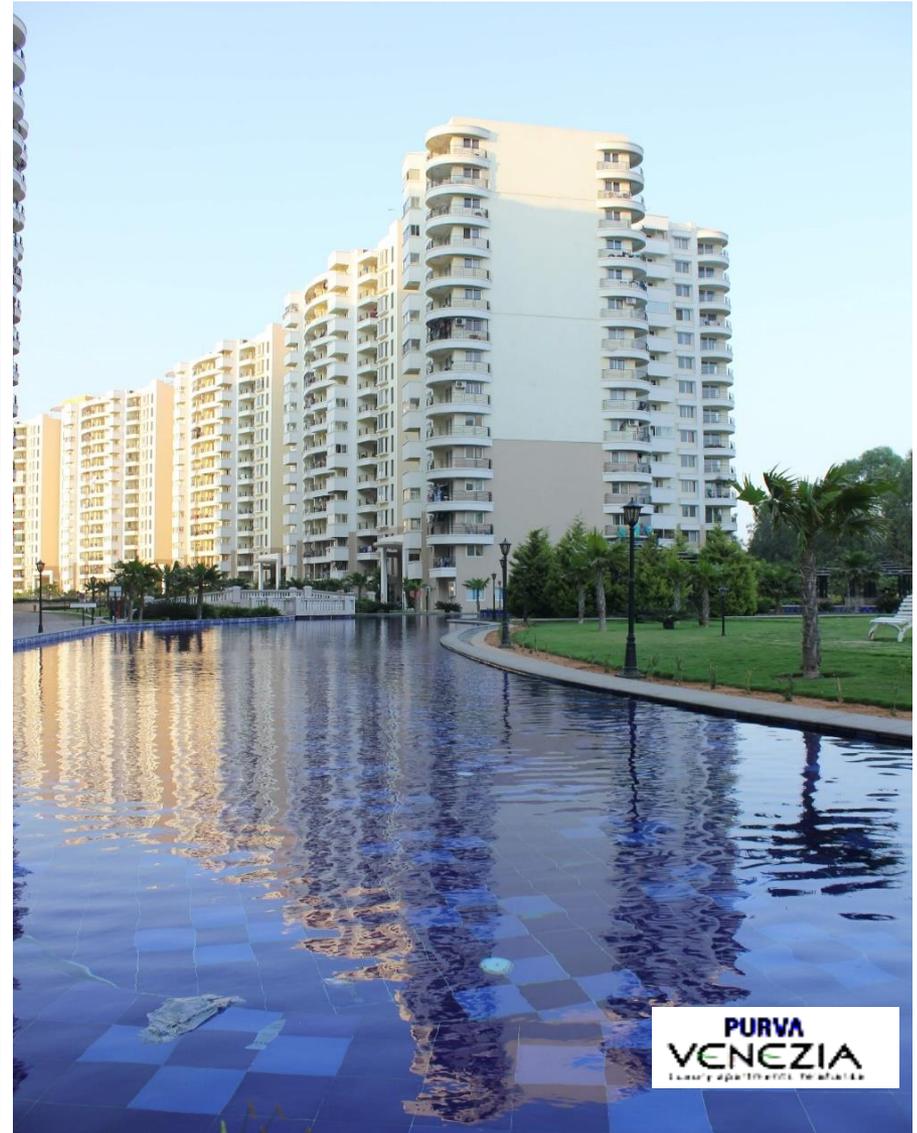
Project Pictures



Project Pictures



Project Pictures



Project Pictures



Awards and achievements

Awards for Puravankara projects

- Purva Grand Bay** - *ESTRADE REAL ESTATE AWARDS 2015 - Best Project in a Non- Metro – 2015*
Indian Concrete Institute(ICI), Kochi and UltraTech Cement Limited Best Residential Building - 2015
- Purva Evoq** - *7th REALTY PLUS EXCELLENCE AWARDS for Residential Property of the Year – 2015*
- Purva Venezia** - *Received Themed Project of the Year at the 6th Realty Plus Excellence Award, 2014*
Awarded Residential Project of the Year at the Construction Week Awards, 2014
Awarded the "Best Ornamental Garden - 2014" by Govt. of Karnataka, Horticulture department 2014
CMO Asia Awards Residential Property of the Year, 2013

Awards for Provident projects

- Sunworth** - *7th REALTY PLUS EXCELLENCE AWARDS for Affordable Housing Project of the Year - Provident Sunworth, 2015.*
- Welworth City** - *Indian Concrete Institute Awards - Best Concrete Structure Appreciation Award -2015.*
Popular Choice – Affordable Housing of the Year, 2013 at Real Estate Awards for Retail Excellence.

Management awards

- Ravi Puravankara –**
'BRAND ACHIEVERS AWARD - Lifetime achievement Award for Excellence 2015
Scroll of Honour' award at the Realty Plus Conclave & Excellence Awards 2014 (South) for Ravi Puravankara
Lifetime Achiever's Award for Outstanding Contribution to Real Estate at Realty Excellence Awards, 2012 and CMO Asia Awards for Retail Excellence 2013
- Ashish Puravankara –**
BRAND ACHIEVERS AWARD -Entrepreneur of the year of the Year (Real Estate) 2015
CONSTRUCTION WEEK INDIA 2015 - Real Estate Person of the Year 2015
Young Achievers Award , 6th Realty Plus Awards, 2014.

Jackbastian Nazareth -

- Pathfinders Award for the Most Enterprising CXO - JACKBASTIAN KAITAN NAZARETH at the 6th Realty Plus Awards, 2014.*
Most Enterprising CXO, 2013 at Real Estate Awards for Retail Excellence

Corporate awards

- Puravankara Projects** – *Global Real Estate Brand Awards for Marketer of the Year - 2015*
- Puravankara Projects** – *ASIAN CSR LEADERSHIP AWARD 2015 - Best Financial & Corporate Reporting - 2015*
- Puravankara Projects** – *Fastest Growing Developer of the Year. - 2015*
- Provident Housing Limited** - *NDTV Property Awards for Innovation Leader in Budget Housing 2014*
- Marketer of the Year – Puravankara Projects Limited, CMO Asia Awards for Retail Excellence 2013**
- Developer of the Year – Residential, CMO Asia Awards for Retail Excellence 2013**

Disclaimer

This presentation contains certain forward-looking statements. These statements involve risks and uncertainties, and actual results may differ. Risks and uncertainties include without limitation the effect of competitive and economic factors, and the Company's reaction to those factors, on continued competitive pressures in the marketplace; the ability of the Company to deliver to the marketplace and stimulate customer demand for its projects; and availability of key executives and employees; war, terrorism, and other circumstances that could disrupt supply, delivery, or demand for projects. The Company may, from time to time, make additional written and oral forward looking statements, including its reports to shareholders. The Company does not undertake to update any forward-looking statements that may be made from time to time by or on behalf of the Company. The Company reserves the right to modify, alter or revise the structure / content of this presentation at its sole discretion without any obligation to any person.

THANK YOU

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