

Walker Chandiook & Co LLP

Walker Chandiook & Co LLP
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Auditor's Report on Quarterly Consolidated Financial Results and Consolidated Year to Date Results of the Company Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

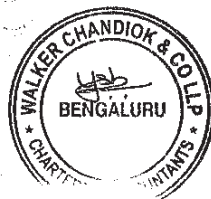
To the Board of Directors of Puravankara Projects Limited

- 1) We have audited the consolidated financial results ("the Statement") of Puravankara Projects Limited ("the Company") and its subsidiaries (the Company and its subsidiaries together referred to as "the Group"), and its associates for the quarter ended 31 March 2016 and the consolidated year to date results for the year ended 31 March 2016, attached herewith, being submitted by the Company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. This Statement has been prepared from the consolidated interim financial statements, which are the responsibility of the Company's management. Our responsibility is to express an opinion on this Statement based on our audit of such consolidated interim financial statements, which has been prepared in accordance with the recognition and measurement principles laid down in Accounting Standard (AS) 25, Interim Financial Reporting, as notified under the Companies (Accounting Standards) Rules, 2006 read with Rule 7 of the Companies (Accounts) Rules, 2014 (as amended) in respect of Section 133 of the Companies Act, 2013 and other accounting principles generally accepted in India.
- 2) We conducted our audit in accordance with the auditing standards generally accepted in India. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the Statement is free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts disclosed as consolidated financial results. An audit also includes assessing the accounting principles used and significant estimates made by management. We believe that our audit provides a reasonable basis for our opinion.



Walker ChandioK & Co LLP

- 3) In our opinion and to the best of our information and according to the explanations given to us and upon consideration of reports of other auditors, this Statement:
- (i) includes the financial results for the quarter ended 31 March 2016 and the year to date results for the period 1 April 2015 to 31 March 2016, of the following entities (list of entities included in consolidation):
- a. Welworth Lanka Holdings Private Limited
 - b. Welworth Lanka Private Limited
 - c. Puravankara (UK) Limited
 - d. Purva Corporation
 - e. Prudential Housing and Infrastructure Development Limited
 - f. Centurion Housing and Construction Private Limited
 - g. Purva Marine Properties Private Limited
 - h. Melmont Construction Private Limited
 - i. Purva Realities Private Limited
 - j. Nile Developers Private Limited
 - k. Vaigai Developers Private Limited
 - l. Purva Good Earth Properties Private Limited
 - m. Purva Star Properties Private Limited
 - n. Purva Sapphire Land Private Limited
 - o. Purva Ruby Properties Private Limited
 - p. Grand Hills Developments Private Limited
 - q. Puravankara Hotels Limited
 - r. Purva Land Limited
 - s. Starworth Infrastructure and Construction Limited
 - t. Provident Housing Limited
 - u. Pune Projects LLP
 - v. Varishtha Property Developers Private Limited
 - w. Vagishwari Land Developers Private Limited
 - x. Jaganmata Property Developers Private Limited
 - y. Jyothishmati Business Centers Private Limited
 - z. Keppel Puravankara Development Private Limited (Associate)
 - aa. Sobha Puravankara Aviation Private Limited (Associate)
 - bb. Propmart Technologies Limited (Associate)
- (ii) has been presented in accordance with the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 in this regard; and
- (iii) gives a true and fair view of the consolidated net profit and other financial information for the quarter ended 31 March 2016 as well as the consolidated year to date results for the year ended 31 March 2016.



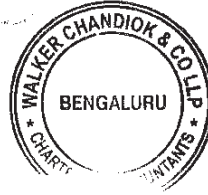
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- 4) (a) We did not audit the interim financial statements of 23 subsidiaries included in the Statement, whose interim financial statements reflect total revenues (after eliminating intra-group transactions) of ₹ 21.45 crore and ₹ 116.40 crore for the quarter and year ended 31 March 2016 respectively and total assets (after eliminating intra-group transactions) of ₹ 562.20 crore as at the year ended 31 March 2016. The interim financial statements of these 23 subsidiaries have been audited by other auditors whose audit reports have been furnished to us, and our opinion on the Statement, to the extent they have been derived from such interim financial statements is based solely on the audit reports of such other auditors.
- (b) The statement also includes the Group's share of net loss of ₹ 0.18 crore and ₹ 0.57 crore for the quarter and year ended 31 March 2016 as considered in the statement, in respect of 3 associates, whose interim financial statements have not been audited by us. These interim financial results have not been audited by other auditors and have been furnished to us by the Management and our opinion on the consolidated financial statements, in so far as it relates to the amounts and disclosures included in respect of these associates, is based solely on such unaudited financial information. In our opinion and according to the information and explanations given to us by the Management, these financial information are not material to the Group.

Our audit report is not qualified in respect of these matters.

Walker ChandioK & Co LLP
For Walker ChandioK & Co LLP
Chartered Accountants
Firm Registration No.: 001076N/N500013

Sanjay Banthia.
per Sanjay Banthia
Partner
Membership No. 061068
Mumbai
27 May 2016



PART - I

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

Sl. No.	Particulars	Quarter ended			Year ended	
		31 Mar 18	31 Dec 15	31 Mar 15	31 Mar 16	31 Mar 15
		Audited	Audited	Audited	Audited	Audited
1.	Income from operations					
	Revenue from projects	315.26	357.88	405.22	1,537.74	1,658.57
	Other operating revenues	2.71	4.84	3.12	12.96	13.77
	Total Income from operations	317.97	362.72	408.34	1,550.70	1,672.34
2.	Expenses					
	Material and contract cost	241.59	210.34	238.10	991.79	889.42
	Land cost	2.98	22.97	0.22	350.00	168.92
	(Increase)/decrease in inventory of properties under development and properties held for sale	(97.88)	(22.14)	(2.92)	(480.88)	(115.44)
	Employee benefit expense	25.73	24.78	29.79	110.30	117.15
	Depreciation and amortization expense	4.21	4.35	3.60	15.99	14.93
	Advertising and sales promotion	6.99	9.71	12.37	33.30	63.35
	Legal and professional charges	7.09	12.99	17.78	51.15	50.81
	Rates and taxes *	37.06	4.09	2.58	65.76	25.08
	Other expenses	17.79	20.77	22.54	79.02	87.24
	Total expenses	245.58	287.86	324.06	1,216.43	1,301.48
3.	Profit from operations before other income, finance expense, exceptional items, tax, prior period items, share of profit/(loss) of associate and minority interest (1-2)	72.41	74.86	84.28	334.27	370.86
4.	Other income	15.00	0.64	0.32	17.16	12.90
5.	Profit from operations before finance expense, exceptional items, tax, prior period items, share of profit/(loss) of associate and minority interest (3+4)	87.41	75.50	84.60	351.42	383.76
6.	Finance expense, net	66.99	58.73	55.16	243.81	223.96
7.	Profit from operations after finance expense and before exceptional items, tax, prior period items, share of profit/(loss) of associate and minority interest (5-6)	20.42	16.77	29.44	107.61	159.82
8.	Exceptional items	-	-	-	-	-
9.	Profit from operations after finance expense and before tax, prior period items, share of profit/(loss) of associate and minority interest (7-8)	20.42	16.77	29.44	107.61	159.82
10.	Tax expense [including tax of earlier years pertaining to 31 March 2015- (₹ 27.02)]	8.85	6.33	10.19	40.42	23.14
11.	Net profit from operations after tax and before prior period items, share of profit/(loss) of associate and minority interest (9-10)	11.57	10.44	19.25	67.19	136.68
12.	Extraordinary items (net of tax expenses)	-	-	-	-	-
13.	Net profit from ordinary activities after tax and before prior period items, share of profit/(loss) of associate and minority interest (11-12)	11.57	10.44	19.25	67.19	136.68
14.	Prior period income/(expenses) (net of tax expense)	(0.87)	(0.50)	1.10	0.19	0.89
15.	Net profit from ordinary activities after tax and prior period items but before share of profit/(loss) of associate and minority interest (13+14)	10.70	9.94	20.35	67.38	137.57
16.	Share of profit/(loss) of associates, net	(0.18)	(0.34)	0.07	(0.57)	(4.87)
17.	Minority interest	-	-	(0.03)	-	(0.03)
18.	Net Profit for the period (15+16-17)	10.52	9.60	20.45	66.81	132.73
19.	Paid-up equity share capital (face value ₹ 5/share)	118.58	118.58	118.58	118.58	118.58
20.	Reserve excluding revaluation reserves as per balance sheet of previous accounting year	2,186.69	-	2,142.15	2,186.69	2,142.15
21.	Earnings per share (before extraordinary items) (not annualised)					
	Basic (₹)	0.44	0.40	0.88	2.82	5.60
	Diluted (₹)	0.44	0.40	0.86	2.82	5.60
	Earnings per share (after extraordinary items) (not annualised)					
	Basic (₹)	0.44	0.40	0.86	2.82	5.60
	Diluted (₹)	0.44	0.40	0.86	2.82	5.60

* Primarily includes plan sanction fee.

Please visit www.puravankara.com for the Audited Financial Statements for the quarter.

- The above results were taken on record at the Board Meeting held on 27 May 2016.
- The Board of Directors has recommended a final dividend of ₹ 0.78 (₹ Seventy eight paise only) per share for the year ended 31 March 2016 subject to approval of the share holders in the ensuing Annual General Meeting.
- The Group is engaged in the development and construction of residential and commercial properties which is considered to be the only reportable business segment. Further the Group does not have significant foreign operations.
- a) During the year ended 31 March 2016, the Company has sold a land parcel (included within property under development) located in Bengaluru for a cash consideration of ₹ 140.00.
b) 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 year ended 31 March 2015, 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.
- Prior period comparatives have been regrouped/reclassified wherever necessary to conform to the presentation in the current period.



Puravankara Projects Limited

Registered Office: #130/1, Ulsoor Road, Bengaluru - 560 042 Tel : 91-080-2559 9000/4343 9999 Fax : 91-080-2559 9350
CIN: L45200KA1986PLC051571 E-mail: info@puravankara.com www.puravankara.com

AN ISO 9001 COMPANY

6 Standalone Information (Audited) :

Particulars	Quarter ended			Year ended	
	31 Mar 16	31 Dec 15	31 Mar 15	31 Mar 16	31 Mar 15
Income from operations	195.04	236.11	296.53	983.49	1,201.99
Profit before tax	11.17	10.95	9.07	94.66	77.17
Net Profit for the period / year	6.51	5.91	7.94	77.49	85.33

7 Statement of assets and liabilities (Audited)

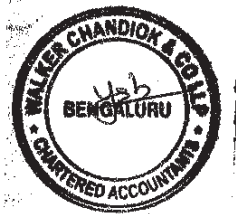
Particulars	As at	
	31 Mar 16	31 Mar 15
A. EQUITY AND LIABILITIES		
1 Shareholders' Funds		
Share capital	118.58	118.58
Reserves and surplus	2,186.69	2,142.15
	2,305.27	2,260.73
2 Non-Current Liabilities		
Long-term borrowings	1,389.35	915.21
Other long-term liabilities	3.33	1.84
Long-term provisions	11.57	9.67
	1,404.25	926.72
3 Current Liabilities		
Short-term borrowings	672.89	581.75
Trade payables	311.00	305.80
Other current liabilities	959.45	1,038.88
Short-term provisions	32.51	49.04
	1,975.85	1,975.57
TOTAL - EQUITY AND LIABILITIES	5,685.37	5,163.02
B. ASSETS		
1 Non-Current Assets		
Fixed Assets	117.90	123.87
Non-current investments	51.28	69.49
Properties held for development	888.07	757.18
Deferred tax assets (net)	11.25	5.47
Long-term loans and advances	395.85	292.86
Other non-current assets	15.74	12.00
	1,279.89	1,260.87
2. Current Assets		
Current investments	-	-
Inventories	3,290.48	2,817.07
Trade receivables	336.32	438.12
Cash and bank balances	292.27	223.33
Short-term loans and advances	249.89	271.38
Other current assets	236.52	152.45
	4,405.48	3,902.35
TOTAL - ASSETS	5,685.37	5,163.02

On behalf of the Board of Directors
of Puravankara Projects Limited

Nani R. Choksey

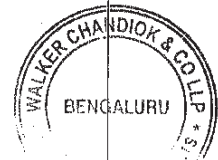
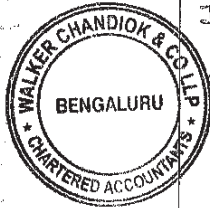
Nani R. Choksey
Managing Director
0504555

Mumbai
27 May 2016



Form B (for audit report with modified opinion)

Name of the Company	Puravankara Projects Limited
Annual financial statements for the year ended	31 March 2016
Type of audit qualification	Qualified
Frequency of qualification	First time
Summary of the qualification →	The Company did not have adequate internal financial controls over financial reporting with respect to supervisory and review controls of periodic reconciliation, including timely resolution thereof, of advance received from customers and vendor balances, primarily retention claims payable, to the subsidiary ledgers, which could potentially result in material misstatement in the value of the Company's trade payables and other current liabilities, prior period items and resultant impact on the profit after tax and the reserves and surplus.
Management response to the qualification	We believe that the above qualification does not have any impact on the financial statements
Authorised by:	<p><i>[Signature]</i> Pradeep Guha Audit Committee Chairman</p> <p><i>[Signature]</i> Ashish Puravankara Managing Director</p> <p><i>[Signature]</i> Nani Choksey Deputy Managing Director</p> <p><i>[Signature]</i> Hari Ramakrishnan Deputy CFO</p> <p>Walker Chandiook & Co. LLP For Walker Chandiook & Co LLP Chartered Accountants Firm's Registration No.: 001076N/N500013</p> <p><i>[Signature]</i> Sanjay Banthia. per Sanjay Banthia Partner</p>



Internal financial controls over financial reporting

Walker Chandiook & Co LLP

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

To the Board of Directors of Puravankara Projects Limited

1. We have audited the financial results ("the Statement") of Puravankara Projects Limited ("the Company") for the quarter ended 31 March 2016 and the year to date results for the period 1 April 2015 to 31 March 2016, attached herewith, being submitted by the Company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. This Statement has been prepared on the basis of the interim financial statements, which are the responsibility of the Company's management. Our responsibility is to express an opinion on this Statement based on our audit of such interim financial statements, which has been prepared in accordance with the recognition and measurement principles laid down in Accounting Standard (AS) 25, Interim Financial Reporting, as notified under the Companies (Accounting Standards) Rules, 2006 read with Rule 7 of the Companies (Accounts) Rules, 2014 (as amended) in respect of Section 133 of the Companies Act, 2013 and other accounting principles generally accepted in India.
2. We conducted our audit in accordance with the auditing standards generally accepted in India. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the Statement is free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts disclosed as financial results. An audit also includes assessing the accounting principles used and significant estimates made by management. We believe that our audit provides a reasonable basis for our opinion.

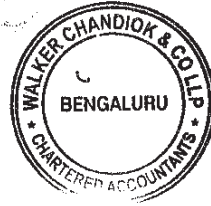


Walker Chandiook & Co LLP

3. In our opinion and to the best of our information and according to the explanations given to us this Statement:
- (i) is presented in accordance with the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 in this regard; and
 - (ii) gives a true and fair view of the net profit and other financial information for the quarter ended 31 March 2016 as well as the year to date results for the year ended 31 March 2016.

Walker Chandiook & Co. LLP
For Walker Chandiook & Co LLP
Chartered Accountants
Firm Registration No.: 001076N/N500013

Sanjay Banthia
per Sanjay Banthia
Partner
Membership No. 061068
Mumbai
27 May 2016



PART - I

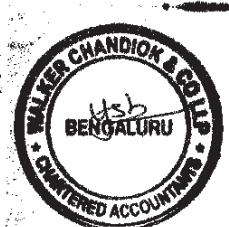
(₹/Crores, except share and per share data)

Statement of audited results for the quarter and year ended 31 March 2016						
Sl. No.	Particulars	Quarter ended			Year ended	
		31 Mar 16	31 Dec 15	31 Mar 15	31 Mar 16	31 Mar 15
		Audited	Audited	Audited	Audited	Audited
1.	Income from operations					
	Revenue from projects	192.91	231.79	295.72	972.34	1,190.17
	Other operating revenues	2.13	4.32	2.81	11.15	11.82
	Total Income from operations	195.04	236.11	298.53	983.49	1,201.99
2.	Expenses					
	Material and contract cost	135.69	124.68	165.27	558.25	635.93
	Land cost	2.74	7.86	0.22	206.58	146.41
	(Increase)/decrease in inventory of properties under development and properties held for sale	(51.22)	(2.25)	22.81	(233.13)	(77.42)
	Employee benefit expense	16.24	15.67	18.97	69.51	79.32
	Share in loss of LLP	-	-	0.02	-	0.02
	Depreciation and amortization expense	2.55	2.60	2.56	10.51	11.25
	Advertising and sales promotion	2.33	6.29	5.52	17.97	32.44
	Legal and professional charges	4.71	7.49	9.69	29.87	34.67
	Rates and taxes*	21.44	3.54	1.02	32.54	20.07
	Other expenses	12.32	15.34	17.33	57.72	64.70
	Total expenses	146.80	181.22	243.41	749.82	947.39
3.	Profit from operations before other income, finance expense, exceptional items, tax and prior period items (1-2)	48.24	54.89	55.12	233.67	254.60
4.	Other income	15.08	0.64	0.32	53.99	11.04
5.	Profit from operations before finance expense, exceptional items, tax and prior period items (3+4)	63.32	55.53	55.44	287.66	265.64
6.	Finance expense, net	52.15	44.58	46.37	193.00	188.47
7.	Profit from operations after finance expense and before exceptional items, tax and prior period items (5-6)	11.17	10.95	9.07	94.66	77.17
8.	Exceptional items	-	-	-	-	-
9.	Profit from operations after finance expense and before tax and prior period items (7-8)	11.17	10.95	9.07	94.66	77.17
10.	Tax expense (including tax of earlier years pertaining to 31 March 2015- ₹ 27.02)	3.35	3.96	2.68	18.91	(7.27)
11.	Net profit from operations after tax and before prior period items (9-10)	7.82	6.99	6.39	75.75	84.44
12.	Extraordinary items (net of tax expenses)	-	-	-	-	-
13.	Net profit from ordinary activities after tax and before prior period items (11-12)	7.82	6.99	6.39	75.75	84.44
14.	Prior period income/(expenses) (net of tax expense)	(1.31)	(1.08)	1.55	1.74	0.89
15.	Net Profit for the period (13+14)	6.51	5.91	7.94	77.49	85.33
16.	Paid-up equity share capital (face value ₹ 5/share)	118.58	118.58	118.58	118.58	118.58
17.	Reserve excluding revaluation reserves as per balance sheet of previous accounting year	1,795.12	-	1,732.42	1,795.12	1,732.42
18.	Earnings per share (before extraordinary items) (not annualised)					
	Basic (₹)	0.27	0.25	0.33	3.27	3.60
	Diluted (₹)	0.27	0.25	0.33	3.27	3.60
	Earnings per share (after extraordinary items) (not annualised)					
	Basic (₹)	0.27	0.25	0.33	3.27	3.60
	Diluted (₹)	0.27	0.25	0.33	3.27	3.60

* Primarily includes plan sanction fee.

Please visit www.puravankara.com for the Audited Financial Statements for the quarter.

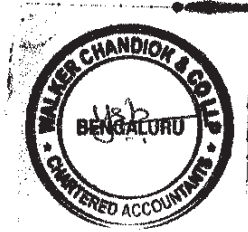
- The above results were taken on record at the Board Meeting held on 27 May 2016.
- The Board of Directors has recommended a final dividend of ₹ 0.78 (₹ Seventy eight paise only) per share for the year ended 31 March 2016 subject to approval of the share holders in the ensuing Annual General Meeting.
- The Company is engaged in the development and construction of residential and commercial properties which is considered to be the only reportable business segment. Further the Company does not have significant foreign operations.
- a) During the year ended 31 March 2016, the Company has sold a land parcel (included within property under development) located in Bengaluru for a cash consideration of ₹ 140.00.
b) 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 year ended 31 March 2015, the Company has recognized revenue from sale of land (to the extent of 25 percent of its property under development) amounting to ₹ 161.58. The remaining 25 percent of the property under development shall be recognized as and when the contingencies are resolved.
c) During the year ended 31 March 2016, the Company has received interim dividend of ₹ 36.76 from its wholly owned subsidiaries. In accordance with Income Tax Act, dividend distribution tax of ₹ 7.48 paid by the subsidiaries on the aforesaid interim dividend has been adjusted with the dividend distribution tax of the Company. Consequently, the above amount has been credited to reserves & surplus.
- Prior period comparatives have been regrouped/reclassified wherever necessary to conform to the presentation in the current period.



Particulars	As at	As at
	31 Mar 16	31 Mar 15
A. EQUITY AND LIABILITIES		
1 Shareholders' Funds		
Share capital	118.58	118.58
Reserves and surplus	1,795.12	1,732.42
	1,913.70	1,851.00
2 Non-Current Liabilities		
Long-term borrowings	943.91	615.68
Other long-term liabilities	4.17	2.68
Long-term provisions	9.63	8.24
	957.71	626.60
3 Current Liabilities		
Short-term borrowings	746.63	619.33
Trade payables	203.82	210.44
Other current liabilities	646.48	864.65
Short-term provisions	25.96	46.15
	1,622.89	1,740.57
TOTAL - EQUITY AND LIABILITIES	4,494.30	4,218.17
B. ASSETS		
1 Non-Current Assets		
Fixed Assets	79.93	86.55
Non-current Investments	23.68	38.93
Properties held for development	496.96	568.46
Deferred tax assets (net)	5.01	3.56
Long-term loans and advances	538.02	412.47
Other non-current assets	10.82	10.91
	1,154.42	1,120.88
2. Current Assets		
Current investments	-	-
Inventories	2,525.83	2,296.47
Trade receivables	219.69	313.05
Cash and bank balances	200.40	126.79
Short-term loans and advances	233.40	231.67
Other current assets	160.56	129.31
	3,339.88	3,097.29
TOTAL - ASSETS	4,494.30	4,218.17

PURAVANKARA®

Mumbai
27 May 2016



On behalf of the Board of Directors
of Puravankara Projects Limited

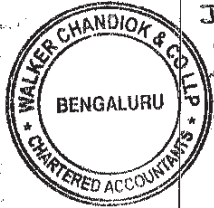
Nani R. Choksey

Nani R. Choksey
Managing Director
CIN 00504555

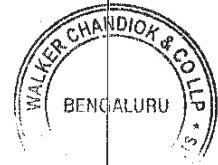


Form B (for audit report with modified opinion)

Name of the Company	Puravankara Projects Limited
Annual financial statements for the year ended	31 March 2016
Type of audit qualification	Qualified
Frequency of qualification	First time
Summary of the qualification	The Company did not have adequate internal financial controls over financial reporting with respect to supervisory and review controls of periodic reconciliation, including timely resolution thereof, of advance received from customers and vendor balances, primarily retention claims payable, to the subsidiary ledgers, which could potentially result in material misstatement in the value of the Company's trade payables and other current liabilities, prior period items and resultant impact on the profit after tax and the reserves and surplus.
Management response to the qualification	We believe that the above qualification does not have any impact on the financial statements
Authorised by:	<p><i>[Signature]</i> Pradeep Guha Audit Committee Chairman</p> <p><i>[Signature]</i> Ashish Puravankara Managing Director</p> <p><i>[Signature]</i> Nani Choksey Deputy Managing Director</p> <p><i>[Signature]</i> Hari Ramakrishnan Deputy CFO</p> <p>Walker Chandiook & Co. LLP For Walker Chandiook & Co LLP Chartered Accountants Firm's Registration No.: 001076N/N500013</p> <p><i>[Signature]</i> Sanjay Banthia. per Sanjay Banthia Partner</p>



Internal financial controls over financial reporting



PURAVANKARA

For Immediate Release

Bengaluru, India

May 27, 2016

FY16 Revenues at INR 1,568 crores;
4QFY16 Sales at 0.71 msft
Board recommends a dividend of 15.6%

Commenting on the results, Ashish R Puravankara, Managing Director, Puravankara Projects, said, "Despite the challenging environment in FY16, we continued our focus in multiple areas including our commitment on project deliveries and expansion into new cities with our new launches in Hyderabad and Pune. Given the improvement in macro-economic indicators, we expect demand for homes across various cities in which we operate to be much better in FY17, enabling us to unlock the potential value from our ready to move in, ongoing and new launches."

Key Performance Highlights

- Sold 1.90 msft in FY16.
- Sold 0.71 msft in Q4 FY16.
- The net D/E stands at **0.82x**.
- Cost of Debt declined to 11.86% from 12.62% in FY15.
- Delivered 2.83 msft and await Occupancy Certificates for 3.09 msft.
- New City expansion into Hyderabad and Pune with launch of 'Provident Kenworth' and 'Purva Silversands'.
- Out of the projects under development measuring **23.64 msft**, the area launched for sale is 20.41 msft, out of which the company has sold 55% of their share.
- New launches of 13.36 msft planned in FY17.
- Board recommends a dividend of **15.6%**.

Financial Performance

Standalone

For the year ended March 31, 2016, revenues for Puravankara and Provident stood at **INR 1,138 crores** and **INR 430 crores**. Provident revenues increased by **22%** over the previous year.

EBITDA for Puravankara and Provident stood at **INR 322 crores** and **INR 72 crores**, respectively.

The FY16 EBITDA Margins for Puravankara and Provident stood at **27.7%** and **17%**, respectively.



Profit before Tax (PBT) for Puravankara and Provident stood at **INR 129 crores** and **INR 34 crores**, with Provident's PBT margin showing an increase of 36% over the previous year.

Consolidated

For the year ended March 31, 2016, Revenues stood at **INR 1,568 crores**.

EBITDA stood at **INR 367 crores**. The EBITDA Margin stood at **23.4%**.

Profit before Tax (PBT) and Profit after Tax (PAT) stood at **INR 108 crores** and **INR 67 crores**, respectively.

Cash Flows

Collections for the quarter and year ended March 31, 2016, stood at **INR 369 crores** and **INR 1,345 crores**, respectively.

We continue to generate positive cash EBITDA on a consolidated basis with **INR 170 crores** generated in FY16.

Business Performance

For the year ended March 31, 2016, the sales realization for Puravankara and Provident stood at **INR 5,876 psft** and **INR 4,087 psft**, respectively.

Sales for FY16 stood at **1.90 msft**, of which Q4 sales was **0.71 msft**. Sales in Q4 have increased **184%** on a comparative basis.

Projects under development as of March 31, 2016 stood at **23.64 msft**. Out of this, **20.41 msft** has been launched for sale, out of which the company has sold 55% of their share.

Deliveries

Consolidated construction spends for FY16 stood at **INR 1,029 crores** and we expect to maintain the same momentum to meet the balance project deliveries in FY17 of **6.55 msft**.

With respect to our project delivery guidance of **5.92 msft** for FY16, we have completed & delivered **2.83 msft**. The balance **3.09 msft** has been completed and Occupancy Certificates are expected in the current quarter.

Despite the current environment, we continue to sell our ready-to-move-in inventory. Of the overall sales for the year ended March 31, 2016, sales of ready-to-move-in inventory stood at **0.52 msft**.

Debt

Net debt to equity stands at **0.82x** and the weighted average cost of debt stands at **11.86%**, down from **12.62%** in FY15. The cost of debt has reduced by 299 bps from **14.85%** in FY13 to **11.86%** in FY16.



New Launches

During the quarter ended March 31, 2016, we launched “**Provident Kenworth**” in Hyderabad. This marks the entry of the brand into a new city, which is in line with our vision to expand into newer markets.

The launch pipeline stands at **13.36 msft**, under both the Puravankara and Provident brands, across Bengaluru, Chennai, Mumbai, Kochi and Pune. Of this, **5.72 msft** is under Provident and **7.64 msft** is under Puravankara brand, these projects will be launched in the next two to three quarters as they are all the final stages of approvals.

Investor Relations	Hari Ramakrishnan Deputy Chief Financial Officer +91-80-4343-9794 Email: hariramky@puravankara.com
Media Relations	Sowmya Shenoy Senior General Manager- Corporate Communication +91-80-4343-9692 Email: sowmya.shenoy@puravankara.com



PURAVANKARA



Purva Venezia, Bengaluru

Puravankara Projects Limited

March 2016

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Company Overview

Overview

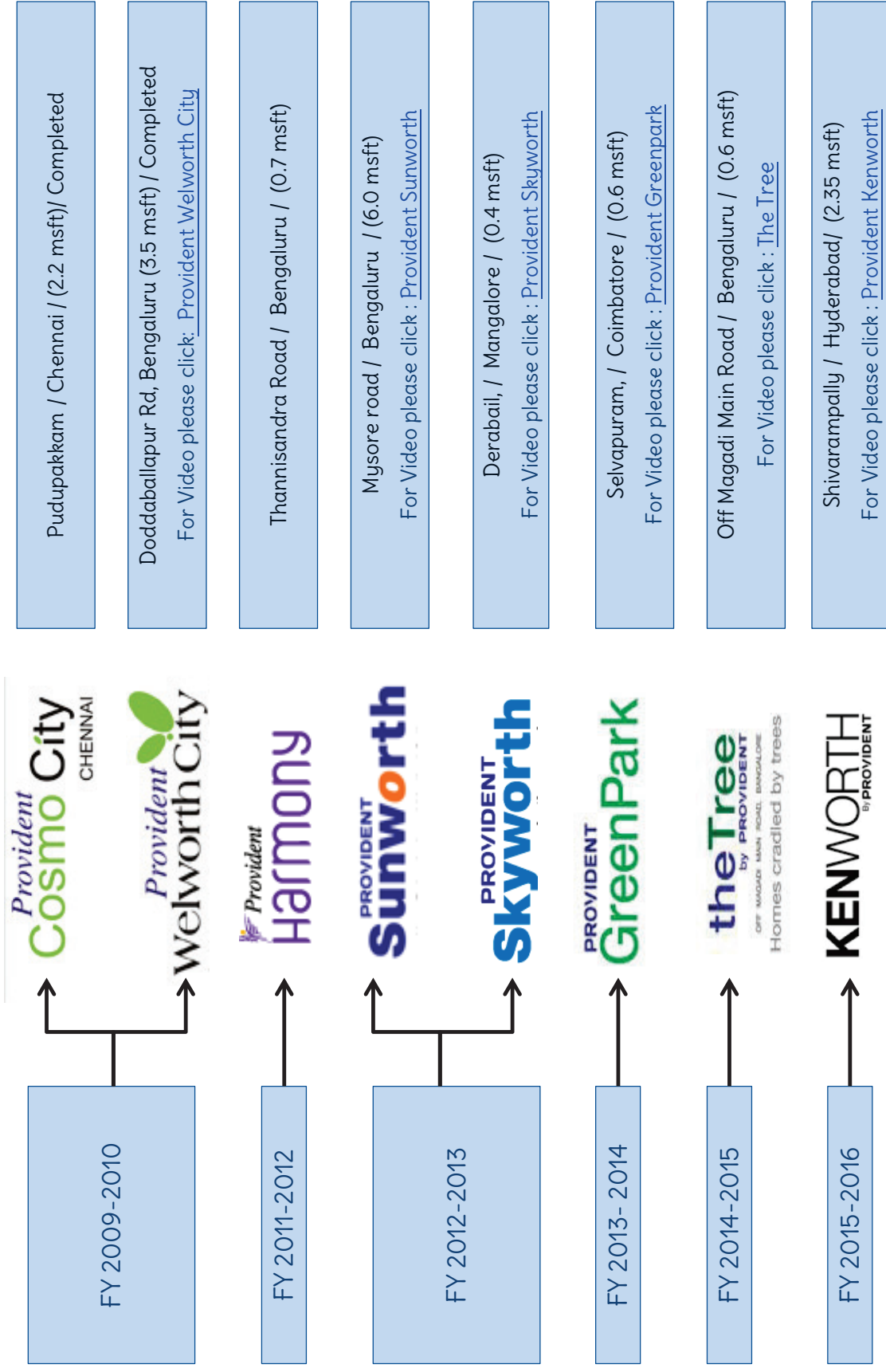
- Deep domain knowledge of 40 years of the Promoter Mr. Ravi Puravankara, and his team have established Puravankara as a developer of repute;
- Amongst South India's leading real estate developer with an established presence in residential segment comprising of luxury and premium affordable housing projects;
 - 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 1,568 crores and EBITDA of INR 367 crores for the Year ended March 31, 2016.**
- Completed 50 residential projects and 4 commercial projects spanning over 27.23 msft (PPL's economic interest -24.35 msft)
- Projects under development totaling 23.64 msft / (PPL's economic interest - 20.40 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 6.75 msft. / 6,630 units.**
 - **Ongoing projects with developable area of 9.53 msft / 9,159 units (PHL's economic interest – 8.23 msft/ 7,930 units)**

PROVIDENT

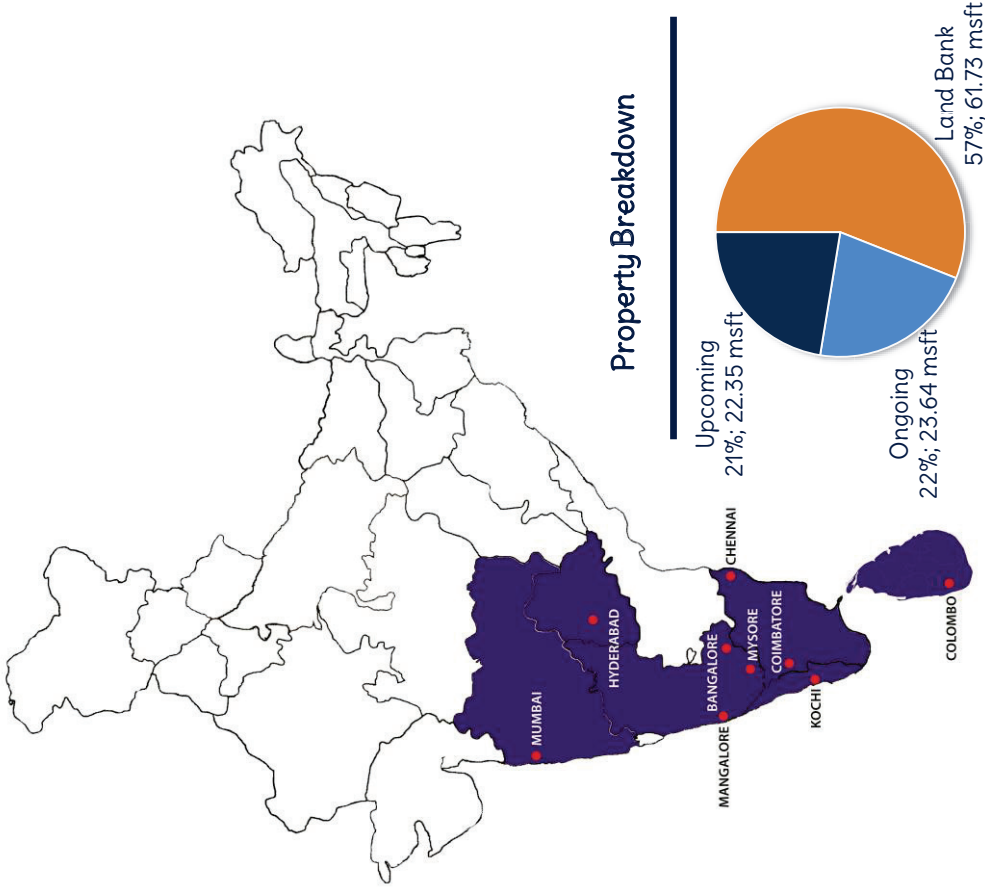
Projects portfolio of Provident



Please click on the links for the YouTube videos

Land Assets across various established micro-markets

Land portfolio



Developable area breakup

in millions sq. ft.

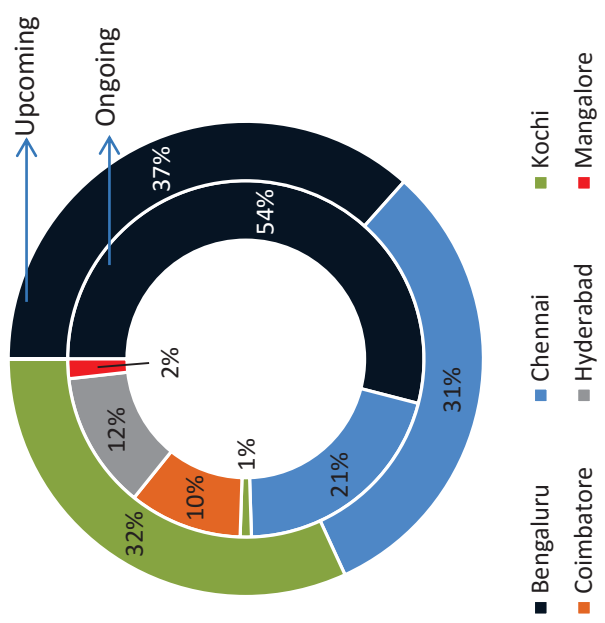
(msft)	Completed	Ongoing (A)	Upcoming (B)	Land Assets (C)	Total (A)+(B)+(C)
Bengaluru	21.44	12.77	8.18	45.30	66.25
Chennai	3.06	4.84	7.05	4.66	16.55
Kolkata	0.70	-	-	-	-
Kochi	1.89	0.24	7.12	-	7.36
Coimbatore	-	2.43	-	0.56	2.99
Hyderabad	-	2.94	-	3.85	6.79
Mangalore	-	0.42	-	-	0.42
Mysore	-	-	-	0.93	0.93
Colombo	-	-	-	4.23	4.23
Mumbai	0.14	-	-	0.20	0.20
Pune	-	-	-	2.00	2.00
Total	27.23	23.64	22.35	61.73	107.72
<i>Puravankara*</i>	<i>20.48</i>	<i>14.11</i>	<i>21.28</i>	<i>58.19</i>	<i>93.58</i>
<i>Provident</i>	<i>6.75</i>	<i>9.53</i>	<i>1.07</i>	<i>3.54</i>	<i>14.14</i>
Saleable Area	24.35	20.40	17.07	49.85	87.32
<i>Puravankara*</i>	<i>17.60</i>	<i>12.17</i>	<i>16.32</i>	<i>47.37</i>	<i>75.86</i>
<i>Provident</i>	<i>6.75</i>	<i>8.23</i>	<i>0.75</i>	<i>2.48</i>	<i>11.46</i>

FSI Cost of Land for Upcoming and Land bank is Rs. 112.psft
 Out of 89 projects, 29 projects are in Joint Development (A+B+C)

Note: * Includes JVs and other subsidiaries

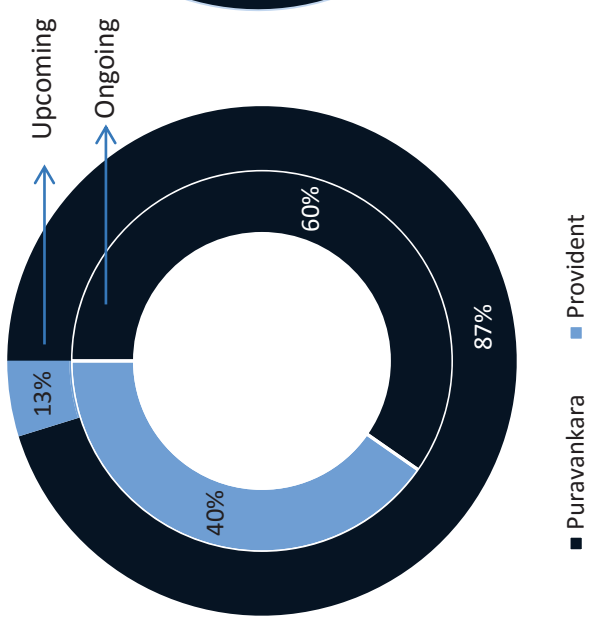
Ongoing and Upcoming Development

By geography



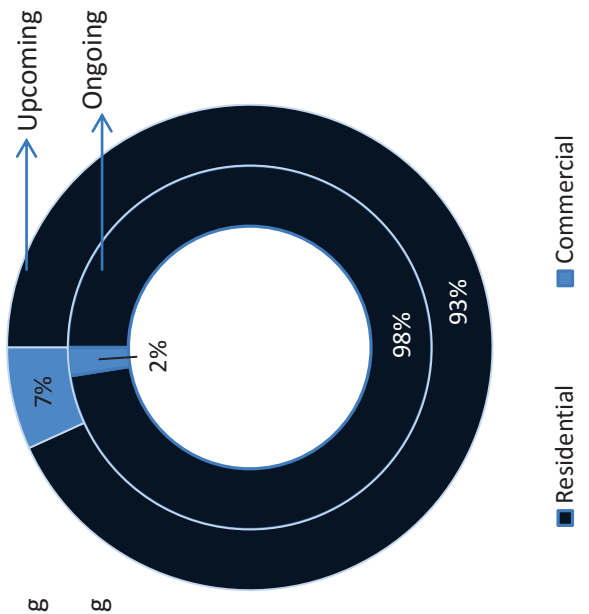
in msft	Ongoing	Upcoming
Bengaluru	12.77	8.18
Chennai	4.84	7.05
Kochi	0.24	7.12
Coimbatore	2.43	0
Hyderabad	2.94	0
Mangalore	0.42	0
Total	23.64	22.35

By entity



in msft	Ongoing	Upcoming
Puravankara	14.11	21.28
Provident	9.53	1.07
Total	23.64	22.35

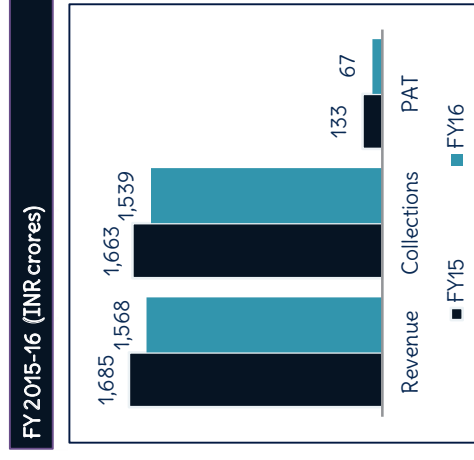
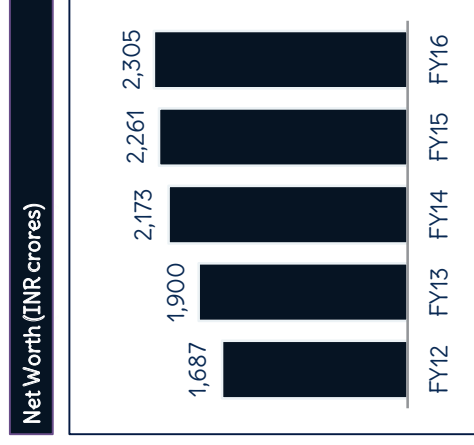
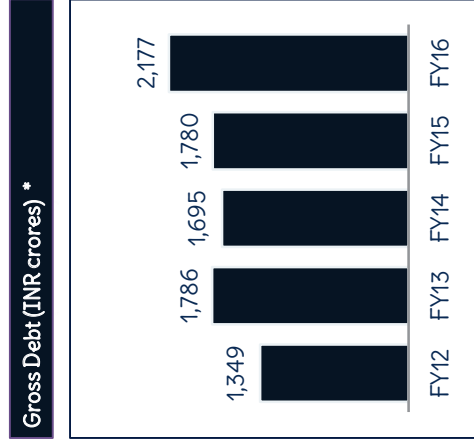
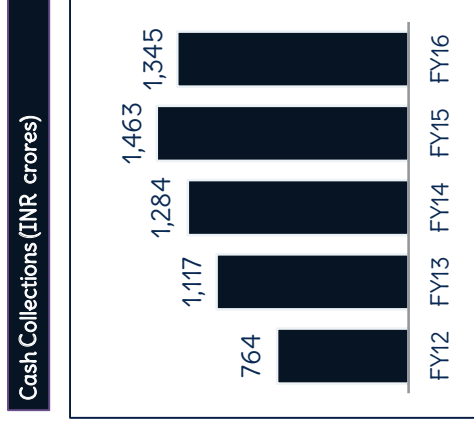
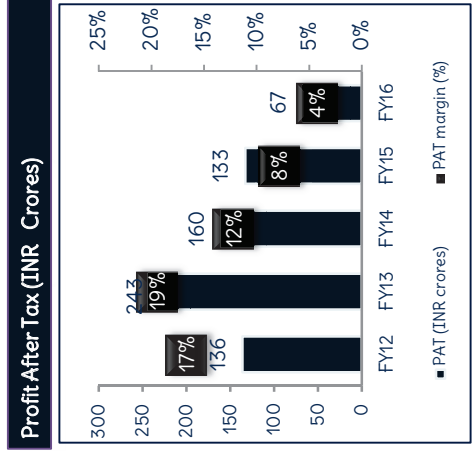
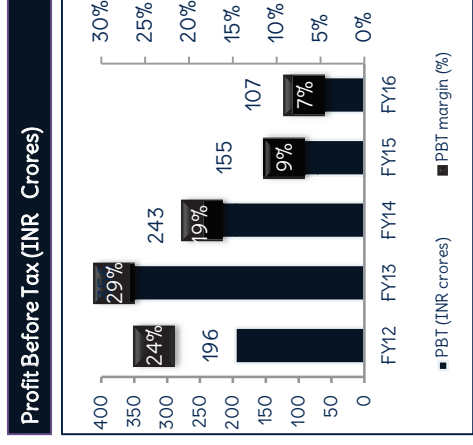
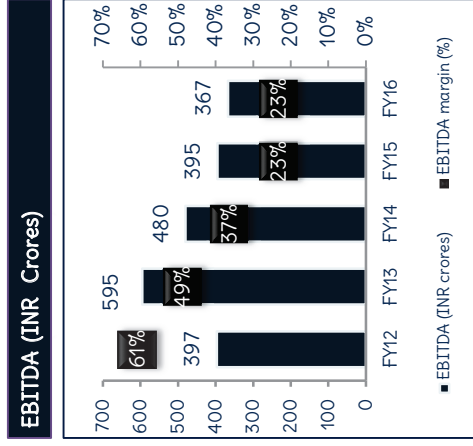
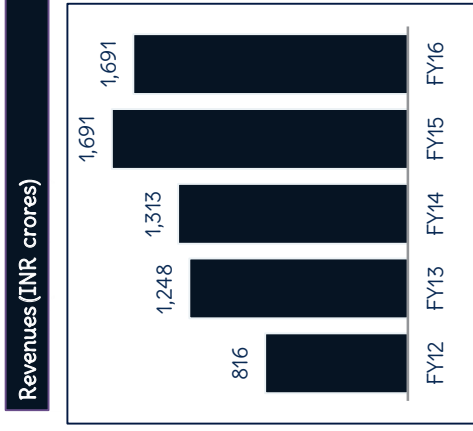
By segment



	Ongoing	Upcoming
Residential	23.05	20.83
Commercial	0.59	1.52
Total	23.64	22.35

Note: Based on Developable Area in msft

Summary of Financial Performance



Note:
Income, profit and ratios have been disclosed including prior period income, if any.
* Debt excludes OCDs and finance lease.

Area Information

Area Under Development – Snapshot

in millions sq. ft.

<i>(numbers in millions sq. ft.)</i>	FY12	FY13	FY14	FY15	FY16
Opening Area	21.12	23.74	28.04	28.43	24.01
Add: Launches/Revisions during the period ¹	5.80	7.28	4.26	1.12	2.46
Less: Completed during the period ²	(3.18)	(2.98)	(3.87)	(3.31)	(2.83)
Less : Exit from Keppel Magus - Kolkata Project				(2.23)	
Closing Area	23.74	28.04	28.43	24.01	23.64

Notes:

1. Launch area of entire project
2. Represents area completed based on receipt of Occupancy Certificate or such other equivalent permission
3. Await OC /equivalent complete permission for 3.09 msft

Current Project Status – 31 March 2016

S.No.	Project	Location	Developable Area		Total Flats for Developer	JD / JV Share		Puravankara's Share-Developable Area		Area Launched		Sold Cumulative		On-Area Launched		Inventory	
			Msf	Units		%	Msf	Units	Msf	Units	Msf	Nos	%	Msf	Nos	%	Mn.sft
COMPLETED																	
Puravankara																	
1	Venezia	Yelahanka, Bengaluru	2.09	1,332	100%	2.09	1,332	2.09	1,332	2.09	1,312	2.07	99%	20	0.02	1%	
2	Highlands	Mallasandra, Bengaluru	1.34	849	100%	1.34	849	1.34	849	1.34	781	1.22	91%	68	0.12	9%	
3	High Crest	Mallasandra, Bengaluru	0.41	249	100%	0.41	249	0.41	249	0.41	162	0.26	62%	87	0.15	38%	
4	Oceana	Marine Drive, Kochi	0.27	96	100%	0.27	96	0.27	96	0.27	62	0.18	66%	34	0.09	34%	
5	Swanlake	OMR, Chennai	1.17	729	100%	1.17	729	1.17	729	1.17	576	0.90	77%	153	0.27	23%	
6	Atria Platina	Sanjay Nagar, Bengaluru	0.14	70	62%	0.09	42	0.09	42	0.09	37	0.08	84%	5	0.01	16%	
7	Skywood	Sariapur Road, Bengaluru	1.24	730	100%	1.24	730	1.24	730	1.24	703	1.19	96%	27	0.05	4%	
8	Grandbay	Marine Drive, Kochi	0.51	265	100%	0.51	265	0.51	265	0.51	225	0.43	84%	40	0.08	16%	
9	Eternity	Kakkanad, Kochi	0.96	600	100%	0.96	600	0.96	600	0.96	472	0.75	79%	128	0.21	21%	
10	Midtown Residences	K.R. Puram, Bengaluru	0.45	306	75%	0.34	230	0.34	230	0.34	221	0.32	95%	9	0.02	5%	
COMMERCIAL																	
11	Gainz	Hosur Road, Bengaluru	0.27	-	73%	0.19	-	0.19	-	0.19	0.11	59%	-	0.08	41%		
12	Primus	OMR, Chennai	0.18	-	60%	0.10	-	0.10	-	0.10	0.04	36%	-	0.06	64%		
Provident																	
13	Cosmo City	Pudupakkam, Chennai	1.88	1,830	100%	1.88	1,830	1.88	1,830	1.88	1,812	1.86	99%	18	0.02	1%	
14	Welworth City	Doddaballapur Rd, Bengaluru	3.46	3,360	100%	3.46	3,360	3.46	3,360	3.46	3,140	3.23	93%	220	0.23	7%	
15	Sunworth I	Mysore Road, Bengaluru	1.41	1,440	100%	1.41	1,440	1.41	1,440	1.41	1,192	1.17	83%	248	0.24	17%	
Total Completed - (A)			15.78	11,856		15.46	11,752	15.46	11,752	15.46	10,695	13.80	89%	1,057	1.66	11%	
NEARING COMPLETION																	
Provident																	
16	Cosmo City - II	Pudupakkam, Chennai	0.36	344	100%	0.36	344	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	344	0.36	30	0.03	9%	314	0.33	91%	

Notes:

- The Company also holds inventory of 0.08 msft under "Properties Held for sale" as on the reporting date.
- Balance collection due from completed projects on units sold till date Rs.161 crores.

Current Project Status – 31 March 2016 – (contd.)

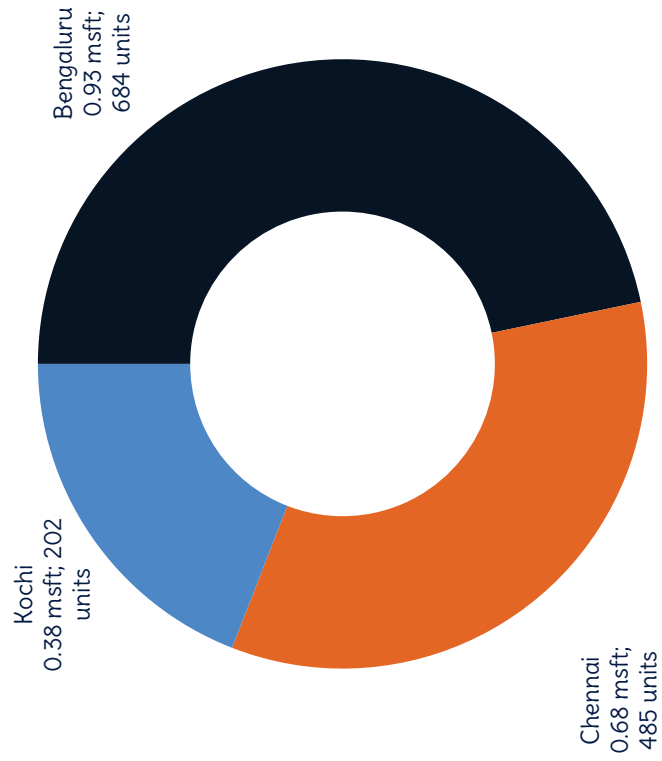
S.No.	Project	Location	Developable Area		Total Flats for Developer	JD / JV Share %	Puravankara's Share - Developable Area		Area Launched		Sold Cumulative		On Area Launched		Inventory	
			Msf	Units			Msf	Units	Msf	Units	Msf	Nos	Msf	Nos	Mn sft	%
UNDER CONSTRUCTION																
Puravankara																
1	Seasons	CV Raman Nagar, Bengaluru	1.08	660	60%	0.65	396	0.65	268	0.43	66%	128	0.22	34%		
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	530	0.76	56%	295	0.60	44%		
4	Westend	Hosur Road, Bengaluru	1.12	735	78%	0.88	576	0.88	419	0.62	70%	157	0.26	30%		
5	Sound of Water	Kammanahalli, Bengaluru	0.55	207	58%	0.32	120	0.32	30	0.09	28%	90	0.23	72%		
6	Windermere I	Medavakkam, Chennai	1.63	1,036	100%	1.63	1,036	1.63	894	1.36	83%	142	0.27	17%		
7	Windermere - II	Medavakkam, Chennai	0.94	728	100%	0.94	728	0.94	404	0.60	63%	324	0.34	37%		
8	Windermere - III	Medavakkam, Chennai	0.28	84	100%	0.28	84	0.28	22	0.02	8%	62	0.26	92%		
9	Bluemont	Trichy Road, Coimbatore	0.81	486	100%	0.81	486	0.81	416	0.70	86%	70	0.11	14%		
10	Amaiti	Trichy Road, Coimbatore	0.57	342	100%	0.57	342	0.57	159	0.26	45%	471	0.31	55%		
11	Whitehall	Sarjapur Road, Bengaluru	0.40	192	100%	0.40	192	0.40	117	0.24	61%	75	0.16	39%		
12	Skydale	Sarjapur Road, Bengaluru	0.49	314	100%	0.49	314	0.49	162	0.25	51%	152	0.24	49%		
Provident																
13	Skyworth	Derebail, Mangalore	0.42	324	73%	0.30	237	0.30	70	0.09	28%	167	0.21	72%		
14	Green Park	Selvapuram, Coimbatore	0.58	560	70%	0.41	392	0.41	140	0.12	30%	252	0.29	70%		
15	The Tree	Off Magadi Main Road, Bengaluru	0.57	560	70%	0.40	388	0.40	188	0.19	46%	200	0.21	54%		
16	Sunworth II	Mysore Road, Bengaluru	1.33	1,344	100%	1.33	1,344	1.33	713	0.68	51%	631	0.65	49%		
17	Kenworth	Rajendra Nagar, Hyderabad	2.35	2,311	73%	1.72	1,687	1.72	412	0.46	27%	1,275	1.26	73%		
18	Harmony	Thannisandra Road, Bengaluru	0.65	548	68%	0.44	370	0.44	355	0.42	95%	15	0.02	5%		
Total Under Construction (C)			16.13	11,928		13.24	10,033	13.24	5,425	7.45	56%	4,608	5.79	44%		

Current Project Status – 31 March 2016 – (contd.)

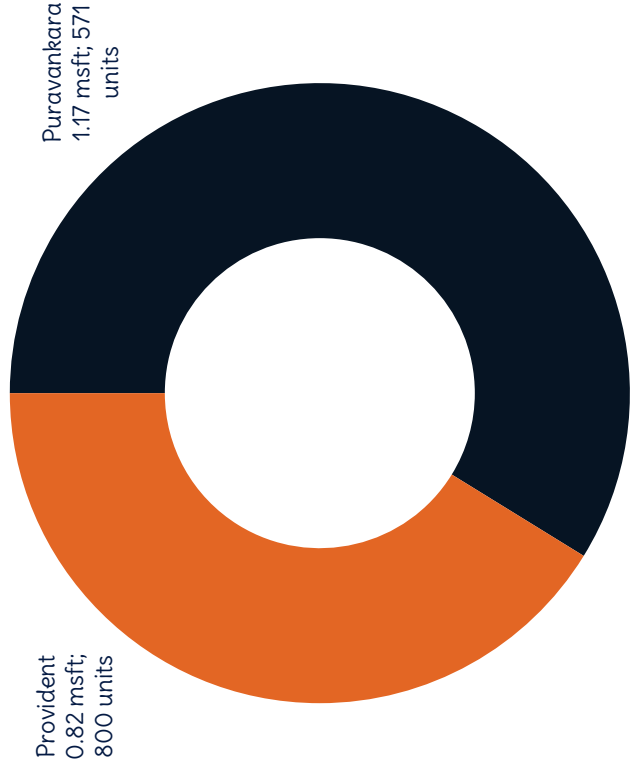
S.No.	Project	Location	Developable Area		Total Flats	JD / JV Share for Developer %	Puravankara's Share - Developable Area		Area Launched		Sold Cumulative		On Area Launched	
			Msft	Units			Msft	Units	Msft	Nos	Msft	Nos	Msft	Nos
PHASES TO BE LAUNCHED														
Puravankara														
1	Evoq	Guindy, Chennai	0.36	181	100%	0.36	181	-	-	-	-	-	181	-
2	Coronation Square	Kotnur, Bengaluru	0.14	20	71%	0.10	14	-	-	-	-	-	14	-
3	Amaiti II	Trichy Road, Coimbatore	0.47	288	100%	0.47	288	-	-	-	-	-	288	-
4	Highlands III	Mallasandra, Bengaluru	0.79	491	100%	0.79	491	-	-	-	-	-	491	-
5	Windermere IV	Medavakkam, Chennai	1.28	840	100%	1.28	840	-	-	-	-	-	840	-
6	Moonreach II	Airport-Seaport Rd, Kochi	0.24	121	100%	0.24	121	-	-	-	-	-	121	-
Provident														
6	Sunworth	Mysore Road, Bengaluru	3.28	3,168	100%	3.28	3,168	-	-	-	-	-	3,168	-
Total - Phases to be launched (D)			6.57	5,109		6.52	5,103	-	-	-	-	-	5,103	-
COMMERCIAL														
Puravankara														
1	Summit	Kondapur, Hyderabad	0.59	-	50%	0.29	-	0.29	-	0.16	54%	-	0.13	46%
Total Commercial - (E)			0.59	-		0.29	-	0.29	-	0.16	54%	-	0.13	46%
Total Ongoing - (B) + (C) + (D) + (E)			23.64	17,381		20.41	15,480	13.89	5,455	7.64	55%	10,025	6.25	45%

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 Msft	PPL Share in JD	Saleable Area Msft	Expected Launch Date
Puravankara								
1	Mallasandra	Bengaluru	Joint Development	Residential	1.94	87.50%	1.69	Q2FY17
2	Lalbagh	Bengaluru	Joint Development	Residential	0.23	55%	0.12	Q3FY17
3	Marine Drive	Kochi	Joint Venture	Residential	2.91	50%	1.46	Q4FY17
4	Keshavnagar	Pune	Joint Venture	Residential	2.00	32%	0.64	Q1FY17
5	Evoq	Chennai	Own	Residential	0.36	100%	0.36	Q3FY17
6	Bhandup	Mumbai	Joint Development	Residential	0.20	44%	0.09	Q3FY17
Puravankara - Total					7.64		4.36	
Provident								
7	Thirumazhsai	Chennai	Joint Venture	Residential	3.81	25%	0.95	Q2FY17
8	Kanchanayakanahalli	Bengaluru	Own	Residential	1.91	100%	1.91	Q3FY17
Provident - Total					5.72		2.86	
Grand- Total					13.36		7.22	

Notes:

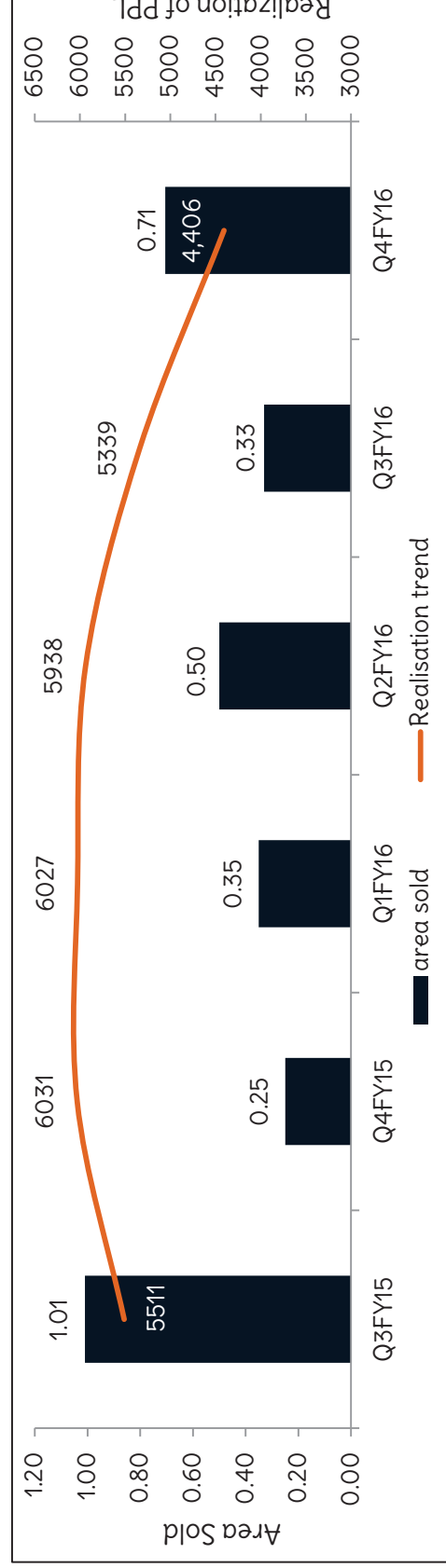
1. Developable and Saleable Areas are tentative and is subject to approval from authorities
2. Expected Launch dates are subject to change
3. Launch dates are in relation to financial year April - March
4. The area mentioned above form part of upcoming / land bank / ongoing
5. All the projects are at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

PURAVANKARA

Sales

Sales – Q4 FY16, 31st March 2016

	Area Sold				Units Sold				Sale Value				Quarter Ended			
	Mar-16		Mar-15		Mar-16		Mar-15		Mar-16		Mar-15		Mar-16		Mar-15	
	msft	%	msft	%	Nos.	%	Nos.	%	Rs. Crores	%	Rs. Crores	%	Rs.psft	%	Rs.psft	%
Puravankara	0.16	67%	0.10	-50%	106	-50%	213	71	69	3%	4,406	6,031	-27%			
Completed & Nearing Completion	0.09	-320%	-0.04	-348%	52	-21	-23	32	-23	-244%	3,737	4,993	-25%			
Ongoing Projects	0.08	-45%	0.14	-77%	54	234	92	39	92	-57%	5,172	6,142	-16%			
Provident	0.54	259%	0.15	233%	496	149	59	217	59	266%	4,006	4,023	0%			
Completed & Nearing Completion	0.03	-35%	0.05	-38%	28	45	15	8	15	-48%	2,499	3,256	-23%			
Ongoing Projects	0.51	389%	0.10	350%	468	104	45	210	45	369%	4,096	4,372	-6%			
Grand Total	0.71	184%	0.25	66%	602	362	129	289	129	125%						
Share of Revenue attributable to landlord under Revenue Sharing arrangement	-0.01	-0.01	-4	-4	-4	-3	-3									
Group Economic Interest	0.70	0.24	598	358	286	125										



Notes:

*Area sold, units sold and sales values are gross

Of the total sales:- 0.41msft (333 units) with sales value of Rs 178 Crs agreements pending executions as on 31-Mar-2016.

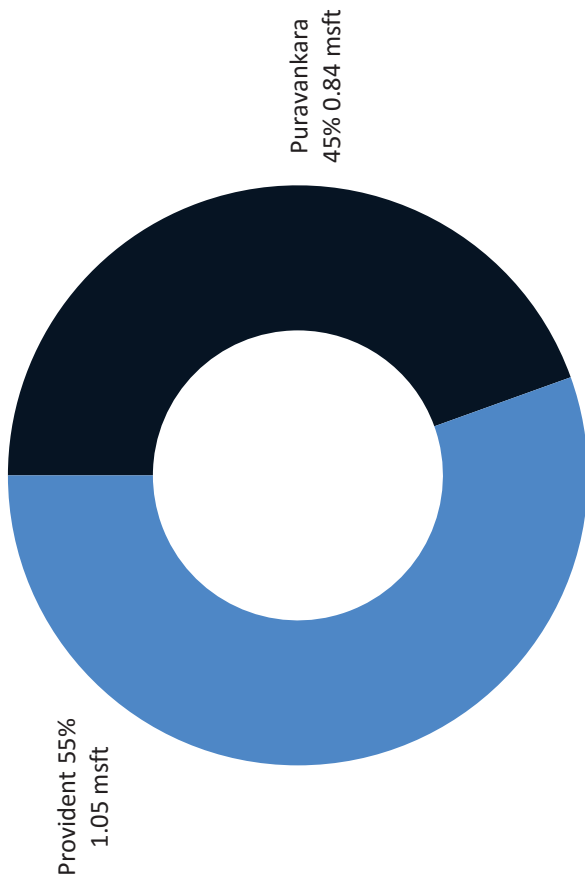
Sales – Year Ended 31st March 2016

	Area Sold				Units Sold				Sale Value				Full Year Ended	
	Mar-16		Mar-15		Mar-16		Mar-15		Mar-16		Mar-15		Mar-16	Mar-15
	msft	msft	%	%	Nos.	Nos.	%	%	Rs. Crores	Rs. Crores	Rs. psft	Rs. psft	Rs. psft	Rs. psft
Puravankara	0.84	2.07	-59%	-61%	619	1,586	-61%	-59%	465	1,146	5,530	5,524	0%	
Completed & Nearing Completion	0.24	0.39	-37%	-35%	146	225	-35%	-38%	115	186	4,685	4,817	-3%	
Ongoing Projects	0.60	1.69	-65%	-65%	473	1,361	-65%	-63%	351	960	5,876	5,685	3%	
Provident	1.05	0.87	21%	14%	985	861	14%	16%	378	325	3,605	3,744	-4%	
Completed & Nearing Completion	0.37	0.28	35%	35%	346	257	35%	14%	102	89	2,732	3,212	-15%	
Ongoing Projects	0.68	0.59	14%	6%	639	604	6%	17%	276	236	4,087	3,994	2%	
Grand Total	1.90	2.94	-36%	-34%	1,604	2,447	-34%	-43%	844	1,472				
Share of Revenue attributable to landlord under Revenue Sharing arrangement	-0.03	-0.13			-20	-92			-16	-74				
Group Economic Interest	1.86	2.81			1,584	2,355			827	1,397				

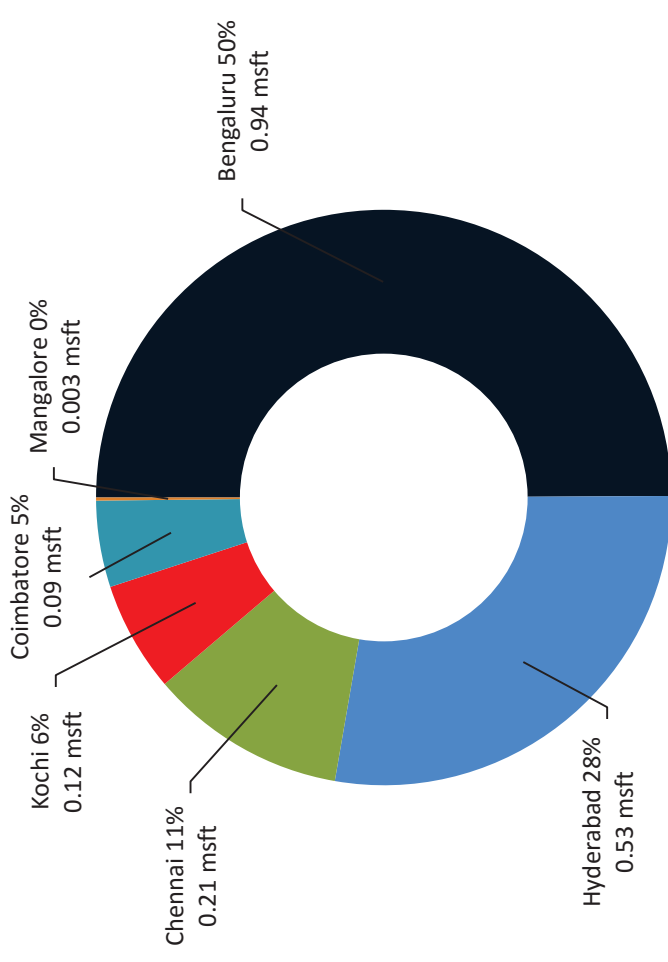
Notes:
*Area sold, units sold and sales values are Gross.

Sales Breakup

FY16 By Entity



FY16 By Geography



Cash Flows

Cash Flow – Summary

	<i>Rs. crores</i>		
	Puravankara	Provident	Total
Balance collections from sold units ¹	(A)	434	1,308
Inventory ²	(B)	2,652	7,216
<i>Residential</i>	4,384	2,652	7,036
<i>Launched</i>	2,673	1,324	3,997
<i>Not Launched</i>	1,711	1,328	3,039
<i>Commercial</i>	180	-	180
Balance cost to go ³	(C)	1,550	3,132
<i>Residential</i>	1,503	1,550	3,053
<i>Launched</i>	892	849	1,741
<i>Not Launched</i>	611	701	1,312
<i>Commercial</i>	79	-	79
Contingencies ⁴	(D)	-	520
Surplus (A) + (B) – (C) – (D) ⁵	3,856	1,536	4,872
<i>Residential</i>	3,755	1,536	4,771
<i>Launched</i>	2,655	909	3,044
<i>Not Launched</i>	1,100	627	1,727
<i>Commercial</i>	101	-	101

Note:

1. Includes debtors and unbilled amount of Rs. 577crores
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

	Q1 FY16	Q2 FY16	Q3 FY16	Q4 FY16	FY 2016	FY 2015
Receipts						
Collection from Sale of Flats	328.13	343.12	305.10	368.68	1,345.03	1,462.95
Advance recd for sale of land	-	140.00	-	-	140.00	161.56
Equity Redemption and Dividend from Associates	-	54.40	-	-	54.40	38.74
A Total Receipts	328.13	537.52	305.10	368.68	1,539.43	1,663.25
Expenses						
Construction Cost incurred	(257.79)	(293.03)	(198.50)	(279.93)	(1,029.25)	(901.43)
Employee Cost	(31.43)	(28.37)	(24.77)	(25.73)	(110.30)	(117.15)
Admin, Selling & Marketing Expenses	(61.14)	(53.48)	(47.59)	(68.93)	(231.14)	(231.86)
Income Tax Paid	(7.64)	(11.48)	(8.15)	(9.08)	(36.35)	(59.75)
B Total Expenses	(358.00)	(386.36)	(279.01)	(383.67)	(1,407.04)	(1,310.19)
C=A-B Project Surplus	(29.87)	151.16	26.09	(14.99)	132.38	353.06
<i>Less</i>						
Interest Cost	(57.67)	(64.20)	(60.46)	(68.90)	(251.23)	(233.84)
Land Payments including advances & deposits*	(51.52)	(44.58)	(15.68)	(4.84)	(116.62)	(72.53)
<i>Add</i>						
Interest Income	2.19	1.59	1.73	2.01	7.52	7.19
D Operating Surplus	(136.88)	43.96	(48.32)	(86.71)	(227.95)	53.88

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

	Q1 FY16	Q2 FY16	Q3 FY16	Q4 FY16	FY 2016	FY 2015
Investment Activity						
Purchase of Fixed Assets	(2.79)	(8.37)	(1.67)	3.50	(9.33)	(34.55)
Investment in Subsidiaries/Associates	-	0.10	0.34	-	0.44	-
Investment in Mutual Funds	-	-	-	-	-	-
Net investment in bank deposits and margin monies	0.05	(2.10)	1.96	(10.31)	(10.40)	(7.09)
E Total from Investing Activity	(2.74)	(10.37)	0.63	(6.81)	(19.29)	(41.64)
Financing Activity						
Loan (Drawal/Repayments)	61.08	3.63	96.63	236.11	397.45	84.53
Share capital (including premium)	-	-	-	-	-	-
Debentures (Drawal/Repayments)*	-	-	-	-	-	-
Loan to Associates/Subsidiaries - Inflow/(Repayment)	0.05	-	-	-	0.05	2.74
Advance to Sobha Aviation	-	(5.41)	-	-	(5.41)	(53.26)
Dividend including DDT	-	(64.34)	-	-	(64.34)	-
F Total from Financing Activity	61.13	(66.13)	96.63	236.11	327.75	34.01
G=D+E+F Net Operating Surplus	(78.49)	(32.53)	48.94	142.59	80.51	46.25
Opening Cash and Bank Balances	211.76	133.27	100.74	149.68	211.76	165.50
Closing Cash and Bank Balances	133.27	100.74	149.68	292.27	292.27	211.76

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 Analysis

Income Statement – Summary

Rs. Crores

Recognised in FY2016 (from projects)	Puravankara	Provident	Purva Star	Others	Total
Revenue Recognised ¹	(A) 969	424	112	32	1,537
Land Cost Recognized	(B) 149	14	2	1	166
Construction Costs Recognised ²	(C) 612	313	86	(3)	1,008
Surplus (A) – (B) – (C)	209	97	24	34	363

Unrecognised as at 31/3/2016	Puravankara	Provident	Total
Revenue from sold units	(A) 396	345	741
Inventory Value	(B) 4,564	2,652	7,216
Land Cost	(C) 526	172	699
Construction Costs ³	(D) 3,039	1,892	4,931
Surplus (A) + (B) – (C) – (D)	1,394	933	2,327

Note:

1. Revenue recognised represents revenue from sale of properties
2. Construction costs have been arrived based on estimates and is subject to revision
3. Others represents income from other subsidiaries net of inter-company transactions
4. Unrecognised revenues / land and construction costs / inventory value pertains to only current ongoing / completed projects and does not include projects under-upcoming and land bank

Result Highlights

Rs. crores

Q4FY16	Puravankara	Provident	Starworth	Other Subsidiaries and Eliminations	Consolidated
Total Revenues	210	97	49	-23	333
<i>YoY growth (%)</i>	-30%	9%	-17%		-19%
Profit Before Tax	11	9	-2	2	20
<i>YoY growth (%) margins (%)</i>	22%	-18%	NA		-33%
Profit After Tax	5	9%	-4%		6%
Profit After Tax	7	5	-1	0	11
<i>YoY growth (%) margins (%)</i>	-13%	-12%	NA		-43%
	3%	5%	-2%		3%

FY16	Puravankara	Provident	Starworth	Other Subsidiaries and Eliminations	Consolidated
Total Revenues	1,042	430	207	-111	1,568
<i>YoY growth (%)</i>	-14%	22%	-4%		-7%
Profit Before Tax	98	34	-8	-17	107
<i>YoY growth (%) margins (%)</i>	27%	30%	NA		-31%
Profit After Tax	9%	8%	-4%		7%
Profit After Tax	77	23	-5	-29	67
<i>YoY growth (%) margins (%)</i>	-9%	38%	NA		-50%
	7%	5%	-2%		4%

Note:

1. Eliminations represents inter-company transactions

Consolidated Statement of Profit and Loss for the quarter ended 31 March 2016

Rs. crores

	Q4FY16	Q4FY15	Q3FY16
Income			
Revenue from operations	315	406	358
Revenue from projects	3	3	5
Other operating revenues	15	0	1
Total	333	409	363
Expenses			
Material and contract cost	242	238	210
Land cost	3	0	23
Decrease/(increase) in inventory of properties under development and properties held for sale	(98)	(3)	(22)
Employee benefits expense	26	30	25
Finance expense, net	67	55	59
Depreciation and amortization	4	4	4
Other expenses	69	55	48
Total	313	379	347
Profit before tax and share of profit/(loss) in associates, net	20	30	17
Share of profit/(loss) in associates, net	(0)	0	(0)
Profit before tax	20	30	16
Tax expense			
Current tax	11	10	6
Excess/short tax of earlier years	-	-	0
Deferred tax	(2)	1	0
Profit after tax and before prior period items	11	19	10
Prior period income (net of tax expense)	0	1	(1)
Minority Interest	-	(0)	-
Net profit for the quarter	11	20	10
Earnings per share (Nominal value Rs 5 per share)			
Basic (Rs)	0.48	0.84	0.40
Diluted (Rs)	0.48	0.84	0.40

Consolidated Statement of Profit and Loss for the Year ended FY16

Rs. crores

	FY16	FY15
Income		
Revenue from operations	1,538	1,659
Revenue from projects	13	14
Other operating revenues	17	13
Other income		
Total	1,568	1,685
Expenses		
Material and contract cost	991	889
Land cost	350	169
Decrease/(increase) in inventory of properties under development and properties held for sale	(481)	(115)
Employee benefits expense	110	117
Finance expense, net	244	224
Depreciation and amortization	16	15
Other expenses	230	226
Total	1,460	1,525
Profit before tax and share of profit/(loss) in associates, net	108	160
Share of profit/(loss) in associates, net	(1)	(5)
Profit before tax	107	155
Tax expense		
Current tax	45	54
Excess/short tax of earlier years	(0)	(27)
Deferred tax	(5)	(4)
Profit after tax and before prior period items	67	132
Prior period income (net of tax expense)	0	1
Minority Interest	-	-
Net profit for the quarter	67	133
Earnings per share (Nominal value Rs 5 per share)		
Basic (Rs)	2.82	5.60
Diluted (Rs)	2.82	5.60

Key Financial Indicators

Valuation Matrix (X)	FY 2016	FY 2015	FY 2014	FY 2013	Income Statement (INR crs)	FY 2016	FY 2015	FY 2014	FY 2013
Price/Earnings	16.65	11.08	9.93	7.91	Total Income	1568	1685	1313	1248
Price /BV	0.48	0.65	0.74	1.01	EBITDA from Operations	367	395	481	595
EV/Sales	1.91	1.80	2.39	2.79	Profit before Tax	107	155	243	356
ROE %	3%	6%	8%	14%	Profit after Tax	67	133	160	243
ROCE %	8%	10%	12%	17%	Growth Ratio (%)	FY 2016	FY 2015	FY 2014	FY 2013
Solvency Ratios (X)	FY 2016	FY 2015	FY 2014	FY 2013	Revenues	-7%	28%	5%	53%
Debt/Equity	0.94	0.79	0.78	0.94	EBITDA	-7%	-18%	-19%	49%
Net Debt/Equity	0.82	0.69	0.70	0.82	Net Profit	-50%	-17%	-34%	79%
Net Debt/EBITDA	5.13	3.94	3.16	2.61	Per Share (Rs.)	FY 2016	FY 2015	FY 2014	FY 2013
Debt/Capital Employed	0.47	0.44	0.44	0.48	EPS (Diluted)	2.82	5.60	6.86	11.41
Cap Employed /Net worth	1.99	1.79	1.78	1.94	Book Value	97.19	95.31	91.62	89.01
Interest Coverage Ratio	1.44	1.69	2.07	2.54	Cash EPS	3.49	6.22	7.10	11.74
Working Capital Ratio (X)	FY 2016	FY 2015	FY 2014	FY 2013	Balance Sheet (INR crs)	FY 2016	FY 2015	FY 2014	FY 2013
Current Ratio	2.26	2.14	1.91	2.22	Share Capital	119	119	119	107
Working Capital to Sales	1.59	1.23	1.29	1.24	Reserves and Surplus	2,187	2,142	2,055	1,793
Margin / Ratios (%)	FY 2016	FY 2015	FY 2014	FY 2013	Gross Debt	2,477	1,780	1,695	1,786
EBITDA Margin	23%	23%	37%	48%	Fixed Assets	118	124	92	87
PBT Margin	7%	9%	18%	29%	Cash and Cash Equivalents	292	223	174	233
PAT Margin	4%	8%	12%	19%	Net Current Assets	2,496	2,079	1,691	1,549
Effective Tax Rate	38%	15%	35%	32%	Shares Outstanding (Cr)	23.72	23.72	23.72	21.34
Dividend Payout Ratio	28%	33%	33%	13%	Headcount	1,009	1,259	1,135	1,016

Note:

Income, profit and ratios have been disclosed including prior period income, if any
Dividend Payout ratio is including Dividend Distribution Tax

Debt/Equity above do not include OGDs.

Previous period numbers have been revised based on regrouping during the period

**Balance Sheet and Statement of Capital
Employed**

Consolidated Balance Sheet as of 31 March 2016

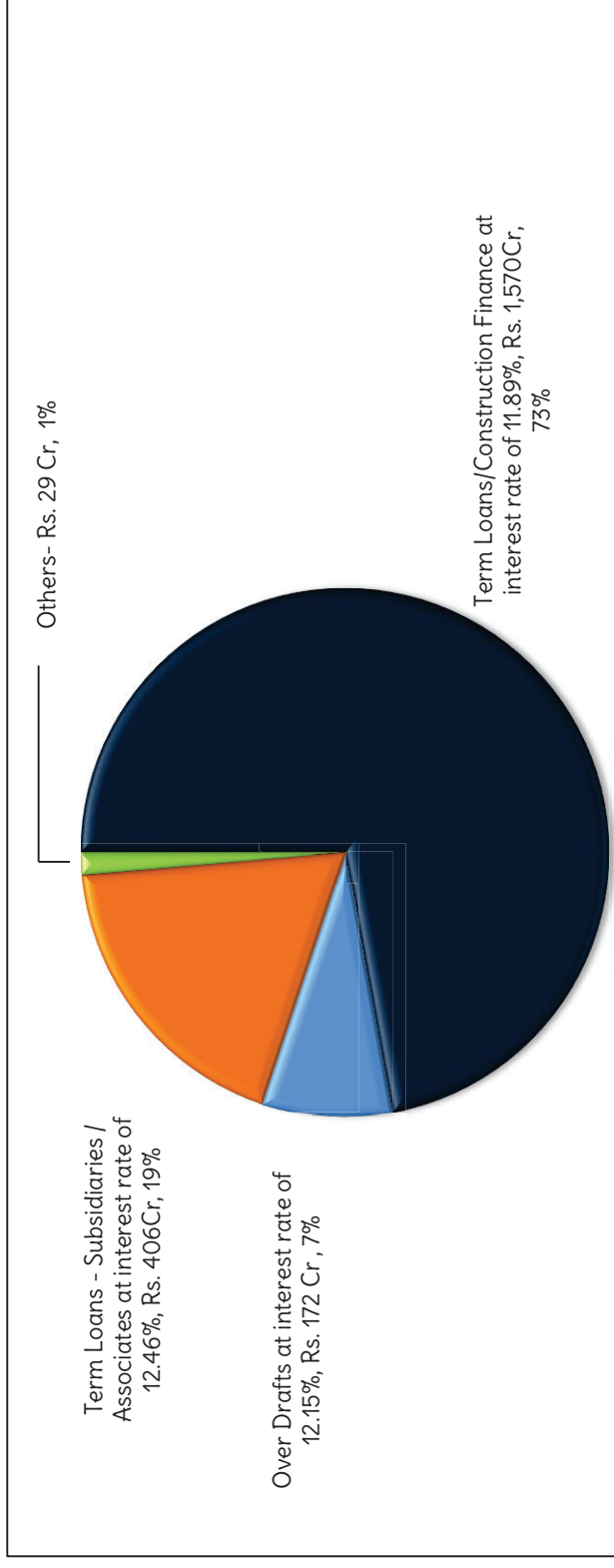
Rs. crores

Equity and Liabilities	March 2016	March 2015	Assets	March 2016	March 2015
Shareholders' Funds			Non-Current Assets		
Share capital	119	119	Fixed assets	118	124
Reserves and surplus	2,187	2,142	Non-current investments	51	69
	2,305	2,261	Properties held for development	688	757
Non-Current Liabilities			Deferred tax assets (net)	11	5
Long-term borrowings	1,389	915	Long-term loans and advances	330	293
Other long-term liabilities	3	2	Other non-current assets	16	12
Long-term provisions	13	10		1,215	1,261
	1,405	927			
Current Liabilities			Current Assets		
Short-term borrowings	673	582	Current investments	-	-
Trade payables	313	307	Properties under development	2,739	2,308
Other current liabilities	958	1,039	Properties held for sale	551	509
Short-term provisions	31	48	Trade receivables	336	438
	1,975	1,976	Cash and bank balances	292	223
			Short-term loans and advances	315	271
			Other current assets	237	153
				4,471	3,902
Total	5,685	5,163	Total	5,685	5,163

PURAVANKARA

Debt

Debt Structure – March 2016

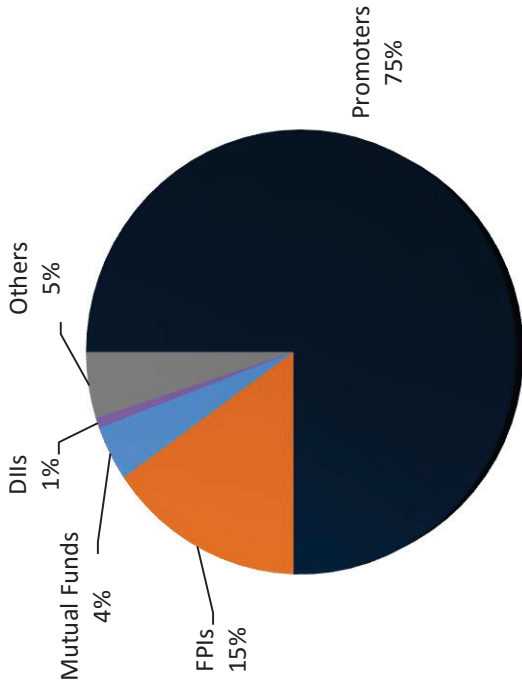


in Rs. Cr	Q4 FY16	Q3 FY16	Q2 FY16	FY2015	FY2014	FY2013
Opening Balance	1,941	1,844	1,841			
Additions during the period	291	143	101			
Repayments during the period	54	46	98			
Closing Balance	2,177	1,941	1,844	1,780	1,696	1,786
Less: Cash and Cash Equivalents	292	158	101	223	174	233
Net debt	1,885	1,783	1,743	1,557	1,522	1,553
Cost of Debt	11.86%	12.28%	12.39%	12.62%	13.40%	14.85%
Net Worth	2,305	2,317	2,307	2,261	2,174	1,900
Net Debt / Equity Ratio	0.82	0.77	0.76	0.69	0.7	0.82

Debt is rated as BBB (Outlook Stable) by ICRA
 The above debt does not include Rs. 14.07 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 31 March 2016



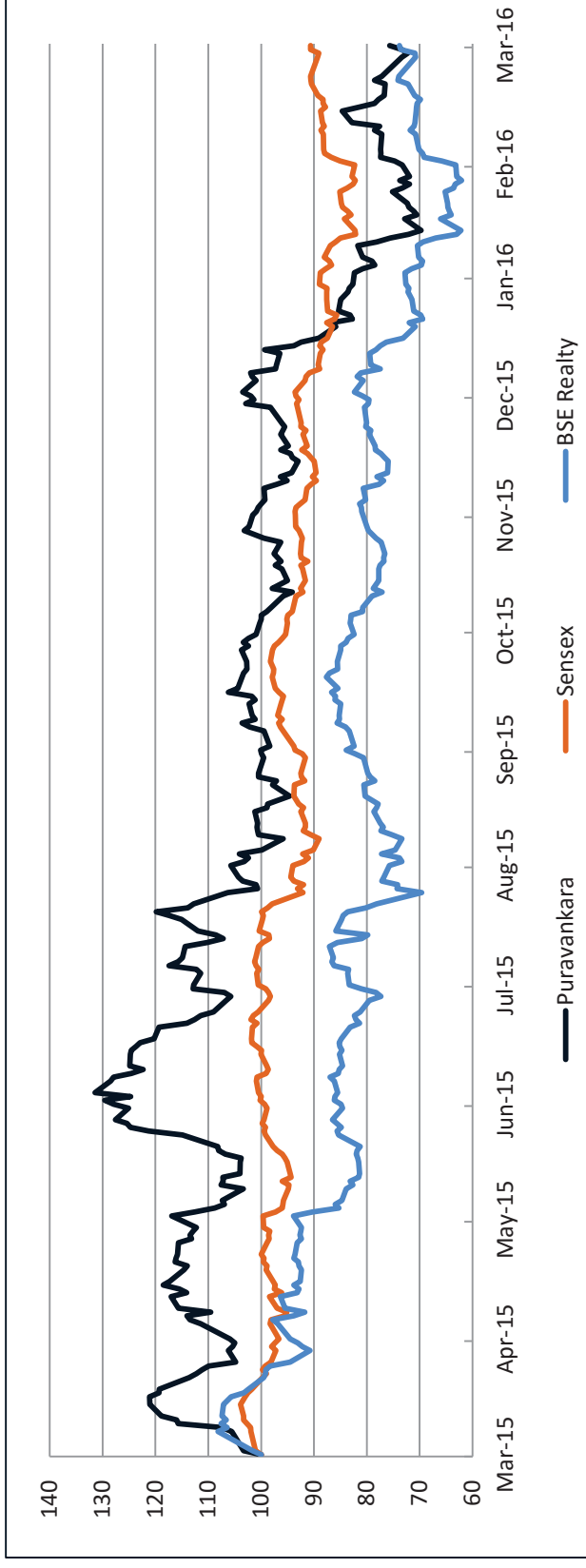
Notes
 1. Promoter Shares are unencumbered

Key Shareholders

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

Stock Movement

Relative to BSE Realty Index and Sensex during March 31, 2015 to March 31, 2016



	31-Mar-16	31-Dec-15	30-Sep-15	30-Jun-15	31-Mar-15
Price on BSE	47	63	62	79	62
% Change QoQ	-2.6%	2%	-2.2%	28%	-27%
Number of shares (in Cr)	23.7	23.7	23.7	23.7	23.7
Market Capitalisation (Rs. Cr)	1,112	1,498	1,472	1,881	1,470
52-week high	87.75				
52-week low	42.1				

Source: BSE as on March 31, 2015
Graph rebased to 100.

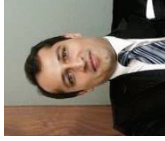
Dedicated and experienced management team – committed to best practices of corporate governance

Executive team



Ravi Puravankara
Chairman

- Over 40 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 40 years in the real estate development, construction and finance sector
- Associated with the company since inception and responsible for finance and construction function



Jackbastian Kaitan Nazareth
Chief Development Officer

- Bachelor's degree in Civil Engineering and an MBA from the Goa Institute of Management
- Over 20 years of experience in Real Estate

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

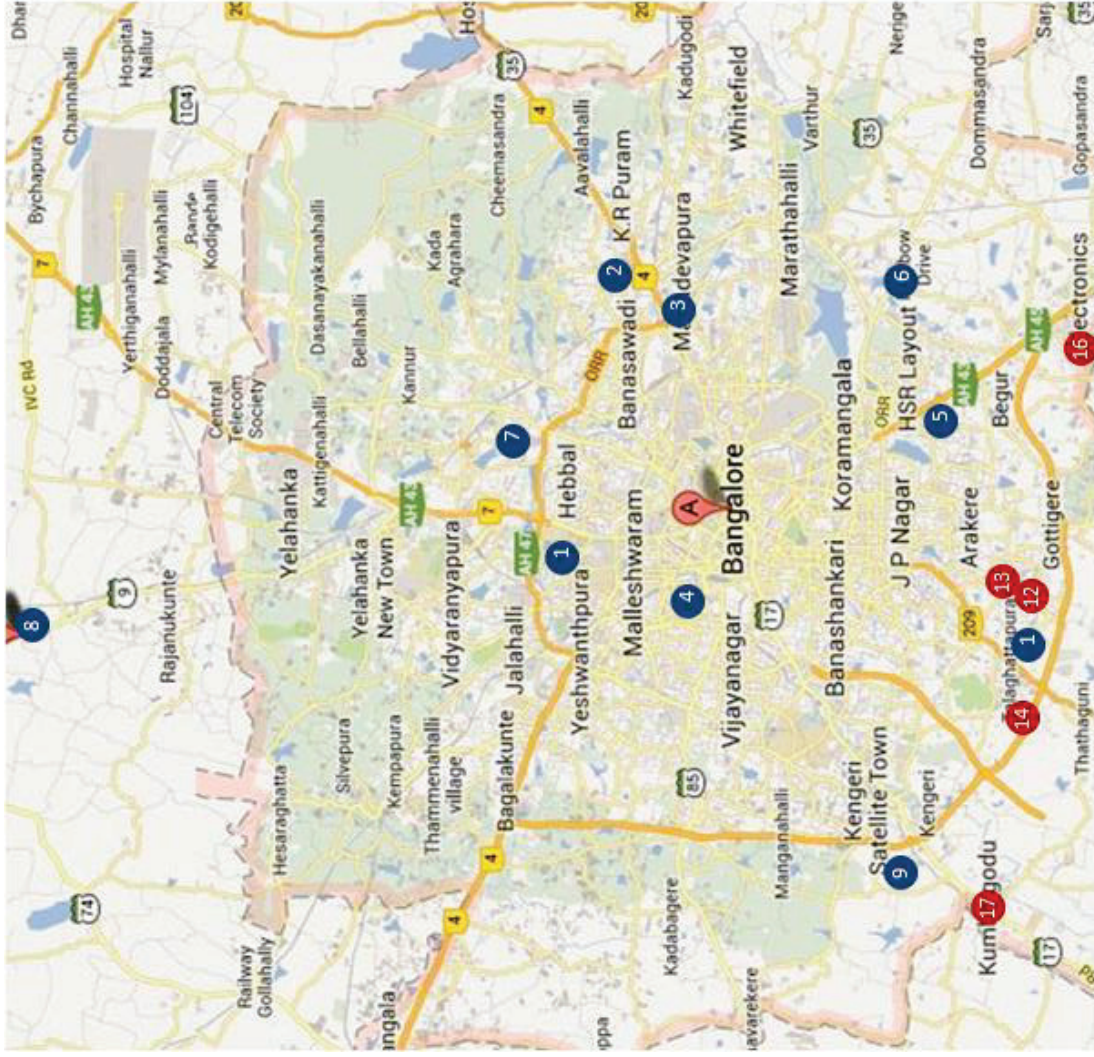


Dr. Suchitra Kaul Mishra
Independent Director

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

PURAVANKARA

Bengaluru location map



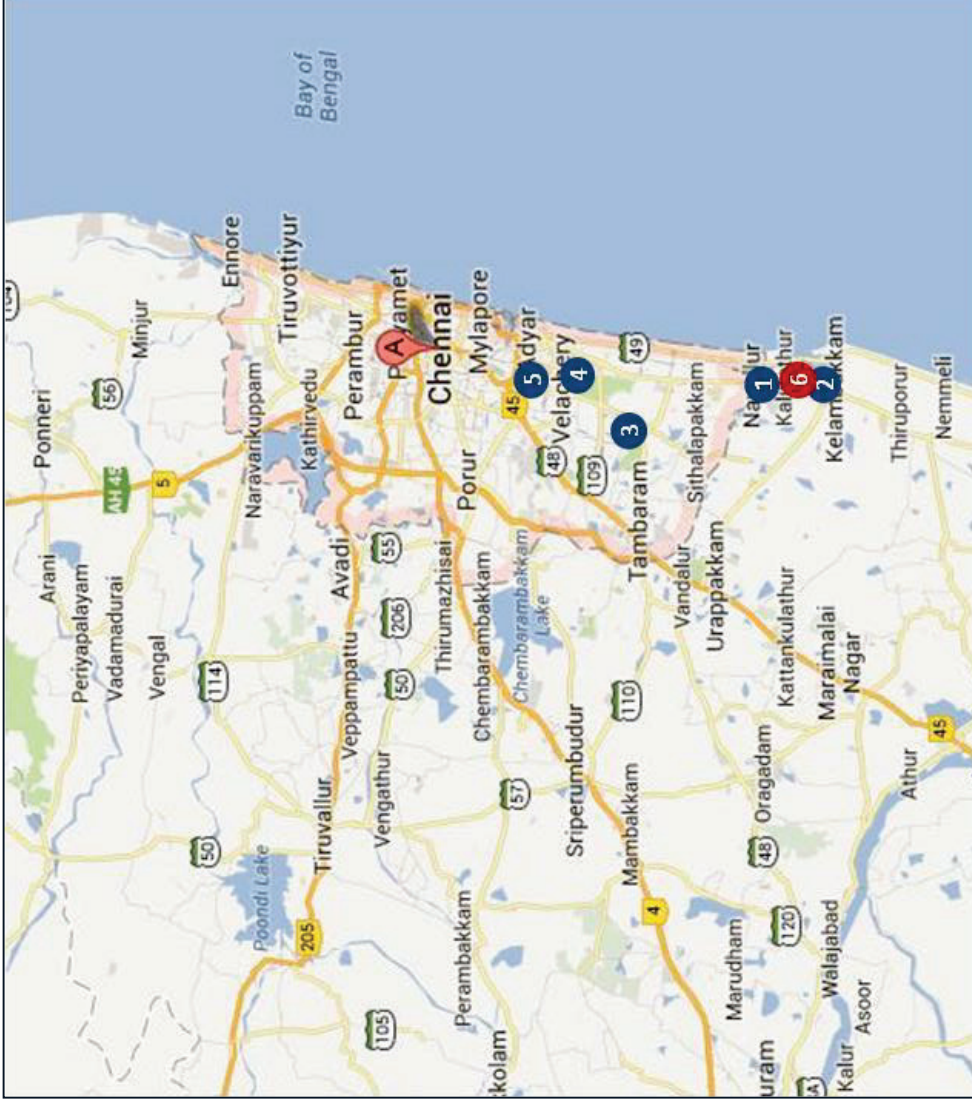
Sl. No.	Project Name
1	Highlands/High Crest, Mallasandra
2	Mid-Town, KR Puram
3	Seasons, CV Raman Nagar
4	Sunflower, Magadi Road
5	Skywood, Sarjapur Road
6	Whitehall, Sarjapur Road
7	Harmony, Thannisandra Road
8	Welworth City, Doddaballapur Road
9	Sunworth, Mysore Road
10	Gainz, Hosur Road
11	Skydale, Haralur
12	Mallasandra II
13	Kanakapura
14	UM Kaval
15	Coronation Square, JP Nagar
16	Kanchanayakanahalli
17	Myllasandra
18	Palm Beach, Hennur Road
19	Westend, Hosur Road
20	The Tree by Provident

- Current Projects
- Immediate Launches

Note: Map not to scale

PURAVANKARA

Chennai location map



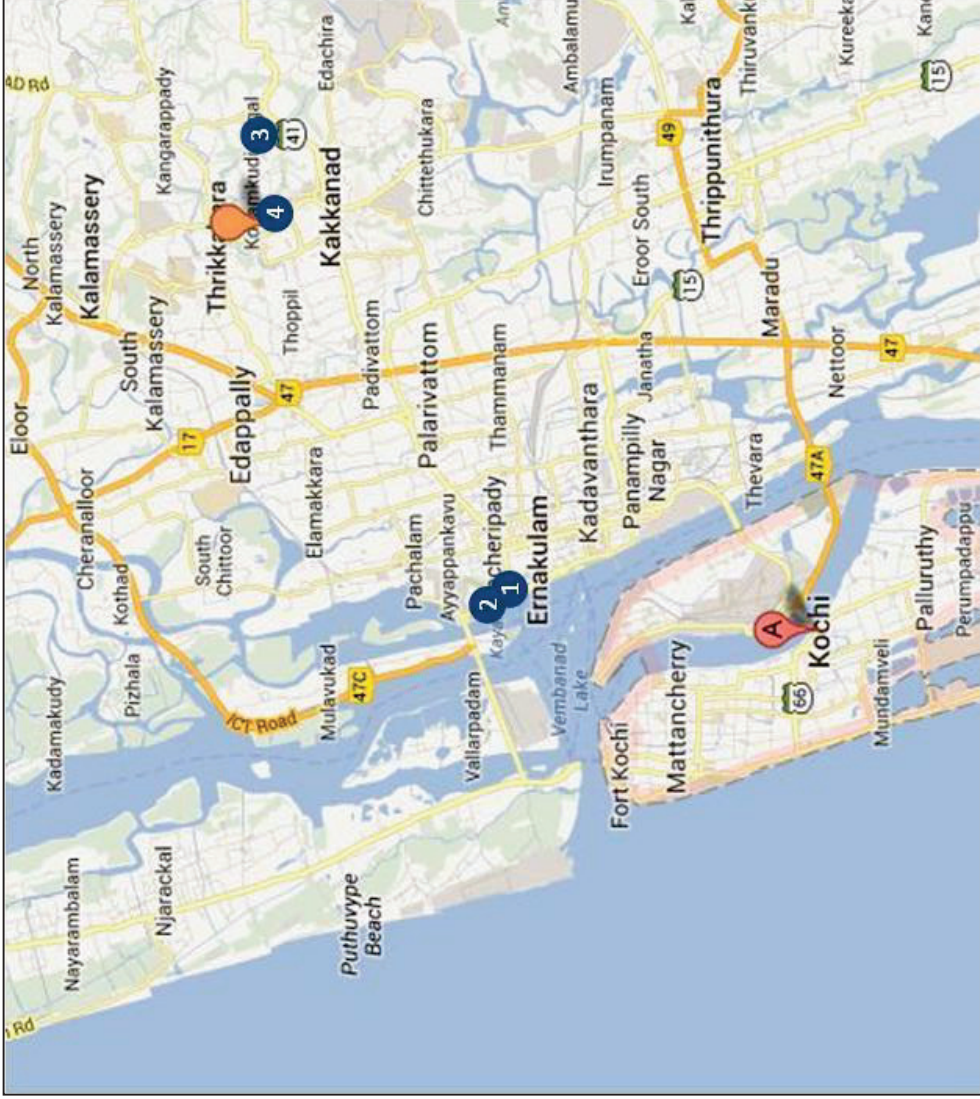
Sl. No.	Project Name
1	Cosmo City, Pudupakkam
2	Swan Lake, OMR
3	Windermere, Medavakkam
4	Primus, OMR
5	Moneto, Guindy
6	Pudupakkam

- Current Projects
- Immediate Launches

Note: Map not to scale

PURAVANKARA

Kochi location map



Sl. No. Project Name

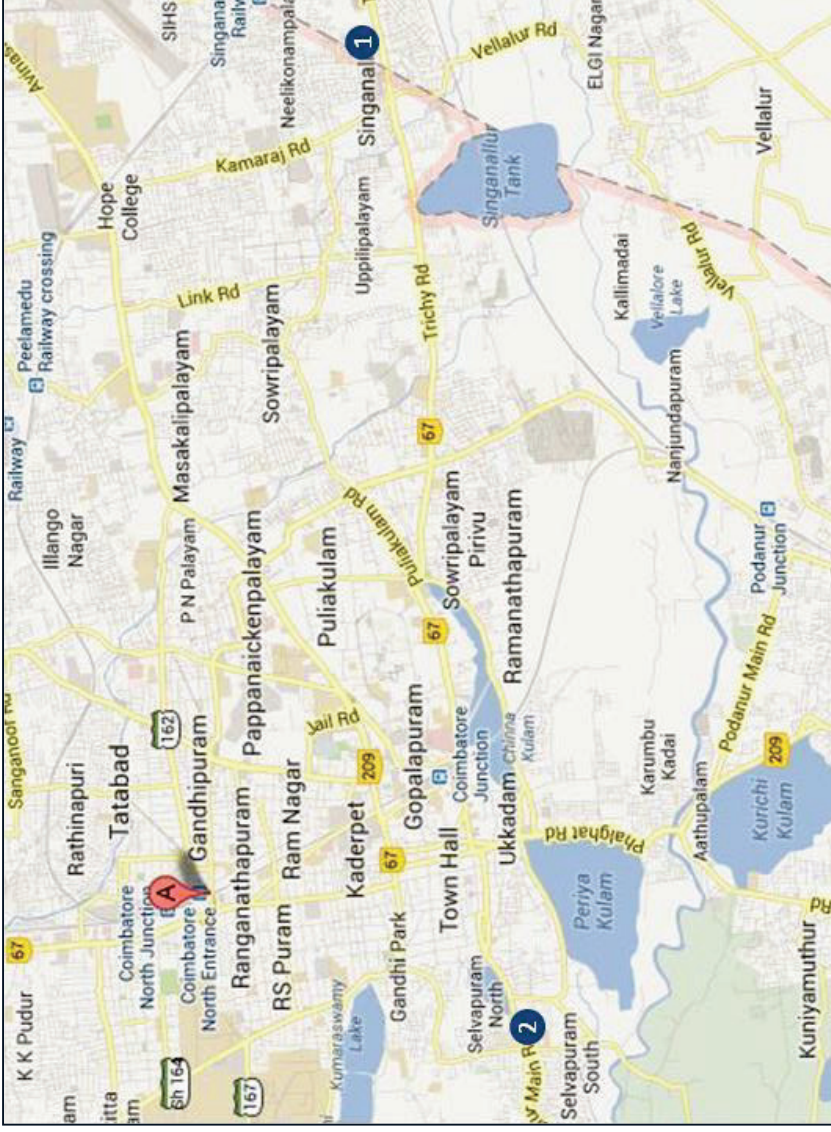
- 1 Oceana, Marine Drive
- 2 Grandbay, Marine Drive
- 3 Eternity, Kakkannad
- 4 Moonreach, Airport-Seaport Road

● Current Projects

Note: Map not to scale

PURAVANKARA

Coimbatore location map



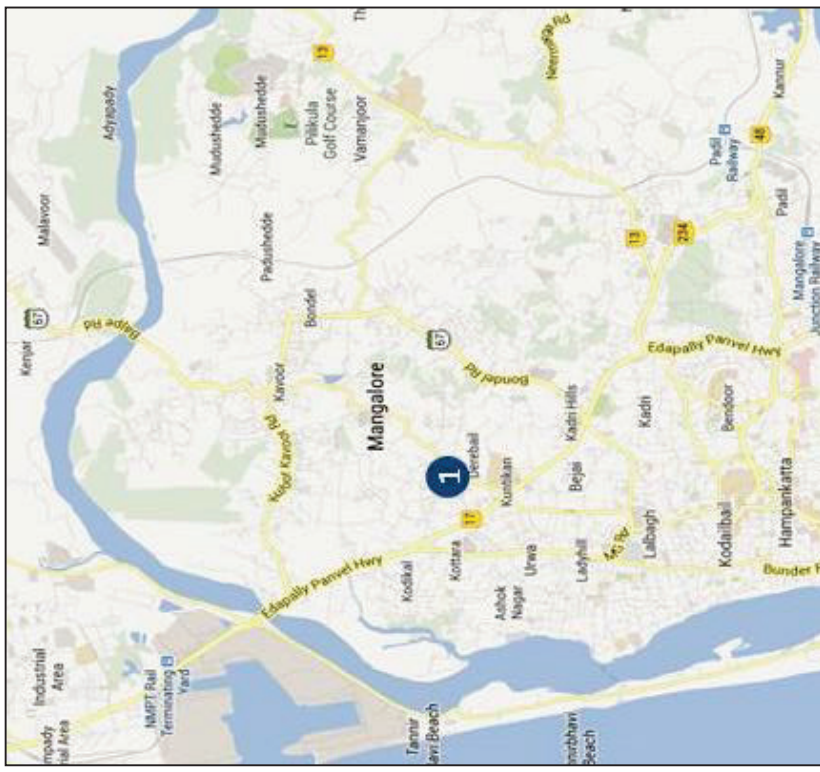
Sl. No. Project Name

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

● Current Projects

Note: Map not to scale

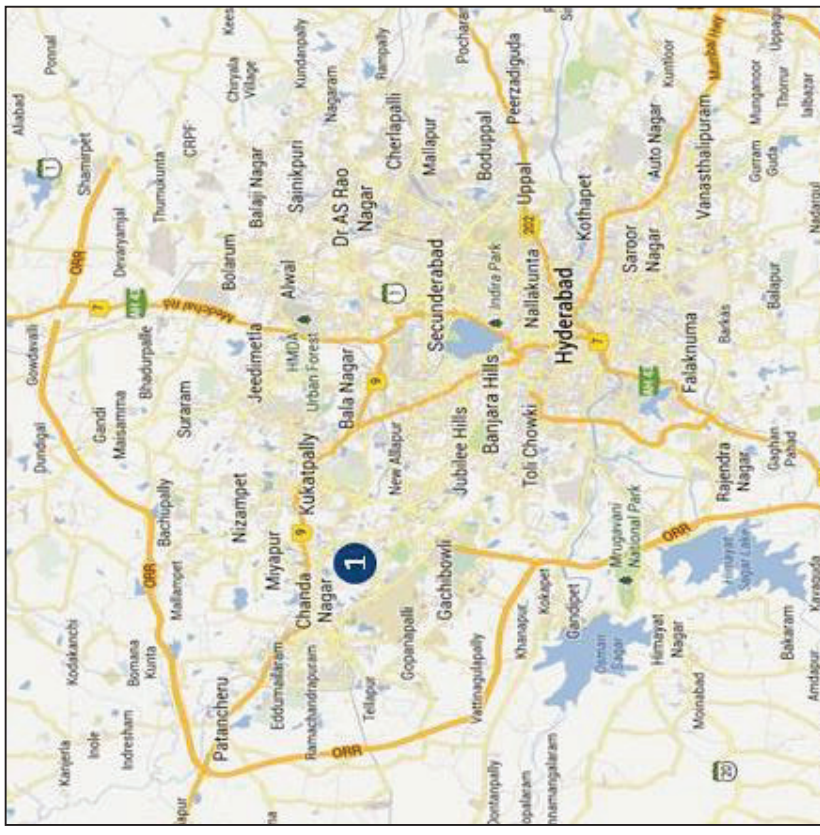
Mangalore location map



Sl.No.	Project Name
1	Skyworth, Derebail

Note: Map not to scale

Hyderabad location map

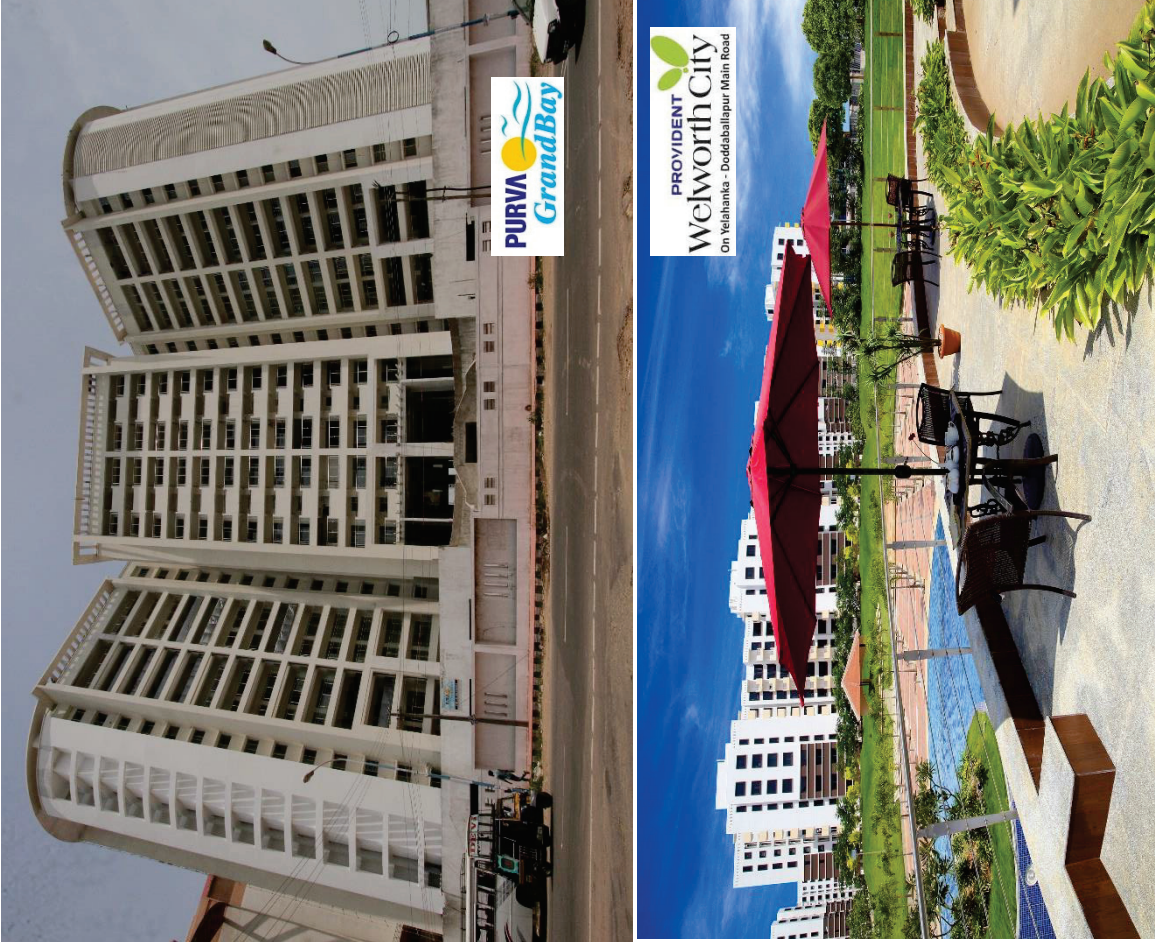


Sl.No.	Project Name
1	Summit, Kondapur

● Current Projects

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Project Pictures



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Project Pictures



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Project Pictures



Project Pictures

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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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