

February 11, 2022

To,

<p>The General Manager – DCS, Listing Operations-Corporate Services Dept. BSE Ltd. 1st Floor, New Trading Ring, Rotunda Building, 'P J. Towers, Dalal Street, Fort, <u>Mumbai 400 001.</u></p> <p>corp.relations@bseindia.com Stock Code: 532891</p>	<p>The Manager, Listing Department, National Stock Exchange of India Ltd., Exchange Plaza, 5th Floor, Plot No. C/1, G Block, Bandra-Kurla Complex, Bandra (E), <u>Mumbai</u></p> <p>cc_nse@nse.co.in Stock Code: PURVA</p>
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Dear Sir / Madam,

Sub: Presentation on the operation and financial results

Ref: Regulation 30 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015

The Board of Directors approved the Consolidated and Standalone – Un-Audited Financial Results for the Quarter and nine months ended December 31, 2021 as reviewed and recommended by the Audit Committee at its meeting held today. In this connection please find attached herewith Presentation on the operation and financial results of the Company in terms of Regulation 46 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015

Yours faithfully

For Puravankara Limited

Bindu D
Company Secretary



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Company Overview



Artist's impression of Provident Capella

Company Overview – 2 Iconic Brands in Real Estate

- Leading real estate enterprise providing diversified premium and affordable residential housing and commercial spaces
- Over 4 decades of domain expertise, completed 75 projects measuring over 43.07msft
- Land Bank at 58.34 msft and ongoing projects at 24.28 msft
- Partnership with IFC, IFC EAF for USD 76 million for affordable housing development in India
- ICRA upgraded the rating for Puravankara Ltd to “A-” Stable from “BBB+” positive

PURAVANKARA®

PROVIDENT®

Puravankara

Provident

Luxury residential housing and commercial solutions

Premium affordable housing

Focus on superlative and contemporary lifestyle

Focus on aspirational and first time home buyer seeking value homes

Projects in cities of Bengaluru, Chennai, Hyderabad, Pune, Mumbai, Kochi, Goa, Kolkata, Coimbatore

Projects in cities of Bengaluru, Hyderabad, Mumbai, Pune, Chennai, Kochi, Goa, Coimbatore and Mangalore

Land assets – 48.38 msft (Developable area) and saleable area (economic interest) of 39.56 msft

Land assets – 9.96 msft (Developable area) and saleable area (economic interest) of 5.24 msft

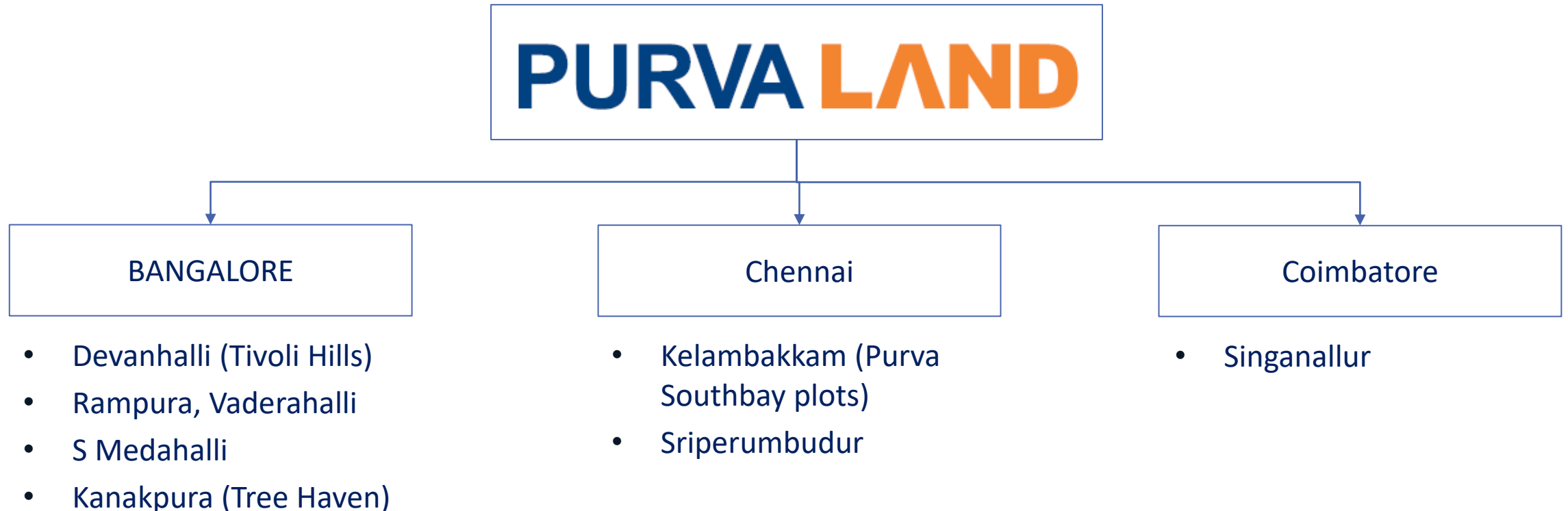
World Class Technology

- Starworth Infrastructure and Construction Limited – wholly owned subsidiary focussed on technology enabled construction solutions
 - Design-build, Civil and MEP Capabilities for a wide variety of real estate and infrastructure projects
 - 100% precast solutions –construction speed, one stop shop and best in class quality standards
 - Order book of more than Rs 1000 Cr , growing third party clients
 - Technology focussed pre cast factory, fully operational at Bangalore
 - Pre-cast advantages - quality, reliability, cost and timelines



Purva Land – Plotted development

- Dedicated arm for plotted development
- To cater to the evolving needs of homebuyers and offer a highly lucrative investment opportunity
- To enable our customers to benefit from a fruitful investment, as well as enjoy greater flexibility with respect to the layout, design, and function of the space
- Currently 7 projects across 3 cities cumulating upto ~5 msft

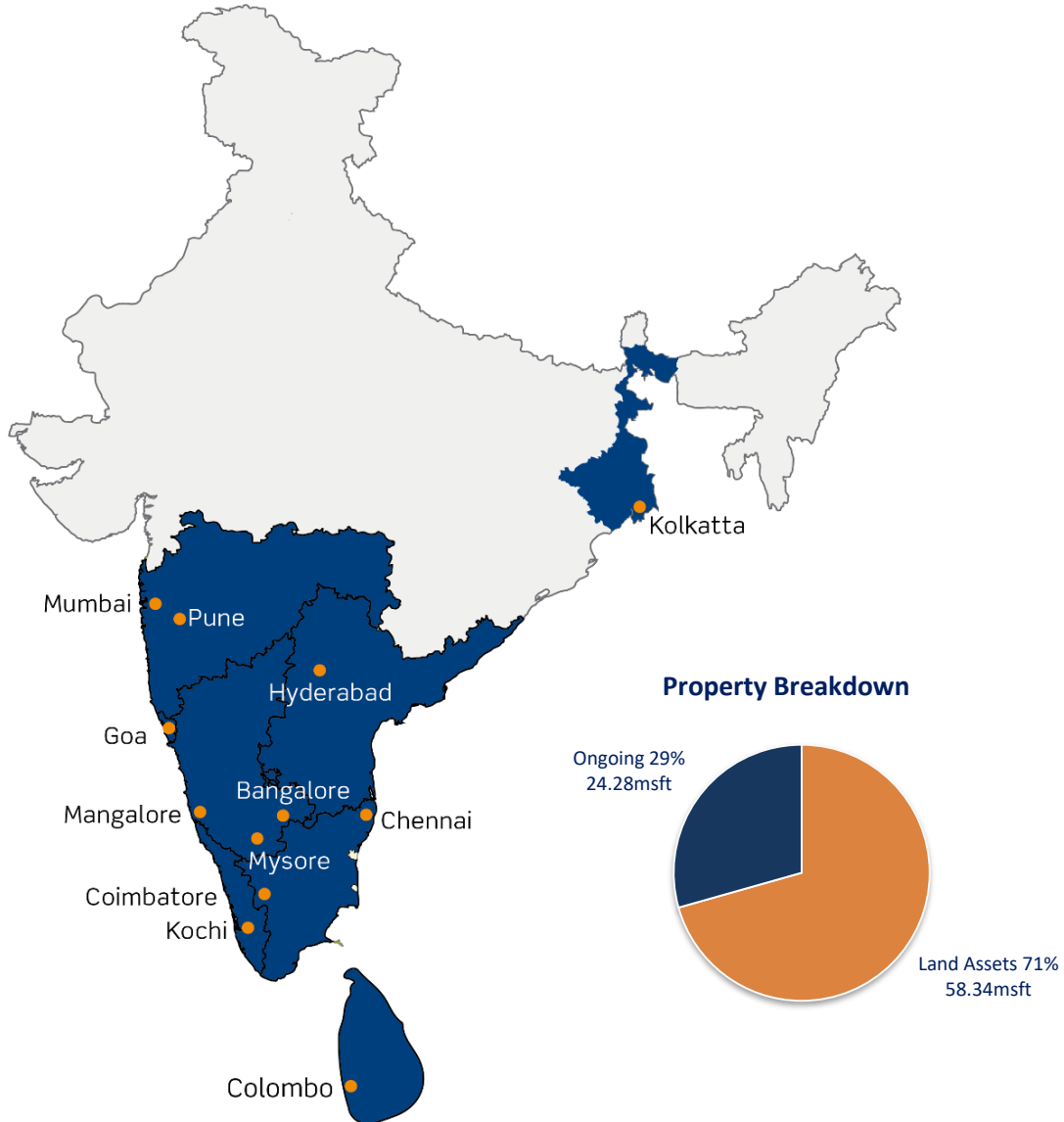


Development Bank



Artist's impression of Purva Atmosphere

Diversified across markets, brands and stages of development



in million sq. ft.

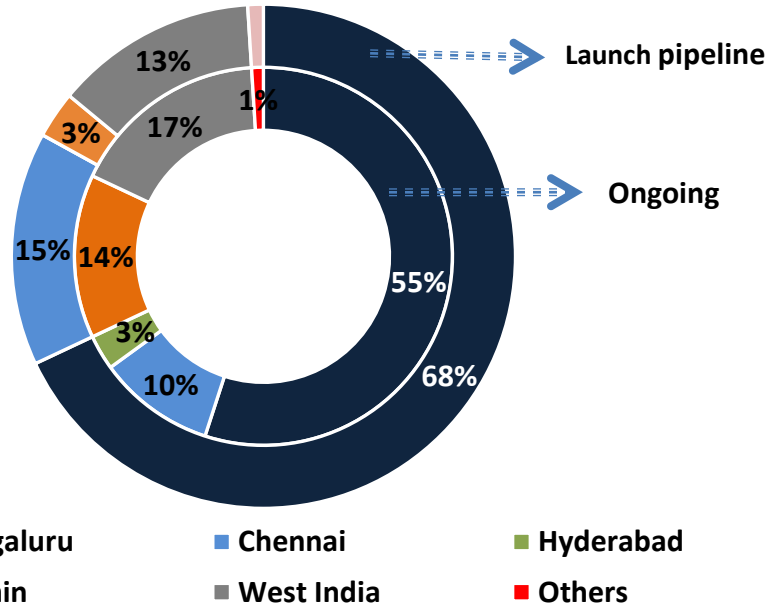
	Completed	Ongoing (A)	Land Assets (B)	Total (A)+(B)
South India				
Bengaluru	30.25	13.35	38.29	51.64
Chennai	6.26	2.53	7.05	9.58
Hyderabad	2.26	0.68	-	0.68
Kochi	1.89	3.43	4.21	7.64
Others	1.57	0.23	1.01	1.24
West India				
Colombo	-	-	4.23	4.23
Kolkata	0.70	-	-	-
Total	43.07	24.28	58.34	82.62
<i>Puravankara*</i>	31.00	13.58	48.38	61.96
<i>Provident</i>	12.07	10.70	9.96	20.66
Group's economic interest	37.35	20.75	44.80	65.55
<i>Puravankara*</i>	26.34	10.97	39.56	50.53
<i>Provident</i>	11.01	9.78	5.24	15.02

Note: 1. * Includes JVs and other subsidiaries

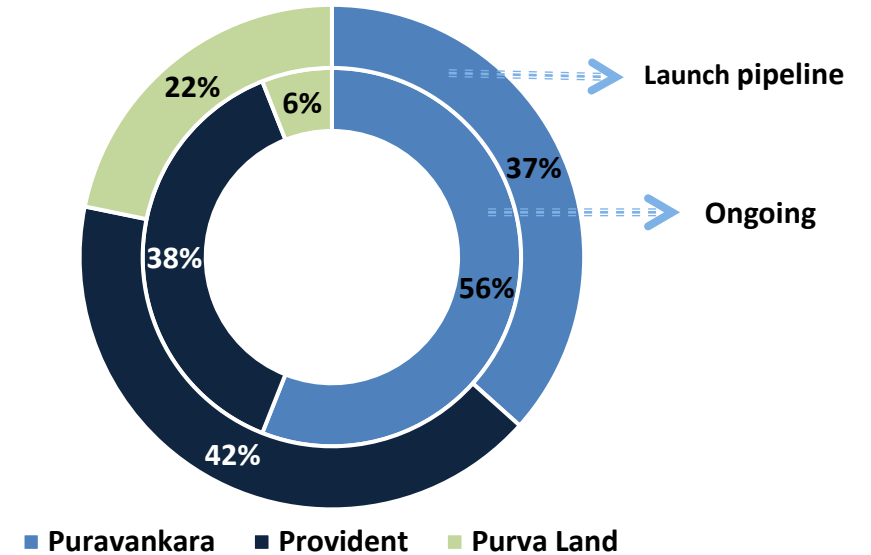
2. Group's economic interest is estimated developer's share after reducing economic interest of JD/JV partners

Ongoing and New Launches

Non-Bengaluru projects now account for 45% of the share of ongoing and 32% of launch pipeline



Provident accounts for 42% of the launch pipeline; in line with the market trends and the Group's strategy



in msft	Ongoing#	Launch Pipeline
Bengaluru	13.35	12.41
Chennai	2.53	2.68
Hyderabad	0.68	0.00
Cochin	3.43	0.54
West India	4.06	2.34
Others	0.23	0.15
Total	24.28	18.12

in msft	Ongoing#	Launch Pipeline
Puravankara	13.58	6.67
Provident	9.28	7.54
Purva Land	1.42	3.91
Total	24.28	18.12

Note: :1. Based on Developable Area in msft
 2. # Ongoing projects includes 10.34 million sqft of area not open for sale.

Operational Overview – Area and sales



PURVA
windermere
AN ELITE ENCLAVE

Project Delivery

<i>(numbers in million sq. ft.)</i>	FY17	FY18	FY19	FY20	FY21	9MFY22
Opening Area	23.64	24.92	20.82	23.08	22.93	22.37
Add: Launches/Revisions during the period ¹	4.77	1.96	3.95	2.29	1.20	2.31
Less: Completed during the period ²	-3.49	-6.06	-1.69	-2.44	-1.75	-0.40
Closing Area	24.92	20.82	23.08	22.93	22.37	24.28

Some of our Completed Projects



Purva Westend



Purva Windermere



Purva Season



Provident Tree

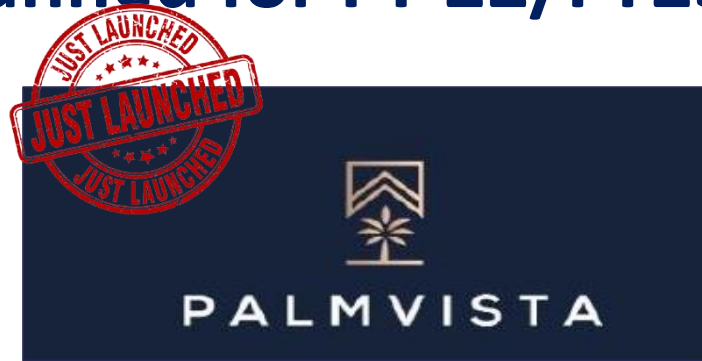
Notes:

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
3. * Includes 10.34 million sqft of area not open for sale

Some of the launches planned for FY 22/FY23



Launch date – Q4FY22, Kochi



Launch date – Q1 FY23, Pune



Launch date – Q4 FY22, Bangalore



Launch date – Q4FY22, Bangalore



Launch date – Q4 FY22, Bangalore

Sales Q3FY22 Vs Q3FY21

	Based on Bookings									Quarter Ended		
	Area Sold			Units Sold			Sale Value			Sale Realization		
	Dec-21	Dec-20	%	Dec-21	Dec-20	%	Dec-21	Dec-20	%	Dec-21	Dec-20	%
	msft	msft		Nos.	Nos.		Rs.in crs	Rs.in crs		Rs.psft	Rs.psft	
Puravankara	0.33	0.61	-46%	169	368	-54%	303	420	-28%			
Completed Projects	0.07	0.31	-77%	20	211	-91%	53	167	-68%	7,634	5,382	42%
Ongoing Projects	0.26	0.30	-13%	149	157	-5%	250	253	-1%	9,617	8,435	14%
Provident	0.66	0.30	120%	521	293	78%	362	150	142%			
Completed Projects	0.05	0.12	-58%	51	120	-58%	27	55	-52%	5,342	4,599	16%
Ongoing Projects	0.61	0.18	239%	470	173	172%	336	95	254%	5,504	5,262	5%
Total Gross	0.99	0.91	9%	690	661	4%	666	570	17%	6,727	6,262	7%

- Group's gross sales include economic interest attributable to Land owners under revenue share arrangement – which was 0.07 msft during Q3FY22, and 0.10 msft during Q3FY21
- Market consolidation and general economic development continues to enable strong sales performance; and the same is expected to continue in the near future
- Our launches are on track to capture this favourable market conditions

*Area sold, units sold and sales values are net of Cancellations: Sales value include taxes but does not include Registration Charges

Sales Q3FY22 Vs Q2FY22

	Based on Bookings									Quarter Ended		
	Area Sold			Units Sold			Sale Value			Sale Realization		
	Dec-21	Sep-21	%	Dec-21	Sep-21	%	Dec-21	Sep-21	%	Dec-21	Sep-21	%
	msft	msft		Nos.	Nos.		Rs.in crs	Rs.in crs		Rs.psft	Rs.psft	
Puravankara	0.33	0.33	0%	169	181	-7%	303	276	10%			
Completed Projects	0.07	0.05	40%	20	33	-39%	53	30	80%	7,634	5,954	28%
Ongoing Projects	0.26	0.28	-7%	149	148	1%	250	246	1%	9,617	8,798	9%
Provident	0.66	0.58	14%	521	449	16%	362	320	13%			
Completed Projects	0.05	0.08	-38%	51	79	-35%	27	37	-27%	5,342	4,583	17%
Ongoing Projects	0.61	0.50	22%	470	370	27%	336	284	18%	5,504	5,676	-3%
Total Gross	0.99	0.91	9%	690	630	10%	666	597	12%	6,727	6,556	3%

- Group's gross sales include economic interest attributable to Land owners under revenue share arrangement – which was 0.07 msft during Q3FY22, and 0.09 msft during Q2FY22
- We continue to see improved price realization along with sustained growth in sales volumes across our brands

*Area sold, units sold and sales values are net of Cancellations: Sales value include taxes but does not include Registration Charges

Sales 9MFY22 Vs 9MFY21

Based on Bookings										9MFY		
	Area Sold			Units Sold			Sale Value			Sale Realization		
	Dec-21	Dec-20	%	Dec-21	Dec-20	%	Dec-21	Dec-20	%	Dec-21	Dec-20	%
	msft	msft		Nos.	Nos.		Rs.in crs	Rs.in crs		Rs.psft	Rs.psft	
Puravankara	0.95	1.51	-37%	517	958	-46%	822	1,020	-19%			
Completed Projects	0.19	0.77	-75%	98	556	-82%	126	419	-70%	6,615	5,445	22%
Ongoing Projects	0.76	0.74	3%	419	402	4%	696	600	16%	9,162	8,112	13%
Provident	1.37	0.91	51%	1,099	860	28%	754	430	76%			
Completed Projects	0.18	0.28	-36%	176	272	-35%	84	113	-26%	4,683	4,053	16%
Ongoing Projects	1.19	0.63	89%	923	588	57%	670	316	112%	5,631	5,020	12%
Total Gross	2.32	2.42	-4%	1,616	1,818	-11%	1,576	1,449	9%	6,795	5,989	13%

- Group’s gross sales include economic interest attributable to Land owners under revenue share arrangement – which was 0.21 msft during 9MFY22, and 0.21 msft during 9MFY21
- We continue to see improved price realization across our brands

*Area sold, units sold and sales values are net of Cancellations: Sales value include taxes but does not include Registration Charges

Launch Pipeline

Sr. no	Location/ Project Name	City	Development Model	Development Type	Developable Area	PPL Share in JD	Saleable area (msft)	Expected launch date
Puravankara								
1	Lalbagh (Purva Orient Grand)	Bengaluru	Joint Development	Residential	0.21	55%	0.12	Q4FY22
2	Sound Of Water II*	Bengaluru	Joint Development	Residential	0.32	58%	0.19	Q4FY22
3	Zenium II*	Bengaluru	Joint Development	Residential	0.48	70%	0.34	Q1FY23
4	Windermere 4*	Bengaluru	Owned	Residential	2.17	100%	2.17	Q2FY23
5	Purva Zentech Business park	Bengaluru	Joint Development	Commercial	0.76	70%	0.53	Q4FY22
6	Kadiganahalli	Bengaluru	Owned	Residential	0.53	100%	0.53	Q1FY23
7	Bellandur	Bengaluru	Owned	Residential	0.47	100%	0.47	Q2FY23
8	HSR Layout	Bengaluru	Owned	Residential	0.12	100%	0.12	Q4FY22
9	Amaiti 2	Bengaluru	Owned	Residential	1.07	100%	1.07	Q2FY23
10	Magadi Road	Bengaluru	Joint Development	Residential	0.54	64%	0.35	Q2FY23
Total					6.67		5.89	
Provident								
1	Edapally (Provident Winworth)	Cochin	Owned	Residential	0.54	100%	0.54	Q4 FY22
2	Kondwa (Provident Kenvista)	Pune	Joint Development	Residential	1.09	69%	0.75	Q1FY23
3	Thirumazhsai (Provident Amaya)	Chennai	Joint Venture	Residential	1.56	25%	0.39	Q1FY23
4	Mundhwa	Pune	Joint Venture	Residential	1.25	32%	0.40	Q4 FY23
5	KIADB Hardware Park	Bengaluru	Joint Development	Residential	1.40	85%	1.19	Q3 FY23
6	IVC Road	Bengaluru	Owned	Residential	1.70	100%	1.70	Q3 FY23
Total					7.54		4.97	
Purva Land								
1	Purva Land - Southbay plots	Chennai	Owned	Plotted	0.22	100%	0.22	Q4 FY22
2	Purva Land - Coimbatore plots	Coimbatore	Owned	Plotted	0.15	100%	0.15	Q4 FY22
3	Purva Land - Rampura, Vaderahalli	Bengaluru	Joint Development	Plotted	1.14	38%	0.43	Q1FY23
4	Thirumazhsai (Provident Amaya)	Chennai	Joint Venture	Plotted	0.90	25%	0.23	Q1FY23
5	Tree Haven	Bengaluru	Joint Development	Plotted	0.10	45%	0.05	Launched in Q4FY22
6	S Medahalli	Bengaluru	Joint Development	Plotted	1.40	87%	1.22	Q3FY23
Total					3.91		2.30	
Grand Total					18.12		13.16	

Notes:

1. Developable and Saleable Areas are tentative and is subject to approval from authorities
2. Launch dates are subject to change
3. Launch dates are in relation to financial year April - March
4. All the projects are at different stages of approval
5. Some of the projects will be launched in phases

* New phases on existing projects which were not open for sale

Update on financials



Artist's impression of Purva Silversand

Consolidated Statement of Profit & Loss for the quarter ended December 31, 2021

All numbers in INR Cr

Particulars	Q3FY22 Un Audited	Q2FY22 Un Audited	Q3FY21 Un Audited
Income from operations			
Revenue from projects	220.60	255.53	256.41
Other Income	25.11	16.62	47.41
Total Income from operations	245.71	272.15	303.82
Expenses			
Sub-contractor cost	135.07	141.31	115.94
Cost of raw materials and components consumed	30.42	22.47	14.87
Land purchase cost	34.19	28.08	190.99
(increase)/decrease in inventories of stock of flats, land cost and work-in-progress	-147.67	-104.35	-200.87
Employee benefit expense	33.74	33.84	27.58
Finance expense	79.51	81.06	88.38
Depreciation and amortization expense	4.22	4.47	5.15
Other expenses	74.36	46.73	39.69
Total expenses	243.84	253.61	281.73
Profit from operations before tax expense share of profit/(loss) of associates and joint ventures (1-2)	1.87	18.54	22.09
Share of profit/(loss) of associates and joint ventures, net	-0.89	-0.78	-0.89
Profit before tax	0.98	17.76	21.20
Tax expense	-0.25	5.63	7.88
Net Profit for the period	1.23	12.13	13.32
Other Comprehensive Income/(Loss) (net of tax expense)	0.42	-0.59	-0.57
Total Comprehensive Income/(Loss) for the period	1.65	11.54	12.75

Income Statement for the 9M Year ended 31st December 2021

All numbers in INR Cr

Particulars	9MFY22 Un Audited	9MFY21 Un Audited
Income from operations		
Revenue from projects	657.12	650.58
Other Income	402.35	63.84
Total Income from operations	1,059.47	714.42
Expenses		
Sub-contractor cost	378.97	226.35
Cost of raw materials and components consumed	65.79	33.31
Land purchase cost	71.43	333.77
(increase)/decrease in inventories of stock of flats, land cost and work-in-progress	-320.56	-332.48
Employee benefit expense	98.69	80.31
Finance expense	247.77	260.16
Depreciation and amortization expense	13.51	15.63
Other expenses	189.25	109.94
Total expenses	744.85	726.99
Profit from operations before tax expense share of profit/(loss) of associates and joint ventures (1-2)	314.62	-12.57
Share of profit/(loss) of associates and joint ventures, net	-2.57	-2.55
Profit before tax	312.05	-15.12
Tax expense	144.55	-1.70
Net Profit for the period	167.50	-13.42
Other Comprehensive Income/(Loss) (net of tax expense)	0.41	-0.36
Total Comprehensive Income/(Loss) for the period	167.91	-13.78

Consolidated Balance Sheet as at 31st December 2021

All numbers in INR Cr

Equity and Liabilities	Dec-21	Mar-21	Assets	Dec-21	Mar-21
	Un Audited	Audited		Un Audited	Audited
Shareholders' Funds			Non-Current Assets		
Equity Share Capital	119	119	(a) Property, plant and equipment	60	67
Other Equity	1,967	1,790	(b) Capital work-in-progress	2	
	2,086	1,909	(c) Investment properties	33	33
			(d) Other Intangible assets	10	11
Liabilities			(e) Intangible assets under development	-	-
Non-current liabilities			(f) Financial assets		
(a) Financial liabilities			(i) Investments	140	138
(i) Borrowings	709	542	(ii) Loans	14	336
(ii) Lease liabilities		6	(iii) Other financial assets	360	39
(iii) Other financial liabilities	26	18	(g) Deferred tax liabilities (net)	142	244
(b) Provisions	10	12	(h) Assets for current tax (net)	37	46
(c) Other current liabilities	17	0	(i) Other non-current assets	146	147
(d) Deferred tax liabilities (net)		20			
	762	578		944	1,061
Current liabilities			Current Assets		
(a) Financial liabilities			(a) Inventories	6,559	6,407
(i) Borrowings	1,936	2,279	(b) Financial assets		
(ii) Lease liabilities		7	(i) Trade receivables	245	306
(iii) Trade payables	504	557	(ii) Cash and cash equivalents	380	160
(iv) Other financial liabilities	23	40	(iii) Bank balances other than (ii) above	5	4
(b) Other current liabilities	3,255	3,041	(iv) Loans	89	84
(c) Provisions	26	10	(v) Other financial assets	46	52
(d) Current tax liabilities (net)	1	1	(c) Other current assets	326	368
	5,746	5,935		7,650	7,381
Total	8,594	8,422	Total	8,594	8,442

Cash Flow

All numbers in INR Cr

Cash Flow Statement		FY 2021	Q1 FY 22	Q2 FY 22	Q3 FY 22	9 MFY 22
A	Operating Inflows	1,289.2	817.4	382.7	455.9	1,656.1
B	Operating Outflows	(793.8)	(271.8)	(300.1)	(330.4)	(902.3)
C=A-B	Operating Surplus	495.5	545.7	82.6	125.5	753.8
	<i>Less</i>					
	Interest Cost(Net)	(218.0)	(75.3)	(65.9)	(74.3)	(215.5)
	Tax Paid	(23.8)	(18.2)	(16.4)	(17.1)	(51.8)
D	Operating Surplus after tax and interest	253.6	452.2	0.3	34.0	486.5
	Investment Activity					
	Land Payments including advances & deposits	(250.3)	(0.6)	(4.7)	(20.1)	(25.4)
	Purchase of Fixed Assets	(0.8)	(0.3)	(0.2)	(0.6)	(1.1)
	Other Assets & Investments	(0.3)	(0.0)	(0.0)	(11.0)	(11.0)
E	Total from Investing Activity	(251.3)	(0.8)	(5.0)	(31.7)	(37.5)
	Financing Activity					
	Loan Drawal/(Repayments)	(265.5)	(366.4)	51.6	97.5	(217.3)
	Investment by IFC	322.0	0.0	0.0	0.0	0.0
	Loan to Associates/Subsidiaries- Inflow/(Repayment)	(0.3)	(0.1)	(5.8)	(3.4)	(9.3)
	Dividend including DDT	(0.0)	0.0	(0.0)	0.0	(0.0)
F	Total from Financing Activity	56.2	(366.5)	45.8	94.1	(226.7)
G=D+E+F	Net Operating Surplus	58.5	84.8	41.1	96.5	222.3
	Opening Cash and Bank Balances	144.6	203.1	287.8	328.9	203.1
	Closing Cash and Bank Balances	203.1	287.8	328.9	425.4	425.4

Note: Numbers have been regrouped & reclassified and does not strictly confirm to the presentation under audited INDAS 7 Cash Flow format

* Numbers does not include capitalization of moratorium interest

Projected Cash Flow

All numbers in INR Cr

		Puravankara	Provident	Total
Balance collections from sold units ¹	(A)	1,080	1,198	2,278
Value of Inventory open for sale ²	(B)	2,740	1,913	4,652
Balance cost to go ³	(C)	1,493	1,198	2,692
Surplus (A) + (B) – (C)	(D)	2,327	1,912	4,239
Surplus from Inventory not open for sale (F)-(G+H)	(E)	1,551	442	1,993
Value of Inventory not open for sale	(F)	3,069	1,254	4,323
Balance cost to complete	(G)	1,418	712	2,130
Contingencies ⁴	(H)	100	100	200
Total Estimated Surplus (D +E)		3,878	2,354	6,232

Note:

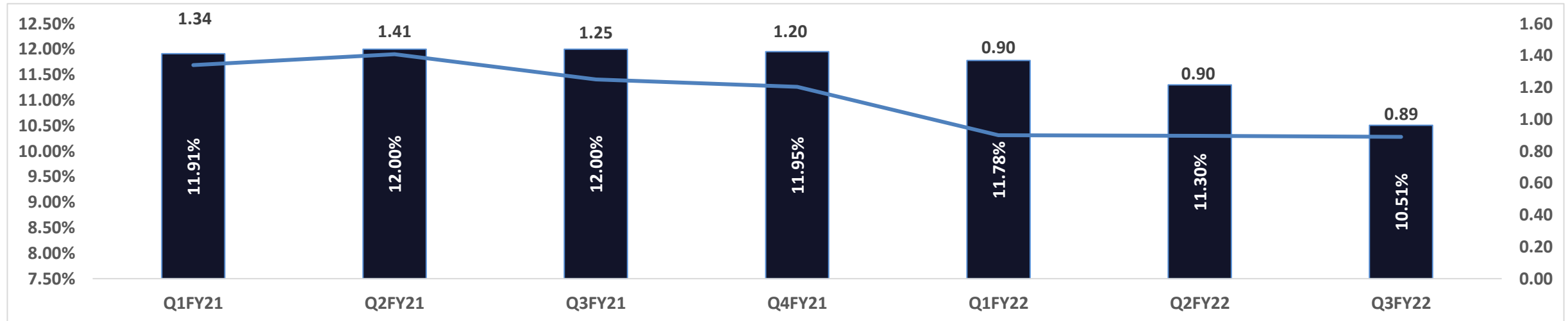
1. Includes debtors and unbilled amount
2. Value of inventory has been arrived based on current selling rates
3. Balance cost to go is based on estimates and subject to review on periodic basis
4. The cost does not include sales & marketing , GST, general overheads and interest costs
5. Contingencies provided for escalation in prices of cement, steel and other cost related to construction of properties
6. The projects that are yet to be launched are not included

Debt Profile – Consistent improvement in debt to equity ratio; now at 0.89; returned to FY18 levels

All numbers in INR Cr

<i>in Rs. Cr</i>	Q3 FY22	Q2FY22	Q1FY22	Q4FY21	Q3FY21	Q2FY21	Q1FY21
Opening Balance	2,189	2,136	2,502	2,613	2,834	2,680	2,681
Net Addition (Repayment)	94	53	-366	-111	-221	154	-1
Debt Outstanding	2283	2189	2,136	2,502	2,613	2,834	2,680
Less: Cash and Cash Equivalents	425	329	288	203	241	176	131
Net debt	1,857	1,860	1,848	2,299	2,372	2,658	2,549
Cost of Debt	10.51%	11.30%	11.78%	11.95%	12.00%	12.00%	11.91%
Net Worth	2,085	2,075	2,064	1,909	1,901	1,887	1,901
Net Debt / Equity Ratio	0.89	0.90	0.90	1.20	1.25	1.41	1.34

Weighted Average Cost of Debt & Net Debt / Equity Ratio



Debt does not include NCD/OCD worth INR 464 Cr, repayment of which is dependent on project specific surplus; and not as periodic or fixed obligation

Appendix 1 – Project Status



Project Status – Completed Projects as on December 31, 2021

S.No.	Project	Location	Developable Area	Total Flats	JD / JV Share for Developer	Puravankara's Share - Developable Area		Area Launched	Sold Cumulative		Inventory			
						Msft	Units		Msft	Nos	Msft	%	Nos	Mn sft
COMPLETED														
Puravankara														
1	Coronation Square	Kotnur, Bengaluru	0.14	48	71%	0.10	34	0.10	29	0.06	63%	5	0.04	37%
2	Palm Beach	Hennur Road, Bengaluru	1.73	1,325	70%	1.22	933	1.22	921	1.20	99%	12	0.02	1%
COMMERCIAL														
3	Primus	OMR, Chennai	0.18		60%	0.10		0.11	0	0.04	42%	0	0.07	66%
4	Gainz	Hosur Road, Bengaluru	0.27		73%	0.19		0.19	0	0.18	95%	0	0.01	5%
Provident														
5	Cosmo City - I,II	Pudupakkam, Chennai	2.24	2,174	100%	2.24	2,174	2.24	2,142	2.20	98%	32	0.04	2%
6	Kenworth - I	Rajendra Nagar, Hyderabad	1.27	1,160	73%	0.93	850	0.93	834	0.91	98%	16	0.02	2%
7	Kenworth - IB	Rajendra Nagar, Hyderabad	0.40	360	73%	0.29	261	0.29	209	0.23	79%	52	0.06	21%
8	Skyworth I	Derebail, Mangalore	0.18	144	73%	0.13	105	0.13	59	0.07	54%	46	0.06	46%
9	Sunworth - I,II	Mysore Road, Bengaluru	2.74	2,784	100%	2.74	2,784	2.74	2,726	2.67	98%	58	0.06	2%
10	The Tree	Off Magadi Main Road, Bengaluru	0.57	560	70%	0.40	388	0.40	355	0.36	91%	33	0.03	8%
Total Completed - (A)			9.72	8,555	100%	8.34	7,530	8.34	7,275	7.94	95%	254	0.40	5%

Project Status – Under Construction as on December 31, 2021

S.No.	Project	Location	Developable Area	Total Flats	JD / JV Share for Developer	Puravankara's Share - Developable Area		Area Launched	Sold Cumulative			Inventory		
						Msft	Units		Msft	Nos	Msft	%	Nos	Mn sft
UNDER CONSTRUCTION														
Puravankara														
1	Aspire	Bavdhan, Pune	0.33	236	90%	0.29	212	0.29	24	0.04	13%	188	0.26	87%
2	Atmosphere	Thanisandra, Bengaluru	1.59	1,042	87%	1.39	912	1.39	317	0.51	36%	595	0.88	64%
3	Clermont	Chembur, Mumbai	0.27	260	100%	0.27	260	0.27	45	0.05	21%	215	0.21	79%
4	Emerald Bay	Keshavnagar, Pune	0.35	280	100%	0.35	280	0.35	52	0.07	20%	228	0.28	80%
5	Marine Drive I	Kochi	1.68	586	50%	0.84	293	0.84	194	0.57	68%	100	0.27	32%
6	Promenade	Hennur Road, Bengaluru	0.20	152	70%	0.14	107	0.14	64	0.06	44%	43	0.08	56%
7	Silversand - I	Keshavnagar, Pune	0.77	821	100%	0.77	821	0.77	681	0.63	82%	140	0.14	18%
8	Somerset House	Guindy Chennai	0.36	181	100%	0.36	181	0.36	24	0.05	14%	157	0.31	86%
9	Westend-Phase2	Hosur Road, Bengaluru	0.09	55	78%	0.07	43	0.07	43	0.07	100%	0	0.00	0%
10	Zenium - I	Airport Road Bengaluru	0.65	436	70%	0.45	305	0.45	211	0.22	48%	94	0.24	52%
Provident														
11	Adora De Goa	Zuari Nagar, Goa	1.63	2,346	84%	1.37	1,630	1.37	1,240	0.95	69%	390	0.43	31%
12	Capella	Soukya Rd, Bengaluru	0.65	763	74%	0.48	565	0.48	192	0.18	38%	373	0.30	62%
13	Equinox	Mysore Road, Bengaluru	0.66	672	100%	0.66	672	0.66	214	0.21	32%	458	0.45	68%
14	Kenworth - II	Rajendra Nagar, Hyderabad	0.63	790	73%	0.46	576	0.46	366	0.30	65%	210	0.16	35%
15	Kenworth Commercial	Rajendra Nagar, Hyderabad	0.05	0	73%	0.04	0	0.04	0	0.00	9%	0	0.03	91%
16	Neora	Sampigehalli, Bengaluru	0.23	249	100%	0.23	249	0.23	130	0.12	52%	119	0.11	48%
17	Park Square	Judicial Layout, Bengaluru	1.90	2,082	87%	1.66	1,817	1.66	1,071	1.00	60%	745	0.66	40%
18	Tivoli Hills	Devanahalli, Bengaluru	1.42	839	100%	1.42	839	1.42	485	0.75	52%	354	0.68	48%
19	Woodfield	Electronic City, Bengaluru	0.48	356	100%	0.48	356	0.48	296	0.39	82%	60	0.09	18%
Total Under Construction (B)			13.93	12,146		11.74	10,118	11.74	5,649	6.18	53%	4,469	5.56	47%

Project Status – Not yet open for Sale as on December 31, 2021

S.No.	Project	Location	Developable Area	Total Flats	JD / JV Share for Developer	Puravankara's Share - Developable Area		Area Launched	Sold Cumulative			Inventory			
						Msft	Units		Msft	Nos	Msft	%	Nos	Mn sft	%
PHASES NOT OPEN FOR SALE															
Puravankara															
1	Amaiti II	Trichy Road, Coimbatore	0.47	288	100%	0.47	288	0	0	0	0%	288	0.00	0%	
2	Clermont	Chembur, Mumbai	0.09	52	100%	0.09	52	0	0	0	0%	52	0.00	0%	
3	Highlands III	Mallasandra, Bengaluru	0.83	492	100%	0.83	492	0	0	0	0%	492	0.00	0%	
4	Marine Drive II	Kochi	1.53	555	50%	0.76	278	0	0	0	0%	278	0.00	0%	
5	Moonreach II	Airport-Seaport Rd, Kochi	0.23	119	100%	0.23	119	0	0	0	0%	119	0.00	0%	
6	Silversand - II	Keshavnagar, Pune	0.42	372	100%	0.42	372	0	0	0	0%	372	0.00	0%	
7	Sound of Water	Kammanahalli, Bengaluru	0.32	113	58%	0.18	65	0	0	0	0%	65	0.00	0%	
8	Windermere IV	Medavakkam, Chennai	2.17	1,910	100%	2.17	1,910	0	0	0	0%	1,910	0.00	0%	
9	Zenium - II	Airport Road Bengaluru	0.48	326	70%	0.33	228	0	0	0	0%	228	0.00	0%	
Commercial															
10	Zentech Business Park	Kanakapura, Bengaluru	0.76	0	70%	0.53	0	-	-	-	0%	0	-	0%	
Provident															
11	Skyworth II	Derebail, Mangalore	0.23	180	73%	0.17	131	0	0	0	0%	131	0.00	0%	
12	Sunworth III,IV	Mysore Road, Bengaluru	2.62	2,496	100%	2.62	2,496	-	0	-	0%	2,496	-	0%	
Commercial															
13	Adora De Goa	Zuari Nagar, Goa	0.20		100%	0.20					0%	-		0%	
Total - Phases to be launched (C)			10.34	6,903		9.01	6,431				0%	6,431		0%	
Total Ongoing - (B) + (C)			24.28	19,049		20.74	16,549	11.74	5,649	6.18	53%	10,900	5.56	47%	

Notes:

- The Company also holds inventory of 0.13 msft under "Properties Held for sale" as on the reporting date.
- The economic interest in Silversands is profit sharing but the Company is the development manager and hence disclosed at 100%

Appendix 2: Other Corporate Information



Governance Structure to drive long term growth

Executive Team



Ravi Puravankara
Chairman

- Over 44 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



Nani R. Choksey
Vice Chairman

- Experience of over 44 years in the real estate development, construction and finance sector
- Associated with the company since inception and responsible for finance and construction function



Abhishek Kapoor
Executive Director & CEO

- Experience of over 22 years in the real estate development, construction, project optimization, private equity deals, strategic planning and implementation
- Master degree from NMIS, Mumbai

Non Executive Directors



Anup Shah Sanmukh
Non- Executive Independent Director

- Bachelor's degree in Commerce and Law Over 39 years of experience in field of law, specifically real estate law.
- Founder Partner of Anup S Shah Law Firm in Bengaluru



Shailaja Jha
Non- Executive Independent Director

- MMS Degree from BITS, Pilani and PMI certified Project Management Professional
- Over 30 years of experience in IT global consulting experience
- After clearing the UPSC, served GOI as a civil servant for almost a decade



K G Krishnamurthy
Non- Executive Independent Director

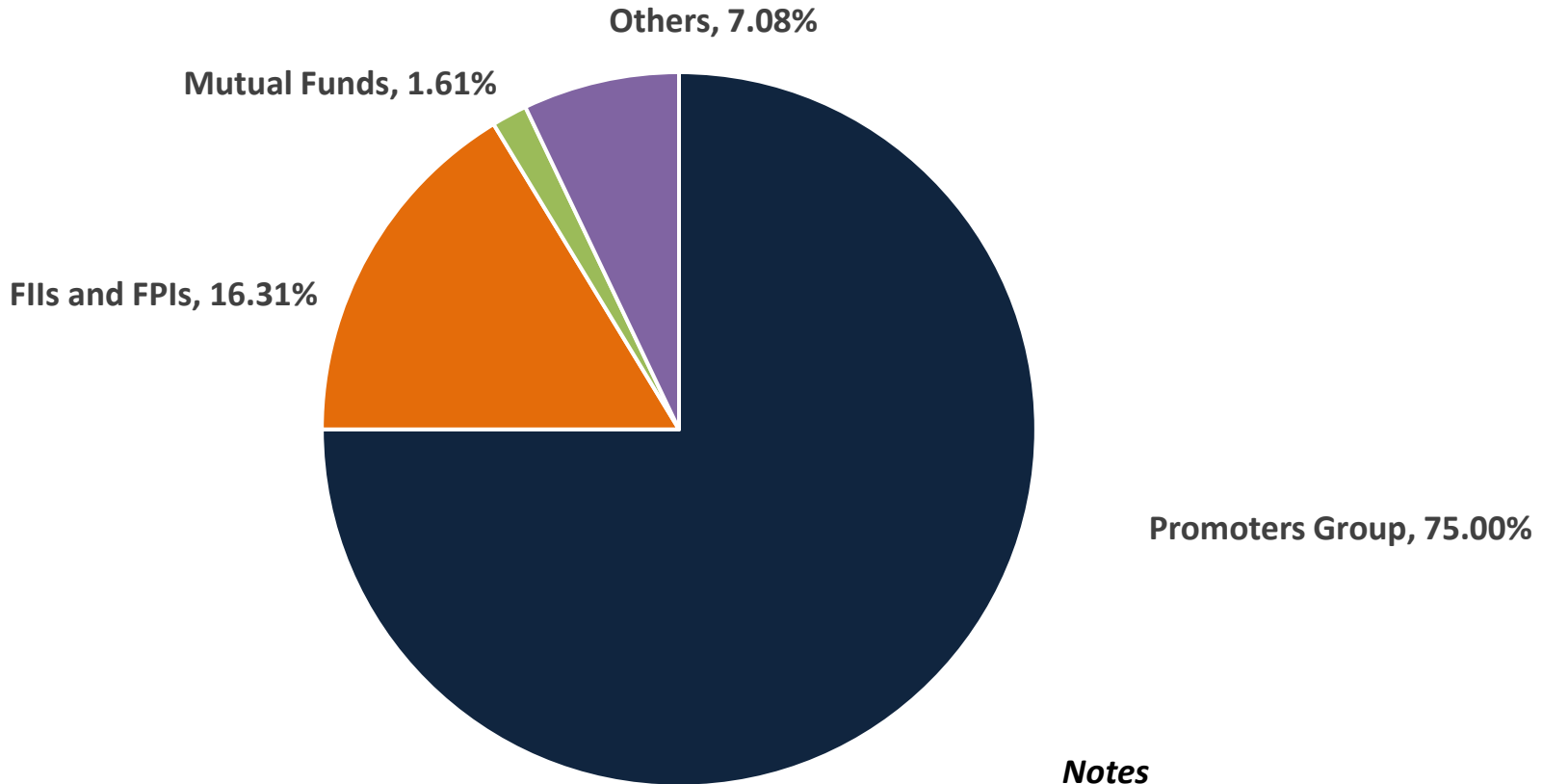
- Alumnus of IIT - Kharagpur with a Management degree from Jamnalal Bajaj Institute of Management,
- Experience of over three decades in the real-estate sector
- Served as the Managing Director & CEO of HDFC Property Ventures Limited



Sanjeeb Chaudhuri
Non- Executive Independent Director

- Over four decades of senior multinational business experience across global banks and consumer companies
- Listed among the Top 25 Media Visionaries in Asia Pacific in 2016
- Has first-hand experience generating multi-million-dollar efficiencies

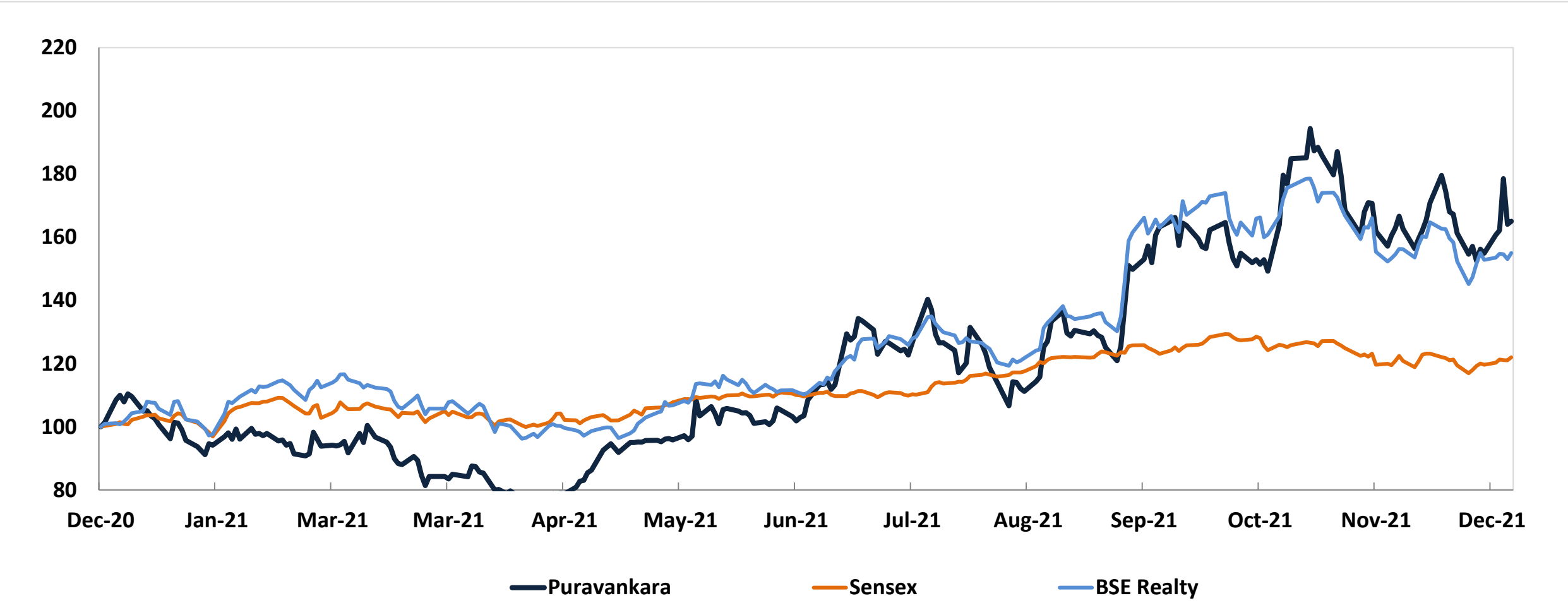
Shareholding Pattern as of December 31, 2021



Notes
 1. Promoter Shares are unencumbered

FPIs	Insurance and Bodies Corporate	Mutual Funds
Gothic Corporation	Life Insurance Corporation	Franklin Templeton
Atyant Capital	General Insurance Corporation	LIC Mutual Fund

Share Price Movement



Notes: Graph rebased to 100

Awards and Accolades

WORLD ECONOMIC FORUM New Champions Awards - Puravankara Limited as an Honourable Mention For Excellence in Digital Disruption.



Construction Week Awards - Real Estate Person of the Year – Mr. Ashish Puravankara



12th Annual Estate Awards - Developer of the Year - Residential (South) - Puravankara Limited



Realty+ 40 Under 40 Awards - Certificate of Excellence - Ms. Amanda Puravankara



12th Annual Estate Awards 2020 - Themed Project of the Year - (West) - Adora De Goa by Provident



Real Estate Thought Leader of the Year 2021 India - Ashish Puravankara



India Property Awards 2019 - For Best Developer of the Year - South - Puravankara Limited



Women in Corporate Awards 2019 for being recognized among the top 20 for Innovation - Ms. Amanda Puravankara



Media & Capital Market Recognition

Companies

Puravankara to add 14 million sq ft of developable space in next 6-9 months, reduce debt

Ashishhek Law | New Delhi | Updated on December 22, 2021



These new launches will cover its home city of Bengaluru and Chennai, Kochi, Coimbatore and Mumbai

Real-estate major Puravankara Ltd – amongst the stocks that are a part of the NSE Realty

THE ECONOMIC TIMES Industry

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Puravankara's sales bookings up 20% in September quarter to Rs 597 crore

PTI | Last Updated: Nov 12, 2021, 04:48 PM IST

Synopsis
In its first term, sales bookings increased by 20 per cent to 597 million square feet during July-September quarter of this fiscal from 518 million square feet in the year-ago period.

Realty firm **Puravankara Ltd's** sales bookings grew by 20 per cent to Rs 597 crore during the second quarter of the fiscal on higher volumes and price realisation. In its investors presentation, the Bengaluru-based firm informed that the company's sales booking increased to Rs 597 crore during July-September quarter of 2021-22 fiscal from Rs 495 crore in the previous year.

ThePrintIndia @ThePrintIndia

'People over process — that's how organisations gain an advantage'

Amanda Puravankara , Executive Director, Puravankara, writes

Puravankara to invest ₹420 cr for 2 projects, eyes ₹1,250-cr revenue

PRESS TRUST OF INDIA New Delhi, October 13

Earlier this year, Puravankara re-entered the Mumbai market to develop a premium mixed-use project in the city at a cost of ₹450 crore

REALTY FIRM PURAVANKARA will invest around ₹420 crore for construction of two residential projects in Mumbai and Bengaluru and is targeting over ₹1,250 crore sales revenue over the next four years from these properties on the back of rising housing demand.

The company on Wednesday launched two projects — 'Provident Palm Vista' located near Shil Phata, Mumbai with one million square feet of saleable area and 'Tivoli Hills' located near Devanahalli, Bengaluru, having a total saleable plot area of about 1.4 million square feet.

"We are introducing our affordable housing brand 'Provident' in Mumbai market. We will build this project in IDA (Joint Development Agreement) model," Puravankara CEO Ashishhek Kapoor told PTI.

The company's economic interest in the 'Provident Palm Vista' project is nearly 69%.

In this project, Kapoor said the company is likely to sell units in a price range of Rs 40-80 lakh.

Earlier this year, Puravankara re-entered the Mumbai market to develop a premium mixed-use project in the city at a cost of ₹450 crore. The group had developed real brand. In the project 'Purva Clermont' located in Chembur, the company is developing four residential towers with 233 units and one commercial tower of 79 units.

That apart, Puravankara is launching a new project in Bengaluru where it would sell plots, which have been in great demand of late across the country, in a price range of ₹50 lakh to ₹1.5 crore.

Asked about the project cost, Kapoor said the total investment on construction is estimated at nearly ₹70 crore for the Bengaluru project and around ₹350 crore for the Mumbai project.

The total sales value of these two projects are estimated at over ₹1,250 crore, he added.

Kapoor said the company is looking to acquire more projects through outright purchase of land and JDAs across five focus markets — Bengaluru, Mumbai, Pune,

WOMEN ACHIEVER IN RESIDENTIAL REALTY

WOMEN ICON CONCLAVE & AWARDS 2021

Amanda Puravankara leads the 'Provident' development. She is the first woman to lead a major real estate project in India. She is also the first woman to lead a major real estate project in India. She is also the first woman to lead a major real estate project in India.

AMANDA PURAVANKARA is a trailblazer in the real estate industry. She is the first woman to lead a major real estate project in India. She is also the first woman to lead a major real estate project in India.

APOLLO ADVERTISING • MARKETING • MEDIA • PR • EVENTS • DESIGN • CREATIVE • DATA

Puravankara launches its latest brand campaign #GharBantaHaiApnoSe

Puravankara Limited, real estate developer, launched its latest brand campaign #GharBantaHaiApnoSe. The firm highlights the essence of design, how we are all connected despite differences. Bangalore is one melting pot not at the forefront of building bridges between cultures, nationalities, languages, social-economic strata of society. Its famous title 'City of India, doesn't do complete justice. Especially when considering its role in today's many varied sets of people.

Provident Housing Limited to provide homes to children from underprivileged communities under CSR initiative 'Har Ghar Roshan'

By The CSR Journal | December 7, 2021

PURAVANKARA: BUSINESS OUTLOOK

HALFTIME REPORT

KESORAM INDUSTRIES
Board Nod For Fund Raising Up To ₹2,500 Cr Via Securities
KESORAM 59.05 3.51%

Tata Motors 488.80 4.10%
Market Extends Losses
45 Nifty Stocks Are In The Red, Bajaj Twins, Tata Motors, RIL Top Losers

TV18

Enhancing the overall customer experience and ensuring employee well-being, along with robust long term growth strategy have helped us strengthen our position as a thought leader for Q3 FY21-22

Appendix 3: Our Completed Projects



PURVA VENEZIA
Bengaluru



PURVA SKYWOOD
Bengaluru



PURVA SKYDALE
Bengaluru

Appendix 3: Our Completed Projects



PURVA BLUEMONT
Coimbatore



PURVA PALM BEACH
Bengaluru



PURVA ETERNITY
Kochi

Appendix 4 : Select Ongoing Projects



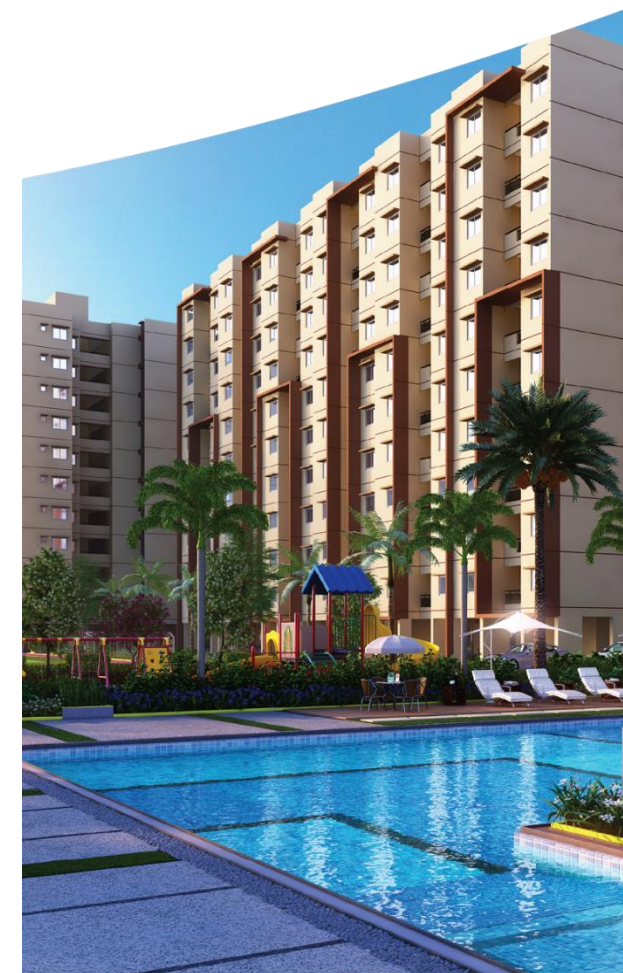
PURVA ZENIUM
Bengaluru



PURVA ASPIRE
Pune



PROVIDENT PARKSQUARE
Bengaluru



PROVIDENT KENWORTH
Hyderabad

Appendix 4 : Select Ongoing Projects



PROVIDENT CAPELLA
Bengaluru



PROVIDENT ADORA DE GOA
Chicalim



PROVIDENT SKYWORTH Ph 2
Mangaluru

Appendix 4 : Completed commercial projects



PURVA PRIMUS
Chennai



PURVA SUMMIT
Hyderabad

Appendix 4 : Ongoing commercial projects



PURAVANKARA BUSINESS PARK
Bengaluru



MUNDHWA
Pune

Disclaimer

This presentation has been prepared by Puravankara Limited (“Company”) solely for providing information about the Company. It contains certain forward looking statements concerning Puravankara Ltd.'s future business prospects and business profitability, which are subject to a number of risks and uncertainties and the actual results could materially differ from those in such forward looking statements. The risks and uncertainties relating to these statements include, but are not limited to, risks and uncertainties, regarding fluctuations in earnings, our ability to manage growth, competition, economic growth in India, ability to attract and retain highly skilled professionals, time and cost over runs on contracts, government policies and actions with respect to investments, fiscal deficits, regulation etc., interest and other fiscal cost generally prevailing in the economy. The company does not undertake to make any announcement in case any of these forward looking statements become materially incorrect in future or update any forward looking statements made from time to time on behalf of the company.

THANK YOU

Puravankara Limited

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