

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

Review Report to
The Board of Directors
Puravankara Limited

1. We have reviewed the accompanying Statement of unaudited consolidated financial results of Puravankara Limited ("the Parent") and its subsidiaries (the Parent and its subsidiaries together referred to as 'the Group'), and its share of the net profit/loss after tax and total comprehensive income of its associates and joint ventures for the quarter ended June 30, 2019 (the "Statement") attached herewith, being submitted by the Parent pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended ('the Regulation'), read with SEBI Circular No. CIR/CFD/CMD1/44/2019 dated March 29, 2019 ('the Circular').
2. This Statement, which is the responsibility of the Parent's Management and approved by the Parent's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, (Ind AS 34) "Interim Financial Reporting" prescribed under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India read with the Circular. Our responsibility is to express a conclusion on the Statement based on our review.
3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Institute of Chartered Accountants of India. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

We also performed procedures in accordance with the Circular issued by the Securities and Exchange Board of India under Regulation 33(8) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended, to the extent applicable.

4. The Statement includes the results of the following entities:
 - (i) Puravankara Limited
 - (ii) Provident Housing Limited
 - (iii) Starworth Infrastructure & Construction Limited
 - (iv) Welworth Lanka (Private) Limited
 - (v) Welworth Lanka Holding Private Limited
 - (vi) Nile Developers Private Limited
 - (vii) Vaigai Developers Private Limited
 - (viii) Centurions Housing and Constructions Private Limited
 - (ix) Melmont Construction Private Limited
 - (x) Purva Realities Private Limited
 - (xi) Purva Star Properties Private Limited
 - (xii) Purva Sapphire Land Private Limited
 - (xiii) Purva Ruby Properties Private Limited
 - (xiv) Grand Hills Developments Private Limited
 - (xv) Prudential Housing and Infrastructure Development Limited
 - (xvi) Jaganmata Property Developers Private Limited
 - (xvii) Vagishwari Land Developers Private Limited
 - (xviii) Varishtha Property Developers Private Limited
 - (xix) Jyothishmati Business Centers Private Limited
 - (xx) Purva Oak Private Limited




S.R. BATLIBOI & ASSOCIATES LLP

Chartered Accountants

- (xxi) Purva Pine Private Limited
- (xxii) Provident Meryta Private Limited
- (xxiii) Provident Cedar Private Limited
- (xxiv) IBID Home Private Limited
- (xxv) Devas Global Services LLP
- (xxvi) D.V.Infrhomes Pvt. Ltd.
- (xxvii) Keppel Puravankara Development Private Limited
- (xxviii) Propmart Technologies Limited
- (xxix) Sobha Puravankara Aviation Private Limited
- (xxx) Pune Projects LLP
- (xxxi) Purva Good Earth Properties Private Limited
- (xxxii) Whitefield Ventures

5. Based on our review conducted and procedures performed as stated in paragraph 3 above and based on the consideration of the review reports of other auditors referred to in paragraph 7 below, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with recognition and measurement principles laid down in the aforesaid Indian Accounting Standard specified under Section 133 of the Companies Act, 2013, as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of the Regulation, read with the Circular, including the manner in which it is to be disclosed, or that it contains any material misstatement.
6. We draw attention to Note 4 to the accompanying financial results in connection with an ongoing litigation. Pending resolution of the litigation, no provision has been made towards the customer's counter-claims and the underlying customer's receivable is classified as good and recoverable in the accompanying financial results. Our conclusion on the Statement is not modified in respect of this matter.
7. We did not review the interim financial results of 23 subsidiaries included in the consolidated unaudited financial results, whose interim financial results reflect total revenues of Rs. 238.61 crores, total net profit after tax of Rs. 32.48 crores and total comprehensive income of Rs. 32.48 crores, for the quarter ended June 30, 2019, as considered in the consolidated unaudited financial results. The consolidated unaudited financial results also include the Group's share of net loss after tax of Rs. 0.67 crores and total comprehensive loss of Rs. 0.67 crores, for the quarter ended June 30, 2019, as considered in the consolidated unaudited financial results, in respect of 4 associates and 1 joint venture, whose interim financial results have not been reviewed by us. These interim financial results have been reviewed by other auditors, whose reports have been furnished to us by the management and our conclusion on the Statement, in so far as it relates to the amounts and disclosures in respect of these subsidiaries, joint venture and associates is based solely on the report of the other auditors and procedures performed by us as stated in paragraph 3 above. Our conclusion on the Statement is not modified in respect of this matter.

For S.R. BATLIBOI & ASSOCIATES LLP
Chartered Accountants
ICAI Firm registration number: 101049W/E300004


per Adarsh Ranka
Partner
Membership No.: 209567

UDIN: 19209567AAAABL1696

Place: Bengaluru, India
Date: July 26, 2019



Statement of Unaudited Consolidated Financial Results for the quarter ended June 30, 2019

(Rs. in Crores)

| Sl. No. | Particulars | Quarter ended 30.06.2019 [Unaudited] | Preceding Quarter ended 31.03.2019 [Audited] (Refer Note 7) | Corresponding Quarter ended 30.06.2018 [Unaudited] | Previous Year ended 31.03.2019 [Audited] |
|---------|---|--|---|---|---|
| 1 | Income | | | | |
| | (a) Revenue from operations | 630.05 | 646.09 | 382.02 | 2,050.49 |
| | (b) Other income | 15.50 | 20.99 | 12.68 | 76.23 |
| | Total income | 645.55 | 667.08 | 394.70 | 2,126.72 |
| 2 | Expenses | | | | |
| | (a) Sub-contractor cost | 126.56 | 156.64 | 76.39 | 407.82 |
| | (b) Cost of raw materials and components consumed | 13.72 | 22.91 | 31.83 | 109.04 |
| | (c) Land purchase cost | 75.23 | 13.36 | 11.62 | 455.14 |
| | (d) (Increase)/ decrease in inventories of stock of flats, land stock and work-in-progress | 166.99 | 199.95 | 83.52 | 245.03 |
| | (e) Employee benefits expense | 35.68 | 32.00 | 28.60 | 123.93 |
| | (f) Finance cost | 89.22 | 88.26 | 68.49 | 328.04 |
| | (g) Depreciation and amortization expense | 5.24 | 4.97 | 3.49 | 15.06 |
| | (h) Other expenses | 67.39 | 86.24 | 55.29 | 269.17 |
| | Total expenses | 580.03 | 604.33 | 359.23 | 1,953.23 |
| 3 | Profit/(loss) before share of profit/(loss) of associates and joint ventures | 65.52 | 62.75 | 35.47 | 173.49 |
| 4 | Share of profit/(loss) of associates and joint ventures (net of tax) | (0.67) | (0.62) | (0.48) | (1.72) |
| 5 | Profit before tax (3+4) | 64.85 | 62.13 | 34.99 | 171.77 |
| 6 | Tax expense | | | | |
| | (i) Current tax charge/(credit) | 11.64 | (16.57) | 6.43 | 4.48 |
| | (ii) Deferred tax charge/(credit) | 8.81 | 39.92 | 1.71 | 52.94 |
| | Total | 20.45 | 23.35 | 8.14 | 57.42 |
| 7 | Net profit for the period (5-6) | 44.40 | 38.78 | 26.85 | 114.35 |
| 8 | Other comprehensive income | | | | |
| | (i) Items that will not be reclassified to profit and loss | (1.78) | (0.26) | (0.60) | (0.92) |
| | (ii) Income tax relating to items that will not be reclassified to profit and loss | 0.62 | 0.09 | 0.21 | 0.32 |
| | Total | (1.16) | (0.17) | (0.39) | (0.60) |
| 9 | Total Comprehensive Income for the period [Comprising Net profit for the period and Other Comprehensive Income for the period (7+8)] | 43.24 | 38.61 | 26.46 | 113.75 |
| | Attributable to: | | | | |
| | Owners of the parent | 43.24 | 38.61 | 26.46 | 113.75 |
| | Non-controlling interests | - | - | - | - |
| | Of the Total Comprehensive Income above, Profit for the year attributable to: | | | | |
| | Owners of the parent | 44.40 | 38.78 | 26.85 | 114.35 |
| | Non-controlling interests | - | - | - | - |
| | Of the Total Comprehensive Income above, Other Comprehensive income attributable to: | | | | |
| | Owners of the parent | (1.16) | (0.17) | (0.39) | (0.60) |
| | Non-controlling interests | - | - | - | - |
| 9(i) | Earnings per share (before extraordinary items) (of Rs. 5/- each) (not annualised): | | | | |
| | a) Basic (in Rs.) | 1.87 | 1.64 | 1.13 | 4.82 |
| | b) Diluted (in Rs.) | 1.87 | 1.64 | 1.13 | 4.82 |
| 9(ii) | Earnings per share (after extraordinary items) (of Rs. 5/- each) (not annualised): | | | | |
| | a) Basic (in Rs.) | 1.87 | 1.64 | 1.13 | 4.82 |
| | b) Diluted (in Rs.) | 1.87 | 1.64 | 1.13 | 4.82 |
| 10 | Paid-up equity share capital (Face value of Rs. 5/- each) | 118.58 | 118.58 | 118.58 | 118.58 |
| 11 | Other equity as per the balance sheet | | | | 1,738.17 |




Statement of Unaudited Consolidated Financial Results for the quarter ended June 30, 2019

Notes:

- The above consolidated financial results of Puravankara Limited ('the Company') have been reviewed by the Audit Committee and approved at the meeting of the Board of Directors of the Company held on 26.07.2019. The statutory auditors of the Company have carried out a limited review on the above consolidated financial results of the Company for the quarter ended 30.06.2019.
- The Group's business activity falls within a single reportable segment, i.e., real estate development. Hence, there are no additional disclosures to be provided under Ind-AS 108 – Segment information with respect to the single reportable segment. Further, the Group is domiciled in India and does not have significant foreign operations.
- The Board of Directors of Provident Housing Limited ('PHL') and Purva Realities Private Limited ('PRPL'), wholly owned subsidiary companies of the Company, have approved the Scheme of Arrangement between the PHL and PRPL and their respective shareholders and creditors (hereinafter referred to as "the Scheme") in terms of the provisions of Sections 230 to 233 of the Companies Act, 2013 to transfer the business of PRPL to PHL. The companies have filed the Scheme with the regulatory authorities and is awaiting the necessary approvals.
- The Group had initiated legal proceedings against its customer for recovery of receivables of Rs.15 crores and customer's counter claim thereon, which is currently pending before the Arbitral Tribunal. Pending resolution of the aforesaid litigation, no provision has been made towards the customer's counter-claims and the underlying customer's receivable is classified as good and recoverable in the accompanying financial results based on the legal opinion obtained by the management and management's evaluation of the ultimate outcome of the litigation.
- Effective 01.04.2019, the Group has adopted Ind AS 116 "Leases" and applied the standard to all lease contracts existing on 01.04.2019 using the modified retrospective method recognising the right of use asset as if the Standard had been applied since the commencement date. The difference between right of use asset and lease liability of Rs. 5.21 crores has been recognised as transitional adjustment to retained earnings on the date of initial application i.e. 01.04.2019. Accordingly, the comparatives have not been restated and hence not comparable with previous period figures. The effect of this adoption is not significant on the financial results for the quarter ended 30.06.2019.

6 Figures for unaudited standalone financial results of the Company for the quarter ended 30.06.2019 are as follows:

| Particulars | Quarter ended 30.06.2019 [Unaudited] | Preceding Quarter ended 31.03.2019 [Audited] (Refer Note 7) | Corresponding Quarter ended 30.06.2018 [Unaudited] | Previous Year ended 31.03.2019 [Audited] |
|-------------------------|--|---|---|---|
| Revenue from operations | 261.60 | 448.01 | 269.43 | 1,471.91 |
| Profit before tax | 3.42 | 50.54 | 26.38 | 131.60 |
| Profit after tax | 2.45 | 31.64 | 21.63 | 91.77 |

The standalone financial results for the quarter ended 30.06.2019 can be viewed on the Company website <http://www.puravankara.com> and also be viewed on the website of NSE and BSE.

7 The figures for the quarter ended 31.03.2019 are the derived figures between audited figures in respect of year ended 31.03.2019 and the unaudited figures in respect of nine months ended 31.12.2018.

For and on behalf of the Board of Directors of
Puravankara Limited

Nani R. Choksey

Nani R. Choksey
Joint Managing Director
DIN: 00504555

Bengaluru, India
July 26, 2019

