



PURAVANKARA

Quarter ended 31 March 2010

Agenda

Exhibit

Overview

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Background and Operations

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Overview

- Over 34 years of experience in property development, real estate and construction
- Operations across major cities in South India, Kolkata, Colombo and UAE
- Developable area of 125.39 mn. sft. and saleable area of 115.44mn. sft
- JV with Keppel Land of Singapore
- First mover advantage with 100% affordable housing subsidiary, Provident
- Infrastructure and construction 100% subsidiary, Starworth Infrastructure
- Simplified corporate structure and commitment to disclosures
- Transparency in our business dealings with customers
- Operations spanning all aspects of real estate development

Background and Operations

Extensive Land Bank and premium player in the South India market

Fostering growth through joint ventures and partnerships

Established brand and reputation

Expanding in-house construction capability

Constant innovation to drive growth

Experienced Management Team with strong track record

Extensive Land Bank and Premium Player in the South India Market

- 1 Land Bank
- 2 Land Acquisition Strategy
- 3 Pursue Property Mix
- 4 Recent Developments

1 Extensive Land Bank

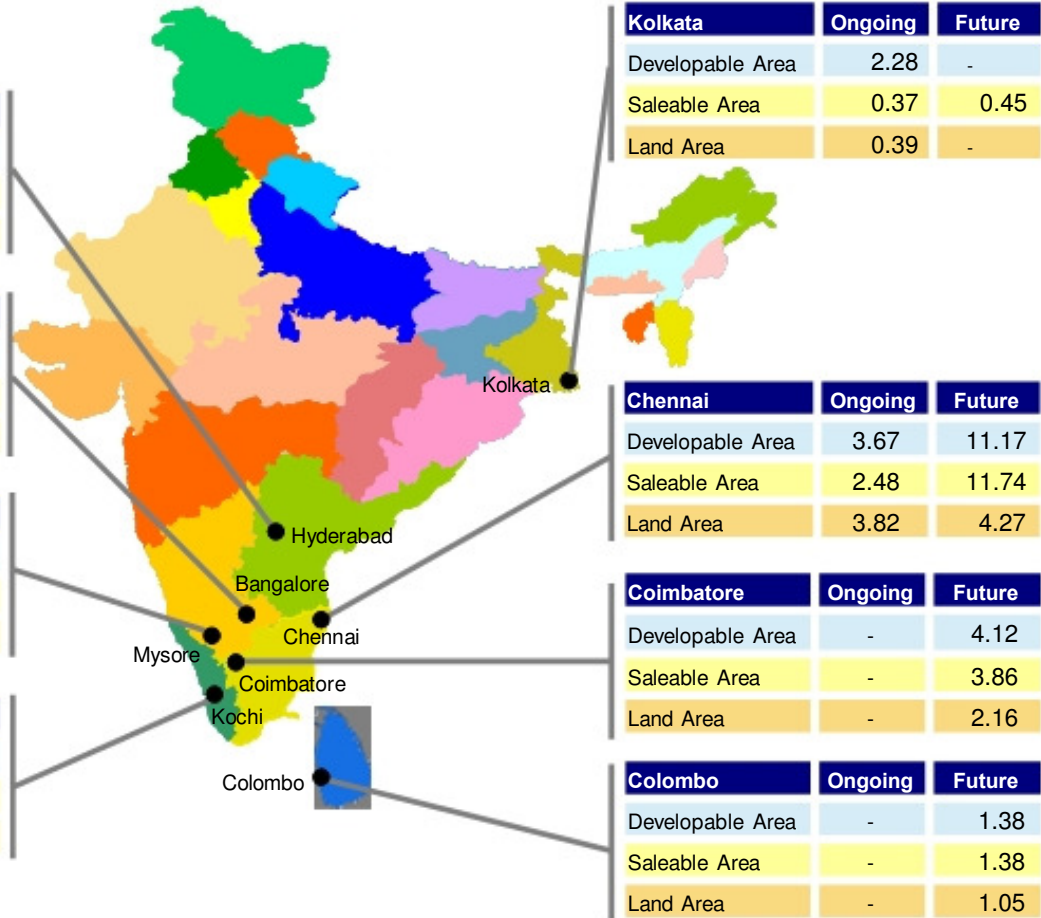
	Ongoing	Future	Total
Developable Area	19.13	106.26	125.39
Saleable Area	11.09	104.35	115.44
Land Area	10.08	34.11	44.19

Hyderabad	Ongoing	Future
Developable Area	0.00	6.44
Saleable Area	0.00	6.17
Land Area	0.17	1.31

Bangalore	Ongoing	Future
Developable Area	11.07	72.16
Saleable Area	6.53	69.96
Land Area	4.63	23.42

Mysore	Ongoing	Future
Developable Area	0.00	1.46
Saleable Area	0.00	1.28
Land Area	-	0.67

Kochi	Ongoing	Future
Developable Area	2.11	9.53
Saleable Area	1.71	9.51
Land Area	1.07	1.23



All figures in million sq. ft.

Ongoing Projects

Sl.No.	Project	Location	Developable Area (million sft)	Total Flats (no.)	Launched Saleable Area (million sft)
Residential:					
1	Atria-I (62%)	Sanjay Nagar, Bangalore	0.24	131	0.15
2	Elita Promenade (49%)	JP Nagar, Bangalore	2.55	1,573	1.25
3	Venezia	Yelahanka, Bangalore	2.09	1,332	2.09
4	Highlands	Mallasandra, Bangalore	2.54	1,589	1.36
5	Grand Bay	Marine Drive, Kochi	0.50	265	0.50
6	Eternity	Kakkanad, Kochi	0.96	600	0.80
7	Swan Lake	OMR, Chennai	0.83	522	0.83
8	Moon Reach	Airport-Seaport Rd, Kochi	0.39	196	0.15
9	Oceana	Marine Drive, Kochi	0.26	96	0.26
10	Atria Platina (62%)	Sanjay Nagar, Bangalore	0.14	70	0.09
11	Elita Garden Vista (36%)	Rajarhat, Kolkata	2.28	1,278	0.44
Total			12.79	7,652	7.92
12	Cosmo City	Pudupakkam, Chennai	2.23	2,174	1.35
13	Wellworth City	Doddaballapur Rd, Bangalore	3.46	3,360	1.12
Total			5.69	5,534	2.47
Commercial:					
14	Moneto	Chennai	0.36	-	0.36
15	Primus (60%)	Chennai	0.17	-	0.10
Total			0.53		0.46
Grand Total			19.01	13,186	10.85

2 Land Acquisition Strategy

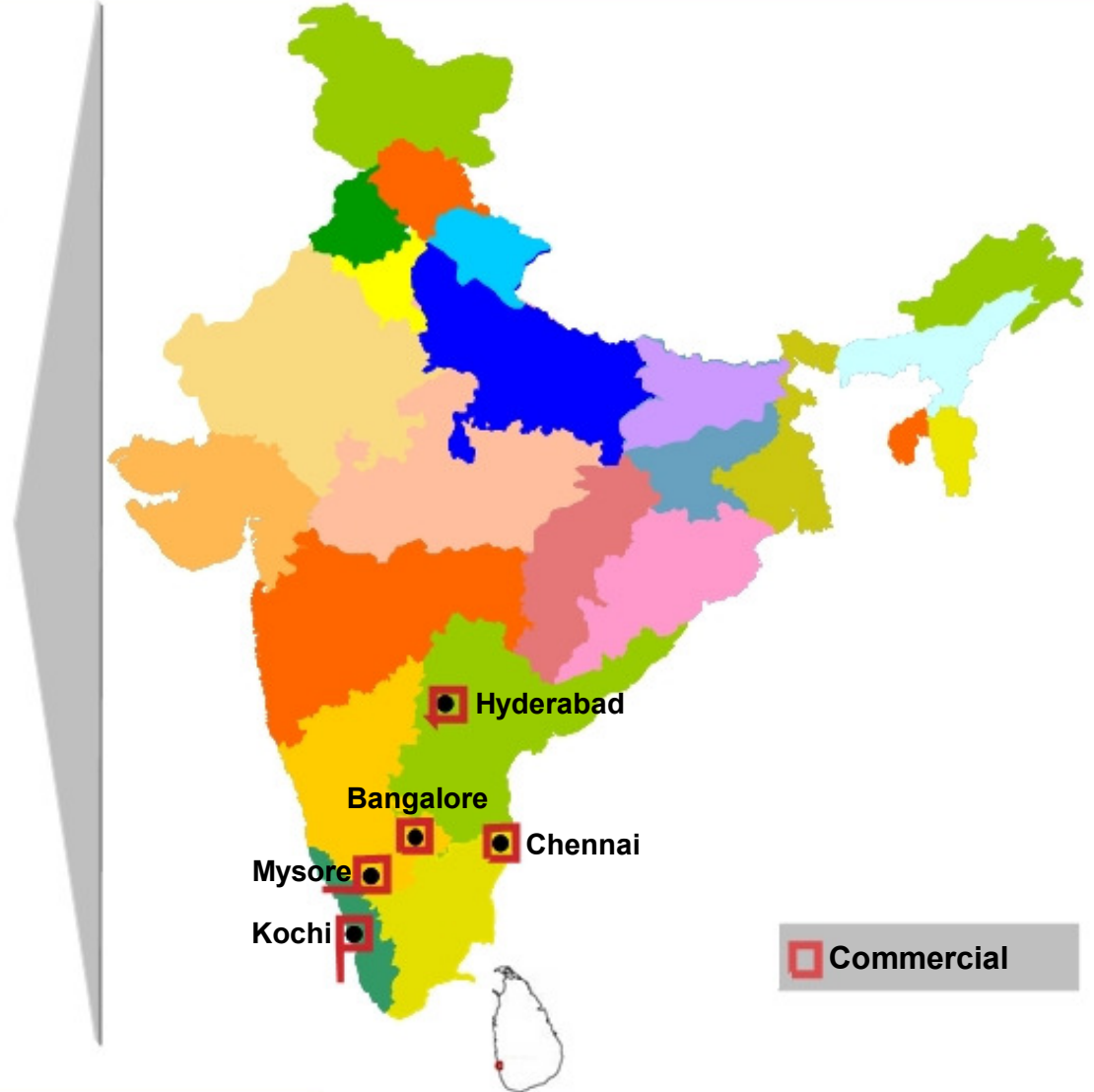
- Land Acquisition Strategy
 - Suburban areas of Tier I cities
 - Tier II cities
- Future strategy to continue on the above lines

3 Pursue Property Mix

	Residential	Commercial
Current Position	97%	3%
Medium term position	75%-80%	20%-25%

Expand portfolio of commercial & hospitality projects to 15% - 20%

- Acquiring land at strategic locations
- Leveraging on the strength of established Purva brand in residential segment and partnerships with world reputed organizations



Recent Developments

- ❖ **Entered into a JV with Homex, Mexico**
 - Signed a memorandum of understanding for a joint venture company to undertake projects in the affordable entry-level housing segment.
 - First project of the joint venture is proposed to be launched in the metro area of Chennai and Bangalore

- ❖ **Puravankara Projects** launched in Bangalore in early April 2010 :
 - **Purva Atria Platina** located in RMV II Stage
 - Apartments ranging from 1,870 sft. to 3,141 sft.
 - It is a green building that uses energy & water efficiently, thereby reducing cost, pollution and environmental degradation.

- ❖ **Puravankara Projects** successfully completed the following projects in March 2010:
 - **Purva Vantage** in Bangalore – with a developable area of : 0.13 million sft.
 - **Purva Jade** in Chennai – with a developable area of : 0.09 million sft.
 - **Purva Parkway** in Bangalore –with a developable area of : 0.03 million sft.

- ❖ **Provident Housing**, our 100% affordable housing subsidiary, launched in July 2009, its second project,
 - **Provident Welworth City** in Bangalore on Doddaballapur Road of 3.46 million sft salable area comprising 3,360 apartments

JVs and Partnerships

- 49% JV with Singapore based Keppel Investment Mauritius Private Limited
 - One of the first few FDI in the real estate sector in India under automatic route
 - 7.85 mn sft. of developable area in Bangalore and Kolkata
 - Keppel's expertise and experience in developing world class integrated township projects provides an opportunity to scale up
- Strategic JVs and partnerships
 - Foster growth, increase scale of operations
 - Maximise the value of land assets and future land bank
 - Gain international expertise and create new sources of revenues

Established Brand and Reputation

Recognised Brand Name

- Over 34 years of experience in real estate
- Simplified Corporate Structure
- Transparency in customer dealings

Competitive Advantage

- Pricing sales and rental strength
- Strategically located land bank
- Proven Partnership with world leader
- Strong marketing network with sales and marketing offices in Bangalore, Chennai, Kochi, Mumbai, U.A.E, U.K and U.S.
- Dedicated customer care division to offer one-point interface to client

Promote and expand

- Focusing on quality and innovation, strong after sales support, property management services
- Delivering value to customers and enhancing overall satisfaction
- Building market recognition through advertising campaigns and participation in international real estate exhibitions

In-house construction capability

Increasing manpower base

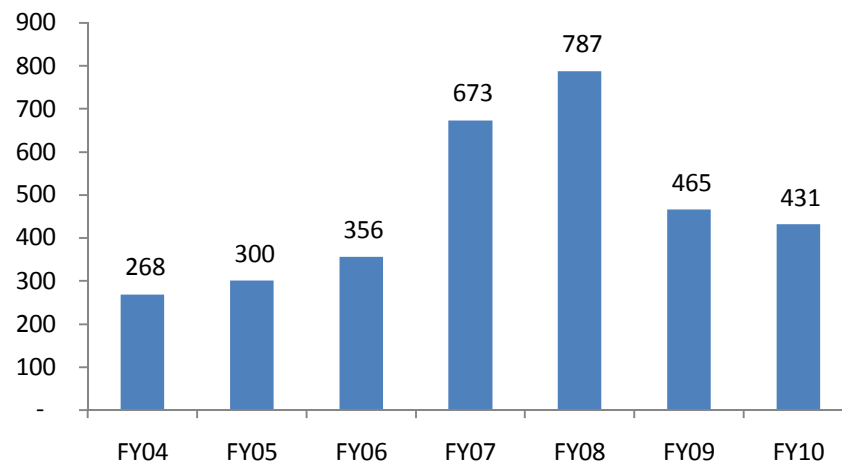
- Employees consists of technical, non-technical and trainees
- Currently **431** employees. Includes 228 Engineers and Architects
- Capability to manage construction and project management functions internally
- Reduces dependence on sub-contractors and third parties

Upgrading Technology

- Implementation of ERP package based on Oracle software to integrate various operations
- Increase the scale of operation by investing in mechanized and technological construction capability

Forward integration of operations

- In-house modification and interior division
 - Provides value added services to customers
 - Interior decoration facilities



Innovation in projects and processes

- Among the first to design and develop theme based projects
 - Purva Riviera, Purva Swanlake, Purva Grandbay
- One of the first to introduce customer loyalty programme
 - Purva Privileges - referral programme
- Anticipate changing preferences of customers
- Incorporate novel design ideas



Purva Riviera

Luxury apartments, Airport Road, Bangalore
(Saleable Area of 1.26 msf)

- Resort based theme
- 80% of the development consists of landscaped gardens



Purva Swanlake

World-class apartments, OMR Road, Chennai
(Saleable Area of 0.83 msf)

- Extensively landscaped
- Safety gadgets like biometric keypads, video door phones and sensor lighting for common areas



Purva Grandbay

Ultra luxury apartments, Marine Drive, Kochi
(Saleable Area of 0.51 msf)

- Premium apartments facing the backwaters

Highly Qualified and Experienced Management Team

Ravi Puravankara
Chairman and Managing Director

- Over 33 years of experience in real estate industry
- Former president of the International Real Estate Federation, Indian Chapter Paris

Ashish Puravankara
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. Choskey
Director

- Experience of over 33 years in the real estate development, construction and finance sector
- Associated with the company since inception and responsible for finance and construction function

Ravi Ramu
Director

- Member of the Institute of Chartered Accountants in England and Wales and a member of the Institute of Chartered Accountants, India
- Over 29 years of experience in finance, systems and procedures

Anup Shah
Independent Director

- Over 26 years of experience in the legal field
- Bachelor's degree in law

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

Jackbastian Kaitan Nazareth
Chief Operating Officer

- Bachelor's degree in Civil Engineering and an MBA from the Goa Institute of Management
- Over 19 years of experience

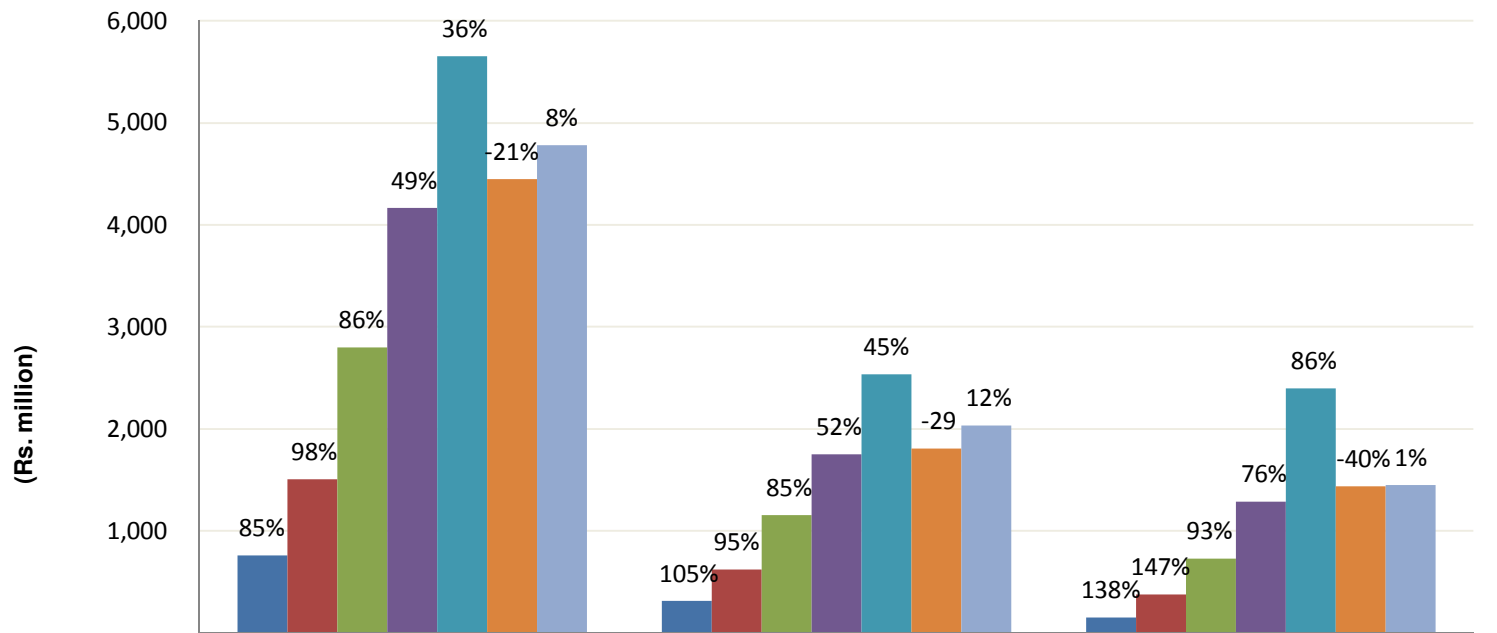
Consolidated Profit and Loss Account – Year ended 31 March 2010

	FY 10 Year ended March 2010 Rs.		FY 09 Year ended March 2009 Rs.	
INCOME				
Revenues	4,783,619,708		4,449,041,934	
Cost of revenues	<u>2,748,125,813</u>		<u>2,638,906,886</u>	
GROSS PROFIT	2,035,493,895	42.55%	1,810,135,048	40.69%
Selling costs	170,512,310	3.56%	215,807,760	4.85%
General and administrative expenses	<u>282,449,110</u>	5.90%	<u>282,818,150</u>	6.36%
OPERATING PROFIT	1,582,532,475	33.08%	1,311,509,138	29.48%
Net finance income/(expense)	<u>15,904,736</u>	0.33%	<u>7,629,903</u>	0.17%
	1,598,437,211	33.41%	1,319,139,041	29.65%
Share in the profits of Associates	<u>152,827,150</u>		<u>151,023,669</u>	
NET PROFIT BEFORE TAX	1,751,264,361	36.61%	1,470,162,710	33.04%
Provision for tax	<u>298,079,275</u>	17.02%	<u>25,974,310</u>	1.77%
PROFIT AFTER TAX	1,453,185,086	30.38%	1,444,188,400	32.46%

Consolidated Profit and Loss Account – Quarter ended 31 March 2010

	Q4 FY10 Quarter ended Mar 2010 Rs.		Q4 FY09 Quarter ended Mar 2009 Rs.		FY10 Year ended March 2010 Rs.	
INCOME						
Revenues	1,228,080,207		679,213,898		4,783,619,708	
Cost of revenues	<u>784,191,246</u>		<u>459,156,433</u>		<u>2,748,125,813</u>	
GROSS PROFIT	443,888,961	36.14%	220,057,465	32.40%	2,035,493,895	42.55%
Selling expenses	32,562,942	2.65%	39,748,297	5.85%	170,512,310	3.56%
General and administrative expenses	<u>72,849,236</u>	5.93%	<u>78,057,273</u>	11.49%	<u>282,449,110</u>	5.90%
OPERATING PROFIT	338,476,783	27.56%	102,251,895	15.05%	1,582,532,475	33.08%
Net finance income/(charges)	<u>2,822,555</u>	0.23%	<u>2,143,941</u>	0.32%	<u>15,904,736</u>	0.33%
	341,299,338	27.79%	104,395,836	15.37%	1,598,437,211	33.41%
Share of profit in associate	<u>56,704,753</u>		<u>40,692,125</u>		<u>152,827,150</u>	
PROFIT BEFORE TAX	398,004,091	32.41%	145,087,961	21.36%	1,751,264,361	36.61%
Provision for tax	<u>(39,275,080)</u>	-9.87%	<u>(767,884)</u>	(0.53%)	<u>298,079,275</u>	17.02%
PROFIT AFTER TAX	437,279,171	35.61%	145,855,845	21.47%	1,453,185,086	30.38%

Financials



	Revenue	Gross Profit	%	Profit After Tax	%
FY04	764	320	42%	154	20%
FY05	1,510	624	41%	380	25%
FY06	2,804	1,157	41%	735	26%
FY07	4,169	1,756	42%	1,291	31%
FY08	5,658	2,539	45%	2,400	42%
FY09	4,449	1,810	41%	1,444	32%
FY10	4,784	2,035	43%	1,453	30%

Percentage at the top of the bar indicates sequential growth

Percentage in the table indicates gross profit and profit after tax as a percentage of revenue

Liquidity Position at 31 March 2010

(Rs. crores)

	31 Mar 2010	31 Dec 2009	31 Mar 2009
Cash and cash equivalents	78.22	81.19	26.79
Less: Loans	<u>(881.07)</u>	<u>(832.57)</u>	<u>(814.58)</u>
Net borrowings	<u>(802.85)</u>	<u>(751.38)</u>	<u>(787.79)</u>
Debit Equity Ratio	0.54	0.51	0.58