Walker, Chandiok & Co

"WINGS", First Floor
16/1, Cambridge Road
Ulsoor, Bengaluru 560008
India

T +91 80 4243 0700
F +91 80 4126 1228
E BENGALURU@in.gt.com

Auditors' Report on Quarterly Consolidated Financial Results and Consolidated Year to Date Results of the Company Pursuant to the Clause 41 of the Listing Agreement

The Board of Directors
Puravankara Projects Limited

Dear Sirs,

1. We have audited the consolidated financial results ('the Statement') of Puravankara Projects Limited ('the Company'), its subsidiaries and associates (collectively referred to as 'Group') for the quarter ended 30 September 2013 and the consolidated year to date results for the period 1 April 2013 to 30 September 2013, attached herewith, being submitted by the Company pursuant to the requirement of Clause 41 of the Listing Agreement, except for the disclosures regarding 'Public Shareholding' and 'Promoter and Promoter Group Shareholding' which have been traced from disclosures made by the management and have not been audited by us. 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 have been prepared in accordance with the recognition and measurement principles laid down in Accounting Standard (AS) 25, Interim Financial Reporting issued pursuant to the Companies (Accounting Standards) Rules, 2006, as amended, as per Section 211(3C) of the Companies Act, 1956 ("the Act"), which as per a clarification issued by the Ministry of Corporate Affairs continue to apply under section 133 of the Companies Act, 2013 (which has superseded section 211(3C) of the Act w.e.f. 12 September 2013)and other accounting principles generally accepted in India.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 financial results are free of material misstatements. An audit includes examining, on a test basis, evidence supporting the amounts disclosed as consolidated interim 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.

3. In our opinion and to the best of our information and according to the explanations given to us , and on consideration of reports of other auditors on separate financial statements and on the other financial information of the components, these consolidated financial results:

   (i) include the financial results of the following entities:

   - Welworth Lanka Holdings Private Limited
   - Welworth Lanka Private Limited
   - Puravankara (UK) Limited
   - Purva Corporation
   - Prudential Housing and Infrastructure Development Limited
   - Centurion Housing and Construction Private Limited
   - Purva Marine Properties Private Limited
   - Melmont Construction Private Limited

WALKER CHANDIOK & CO BENGALURU CHARTERED ACCOUNTANTS

- Puravankara Hotels Limited
- Purva Land Limited
- Starworth Infrastructure and Construction Limited
- Provident Housing Limited
- Keppel Puravankara Development Private Limited (Associate)
- Keppel Magus Development Private Limited (Associate)
- Sobha Puravankara Aviation Private Limited (Associate)
- Propmart Technologies Limited (Associate)

(ii) has been presented in accordance with the requirements of Clause 41 of the Listing Agreement in this regard; and

(iii) give a true and fair view of the consolidated net profit and other financial information for the quarter ended 30 September 2013 as well as consolidated year to date results for the period from 1 April 2013 to 30 September 2013.

4. Further, we also report that we have, on the basis of the books of account and other records and information and explanations given to us by the management, also verified the number of shares as well as percentage of shareholdings in respect of aggregate amount of public shareholdings, as furnished by the Company in terms of Clause 35 of the Listing Agreement and found the same to be correct.

5. We did not audit the interim financial results of 15 subsidiaries included in the Statement, whose interim financial statements reflect total assets (after eliminating intra-group transactions) of ₹ 1987.93 million as at 30 September 2013 as well as total revenue of ₹ 19.98 million (after eliminating intra-group transactions) for the quarter and half year then ended. These interim financial results and other financial information 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 results is based solely on the audit reports of such other auditors. We did not audit the interim financial results of an associate whose interim financial results reflect the Company's share of profit/(loss) of ₹ (0.1) million and ₹ (4.8) million for the quarter and half year ended on that date, included in this Statement. These interim financial results have not been audited by other auditors. Our opinion is not qualified in respect of these matters.

For Walker, Chandiok & Co
Chartered Accountants
Firm Registration No. 001076N

per **Aasheesh Arjun Singh**
Partner
Membership No. 210122

Bengaluru
30 October 2013

WALKER CHANDIOK & CO * CHARTERED ACCOUNTANTS * BENGALURU

PURAVANKARA PROJECTS LIMITED
Registered Office : No.130/1, Ulsoor Road, Bengaluru-560 042, India

PART - I

(₹ Million)

Statement of consolidated audited results for the quarter ended 30 September 2013

Sl. No.	Particulars	Quarter ended			Year to date		Year ended
		30 Sep 13	30 Jun 13	30 Sep 12	30 Sep 13	30 Sep 12	31 Mar 13
		Audited	Audited	Audited	Audited	Audited	Audited
1.	**Income from operations**						
	Revenue from projects	2,956.01	3,667.39	2,710.11	6,623.40	5,173.61	12,319.55
	Other operating income	26.86	22.32	20.13	49.19	30.42	139.35
	Total income from operations	2,982.87	3,689.71	2,730.24	6,672.59	5,204.03	12,458.90
2.	**Expenses**						
	Material and contract cost	1,555.85	1,343.13	1,549.16	2,898.98	3,029.51	5,918.04
	Land cost	28.60	198.24	77.38	226.84	289.29	2,478.39
	(Increase)/decrease in inventory of properties under development and properties held for sale	(439.22)	(183.55)	(598.06)	(622.76)	(1,433.43)	(3,859.83)
	Employee benefit expenses	232.77	227.63	178.07	460.39	348.85	737.63
	Depreciation and amortization expenses	21.22	20.75	17.11	41.97	33.01	70.28
	Advertising and sales promotion	148.89	221.96	84.30	370.85	166.74	572.84
	Other expenses	248.30	283.36	214.27	531.68	384.31	843.38
	Total expenses	1,796.41	2,111.52	1,522.23	3,907.95	2,818.28	6,760.73
3.	**Profit / (Loss) from operations before other income, finance costs, exceptional items and prior period items**	1,186.46	1,578.19	1,208.01	2,764.64	2,385.75	5,698.17
4.	Other Income	25.42	2.78	6.96	28.20	12.66	25.90
5.	**Profit / (Loss) from ordinary activities before finance costs, exceptional items and prior period items**	1,211.88	1,580.97	1,214.97	2,792.84	2,398.41	5,724.07
6.	Finance expenses, net	507.84	563.97	544.21	1,071.80	1,023.52	2,317.91
7.	**Profit / (Loss) from ordinary activities after finance costs but before tax, exceptional items and prior period items**	704.04	1,017.00	670.76	1,721.04	1,374.89	3,406.16
8.	Exceptional items	-	-	-	-	-	-
9.	**Profit before tax and prior period items**	704.04	1,017.00	670.76	1,721.04	1,374.89	3,406.16
10.	Tax expense	243.93	355.92	225.24	599.85	458.55	1,124.01
11.	**Net Profit / (Loss) from ordinary activities after tax**	460.11	661.08	445.52	1,121.19	916.34	2,282.15
12.	Extraordinary items (net of tax expense)	-	-	-	-	-	-
13.	**Net Profit / (Loss) for the period before prior period items**	460.11	661.08	445.52	1,121.19	916.34	2,282.15
14.	Prior period income (net of tax expense)	-	14.67	-	14.67	-	-
15.	**Net Profit for the period**	460.11	675.75	445.52	1,135.86	916.34	2,282.15
16.	Share of profit / (loss) of associates, net	0.13	5.92	56.41	6.05	86.07	152.20
17.	**Net Profit for the period after taxes and share of profit / (loss) of associates**	**460.24**	**681.67**	**501.93**	**1,141.91**	**1,002.41**	**2,434.35**
18.	Paid-up equity share capital (face value ₹ 5/share)	1,185.75	1,185.75	1,067.12	1,185.75	1,067.12	1,067.12
19.	Reserves and surplus	20,691.27	20,258.79	16,808.37	20,691.27	16,808.37	17,927.95
20.	Earnings per share						
	Basic (₹)	1.94	3.08	2.35	4.98	4.70	11.41
	Diluted (₹)	1.94	3.08	2.35	4.98	4.70	11.41

PART - II

A	PARTICULARS OF SHAREHOLDING						
1)	Public shareholding						
	Number of shares	59,287,422	59,287,422	21,424,575	59,287,422	21,424,575	21,426,495
	Percentage of shareholding	25.00%	25.00%	10.04%	25.00%	10.04%	10.04%
2)	Promoters and promoter group shareholding						
	a) Pledged/Encumbered						
	- Number of shares	Nil	Nil	Nil	Nil	Nil	Nil
	b) Non Encumbered						
	- Number of shares	177,862,264	177,862,264	191,999,760	177,862,264	191,999,760	191,997,840
	- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
	- Percentage of shares (as a % of the total share capital of the Company)	75.00%	75.00%	89.96%	75.00%	89.96%	89.96%

Sl. No.	Particulars	Quarter ended
		30 Sep 13
B.	INVESTOR COMPLAINTS	
	Pending at the beginning of the quarter	-
	Received during the quarter	3
	Disposed during the quarter	3
	Remaining unresolved at the end of the quarter	-

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

1 The above results were taken on record at the Board Meeting held on 30 October 2013.

2 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.

3 Prior period comparatives have been regrouped/reclassified wherever necessary to conform to the presentation in the current period.

PURAVANKARA PROJECTS LTD. BANGALORE 560 042

4 Standalone information (Audited) :

Particulars	Quarter ended			Year to date		Year ended
	30 Sep 13	30 Jun 13	30 Sep 12	30 Sep 13	30 Sep 12	31 Mar 13
Income from operations	2,015.63	2,532.87	1,839.82	4,548.51	3,474.19	8,152.56
Profit before tax and prior period items	340.08	455.47	378.90	795.54	730.12	1,668.08
Profit after tax and before prior period items	223.40	296.29	251.70	519.67	492.06	1,122.81
Prior period income (net of tax expense)	-	-	-	-	-	-
Net Profit for the period / year	223.40	296.29	251.70	519.67	492.06	1,122.81

5 Statement of assets and liabilities (Audited)

(₹ Millions)

Particulars	As at 30 Sep 13	As at 31 Mar 13
A. EQUITY AND LIABILITIES		
1 Shareholders' Funds		
Share capital	1,185.75	1,067.12
Reserves and surplus	20,691.27	17,927.95
	21,877.02	18,995.07
2 Non-Current Liabilities		
Long-term borrowings	7,642.81	8,977.93
Other long-term liabilities	11.53	10.23
Long-term provisions	78.20	60.59
	7,732.54	9,048.75
3 Current Liabilities		
Short-term borrowings	5,297.89	7,256.76
Trade payables	1,758.64	1,651.44
Other current liabilities	4,903.57	3,412.13
Short-term provisions	117.80	335.53
	12,077.90	12,655.86
TOTAL - EQUITY AND LIABILITIES	**41,687.46**	**40,699.68**
B. ASSETS		
1 Non-Current Assets		
Fixed Assets	889.91	868.90
Non-current investments	1,390.81	1,384.76
Properties held for development	8,217.03	7,977.06
Deferred tax assets (net)	8.54	1.64
Long-term loans and advances	2,443.88	2,052.68
Other non-current assets	245.51	215.17
	13,195.68	**12,500.21**
2. Current Assets		
Current investments	-	57.17
Inventories	21,754.23	21,176.29
Trade receivables	3,272.25	3,073.05
Cash and bank balances	1,372.63	2,333.58
Short-term loans and advances	1,129.41	747.86
Other current assets	963.26	811.52
	28,491.78	28,199.47
TOTAL - ASSETS	**41,687.46**	**40,699.68**

On behalf of the Board of Directors
of Puravankara Projects Limited

Nani R Choksey

Nani R Choksey
Deputy Managing Director

PURAVANKARA PROJECTS LTD. BANGALORE 560 042

Bengaluru
30 October 2013