Walker Chandiok & Co LLP

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

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 and year ended 31 March 2015, 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 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 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 read with Rule 7 of the Companies (Accounts) Rules, 2014 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.

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 Clause 41 of the Listing Agreement in this regard; and

   (ii) gives a true and fair view of the net profit and other financial information for the quarter and year ended 31 March 2015

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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.

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
Bengaluru
15 May 2015

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PURAVANKARA PROJECTS LIMITED
Registered Office : No.130/1, Ulsoor Road, Bengaluru-560 042, India
Corporate Identification Number : L45200KA1986PLC051571
Email: investors@puravankara.com

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

PART - I

Statement of audited results for the quarter and year ended ended 31 March 2015

Sl. No.	Particulars	Quarter ended			Year to date	
		31 Mar 15	31 Dec 14	31 Mar 14	31 Mar 15	31 Mar 14
		Audited	Audited	Audited	Audited	Audited
1.	**Income from operations**					
	Revenue from projects	296.47	281.37	244.14	1,195.55	912.37
	Other operating income	2.81	3.34	3.23	11.82	10.31
	Total Income from operations	299.28	284.71	247.37	1,207.37	922.68
2.	**Expenses**					
	Material and contract cost	165.27	154.08	140.65	635.93	478.93
	Land cost	0.22	23.90	41.05	146.41	387.49
	(Increase)/decrease in inventory of properties under development and properties held for sale	22.81	(8.56)	(63.86)	(77.42)	(455.73)
	Employee benefit expense	18.97	20.96	17.09	79.32	67.82
	Share in loss of LLP	0.02	-	-	0.02	-
	Depreciation and amortization expense	2.56	2.91	1.61	11.25	6.32
	Advertising and sales promotion	5.52	9.07	12.22	32.44	39.53
	Other expenses	28.79	29.85	37.42	124.82	100.11
	Total expenses	244.16	232.21	186.18	952.77	624.47
3.	**Profit from operations before other income, finance expense, exceptional items and prior period items**	55.12	52.50	61.19	254.60	298.21
4.	Other Income	0.32	0.46	40.88	11.04	43.86
5.	**Profit from ordinary activities before finance expense, exceptional items and prior period items**	55.44	52.96	102.07	265.64	342.07
6.	Finance expense, net	46.37	44.35	58.62	188.47	201.11
7.	**Profit from ordinary activities after finance expense but before tax, exceptional items and prior period items**	9.07	8.61	43.45	77.17	140.96
8.	Exceptional items	-	-	-	-	-
9.	**Profit before tax and prior period items**	9.07	8.61	43.45	77.17	140.96
10.	**Tax expense**					
	Current tax	2.68	1.68	1.26	19.75	34.93
	Tax of earlier period		(1.25)	-	-	-
	Excess/short tax of earlier years	-	(27.02)	-	(27.02)	-
11.	**Net Profit from ordinary activities after tax**	6.39	35.20	42.19	84.44	106.03
12.	Extraordinary items (net of tax expense)	-	-	-	-	-
13.	**Net Profit for the period before prior period items**	6.39	35.20	42.19	84.44	106.03
14.	Prior period income/(expenses) (net of tax expense)	1.55	(2.47)		0.89	-
15.	**Net Profit for the period**	**7.94**	**32.73**	**42.19**	**85.33**	**106.03**
16.	Paid-up equity share capital (face value ₹ 5/share)	118.58	118.58	118.58	118.58	118.58
17.	Reserves and surplus	1,732.42	1,768.72	1,692.31	1,732.42	1,692.31
18.	Earnings per share					
	Basic (₹)	0.33	1.38	1.78	3.60	4.55
	Diluted (₹)	0.33	1.38	1.78	3.60	4.55

PART - II

A	PARTICULARS OF SHAREHOLDING					
1)	Public shareholding					
	Number of shares	59,287,422	59,287,422	59,287,422	59,287,422	59,287,422
	Percentage of shareholding	25.00%	25.00%	25.00%	25.00%	25.00%
2)	Promoters and promoter group shareholding					
	a) Pledged/Encumbered					
	- Number of shares	Nil	Nil	Nil	Nil	Nil
	b) Non Encumbered					
	- Number of shares	177,862,264	177,862,264	177,862,264	177,862,264	177,862,264
	- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	100%	100%	100%	100%	100%
	- Percentage of shares (as a % of the total share capital of the Company)	75.00%	75.00%	75.00%	75.00%	75.00%

Sl. No.	Particulars	Quarter ended
		31 Mar 15
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 15 May 2015.

2 The Board of Directors has recommmended a final dividend of ₹ 1.55 (₹ One and paise fifty five only) per share for the year ended 31 March 2015 subject to approval of the share holders in the ensuing Annual General Meeting.

3 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.

4 During the previous years, the Company received an order from the Income Tax Appellate Tribunal (ITAT) directing the Assessing Officer to carry-out the denovo assessment of the income for fiscal 2004 to 2009 in relation to the claim under Section 80-IB for a project of the Company. Based on the aforesaid denovo assessment carried out, a portion of the claim under Section 80-IB was disallowed for the above referred project. The appeal against the said ITAT order is pending before the Hon'ble High Court of Bombay.
During the quarter ended 31 December 2014, the Company received favourable orders for fiscal 2010 and 2011 from CIT (Appeals) allowing the claim under Section 80-IB in relation to certain eligible projects. In addition, a portion of the claim under Section 80-IB for a project was disallowed based on the aforesaid ITAT order.
Consequently, the Company recorded a net credit amounting to ₹ 27.02 in the financial statements in respect of the eligible claim under Section 80-IB.
Further, during the quarter ended 30 September 2014, the Company has received an order for fiscal 2005 and 2006 towards penalty amounting to ₹ 2.54 consequent to the denovo assessment order for those years. The appeal against the demand for penalty which is pending with CIT (Appeals).The management believes that aforesaid open litigations will not have any material affect on the financial statements.

5 During the quarter ended 30 June 2014 and year ended 31 March 2015, the Company has sold its entire shareholding in Keppel Magus Development Private Limited (an associate) and has recorded gain on sale of investment of ₹ 11.91 within 'other income' in the consolidated financial results.

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6 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 quarter ended 30 June 2014, 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.

7 During the year ended 31 March 2015, the Company has reassessed the useful life of the fixed assets internally which coincide with the indicative useful life given in Schedule II of the Companies Act 2013. The aforesaid change did not have a material impact on the statement of profit and loss for the quarter and year ended 31 March 2015. However, in accordance with the transitional provision, unamortized depreciation amounting to ₹ 1.05, towards tangible assets that should have been fully depreciated based on the revised useful life given in Schedule II of the Companies Act 2013, has been adjusted to the opening reserves and surplus.

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

9 Statement of assets and liabilities (Audited)

Particulars	As at 31 Mar 15	As at 31 Mar 14
A. EQUITY AND LIABILITIES		
1 Shareholders' Funds		
Share capital	118.58	118.58
Reserves and surplus	1,732.42	1,692.31
	1,851.00	1,810.89
2 Non-Current Liabilities		
Long-term borrowings	765.68	585.61
Deferred tax liabilities (net)	-	0.13
Other long-term liabilities	2.68	1.41
Long-term provisions	9.34	7.18
	777.70	594.33
3 Current Liabilities		
Short-term borrowings	469.33	672.20
Trade payables	213.15	133.83
Other current liabilities	861.94	706.21
Short-term provisions	45.05	54.13
	1,589.47	1,566.37
TOTAL - EQUITY AND LIABILITIES	**4,218.17**	**3,971.59**
B. ASSETS		
1 Non-Current Assets		
Fixed Assets	86.55	76.77
Non-current investments	35.15	35.15
Properties held for development	568.46	556.84
Deferred tax assets (net)	3.56	-
Long-term loans and advances	412.47	367.21
Other non-current assets	10.91	0.88
	1,117.10	1,036.85
2. Current Assets		
Current investments	-	22.12
Inventories	2,296.47	2,218.20
Trade receivables	313.05	241.85
Cash and bank balances	126.79	135.75
Short-term loans and advances	235.50	192.71
Other current assets	129.26	124.11
	3,101.07	2,934.74
TOTAL - ASSETS	**4,218.17**	**3,971.59**

On behalf of the Board of Directors
of Puravankara Projects Limited

PURAVANKARA PROJECTS LTD. BANGALORE 560 042

Nani R Choksey
Deputy Managing Director

Bengaluru
15 May 2015