

TRANSFORMING OUR
TODAY.

SECURING OUR
TOMORROW!





ABOUT US

At Puravankara, we place high emphasis on both sustainability and growth.

By anticipating changes in the industry and executing strategies purposefully, we have been able to sustain our business and grow exponentially through the decades. This is why even after over 45 years in business, we are still one of the leading property developers of India.

Though each year brings different challenges and tells a different story, what remains unchanged is our continued focus on innovation for customer benefit, our responsiveness and agility to adapt to rapid change, and our successful track record in developing sustainable communities.

Our continuing mission to meet the evolving property needs of a developing India and its future generations has won our Company many local and international awards and accolades over the years. More importantly however, they have also testified to the quality of our people who strive to bring innovative solutions and deliver excellence in all that we do.

This report thus charts our growth so far and what we aim for in the future.



STAKEHOLDER ENGAGEMENT

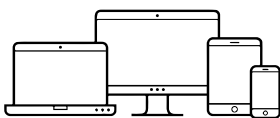
Understanding the needs of our stakeholders and responding to matters material to them is a crucial part of our business. Our Chairman, Ravi Puravankara, discusses how Puravankara addresses the expectations of stakeholder communities on page 14.

VALUE CREATION

In progressing towards our vision of being a leader in building thriving communities through sustainable property development, we are empowered by our competitive thrusts and value drivers, contextualised in our value creation model on page 34.

SUSTAINABILITY

All our efforts are channelled towards enhancing the sustainability of our enterprise to enable us to steer the Company towards consistent value creation for our stakeholders. Under the guidance of our leadership team, our efforts to enhance organisational sustainability are described on page 42.



GO GREEN!

Download a digital copy of this Annual Report from our website



or by scanning the QR code

34th Annual General Meeting

WHERE:

In line with the 'Ministry of Corporate Affairs' initiative and guidance note, the Company will conduct its 34th AGM on a virtual basis through live streaming and online remote voting. We encourage our shareholders to participate in the AGM via remote participation and voting facilities.

WHEN:

September 28, 2020

TIME:

11:30 am (IST)

WHAT'S INFORMING OF SIGNIFICANT DEVELOPMENTS

04

ABOUT US

- Our heritage and track record
- Resilient profit generation

25

BUSINESS REVIEW

- Key trends and growth opportunities - Our investment case
- Our stakeholders and material matters - Our value creation model

42

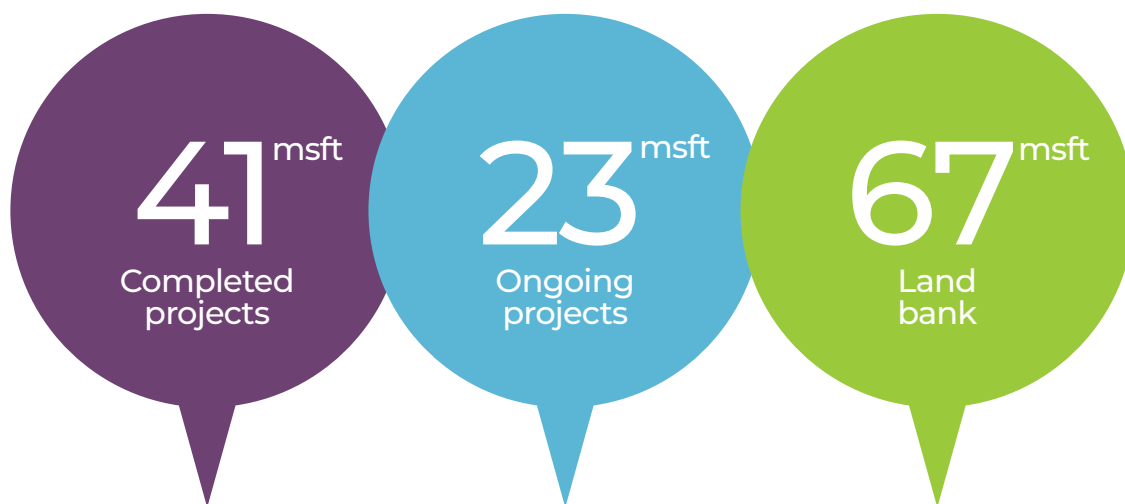
RESPONSIBLE STEWARDSHIP

- Rapid and coordinated response
- Profile of our Board of Directors

127

FINANCIAL STATEMENTS

- Consolidated financial statements
- Standalone financial statements



14

LEADERSHIP STATEMENTS

- Letter from our Chairman
- Performance note by our Managing Director

37

VALUE THRUSTS

- Financial capital - Manufactured capital - Human capital
- Intellectual capital - Natural and social & relationship capital

46

REGULATORY INFORMATION

- Corporate Information
- Directors' Report
- Business Responsibility Report
- Corporate Governance Report
- Management Discussion and Analysis

ABOUT US

**AN
ESTABLISHED
DEVELOPER
WITH A
LONGSTANDING
QUALITY TRACK
RECORD.**

**OUR
HERITAGE
PROPELS US
FORWARD.**

Purva Silversands *

At Puravankara, we are passionate about designing exciting lifestyle spaces where our customers can stay, work and unwind – all within the same communal environment. Stewarded by our focus on creating holistic sustainable projects, our philosophy is underpinned by developing living spaces that give residents not just four walls but the sentiment that makes a home, possessing ease of accessibility, and made available with a wide range of lifestyle facilities within a safe environment.

With our high-quality collection of homes across our Puravankara (luxury) and Provident (premium affordable)

** Rendered image, subject to change*



brands, and our ongoing focus in developing Grade-A commercial space, we are able to nurture lifestyles and set new benchmarks in holistic urban living across gateway cities of south and west India.

Over the years, we have experienced several market cycles and have only come out stronger, thanks to our ability to gauge and anticipate trends and convert these into viable customer propositions. Thus, even today, our mature assets continue to remain sought-after addresses within vibrant population centres. Our experience has also brought forward our focus on seeking new opportunities in new micro-markets, thus helping us curate new experiences for our customers.

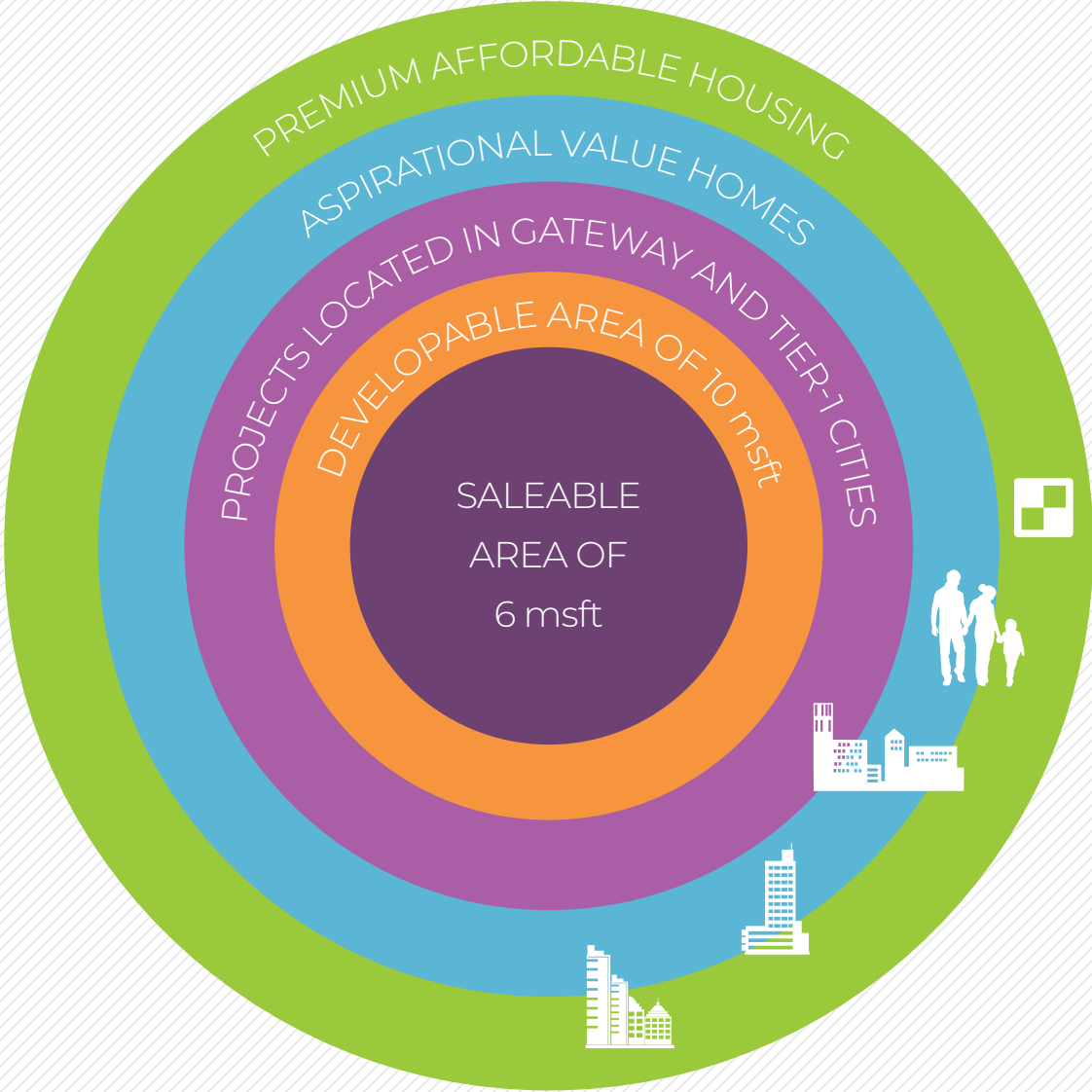
Such longevity and customer-centricity has enabled us to create timeless value for our stakeholders and shareholders.

**We are focused
on seeking new
opportunities
in new
micro-markets!**

BRAND PURAVANKARA



BRAND
PROVIDENT



ABOUT US

RESILIENT PROFIT GENERATION IN CHALLENGING TIMES.

The property development market in India continued to remain challenging in 2019-20, owing to subdued demand. Yet, Puravankara reported fairly strong performance during the year under report. This is on account of our well-set developmental propositions, great locations of our assets and respectability of our brands, which strikes a chord with the needs and aspirations of our customers.

2,187^{cr}

Revenues
