

July 29, 2024

Puravankara Limited (Previously Puravankara Projects Limited): Change in limits

Summary of rating(s) action

Instrument*	Previous Rated Amount (Rs. crore)	Current Rated Amount (Rs. crore)	Rating Action
Long-term – Fund-based – Term loan	2,280.40	2,505.40	[ICRA]A-(Stable); Outstanding
Long-term – Unallocated	718.60	493.60	[ICRA]A-(Stable); Outstanding
Long-term/ Short-term – Unallocated	1.00	1.00	[ICRA]A-(Stable)/[ICRA]A2+; Outstanding
Total	3,000.00	3,000.00	

*Instrument details are provided in Annexure-I

Rationale

This rationale is being released to convey the change in the lender-wise facilities of the rated limits, based on the latest information received from the entity

Please refer to the following link for the previous detailed rationale that captures the key rating drivers and their description, liquidity position and rating sensitivities: [Click here.](#)

Analytical approach

Analytical Approach	Comments
Applicable rating methodologies	Corporate Credit Rating Methodology Realty – Commercial/Residential/Retail
Parent/Group support	Not Applicable
Consolidation/Standalone	While assigning the ratings, ICRA has considered the consolidated financials of Puravankara Limited and its subsidiaries, associates and joint ventures. (Refer Annexure II below for list of entities considered for consolidation)

About the company

Puravankara Limited was incorporated in 1986 as Puravankara Constructions Private Limited in Mumbai. The company was renamed as Puravankara Projects Limited and was converted into a public limited company in 1992. Subsequently, it was listed on the Bombay Stock Exchange and the National Stock Exchange in August 2007. Puravankara Projects Limited was renamed as Puravankara Limited on December 21, 2016. PL is promoted by Mr. Ravi Puravankara (Chairman), who holds 75% of equity shares in the company. Apart from Provident Housing Limited (PHL), PL has various other joint ventures/subsidiaries, including a wholly-owned construction company (Starworth Infrastructure and Construction Limited).

The Puravankara Group is involved in real estate development with residential assets comprising most of its portfolio. It is present in the premium as well as affordable housing segments under the brands, Purva and Provident, respectively. The Group has major operations in Bengaluru with considerable presence in other cities such as Chennai, Kochi, Hyderabad, and Pune. As on March 31, 2024, the Group had developed a saleable area of 50.4 msf. It is currently developing projects with a saleable area of 31.6 msf (Group's economic interest) and has land assets for an estimated saleable area of 27.85 msf (Group's economic interest).

Key financial indicators (audited)

Consolidated	FY2022	FY2023	FY2024
Operating income	954.7	1,255.2	2,200.0
PAT	152.8	35.2	49.2
OPBDIT/OI	22.4%	19.9%	21.7%
PAT/OI	16.0%	2.8%	2.2%
Total outside liabilities/Tangible net worth (times)	3.1	3.9	5.1
Total debt/OPBDIT (times)	6.0	5.6	3.6
Interest coverage (times)	0.6	0.7	1.1

Source: Company, ICRA Research; All ratios as per ICRA's calculations; Amount in Rs. crore

PAT: Profit after tax; OPBDIT: Operating profit before depreciation, interest, taxes and amortisation

Status of non-cooperation with previous CRA: Not applicable

Any other information: None

Rating history for past three years

Instrument	Type	Amount Rated (Rs. crore)	Chronology of Rating History for the Past 3 Years					
			Current Rating (FY2025)			Date & Rating in FY2024		
			Date & Rating in FY2025	Date & Rating in FY2023	Date & Rating in FY2022			
			Jul 29, 2024	Jan 19, 2024	Jun 06, 2023	Sep 28, 2022	Jul 30, 2021	Apr 13, 2021
1	Term loan	2,505.40	[ICRA]A-(Stable)	[ICRA]A-(Stable)	[ICRA]A-(Stable)	[ICRA]A-(Stable)	[ICRA]A-(Stable)	[ICRA]BBB+(Positive)
2	Unallocated	493.60	[ICRA]A-(Stable)	[ICRA]A-(Stable)	[ICRA]A-(Stable)	[ICRA]A-(Stable)	[ICRA]A-(Stable)	[ICRA]BBB+(Positive)
3	Unallocated	1.00	[ICRA]A-(Stable)/ [ICRA]A2+	[ICRA]A-(Stable)/ [ICRA]A2+	[ICRA]A-(Stable)/ [ICRA]A2+	[ICRA]A-(Stable)/ [ICRA]A2+	[ICRA]A-(Stable)/ [ICRA]A2+	[ICRA]BBB+(Positive)/ [ICRA]A2

Complexity level of the rated instrument

Instrument	Complexity Indicator
Long-term – Fund-based – Term loan	Simple
Long-term – Unallocated	Not Applicable
Long-term / Short-term – Unallocated	Not Applicable

The Complexity Indicator refers to the ease with which the returns associated with the rated instrument could be estimated. It does not indicate the risk related to the timely payments on the instrument, which is rather indicated by the instrument's credit rating. It also does not indicate the complexity associated with analysing an entity's financial, business, industry risks or complexity related to the structural, transactional, or legal aspects. Details on the complexity levels of the instruments are available on ICRA's website: [Click Here.](#)

Annexure-I: Instrument details

ISIN	Instrument Name	Date of Issuance / Sanction	Coupon Rate	Maturity	Amount Rated (Rs. crore)	Current Rating and Outlook
NA	Term loan	Mar-2016	-	March-2029	2,505.40	[ICRA]A-(Stable)
NA	Unallocated	-	-	-	493.60	[ICRA]A-(Stable)
NA	Unallocated	-	-	-	1.00	[ICRA]A-(Stable)/[ICRA]A2+

Source: Company

Annexure-II: List of entities considered for consolidated analysis

Company Name	Puravankara Limited Ownership	Consolidation Approach
Prudential Housing and Infrastructure Development Ltd	100.00%	Full Consolidation
Centurions Housing and Constructions Private Limited	100.00%	Full Consolidation
Melmont Construction Private Limited	100.00%	Full Consolidation
Purva Realities Private Limited	100.00%	Full Consolidation
Grand Hills Developments Private Limited	100.00%	Full Consolidation
Purva Ruby Properties Private Limited	100.00%	Full Consolidation
Purva Sapphire Land Private Limited	100.00%	Full Consolidation
Purva Star Properties Private Limited	100.00%	Full Consolidation
Starworth Infrastructure and Construction Limited	100.00%	Full Consolidation
Provident Housing Limited	100.00%	Full Consolidation
T-Hills Private Limited (formerly Jaganmata Property Developers Private Limited)	100.00%	Full Consolidation
Purva Property Services Private Limited (formerly Jyothishmati Business Centers Private Limited)	100.00%	Full Consolidation
Varishtha Property Developers Private Limited	100.00%	Full Consolidation
PurvaLand Private Limited (formerly Purva Pine Private Limited)	100.00%	Full Consolidation
Purva Oak Private Limited	100.00%	Full Consolidation
Provident Meryta Private Limited	100.00%	Full Consolidation
Provident Cedar Private Limited	100.00%	Full Consolidation
Welworth Lanka Holding Private Limited	100.00%	Full Consolidation
Welworth Lanka Private Limited	100.00%	Full Consolidation
IBID Home Private Limited	100.00%	Full Consolidation
Devas Global Services LLP	100.00%	Full Consolidation
Purva Woodworks Private Limited	100.00%	Full Consolidation
Purvacom	100.00%	Full Consolidation
Purva Asset Management Private Limited	100.00%	Full Consolidation
Purva Shelters Private Limited	100.00%	Full Consolidation
Purva Hebbal Developers Private Limited	100.00%	Full Consolidation
Purva Khondapur Developers Private Limited	100.00%	Full Consolidation
Purva Blue Agate Private Limited	100.00%	Full Consolidation
Purva Blue Dwelling Private Limited	100.00%	Full Consolidation
Purva Blue Home Ventures Private Limited	100.00%	Full Consolidation
Purva Good Earth Properties Private Limited	100.00%	Full Consolidation
Pune BLR 99 Developers LLP	100.00%	Full Consolidation
Propmart Technologies Limited	86.00%	Full Consolidation
D.V Infrahomes Private Limited	60.00%	Full Consolidation

Company Name	Puravankara Limited Ownership	Consolidation Approach
Provident White Oaks LLP (White Oaks partnership firm converted into Provident White Oaks LLP w.e.f August 22, 2022)	49.00%	Full Consolidation

Source: Company

ANALYST CONTACTS

Rajeshwar Burla
+91 40 4547 4829
rajeshwar.burla@icraindia.com

Valapreddy Anupama Reddy
+91 40 4547 4829
anupama.reddy@icraindia.com

Pulkit K Varshney
+91 80 4332 6427
pulkit.vershney@icraindia.com

Sonali Agarwal
+91 80 4332 6418
sonali.agarwal@icraindia.com

RELATIONSHIP CONTACT

L. Shivakumar
+91 22 6114 3406
shivakumar@icraindia.com

MEDIA AND PUBLIC RELATIONS CONTACT

Ms. Naznin Prodhani
Tel: +91 124 4545 860
communications@icraindia.com

Helpline for business queries

+91-9354738909 (open Monday to Friday, from 9:30 am to 6 pm)

info@icraindia.com

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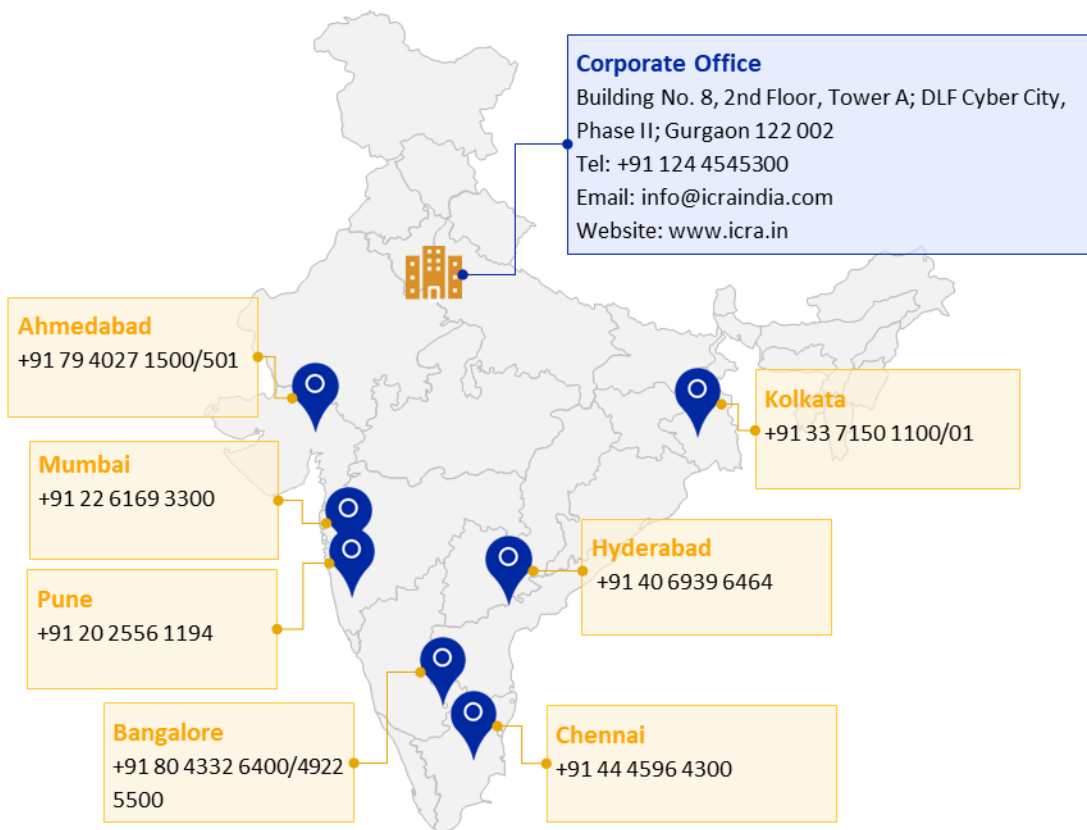
Registered Office

B-710, Statesman House, 148, Barakhamba Road, New Delhi-110001

Tel: +91 11 23357940-45



Branches



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