



PURAVANKARA

FUTURE-READY WORKSPACES

Grade-A Spaces. Purpose-Built.

**PURVA
ZENTECH**
KANAKAPURA ROAD

MARCH 2026

ABOUT PURAVANKARA

Puravankara is one of India's most admired and trusted real estate players, headquartered in Bengaluru. Founded in 1975, the company has a strong legacy of building quality homes on par with global standards and featuring impeccable lifestyle amenities - all delivered on time, and with complete transparency.

50

YEARS OF
EXCELLENCE

9

CITY
PRESENCE*

86

MN SF
DEVELOPED

100+

PROJECTS
DELIVERED

2 lakh+

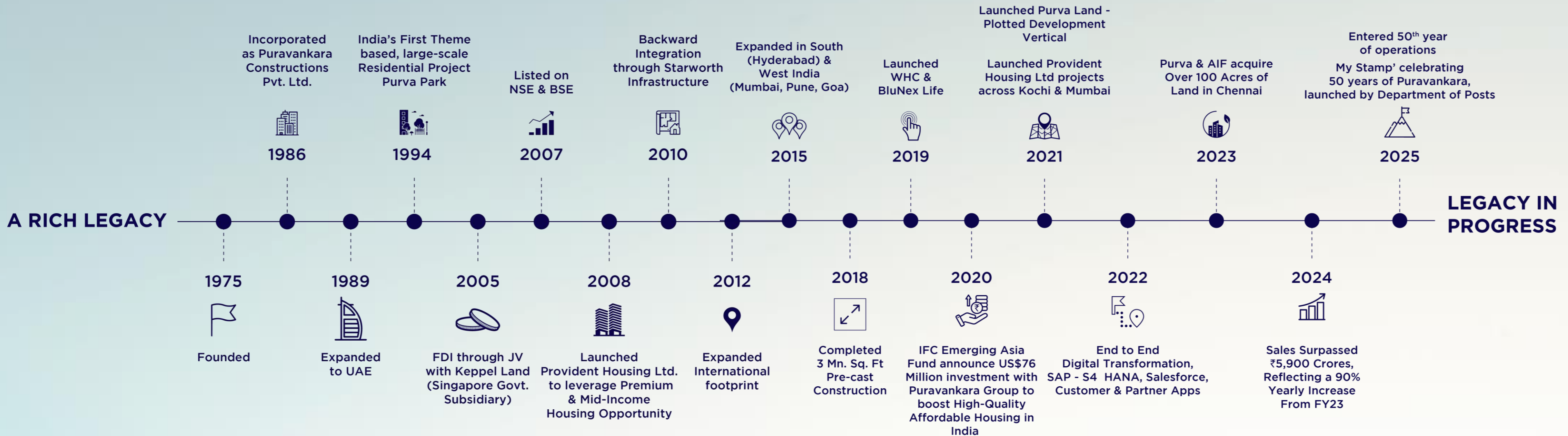
HAPPY
CUSTOMERS

200+

AWARDS OF
EXCELLENCE

*Bengaluru, Chennai, Hyderabad, Kochi, Coimbatore,
Mumbai, Pune, Goa, Mangaluru

PURVA JOURNEY & MILESTONES



Differentiated Brands Offering Wider Customer Base; Larger Market Share



PURVA
ALWAYS ABOUT YOU

Residential

- Luxury apartments
- Villas

PROVIDENT
More For Sure

Residential

- Focus on aspirational upwardly mobile young home buyers

PURVALAND

Residential

- Plotted developments

**PURVA
COMMERCIAL**

Commercial

- Tech/Business parks
- Iconic office buildings
- Presence of ~3 million square feet

STARWORTH
INFRASTRUCTURE & CONSTRUCTION LTD.

Residential

- 21 msf built so far

PURVA® STREAKS

Residential

- Apartment interior design to kitchen interiors to wood work

Growing with experience and expertise

- A management team committed to best practices of corporate governance
- The senior management team brings a robust 190+ person-years of cumulative quality experience
- A diverse and dynamic CXO team with an average age of 43 years, offering agility and expertise



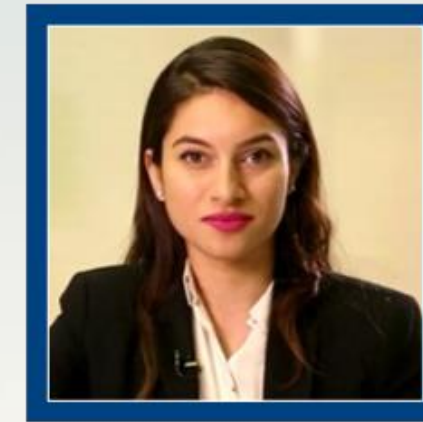
Ravi Puravankara
Founder & Chairman



Nani R. Choksey
Vice Chairman



Ashish Puravankara
Managing Director



Amanda Puravankara
Whole-time Director



Mallanna Sasalu
CEO - South



Rajat Rastogi
CEO – West & Commercial
Assets

ESG Highlights

2023-2024

Environment:

- 387.5% increase in recycled and reused water at the project sites
- First on-site renewable energy installed
- 13% reduction in plastic waste compared to previous FY

Social:

- 24.4% gender diversity
- 100% resolution of human rights complaints
- 694 hours of training conducted

Governance:

- Zero work-related injuries; zero high consequence injuries; zero fatalities
- Zero cases of non-compliance with respect to marketing and labelling
- Achieved nearly 100% satisfactory resolution of customer complaints



BENGALURU



Operational – ~0.5 Mn sf
Under Execution - ~3.1 Mn sf
Under Planning – ~2.7 Mn sf
(At North Bengaluru between 2028 – 2031 in phases)

HYDERABAD



Operational – ~0.5 Mn sf

CHENNAI



Operational – ~0.18 Mn sf

MUMBAI



Under Planning – ~0.5 Mn sf
(At Kalina by 2028)

PUNE



Under Planning – ~3.7 Mn sf
(At Aundh between 2029 – 2031 in phases)



OUR COMMERCIAL PORTFOLIO

PURVA
COMMERCIAL

11.3 MSF
PORTFOLIO

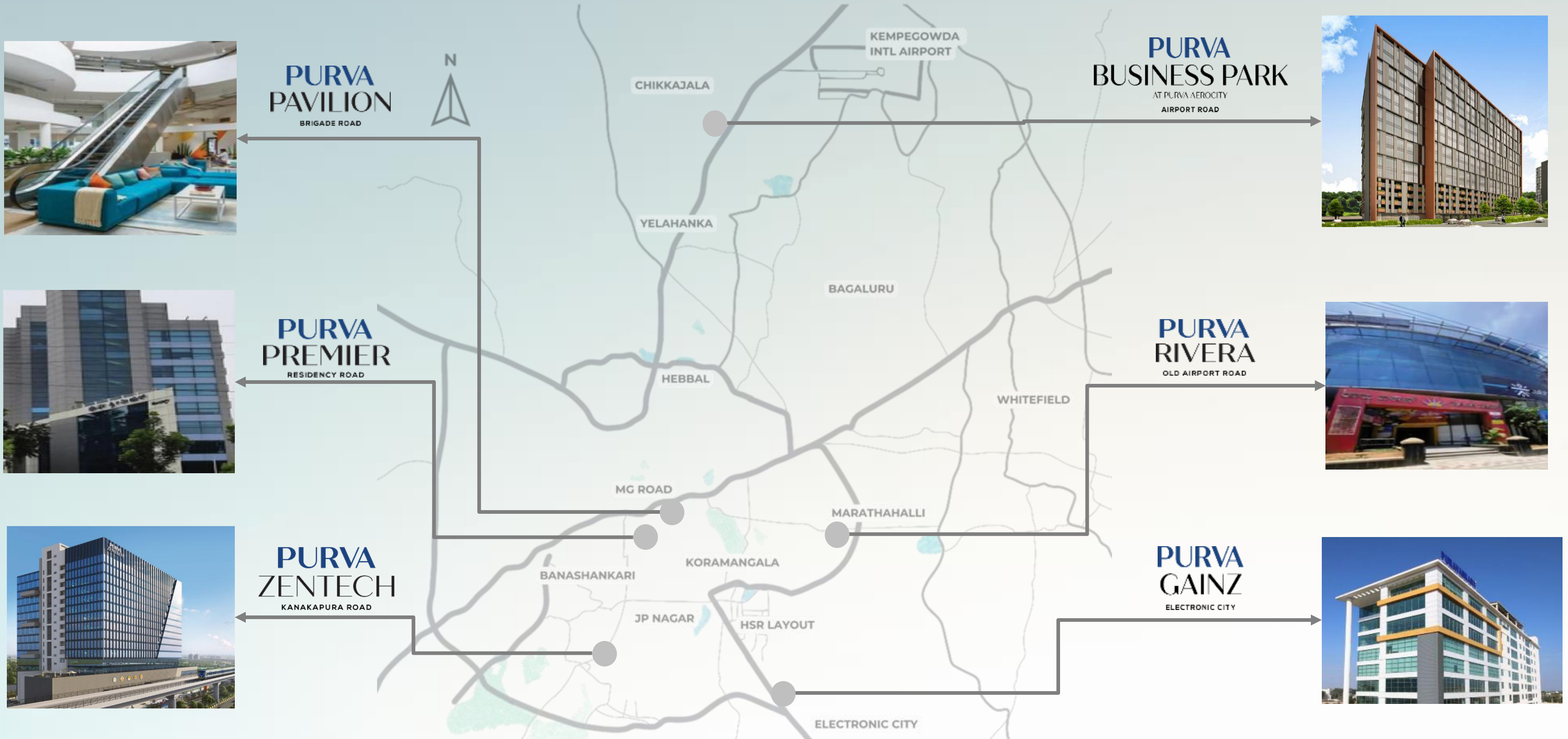
1.2 MSF
DEVELOPED

3.1 MSF
UNDER EXECUTION

7 MSF
UNDER PLANNING

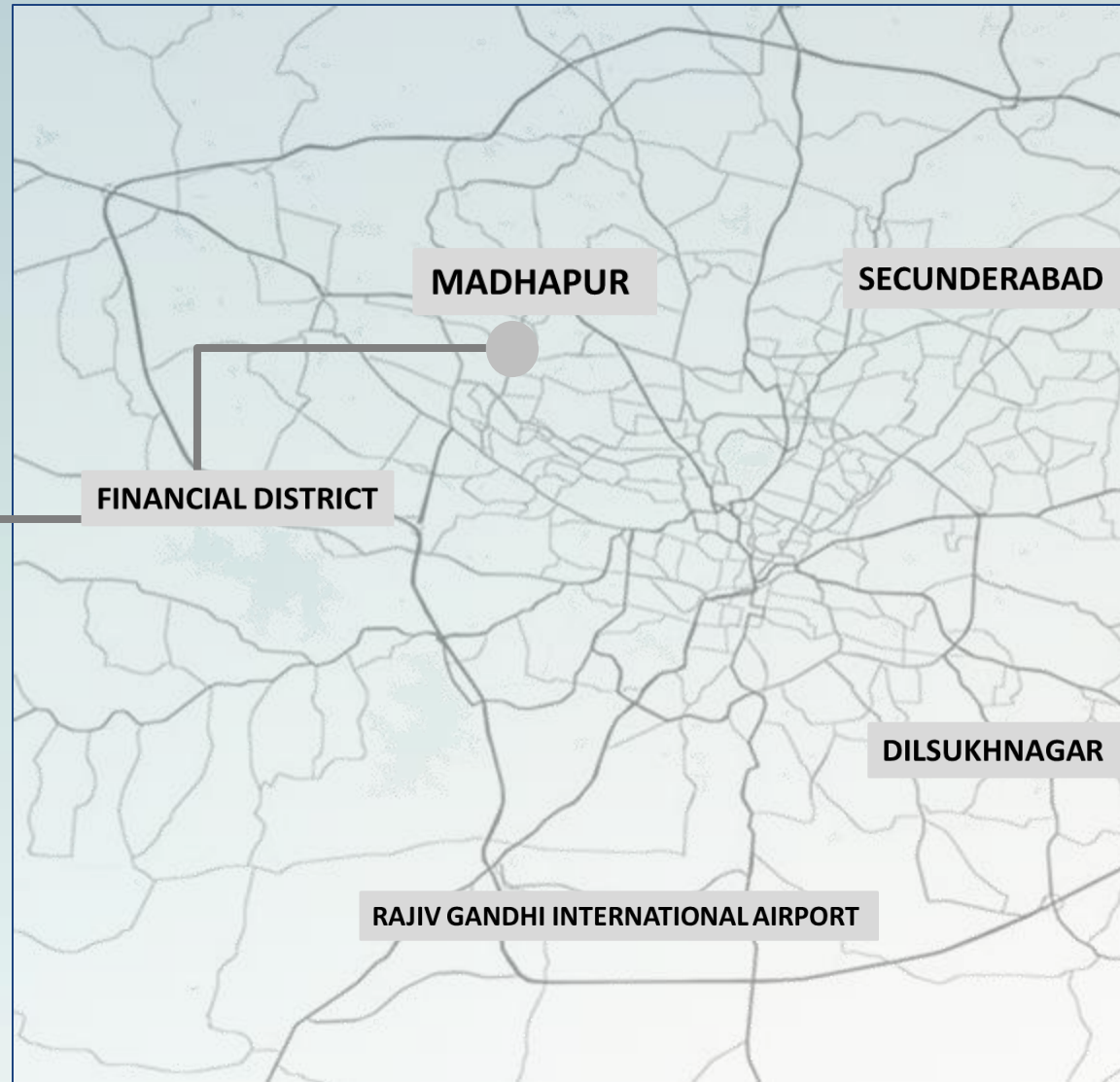
10 COMMERCIAL
DEVELOPMENTS

PURVA COMMERCIAL PORTFOLIO - BANGALORE

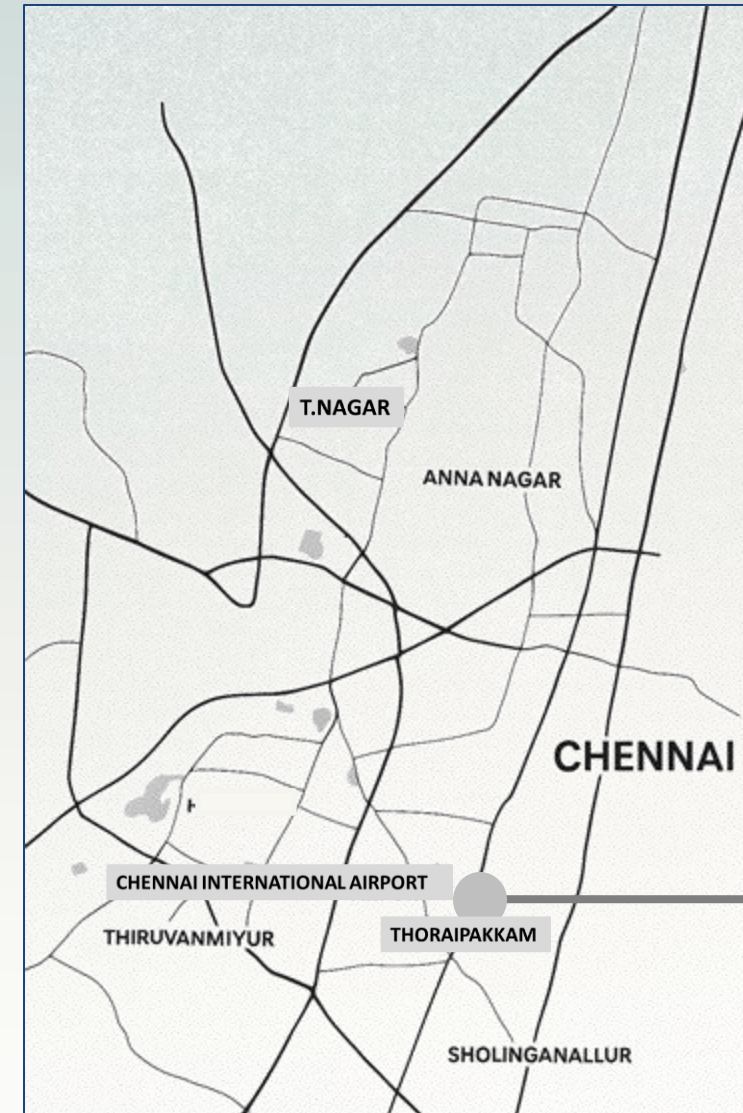


PURVA COMMERCIAL PORTFOLIO – HYDERABAD & CHENNAI

PURVA
SUMMIT



HYDERABAD



CHENNAI

PURVA
PRIMUS

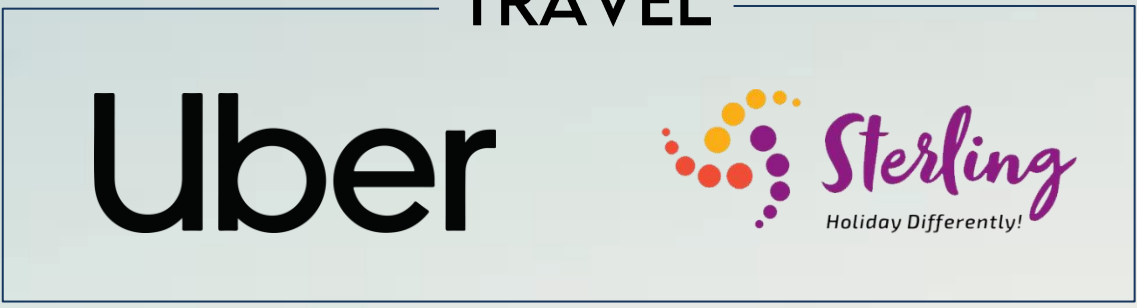


OUR CLIENTELE

HR



TRAVEL



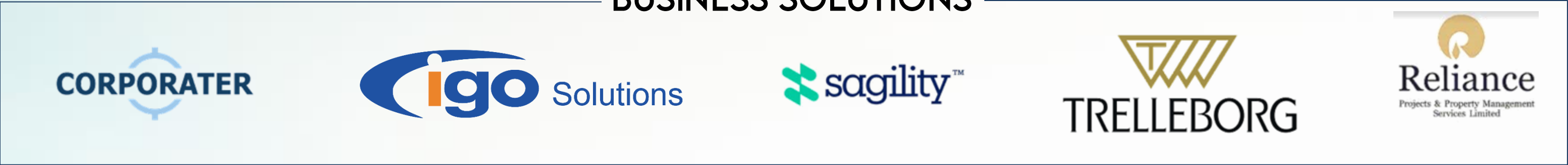
CO-WORKING



FINANCE



BUSINESS SOLUTIONS



250 mts from Forum South Mall and Konanakunte Cross Metro Station.

An IGBC gold pre-certified mixed-use development.

Boutique offices and expansive corporate spaces.





LOCATION ADVANTAGE



Konanakunte Metro Station – 250 m



Forum Mall – 250 m



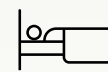
Astra Hospital – 750 m



Konanakunte Police Station – 1.3 km



Delhi Public School - 1.7 km



Holiday Village hotel - 3.5 km



Anjanapura Fire Station - 5.2 km

MASTER PLAN

PROJECT AREA : ~4.94 ACRES

EXTERNAL / LANDSCAPE AMENITIES

1. Entry
2. Security Cabin
3. Drop-off Point
4. Tree Court & Plaza
5. Service Entry
6. Seating Court Area
7. Transformer Yard
8. Entry Ramp
9. HSD Yard
10. Exit Ramp
11. Office Drop off & Pick up
12. Four-Wheeler Parking
13. Two-Wheeler Parking
14. Smoker's Gazebo
15. Amphitheatre
16. Zen Garden
17. Pick-up Point
18. Exit



Crèche



Food Court



EV Charging



Banks/ATMs

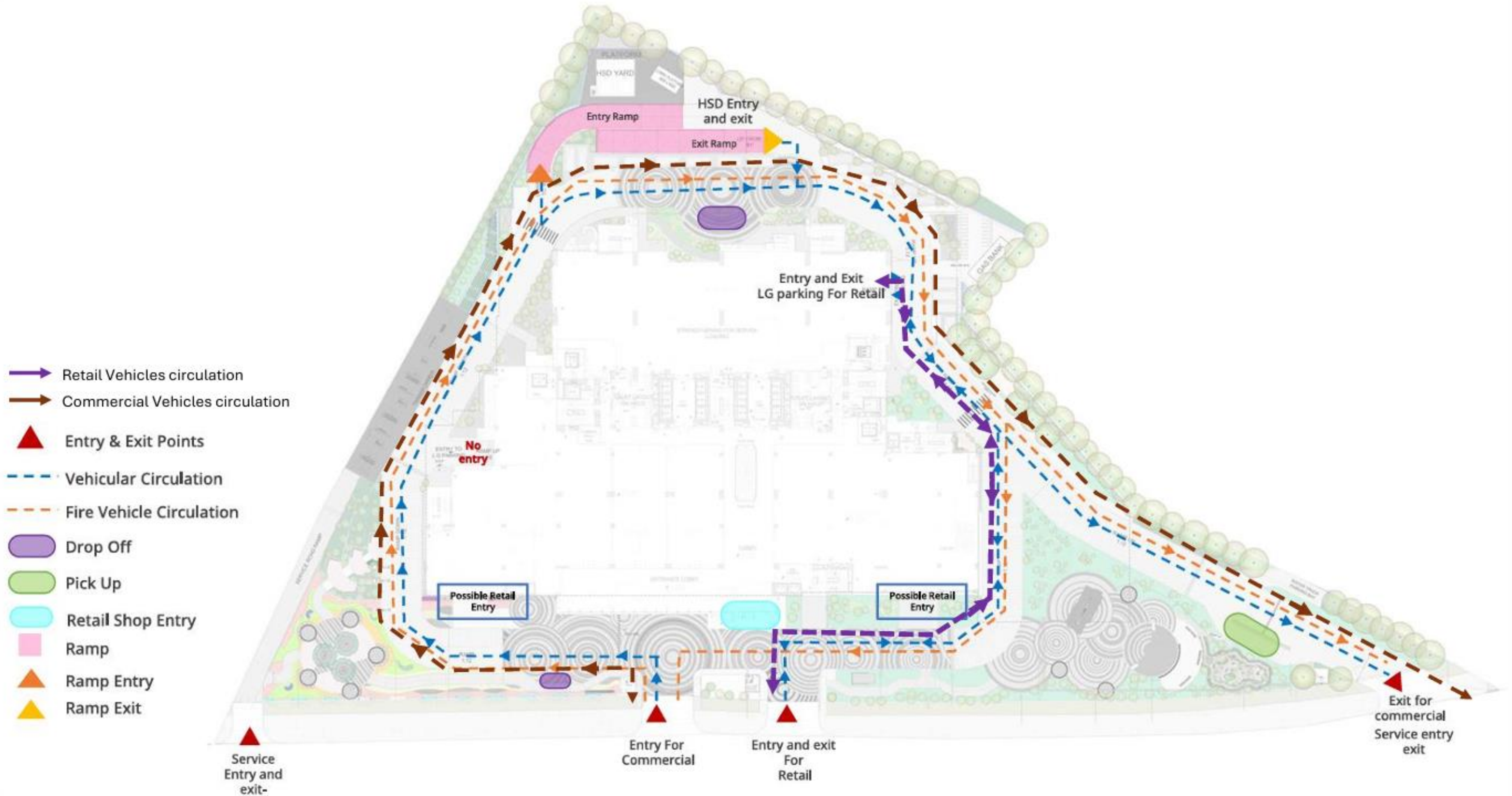


Retail



Landscaped Plazas

TRAFFIC CIRCULATION PLAN

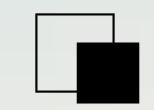


PURVA ZENTECH

KANAKAPURA ROAD



~0.9 Million Sf
of Leasable Area



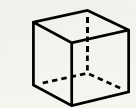
Floor Plate Of
~60,000 Sf



2B + G + 16
Retail + Office
Floors



Floor to Floor
Height
4.05 m.



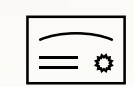
Column Grid
11 X 11 m



1 Car Park Per
1000 sf GLA

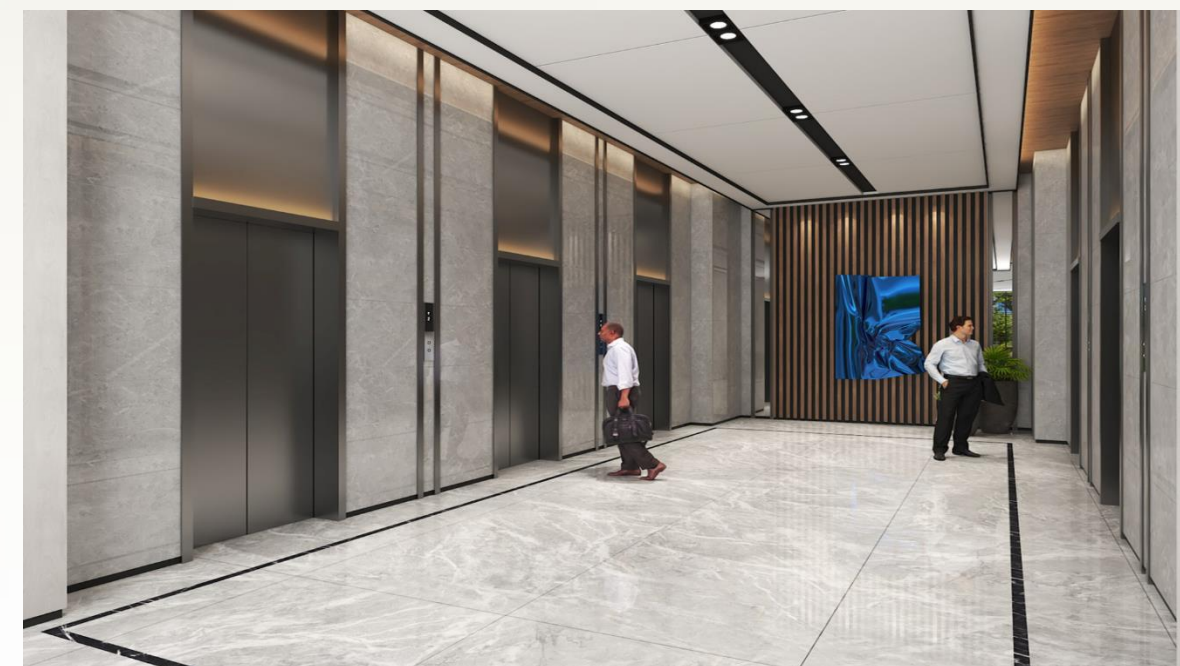


Pre-certified
IGBC Gold



OC Expected
By Apr 2026

LOBBY INTERIORS

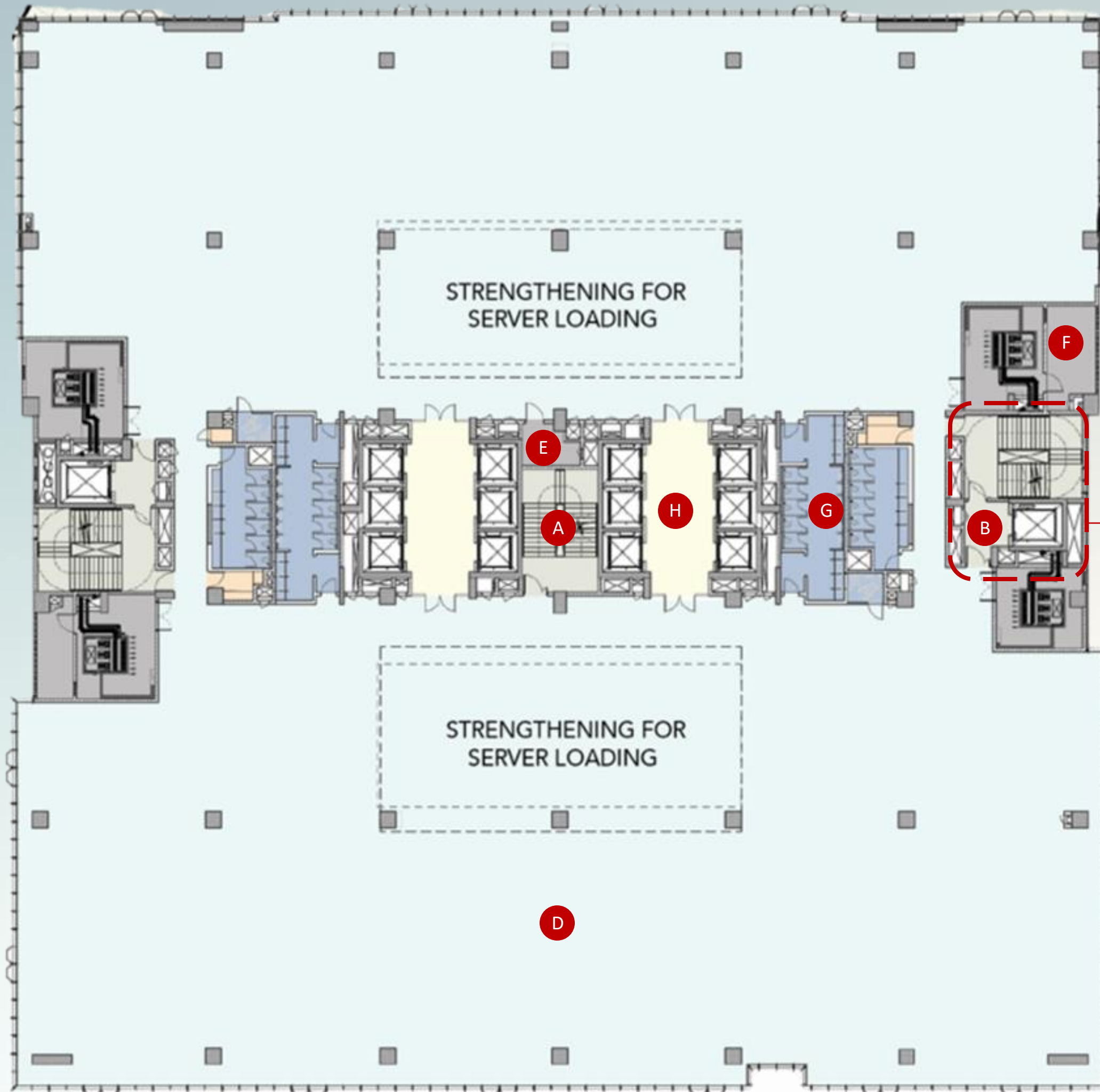


FOOD COURT INTERIORS



TYPICAL FLOOR PLAN

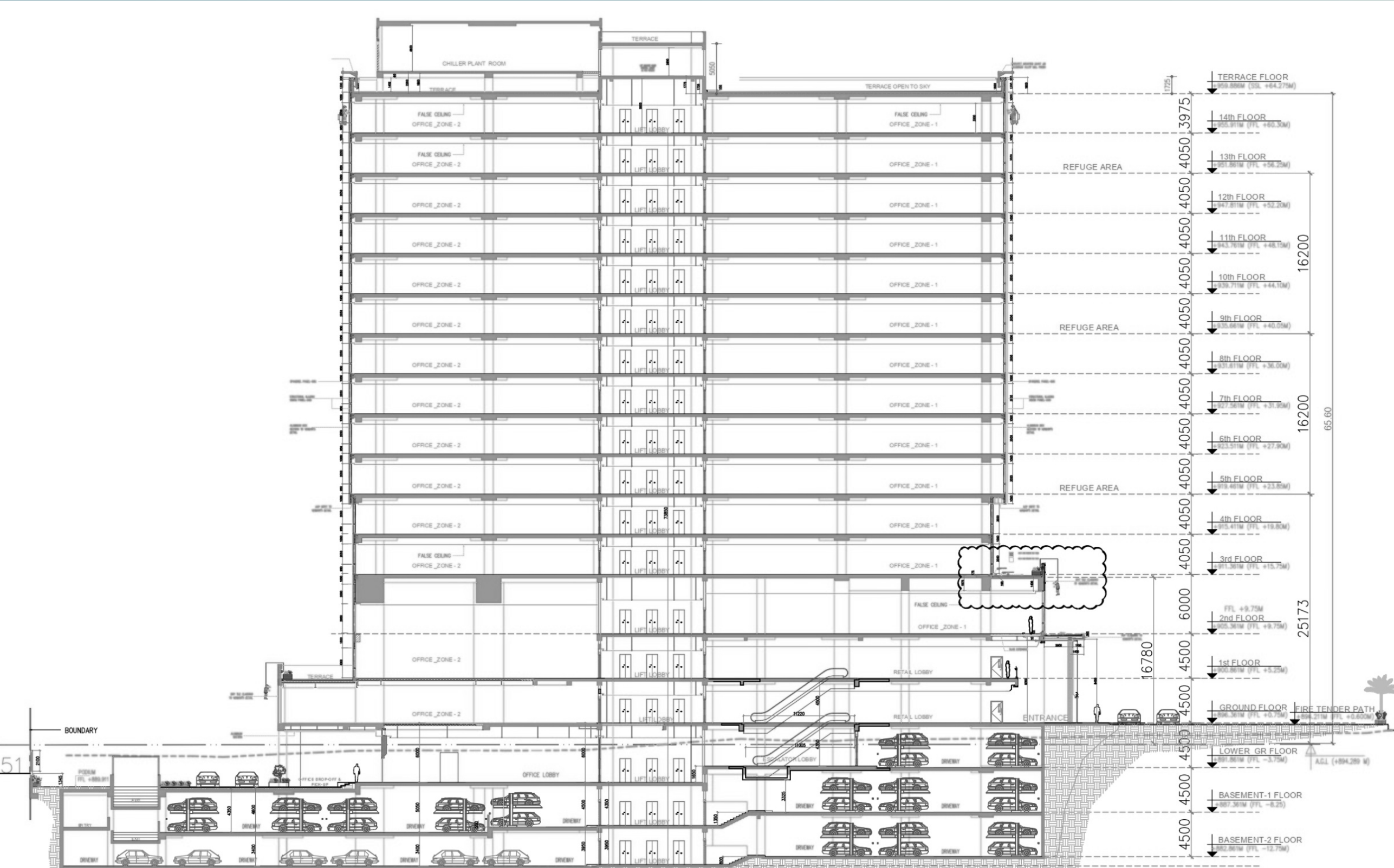
(6TH FLOOR)



Legend:

- A – Staircase 3 nos.
- B – Service Lift Lobby 2 nos.
- C – Fire Tower 2 nos.
- D – Office
- E – Communication Room 1 nos.
- F – AHU Room 4 nos.
- G – Restrooms 2 Cores
- H – Office Lift Lobby

SECTION PLAN



Floor No.	Description	Tenancy Type	Floor Type
16	No Saleble Area		
15	Office	Multi	Normal
14	Office	Multi	Refuge
13	Office	Multi	Normal
12	Office	Multi	Normal
11	Office	Multi	Normal
10	Office	Multi	Refuge
9	Office	Single	Normal
8	Office	Single	Normal
7	Office	Single	Normal
6	Office	Single	Refuge
5	Small Offices	Multi	Normal
4	Office	Multi	Normal
3	Small Offices	Multi	Normal
2	Food Court	Multi	Normal
1	Small Office	Multi	Normal
G	Parking, Creche & Office Lobby	N/A	
B1	Parking	N/A	
B2	Parking	N/A	

BASE BUILDING SPECIFICATIONS

PROJECT DETAILS

- Approx 0.87 million sq ft of Grade-A development comprising retail and office. 2 basements + G + 16 upper floors.
- Typical floor plate of 55,000 sq ft.
- Floor designed to accommodate 1 person for every 80 sq ft of leasable area.
- Double height reception lobby.

ELEVATORS

- Passenger lifts for office floors: 12 nos.
- Service lifts: 2 nos.
- Passenger lifts for Retail floors: 2nos.

SAFETY AND SECURITY SYSTEMS

- Designed as per local and NBC norms.

INTERIOR FINISHES

- Lift lobby and finishes - combination of imported marble/granite
- IPS for office and retail areas.

CENTRALISED AIR CONDITIONING

- Dedicated AHU rooms and common chillers with piping up to AHU and the AHU units on the floor.
- Water cooled for office areas. 800 TR x 2 Nos (Working)
800 TR x 1 Nos (Standby)
- High side AC provisioned for 1 TR/ 500 sq ft of leasable area.
- Space provisioned for clients to install DX units for their critical services.

SUSTAINABILITY

- Pre-certified IGBC Gold Rated Building.

STRUCTURAL DESIGN

- Central core.
- Flat slab with floor-to-floor height of 4.05 M.
- Floor load design of 400 Kg/m² for office & server loading of 1,000 Kg/m² at pre-designated locations.

POWER

- 3 Transformers of 2,500 KVA capacity.
- 100% of power backup through DG available. 2250 KVA X 4
- Power load of 0.8 KVA/100 Sq ft of leasable area.

WATER SUPPLY & SEWAGE TREATMENT PLANT

- Separate underground sump and overhead tanks are provided for domestic as well as fire safety requirements.
- 800 KLD STP with MBR technology.

CONSTRUCTION UPDATES

PROGRESS TIMELINE



Sep '25



Oct '25



Jan '25

Handover for Fitouts

Mar'26

OC Expected

Apr '26

TOWER STATUS

- Chiller room structural works in progress.
- Finishing works in progress.
- Façade work in progress.
- Retro fitting works in progress.



MILESTONES ACHIEVED

- Terrace slab 100% completed.



UPCOMING MILESTONES

- Above terrace work completion.
- Handover for Fitouts– Mar, 2026
- OC Expected – Apr, 2026

CONSTRUCTION PROGRESS - OCTOBER

TOWER VIEW



THANK YOU

Disclaimer: *The information provided in the presentation is conceptual & does not constitute a legal document. Any decision should be made by the client after fully satisfying themselves with all relevant information, documents and independent advice from their attorney. Under no circumstance shall Puravankara Limited be liable for any liabilities arising to anyone acting or refraining from acting as a result of any information contained in this document.

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