

PROVIDENT MERYTA PRIVATE LIMITED

Date: 28.01.2026

To,
The General Manager - DCS
Listing Operations- Corporate Services Dept.
BSE Limited
Phiroze Jeejeebhoy Towers
Dalal Street, Mumbai-400 001

ISIN: INEONF807017 & INEONF807025

Scrip Code: 974309 & 975420

Dear Sir/ Madam,

Sub: Outcome of the Board Meeting held on Wednesday, January 28, 2026.

Ref: Regulation 51, 52, 54, Part-B of Schedule III of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (“Listing Regulations, 2015”)

We write to inform you that the Board of Directors of the Company at its meeting held on Wednesday, January 28, 2026, *inter-alia*:

1. Approved the Un-Audited Financial Results for the quarter and nine months ended December 31, 2025.
2. Approved Limited Review Report of the Company issued by M/s V D S R & Co LLP, Chartered Accountants, a Peer Reviewed Firm for the quarter and nine months ended December 31, 2025.

In this regard, please find attached herewith:

- Un-Audited Financial Results of the Company for the quarter and nine months ended December 31, 2025.
- Limited Review Report issued by M/s V D S R & Co LLP, Chartered Accountants, a Peer Reviewed Firm on the aforesaid Un-audited Financial Results of the Company for the quarter and nine months ended December 31, 2025.
- Disclosures pursuant to Regulation 52(4) of Listing Regulations, 2015 along with financials.
- Security Cover Certificate pursuant to Regulation 54(3) of Listing Regulations, 2015.
- Certificate of Fund Utilization pursuant to Regulation 52(7) of Listing Regulations, 2015.
- Statement of deviation or variation in use of proceeds pursuant to Regulation 52(7A) of Listing Regulations, 2015.
- Net worth Certificate as on December 31, 2025.

The Board meeting commenced at 11:50 AM (IST) and concluded at 01:15 PM (IST)

This is for your information and records.

Yours sincerely
For Provident Meryta Private Limited

Amanda Joy Puravankara
Director
DIN: 07128042

Provident Meryta Private Limited

Corporate Identity Number (CIN): U45500KA2016PTC096065

Regd. Office: No. 130/2, Ulsoor Road, Bangalore, Karnataka - 560042

Email: meryta.secretarial@puravankara.com Website: <https://www.puravankara.com/provident-meryta>

Statement of unaudited financial results for the quarter and nine months ended December 31, 2025

(All amounts in Indian Rupees (₹) (in lakhs) except number of shares and per share data, unless otherwise stated)

Statement of financial results

Sl.No	Particulars	Quarter ended 31.12.2025 [Unaudited]	Preceeding Quarter ended 30.09.2025 [Unaudited]	Corresponding Quarter ended 31.12.2024 [Unaudited]	Year to date figurs for the current period ended 31.12.2025 [Unaudited]	Year to date figurs for the preceeding period ended 31.12.2024 [Unaudited]	Previous Year ended 31.03.2025 [Audited]
1	Income						
	(a) Revenue from operations	-	-	-	-	-	-
	(b) Other operating revenue	-	9.94	2.69	21.16	92.94	98.66
	(c) Other income	110.73	85.96	14.56	253.20	17.11	51.40
	Total income	110.73	95.90	17.25	274.36	110.05	150.06
2	Expenses						
	(a) Sub-contractor cost	87.01	170.97	171.64	477.86	419.61	629.82
	(b) Land purchase cost	-	-	-	-	-	-
	(c) (Increase)/ decrease in inventories of land stock and work-in-progress	(869.59)	(904.58)	(788.97)	(2,677.22)	(2,265.07)	(3,115.13)
	(d) Employee benefits expense	-	-	-	-	-	-
	(e) Finance cost	780.85	732.10	615.95	2,196.26	1,775.00	2,405.51
	(f) Depreciation and amortization expense	0.12	0.12	0.12	0.36	0.36	0.47
	(g) Other expenses	14.14	30.27	90.58	83.03	449.36	472.37
	Total expenses	12.53	28.88	89.32	80.29	379.25	393.04
3	Profit/(loss) before tax (1-2)	98.20	67.02	(72.07)	194.07	(269.20)	(242.98)
4	Tax expense						
	(i) Current tax charge	(24.63)	211.65	423.15	269.44	423.15	454.68
	(ii) Deferred tax charge/(credit)	49.35	(194.78)	(440.40)	(220.61)	(490.47)	(515.37)
	Total	24.72	16.87	(17.25)	48.83	(67.32)	(60.69)
5	Net profit/(loss) for the period (3-4)	73.48	50.15	(54.82)	145.24	(201.88)	(182.29)
6	Other comprehensive income						
	(i) Items that will not be reclassified to profit and loss	-	-	-	-	-	-
	(ii) Income tax relating to items that will not be reclassified to profit and loss	-	-	-	-	-	-
	Total	-	-	-	-	-	-
7	Total Comprehensive Income for the period [Comprising Net profit/(loss) for the period and Other Comprehensive Income (5+6)]	73.48	50.15	(54.82)	145.24	(201.88)	(182.29)
8	Earnings Per Share (EPS) - (in Rs.) (not annualised, face value Rs.100)						
	a) Basic	7,348.00	5,015.00	(5,482.00)	14,524.00	(20,189.25)	(18,228.79)
	b) Diluted	7,348.00	5,015.00	(5,482.00)	14,524.00	(20,189.25)	(18,228.79)
9	Paid-up equity share capital (Face value per share - Rs. 100)	1.00	1.00	1.00	1.00	1.00	1.00
10	Paid up debt capital (refer note 2)	6,267.25	5,918.17	6,457.54	6,267.25	6,457.54	6,138.12
11	Other equity	(244.32)	(317.80)	(409.17)	(244.32)	(409.17)	(389.56)
12	Networth (refer Note 2 below)	(243.32)	(316.80)	(408.17)	(243.32)	(408.17)	(388.56)
13	Capital Redemption reserve (CRR)	-	-	-	-	-	-
14	Debenture redemption reserve (DRR)	-	-	-	-	-	-
15	Ratios (refer Note 3 below)						
	a) Debt equity ratio	(29.28)	(21.39)	(17.92)	(29.28)	(17.92)	(18.00)
	b) Debt service coverage ratio (DSCR)	0.13	0.07	(0.02)	0.06	(0.06)	(0.03)
	c) Interest service coverage ratio (ISCR)	0.13	0.09	(0.12)	0.09	(0.15)	(0.10)
	d) CRR/DRR	-	-	-	-	-	-
	e) Current ratio	0.93	0.93	1.49	0.93	1.49	0.93
	f) Long term debt to working capital	-	-	1.22	-	1.22	-
	g) Bad debts to account receivable ratio	-	-	-	-	-	-
	h) Current liability ratio	1.00	1.00	0.62	1.00	0.62	1.00
	i) Total debts to total assets	0.33	0.34	0.44	0.33	0.44	0.40
	j) Debtors turnover	-	-	-	-	-	-
	k) Inventory turnover	-	-	-	-	-	-
	l) Operating margin %	-	-	-	-	-	-
	m) Net profit margin %	0.66	0.52	(3.18)	0.53	(1.83)	(1.21)

Notes:

- 1 The above unaudited financial results of the Company for the quarter and nine months ended December 31, 2025 have been reviewed and taken on record at the meeting of the Board of Directors of the Company held on January 28, 2026.
- 2 a) Paid up debt capital represents outstanding debt portion non convertible debentures issued by the Company and interest outstanding thereon.
b) Net worth represents total equity, i.e., sum of equity share capital and other equity.
- 3 (a) Debt equity ratio represents total debt [long-term borrowings (including current maturities) + short-term borrowings + interest accrued on borrowings] / total equity [equity share capital+other equity].
(b) DSCR represents profit/ loss from operations before finance cost (net of finance cost inventorised and charged to statement of profit and loss and net of finance cost capitalised), exceptional items and tax expenses/ finance cost (gross of finance cost inventorised and charged to statement of profit and loss and gross of finance cost capitalised) plus principal repayment of loan funds during the period.
(c) ISCR represents profit/ loss from operations before finance cost (net of finance cost inventorised and charged to statement of profit and loss and net of finance cost capitalised), exceptional items and tax expenses/ finance cost (gross of finance cost inventorised and charged to statement of profit and loss and gross of finance cost capitalised) plus principal repayment of loan funds during the period.
(d) CRR/DRR represents Capital Redemption Reserve (CRR) / Debenture redemption reserve (DRR).
(e) Current ratio represents total current assets / total current liabilities.
(f) Long term debt to working capital represents non-current borrowings / working capital [current assets-current liabilities].
(g) Bad debts to account receivable ratio represents Bad debts incurred during the period / Average of opening and closing balances of Trade Receivables.
(h) Current liability ratio represents current liabilities / total liabilities.
(i) Total debts to total assets represents total debts [long-term borrowings, short-term borrowings and interest accrued (included in other financial liabilities)] / total assets.
(j) Debtors turnover represents Revenue from operations / Average of opening and closing balances of Trade Receivables.
(k) Inventory turnover represents Cost of sales [Sub-contractor cost + Cost of project materials consumed + (Increase)/ decrease in inventories of work-in-progress + finance cost inventorised+other expenses inventorised] / Average of opening and closing balances of inventories.
(l) Operating margin % represents Operating profit [Loss before exceptional items and tax - Other income + Finance cost] / Revenue from operations.
(m) Net profit margin % represents Profit for the year/Revenue from operations including other operating income and other income.
- 4 The Company's business activity falls within a single reportable segment, i.e., real estate development. Hence, there are no additional disclosures to be provided under Ind-AS 108 – Segment information with respect to the single reportable segment. Further, the Company is domiciled in India and does not have significant foreign operations.

For and on behalf of the Board of Directors of
Provident Meryta Private Limited

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Name: AMANDA JOY PURAVANKARA
Designation: Director
DIN: 07128042

Place: Bengaluru, India
Date: January 28, 2026

For V D S R & CO LLP
Chartered Accountants

Firm registration number: 001626S/S200085

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Venkatesh Kamath S V
Partner
Membership No 202626



V D S R & CO., LLP

CHARTERED ACCOUNTANTS

Independent Auditor's Review Report on the Quarterly and Year to Date Unaudited Financial Results of the Company pursuant to Regulations 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

To Board of Directors of
Provident Meryta Private Limited

Introduction

We have reviewed the accompanying statement of unaudited financial results of Provident Meryta Private Limited (the "Company") for the quarter ended December 31, 2025 (the "Statement") attached herewith, being submitted by the Company pursuant to the requirements of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations").

This statement, which is the responsibility of the Company management and approved by the Company's board of directors, had been prepared in accordance with the recognition and measurement principals laid down in Indian Accounting Standard 34, (IND AS 34) "interim Financial Reporting" prescribed under section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India. Our responsibility is to express a conclusion on the statement based on our review.

Scope of review

We conducted our review in accordance with Standard on Review Engagements (SRE) 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Institute of Chartered Accountants of India. This Standard requires that we plan and perform the review to obtain moderate assurance as to whether statement is free of material misstatement. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Head office:
No 3A, 3rd Floor, Amber Crest
Apartment No. 37, Pantheon Road,
Egmore, Chennai- 600 008.
Ph: 9840412632

Bangalore Branch:
III Floor, Suvarna Towers, 70/5,
Nagarabhavi Main Road, Vijayanagara
Bengaluru- 560 040.
Ph: 9880715962

Sagar Branch:
RP Road, Opp. Suvidha Super
Market (Dwarakanath Kalamandir),
Sagar, Shivamogga - 577 401
Ph: 9482447062

Conclusion

Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying statement prepared in accordance with applicable Indian Accounting Standards specified under section 133 of the Companies Act, 2013 and other recognised accounting practices does not give a true and fair view.

for V D S R & Co LLP
Chartered Accountants
FRN No.: 001626S/S200085

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Venkatesh Kamath S V
Partner
Membership No: 202626

Place: Bengaluru
Date: 28th January 2026

(This document is certified using the UDIN facility of ICAI and can be verified at www.udin.icai.org with reference no. 26202626YTNEBL7474)



V D S R & CO., LLP

CHARTERED ACCOUNTANTS

Statutory Auditor's Certificate on Security Cover and Compliance with all Covenants as at the quarter ended December 31 ,2025, under Regulation 56(1)(d) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) for submission to Vistra ITCL (India) Limited (the 'Debenture Trustee')

To

The Board of Directors,
Provident Meryta Private Limited

We V D S R & Co. LLP, Chartered Accountants, are the Statutory Auditors of the Company and have been requested by the Company to examine the Compliance with Covenants for its listed secured non- convertible debt securities as at the quarter ended December 31 ,2025.

Pursuant to the requirements of the SEBI Regulations, it is our responsibility to provide limited assurance as to whether the details furnished by the Company in the Statement in respect of maintenance of security cover and compliance with the covenants are in compliance with the terms of the Debenture Trust Deed as at the quarter ended December 31, 2025.

In this regard, based on our examination of Debenture Trust Deed and other documents presented to us, we confirm that:

- a) The Debenture Trust Deed does not prescribe any financial covenants to be complied with by the Company and no such covenant is applicable to the Company and needs to be disclosed in this Statement.
- b) We enquired with the management with respect to other covenants applicable to the Company and the Management has represented and confirmed that the Company has complied with all the covenants as prescribed in the Debenture Trust Deed, as at the quarter ended December 31, 2025.
- c) We have not performed any further procedures in this regard.

Conclusion

Based on the procedures performed by us above and according to the information and explanations received and management representations obtained, nothing has come to our attention that causes us to believe that the details furnished by the Company in the accompanying Statement are not in compliance with the terms of the Debenture Trust Deed as at the quarter ended December 31, 2025.

For V D S R & Co LLP,
Chartered Accountants
FRN No.: 001626S/S200085

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Venkatesh Kamath S V
Partner
Membership No: 202626
Place: Bengaluru
Date: 28-01-2026

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Head office:

No 3A, 3rd Floor, Amber Crest
Apartment No. 37, Pantheon Road,
Egmore, Chennai- 600 008.
Ph: 9840412632

Bangalore Branch:

III Floor, Suvarna Towers, 70/5,
Nagarabhavi Main Road, Vijayanagara
Bengaluru- 560 040.
Ph: 9880715962

Sagar Branch:

RP Road, Opp. Suvidha Super
Market (Dwarakanath Kalamandir),
Sagar, Shivamogga - 577 401
Ph: 9482447062

Annexure 1A- Computation of Security Cover on standalone basis

Note 1: Market value as per valuation report dated 16th May 2025 of total property of 51.6 Acres is Rs 215.24 Crores out of which Meryta portion is 31 Acres.

Note 2: The above *pari passu* charge on receivables includes a 48% portion hypothecated towards borrowings availed by the Holding Company, Provident Housing Limited from HDFC Capital Affordable Real Estate Fund(H-Care). The "Loan" amount shown in Column H represents the portion transferred to the Holding Company against these borrowings.

For V D S R & Co LLP
Chartered Accountants
FRN No.: 001626S/S200

SAGARVASUDEV VENKATESH
KAMATH

Place: Bengaluru
Date: January 28, 2026

UDIN:262026261DBRC014661



V D S R & CO., LLP

CHARTERED ACCOUNTANTS

END USE CERTIFICATE

Vistra ITCL (India) Limited

IL&FS Financial Centre, Plot C-22,
G Block, Bandra-Kurla Complex,
Bandra (East) Mumbai-400 051

Re: Certificate of utilization of funds raised by Provident Meryta Private Limited for the purpose of Land Acquisition through private placement of Fully secured, listed, Redeemable, Cumulative, Non-convertible Series I Debentures.

We have verified the books of accounts and other relevant records of Provident Meryta Private Limited having their office at No 130/2, Ulsoor Road, Bangalore-560042 to ascertain the end use of funds raised through issue of debentures issued vide Debenture Trust Deed Dated 30th September 2022. Based on verification of books of accounts and according to information and explanations furnished by the management, We certify the end use of funds as under.

Particulars	Amount as on 01-10-2025	Transactions During the quarter	Amount as on 31-12-2025
Source of Funds			
Funds raised through the issue of debentures	60,00,00,000	-	60,00,00,000
Utilization of Funds			
Payment towards land at Kayarambedu Village, Chennai which was Funded by IIFL Wealth Prime Limited and repaid from proceeds of Debentures and incurred for project development expenses	60,00,00,000	-	60,00,00,000

The company has utilized the proceeds from issue of debentures towards the purpose for which the same has been raised and which is specified in the Debenture Trust Deed.

for V D S R & Co LLP
Chartered Accountants
FRN No.: 001626S/S200085

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Date: 2026.01.28 12:20:49 +05'30'

Venkatesh Kamath S V
Partner
Membership No: 202626
Place: Bangalore
Date: 28-01-2026
UDIN: 26202626LOCMDE3686

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PROVIDENT MERYTA PRIVATE LIMITED

Annexure

A. Statement of utilization of issue proceeds pursuant to Regulation 52(7A) of Listing Regulations, 2015:

Name of the Issuer	ISIN	Mode of Fund Raising (Public Issues/ Private Placement)	Type of instrument	Date of raising funds	Amount raised	Funds utilized	Any deviation (Yes/No)	If 8 is Yes, then specify the purpose of for which the funds were utilized	Remarks, if any
1	2	3	4	5	6	7	8	9	10
Provident Meryta Private Limited	INEONF807017	Private Placement	Listed, Secured, Rated, Redeemable, Zero Coupon, Non-Convertible Debentures	14-10-2022	Rs. 57 crores	Rs. 57 Crores	No	Not Applicable	None
Provident Meryta Private Limited	INEONF807025	Private Placement	Listed, Secured, Rated, Redeemable, Zero Coupon, Non-Convertible Debentures	21-02-2024	Rs. 3 crores	Rs. 3 crores	No	Not Applicable	None

B. Statement of deviation/ variation in use of issue proceeds pursuant to Regulation 52(7A) of Listing Regulations, 2015:

Particulars	Remarks	
Name of listed entity	Provident Meryta Private Limited	
Mode of fund raising	Private Placement	
Type of instrument	Listed, Secured, Rated, Redeemable, Zero Coupon, Non-Convertible Debentures	
Date of raising funds	14-10-2022	21-02-2024
Amount raised	Rs. 57 crores	Rs. 3 crores
Report filed for quarter ended	December 31, 2025	December 31, 2025
Is there a deviation/ variation in use of funds raised?	No	
Whether any approval is required to vary the objects of the issue stated in the prospectus / offer document?	Yes/ No	
If yes, details of the approval so required?	Not Applicable	
Date of approval	Not Applicable	

PROVIDENT MERYTA PRIVATE LIMITED

Explanation for the deviation/ variation	Not Applicable	Not Applicable
Comments of the audit committee after review	Not Applicable	Not Applicable
Comments of the auditors, if any	Not Applicable	Not Applicable

Objects for which funds have been raised and where there has been a deviation/ variation, in the following table:						
Original object	Modified object, if any	Original allocation	Modified allocation, if any	Funds utilized	Amount of deviation/ variation for the quarter according to applicable object (in Rs. Crore and in %)	Remarks, if any
Not Applicable						

Deviation could mean:

- Deviation in the objects or purposes for which the funds have been raised.
- Deviation in the amount of funds actually utilized as against what was originally disclosed.

This is for your information and records.

Thanking you.
Yours sincerely,

For Provident Meryta Private Limited

Amanda Joy Puravankara
Director
DIN: 07128042



V D S R & CO., LLP

CHARTERED ACCOUNTANTS

Net worth Certificate

This is to certify that Networth of Provident Meryta Private Limited having its registered office address at 130/2, Ulsoor Road, Bangalore, Karnataka -560042 has been calculated as under:

Net worth as on#: 31 December 2025

Particulars	Amount (in Rs.)
Paid up Capital	1,00,000
Add: Reserve & Surplus	(2,44,32,042)
Less: Accumulated losses, if any	NIL
Less: Miscellaneous Expenditure	NIL
Total Networth	(2,43,32,042)

Book Value per share of Rs.100 each (in Rs.)	(24,332.04)
<i>Total Networth / Total number of outstanding shares</i>	

Networth to be calculated as per limited reviewed financials for the quarter ended as 31st December 2025

This is to certify that the above-mentioned information is true to the best of our knowledge and belief, according to the books and documents produced before us for verification.

for V D S R & Co LLP.,
Chartered Accountants,
FRN No.: 001626S/S200085

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Date: 2026.01.28 12:21:49 +05'30'

Venkatesh Kamath S V
Partner
Membership No: 202626

Place: Bengaluru
Date: 28-01-2026

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