

PURVA SAPPHIRE LAND PRIVATE LIMITED

Date: 06.11.2025

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

Scrip Code: 975149
ISIN: INE0POA08014

Dear Sir/Madam,

Sub: Outcome of the Board Meeting held on Thursday, November 06, 2025

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, with reference to the captioned subject, the Board of Directors of Purva Sapphire Land Private Limited ("the Company") at its meeting held on Thursday, November 06, 2025, inter-alia:

- 1) Approved the Un-audited Financial Results of the Company for the quarter and half-year ended September 30, 2025.
- 2) Approved Limited Review Report of the Company issued by M/S MOJ & Associates, Chartered Accountants, peer reviewed firm, for the quarter and half-year ended September 30, 2025.

In this regard, attached herewith the following for your record:

- 1) Un-audited Financial Results of the Company for the quarter and half-year ended September 30, 2025.
- 2) Limited Review Report issued by M/S MOJ & Associates, Chartered Accountants, peer reviewed firm, on the aforesaid un-audited Financial Results of the Company for the quarter and half-year ended September 30, 2025.
- 3) Disclosures under Regulation 52(4) of SEBI (LODR) Regulations, 2015 along with Financials.
- 4) Statement of Deviation or Variation in use of proceeds pursuant to Regulation 52(7)(A) of SEBI (LODR) Regulations, 2015.
- 5) Security Cover Certificate under Regulation 54(3) of SEBI (LODR) Regulations, 2015
- 6) Net Worth as on September 30, 2025.

The Board Meeting Commenced at 12:00 P.M. (IST) and concluded at 3:25 P.M. (IST).

This is for your information and records.

Yours sincerely,
For Purva Sapphire Land Private Limited

Shivani S Hiremath
Company Secretary and Compliance Officer
M. No.: A76492

Registered Office: #130/1, Ulsoor Road, Bengaluru-560 042 Tel: 91-080-2559 900/4343 9999 Fax: 91-080-2559 9350

CIN: U45201KA2007PTC042437; E-mail: sapphire@puravankara.com

Statement of unaudited financial results for the quarter and six months ended September 30, 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 30.09.2025	Preceding Quarter ended 30.06.2025	Corresponding Quarter ended 30.09.2024	Year to date figures for the current period ended 30.09.2025	Year to date figures for the preceding period ended 30.09.2024	Previous Year ended 31.03.2025
		[Unaudited]	[Unaudited]	[Unaudited]	[Unaudited]	[Unaudited]	[Audited]
1	Income						
	(a) Revenue from operations	-	-	-	-	-	-
	(b) Other income	0.20	-	25.24	0.20	41.93	54.19
	Total income	0.20	-	25.24	0.20	41.93	54.19
2	Expenses						
	(a) Sub-contractor cost	-	-	-	-	-	-
	(b) Land purchase cost	5.44	-	-	5.44	226.04	5,089.04
	(c) (Increase)/ decrease in inventories of land stock and work-in-progress	(165.60)	(265.98)	-	(431.58)	(226.04)	-5,264.04
	(d) Finance cost	190.46	183.46	169.46	373.92	332.53	679.62
	(e) Other expenses	2.57	117.69	1.34	120.26	4.37	24.31
	Total expenses	32.87	35.17	170.80	68.04	336.90	528.93
3	Profit/(loss) before tax (1-2)	(32.67)	(35.17)	(145.56)	(67.84)	(294.97)	(474.74)
4	Tax expense						
	(i) Current tax charge	-	-	-	-	-	-
	(ii) Deferred tax charge/(credit)	(8.49)	(9.15)	(37.85)	(17.64)	(75.45)	(122.19)
	Total	(8.49)	(9.15)	(37.85)	(17.64)	(75.45)	(122.19)
5	Net profit/(loss) for the period (3-4)	(24.18)	(26.02)	(107.71)	(50.20)	(219.52)	(352.55)
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)]	(24.18)	(26.02)	(107.71)	(50.20)	(219.52)	(352.55)
8	Earnings Per Share (EPS) - (in Rs.) (not annualised, face value Rs.10)						
	a) Basic	(241.80)	(260.20)	(1,077.13)	(502.00)	(2,195.21)	(3,525.54)
	b) Diluted	(241.80)	(260.20)	(1,077.13)	(502.00)	(2,195.21)	(3,525.54)
9	Paid-up equity share capital (Face value per share - Rs. 10)	1.00	1.00	1.00	1.00	1.00	1.00
10	Paid up debt capital (refer note 2)	6,560.44	6,369.98	5,839.44	6,560.44	5,203.32	6,186.53
11	Other equity	(625.01)	(600.84)	(441.78)	(625.01)	(441.78)	(574.81)
12	Networth (refer Note 2 below)	(624.01)	(564.99)	(440.78)	(624.01)	(440.78)	(573.81)
13	Capital Redemption reserve (CRR)	-	-	-	-	-	-
14	Debenture redemption reserve (DRR)	-	-	-	-	-	-
15	Ratios (refer Note 4 below)						
	a) Debt equity ratio	(10.57)	(10.67)	(13.32)	(10.57)	(13.32)	(10.84)
	b) Debt service coverage ratio (DSCR)	0.83	0.81	0.14	0.82	0.11	0.30
	c) Interest service coverage ratio (ISCR)	0.83	0.81	0.14	0.82	0.11	0.30
	d) CRR/DRR	-	-	-	-	-	-
	e) Current ratio	0.87	0.87	153.33	0.87	153.33	0.87
	f) Long term debt to working capital	-	-	1.11	-	1.11	-
	g) Bad debts to account receivable ratio	-	-	-	-	-	-
	h) Current liability ratio	1.00	1.00	0.01	1.00	0.01	1.00
	i) Total debts to total assets	1.10	1.10	1.08	1.10	1.08	1.10
	j) Debtors turnover	-	-	-	-	-	-
	k) Inventory turnover	-	-	-	-	-	-
	l) Operating margin %	-	-	-	-	-	-
	m) Net profit margin %	-	-	-	-	-	-

b. Statement of assets and liabilities

Sl.No	Particulars	As at 30.09.2025 [Unaudited]	As at 31.03.2025 [Audited]
A	ASSETS		
1	Non-Current Assets		
(a)	Financial assets		
	Other financial assets	0.10	-
(b)	Deferred tax assets (net)	214.16	196.52
(c)	Assets for current tax (net)	5.20	10.77
	Sub-total - Non Current Assets	219.46	207.29
1	Current Assets		
(a)	Inventories	5,695.63	5,264.04
(b)	Financial assets		
	(i) Cash and cash equivalents	17.71	137.74
	(iii) Bank balances other than (ii) above		
		39.23	39.13
(c)	Other current assets		
	Sub-total - Current Assets	5,752.56	5,440.92
	TOTAL ASSETS	5,972.02	5,648.21
B	EQUITY		
(a)	Equity share capital	1.00	1.00
(b)	Other equity	(625.01)	(574.81)
	Sub-total - Equity	(624.01)	(573.81)
2	Current Liabilities		
(a)	Financial liabilities		
	(i) Borrowings	6,593.23	6,219.32
	(ii) Trade payables		
	a) total outstanding dues of micro enterprises and small enterprises	-	-
	b) total outstanding dues of creditors other than micro enterprises and small enterprises	2.76	2.45
	(iii) Other financial liabilities		
(b)	Other current liabilities	0.05	0.25
(c)	Provisions		
(d)	Current tax liabilities (net)		
	Sub-total - Current Liabilities	6,596.04	6,222.03
	TOTAL EQUITY AND LIABILITIES	5,972.02	5,648.21

c. Statement of cash flows

(Rs. In Lakhs)

Sl.No	Particulars	As at 30.09.2025 [Unaudited]	As at 30.09.2024 [Unaudited]
A.	Cash flow from operating activities		
	Profit/(Loss) before tax	(67.84)	(294.97)
	Adjustments to reconcile profit after tax to net cash flows:		
	Finance cost	373.92	332.53
	Interest income	-	(41.93)
	Operating profit before working capital changes	306.08	(4.37)
	Working capital adjustments:		
	(Increase)/decrease in trade receivables		
	(Increase)/ decrease in inventories	(431.58)	(226.04)
	(Increase)/ decrease in loans		
	(Increase)/ decrease in non current assets		(11.21)
	(Increase)/ decrease in other assets	5.37	4.63
	Increase/ (decrease) in trade payables	0.31	(1.95)
	Increase/ (decrease) in other liabilities	(0.19)	(0.32)
	Cash (used in)/ received from operations	(120.02)	(239.26)
	Income tax paid (net)	-	-
	Net cash flows (used in)/from operating activities	(120.02)	(239.26)
B.	Cash flows from investing activities		
	Purchase of property, plant and equipment	-	-
	Net cash flows from / (used in) investing activities	-	-
C.	Cash flows from financing activities		
	Loans taken from related parties	-	(11.59)
	Finance cost paid	(0.01)	(1.03)
	Finance income	-	41.93
	Net cash (used in)/from financing activities	-0.01	29.31
		(120.03)	(209.95)
	Cash and cash equivalents at the beginning of the period	137.74	5,245.58
	Cash and cash equivalents at the end of the period	17.71	5,035.63

Components of cash and cash equivalents:

Particulars	As at 30.09.2025 [Unaudited]	As at 30.09.2024 [Unaudited]
Balance with banks		
- on current accounts	17.71	6.16
- in deposit accounts with original maturity of less than 3 months	-	5,029.47
As reported in Balance Sheet	17.71	5,035.63

Notes:

- 1 The above unaudited financial results of the Company for the quarter and six months ended September 30, 2025 have been reviewed and taken on record at the meeting of the Board of Directors of the Company held on November 06, 2025.
- 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).
(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.
- 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
Purva Sapphire Land Private Limited**

**Niraj
Kumar
Gautam**
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by Niraj Kumar
Gautam
Date: 2025.11.06
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Name: Niraj Kumar Gautam
Designation: Director
DIN: 07868503

Place: Bengaluru, India
Date: November 06, 2025

For M O J & Associates

Chartered Accountants
FRN No.: 015425S

**AVNEEP
LALITH
MEHTA**

Avneep L. Mehta
Partner
Membership No 225441

M O J & Associates

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

Purva Sapphire Land Private Limited

Introduction

We have reviewed the accompanying statement of unaudited financial results (the "Statement") of Purva Sapphire Land Private Limited (the "Company") for the period ended 30th September 2025 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.

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 recognized accounting practices does not give a true and fair view.

for **M O J & Associates**

Chartered Accountants

Firm Registration Number: 015425S

**AVNEEP
LALITH
MEHTA**

Digitally signed by AVNEEP LALITH
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Avneep Mehta

Partner

Membership Number: 225441

Date: 06th November 2025

Place: Bengaluru

UDIN: 25225441BMHZTJ1937

M O J & Associates

Chartered Accountants

Statutory Auditor's Certificate on Security Cover and Compliance with all Covenants as at the period ended September 30, 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 IDBI Trusteeship Services Limited (the 'Debenture Trustee')

To
The Board of Directors
Purva Sapphire Land Private Limited

We, M O J and Associates, Chartered Accountants, are the Statutory Auditors of the Company and have been requested by the Company to examine the Compliance with Covenants for its unsecured listed non-convertible debt securities as at the period ended 30th September 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 as per Annexure 1A and compliance with the covenants are in compliance with the terms of the Debenture Trust Deed as at the period ended 30th September 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 period ended 30th September 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 period ended 30th September 2025.

for **M O J & Associates**
Chartered Accountants
Firm Registration Number: 015425S

AVNEEP
LALITH
MEHTA

Avneep L Mehta
Partner
Membership Number: 225441

Date: 06th November 2025
Place: Bengaluru
UDIN:25225441BMHZTE6882

Digitally signed by AVNEEP LALITH MEHTA
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Annexure 1A- Computation of Security Cover on standalone basis

Rs. In lakhs															
Column A	Column B	Column C	Column D	Column E	Column F	Column G	Column H	Column I	Column J	Debt Not backed by any assets offered as security	Column K	Column L	Column M	Column N	Column O
Particulars	Description of asset for which this certificate relate	Exclusive Charge	Exclusive Charge	Pari- Passu Charge	Pari- Passu Charge	Pari- Passu Charge	Assets not offered as Security	Elimination (amount in negative)	(Total C to H)		Related to only those items covered by this certificate	Market Value for Assets charged on Exclusive basis	Carrying /book value for exclusive charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRA market value is not applicable)	Market Value for Pari passu charge Assets (viii)	Carrying /book value for exclusive charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRA market value is not applicable)
		Debt for which this certificate being issued	Other Secured Debt	Debt for which this certificate being issued	Assets shared by pari passu debt holder (includes debt for which this certificate is issued & other debt with pari-passu charge)	Other assets on which there is pari- Passu charge (excluding items covered in column F)		Debt amount considered more than once (due to exclusive plus pari passu charge)							
		Book Value	Book Value	Yes/No	Book Value	Book Value									
ASSETS															
Property, Plant and Equipment		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Capital Work-in- Progress		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Right of Use Assets		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Intangible Assets		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Intangible Assets under Development		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Investments		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Loans		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Inventories		5,695.63	-	-	-	-	-	-	5,695.63	-	-	-	-	-	-
Trade Receivables		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Cash and Cash Equivalents		17.71	-	-	-	-	-	-	17.71	-	-	-	-	-	-
Bank Balances other than Cash and Cash Equivalents		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Deferred tax assets (net)		-	-	-	-	-	214.16	-	214.16	-	-	-	-	-	-
Assets for current tax (net)		-	-	-	-	-	5.20	-	5.20	-	-	-	-	-	-
Others		39.23	-	-	-	-	0.10	-	39.33	-	-	-	-	-	-
Total		5,752.56	-	-	-	-	219.46	-	5,972.03	-	-	-	-	-	-
LIABILITIES															
Debt securities to which this certificate pertains (Gross value)	Listed non-convertible debt securities of Rs.5200 lakhs	5,200.00	-	-	-	-	-	-	5,200.00	-	-	-	-	-	-
Unamortised Transaction costs pertaining to above debt securities to which this certificate pertains		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other debt sharing pari-passu charge with above debt		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Debt			-	-	-	-	6,593.23	-	6,593.23	32.80	-	-	-	-	-
Subordinated debt			-	-	-	-	-	-	-	-	-	-	-	-	-
Borrowings			-	-	-	-	-	-	-	-	-	-	-	-	-
Bank			-	-	-	-	-	-	-	-	-	-	-	-	-
Debt Securities			-	-	-	-	-	-	-	-	-	-	-	-	-
Others			-	-	-	-	(5,200.00)	-	(5,200.00)	-	-	-	-	-	-
Trade payables			-	-	-	-	2.76	-	2.76	-	-	-	-	-	-
Lease Liabilities		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Provisions			-	-	-	-	-	-	-	-	-	-	-	-	-
Others			-	-	-	-	0.05	-	0.05	-	-	-	-	-	-
Share capital			-	-	-	-	1.00	-	1.00	-	-	-	-	-	-
Reserves and surplus			-	-	-	-	(625.01)	-	(625.01)	-	-	-	-	-	-
Total		5,200.00	-	-	-	-	772.03	-	5,972.03	-	-	-	-	-	-
Cover on Book Value															
Cover on Market Value															
	Exclusive Security Cover Ratio	1.11		Pari-Passu Security Cover Ratio	-										

Note:
Liabilities considered for asset coverage ratio, do not include notional Interest on Debentures accrued in the audited financial statements as per IND AS 32 and IND AS 109-Financial Instruments- Classification, Recognition, and Measurement, as Debenture holders are not entitled to any fixed interest and are eligible for a certain revenue share of the entire amount realized from the sales of the saleable area of the project

For M O J & Associates
Chartered Accountants
FRN No.: 015425S

AVNEEP
LALITH
MEHTA

Avneep I Mehta
Partner
Membership No 225441

Place: Bengaluru
Date: 06th November 2025

UDIN:25225441BMHZTF3553

PURVA SAPPHIRE LAND PRIVATE LIMITED

Date: **06.11.2025**

To,
The General Manager - DCS
Listing Operations- Corporate Services Dept.
BSE Limited
Phiroze Jeejeebhoy Towers
Dalal Street, Mumbai-400001

Scrip Code: 975149
ISIN: INE0POA08014

Dear Sir/ Madam,

Sub: Statement of deviation or variation in use of proceeds of 5200 (Five Thousand and Two Hundred) Listed, Unsecured, Rated, Redeemable, Zero Coupon, Non-Convertible Debentures of Face value Rs. 1,00,000/- (Rupees One Lakh).

Ref: Regulation 52(7A) of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations"):

We hereby certify that the funds raised by the Company by issue of 5200 (Five Thousand and Two Hundred) Listed, Unsecured, Rated, Redeemable, Zero Coupon, Non-Convertible Debentures of Face value Rs. 1,00,000/- (Rupees One Lakh) on a Private Placement basis have been fully utilized for the purpose it was raised and the purpose for which these proceeds were raised has also been achieved.

Hence, the requirement of providing End use Certificate is no longer needed as per Regulation 52(7) of Listing Regulations.

The Statement of utilization of issue proceeds pursuant to Regulation 52(7) of Listing Regulations, 2015 and Statement of deviation/ variation in use of issue proceeds pursuant to Regulation 52(7A) of Listing Regulations, 2015 is attached herewith as *Annexure - A* and *Annexure - B*.

This is for your information. Kindly take the same on records.

Thank you,
Yours sincerely

For Purva Sapphire Land Private Limited

Shivani S Hiremath
Company Secretary & Compliance Officer
M. No.: A76492

PURVA SAPPHIRE LAND PRIVATE LIMITED

Annexure

A. Statement of utilization of issue proceeds pursuant to Regulation 52(7) 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
Purva Sapphire Land Private Limited	INE0POA08014	Private Placement	Listed, Unsecured, Rated, Redeemable, Zero Coupon, Non-Convertible Debentures	28-09-2023	Rs. 52 crores	Rs. 52 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	Purva Sapphire Land Private Limited
Mode of fund raising	Private Placement
Type of instrument	Listed, Unsecured, Rated, Redeemable, Zero Coupon, Non-Convertible Debentures
Date of raising funds	28-09-2023
Amount raised	Rs. 52 crores
Report filed for quarter ended	September 30, 2025
Is there a deviation/ variation in use of funds raised?	No
Whether any approval 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
Explanation for the deviation/ variation	Not Applicable
Comments of the audit committee after review	Not Applicable

PURVA SAPPHIRE LAND PRIVATE LIMITED

Comments of the auditors, if any	Not Applicable
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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.

Thank you.

Yours sincerely

For Purva Sapphire Land Private Limited

Shivani S Hiremath
Company Secretary & Compliance Officer
M. No.: A76492

M O J & Associates

Chartered Accountants

Networth Certificate

To,
IDBI Trusteeship Services Limited
Ground floor, Universal Insurance building,
Sir Phirozshah Mehta Road, Fort,
Mumbai, Maharashtra-400 001

This is to certify that Networth of Purva Sapphire Land Private Limited having its registered office address at No. 130/1, Ulsoor Road, Bangalore- 560042 has been calculated as under:

Networth as on #: 30th September 2025

Particulars	Amount (in Rs.)
Assets(A=i+ii)	59,72,02,587
Non-current assets(i=a+b+c)	2,19,46,360
(a) Deferred tax assets (net)	2,14,15,896
(b) Assets for current tax (net)	5,20,464
(c) Other financial asset	10,000
Current assets(ii=a+b+c)	57,52,56,228
(a) Inventories (Land)	56,95,62,811
(b) Balances with banks (Current account)	17,70,641
(c) Other current assets (Land contracts)	39,22,776
Liabilities(B=i+ii+iii)	65,96,03,970
Current Borrowings(i)	65,93,23,149
5200 Listed Rated Unsecured Redeemable Non-Convertible Debentures of Rs. 1 lakh each*	65,60,43,639
Loan from related parties	32,79,510
Trade Payables(ii)	2,76,029
Other current liabilities(iii)	4,792
Total Networth (A-B)	(6,24,01,381)

Book Value per share of Rs.10 each (in Rs.)	
<i>Total Networth / Total number of outstanding shares</i>	(62,401.38)

Networth to be calculated as per unaudited financial position as on 30th September 2025.

* The net worth calculation includes a guarantee provided by Puravankara Limited to Purva Sapphire Land Private Limited for an amount of ₹63,69,98,184. This amount is related to the debentures issued by Purva Sapphire Land Private Limited. These debentures are unsecured and have been considered in the overall net worth assessment.

Purpose of Certificate: This net worth certificate is issued for the purpose of complying with the terms of the Debenture Trust Deed between Puravankara Limited and Purva Sapphire Land Private Limited, with IDBI Trusteeship Services Limited as the Debenture Trustee.

Restrictions of Certificate: This certificate is intended solely for the purpose of compliance with the Debenture Trust Deed and should not be used for any other purpose without the prior written consent of the issuing Chartered Accountant. The information contained in this certificate is based on the financial records provided and verified as of the date of issuance.

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

for **M O J & Associates**

Chartered Accountants

Firm Registration Number: 015425S

AVNEEP
LALITH
MEHTA

Digitally signed by AVNEEP LALITH
MEHTA
DN: cn=IN, o=PERSONAL,
2.5.4.20=3401455782943746183234d2
af4dc9f55e3ab0c62851a0711739f6a0
9f63247, postalCode=560018,
ou=GOVINDA NAGA,
serialNumber=4021686550548057771,
emailAddress=CA79744132143867736,
o1a78fae2856, cn=AVNEEP LALITH
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Date: 2025.11.06 13:12:18 +05'30'

Avneep L Mehta

Partner

Membership Number: 225441

Date: 06th November 2025

Place: Bengaluru

UDIN:25225441BMHZTD4468