

Date: 07.11.2025

To,

<b>The General Manager,</b> Listing Operations Department of Corporate Services <b>BSE Limited</b> P. J. Towers, Dalal Street, Fort, Mumbai- 400 001  <b>Stock Code: 532891</b>	<b>The Manager,</b> Listing Department, <b>National Stock Exchange of India Limited,</b> Exchange Plaza, 5th Floor, Plot No. C/1, G Block, Bandra-Kurla Complex, Bandra (E), Mumbai- 400 051  <b>Stock Code: PURVA</b>
--	---

Dear Sir / Madam,

**Sub: Outcome of the Board Meeting held on Friday, November 07, 2025**

**Ref: Regulation 23(9), 30, 33 read with Schedule III to the of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations")**

We write to inform you that the Board of Directors of the Company at its meeting held today i.e., Friday, November 07, 2025, inter-alia considered and approved the following:

1. Draft Un-audited Standalone and Consolidated Financial Results of the Company along with the Limited Review Report for the quarter and half-year ended September 30, 2025, as reviewed and recommended by the Audit Committee (**Attached as Annexure I**).
2. Related Party Disclosures for the half year ended September 30, 2025, as per Regulation 23(9) of Listing Regulations.
3. Appointment of Mr. Niraj Kumar Gautam as Chief Financial Officer ("CFO") and Key Managerial Personnel ("KMP") of the Company by elevating him from Deputy-Chief Financial Officer with effect from September 24, 2025, in accordance with the provisions of Section 203 of the Companies Act, 2013 and Regulation 2(1)(f) of the Listing Regulations.
4. Nomination of Mr. Niraj Kumar Gautam, Chief Financial Officer of the Company as the Nodal Officer of the Company in terms of the Companies Act, 2013 read with Rule 7 of the Investor Education and Protection Fund Authority (Accounting, Audit, Transfer and Refund) Rules, 2016.

Accordingly, the following are the details:

Name of Nodal Officer	Mr. Niraj Kumar Gautam
Designation	Chief Financial Officer
Postal address	130/2, Ulsoor Road, Bangalore-560042
Contact Number	080-43439999
Email Id	<a href="mailto:investors@puravankara.com">investors@puravankara.com</a>



Details as per Regulation 30 read with Para A of Schedule III of the Listing Regulations and SEBI Master Circular No. SEBI/HO/CFD/PoD2/CIR/P/0155 dated November 11, 2024, are enclosed herewith as **Annexure II.**

The meeting commenced at 02:15 P.M. (IST) and concluded at 04:35 P.M. (IST).

This is for your information and records.

Thanking you,

Yours sincerely,

**For Puravankara Limited**

**(Sudip Chatterjee)**

**Company Secretary & Compliance Officer**

**Membership No.: F11373**



**Independent Auditor's Review Report on the Quarterly and Year to Date Unaudited Standalone Financial Results of the Company Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended****Review Report to  
The Board of Directors  
Puravankara Limited**

1. We have reviewed the accompanying statement of unaudited standalone financial results of Puravankara Limited (the "Company") which includes its 3 partnership entities for the quarter and six months ended September 30, 2025 (the "Statement") attached herewith, being submitted by the Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations").
2. The Company's Management is responsible for the preparation of the Statement in accordance with the recognition and measurement principles 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 and in compliance with Regulation 33 of the Listing Regulations. The Statement has been approved by the Company's Board of Directors. Our responsibility is to express a conclusion on the Statement based on our review.
3. We conducted our review of the Statement in accordance with the 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 the 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.
4. Based on our review conducted as above and based on the consideration of the review reports of other auditors on the financial results of the partnership entities referred to in paragraph 6 below, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in the aforesaid Indian Accounting Standards ('Ind AS') specified under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.
5. **Emphasis of Matter paragraph**

We draw attention to note 6 to the accompanying standalone financial results in connection with certain ongoing legal proceedings related to property, income tax search and other matters. Our conclusion is not modified in respect of this matter.



**6. Other Matter**

The accompanying Statement of quarterly and year to date unaudited standalone financial results includes the financial results and other financial information in respect of 3 partnership entities, whose unaudited interim financial results and other financial information include the Company's share of net profit/(loss) after tax of Rs. (2.34) crore and Rs. (3.51) crore for the quarter and six months ended September 30, 2025, respectively, as considered in the Statement, whose financial results and other financial information have been reviewed by other auditors.

The reports of such auditors on financial results and other financial information of these partnership entities have been furnished to us by the Management, and our conclusion on the Statement, in so far as it relates to the amounts and disclosures included in respect of these partnership entities, is based solely on the reports of such other auditors.

Our conclusion on the Statement is not modified in respect of the above matter with respect to our reliance on the work done and the reports of the other auditors.

For S.R. Batliboi & Associates LLP

Chartered Accountants

ICAI Firm registration number: 101049W/E300004

SUDHIR  
KUMAR  
JAIN

Digitally signed  
by SUDHIR  
KUMAR JAIN  
Date: 2025.11.07  
16:33:34 +05'30'

per Sudhir Kumar Jain

Partner

Membership No.: 213157

UDIN: 25213157BMNZGF6550

Place: Bengaluru

Date: November 07, 2025



**PURAVANKARA LIMITED**  
**Corporate Identity Number (CIN): L45200KA1986PLC051571**  
 Regd. Office: No. 130/1, Ulsoor Road, Bengaluru - 560042, India  
 Phone: +91-80-43439999 Fax: +91-80-2559 9350  
 Email: investors@puravankara.com Website: https://www.puravankara.com

**Statement of Unaudited Standalone Financial Results of Puravankara Limited for the quarter and six months ended September 30, 2025**

(Rs. in crore)

Sl. No.	Particulars	Quarter ended 30.09.2025 [Unaudited]	Preceding Quarter ended 30.06.2025 [Unaudited]	Corresponding Quarter ended 30.09.2024 [Unaudited]	Year to date figures for the current period ended 30.09.2025 [Unaudited]	Year to date figures for the previous period ended 30.09.2024 [Unaudited]	Previous Year ended 31.03.2025 [Audited]
1	<b>Income</b>						
	(a) Revenue from operations	334.40	126.16	275.37	460.56	573.23	917.50
	(b) Other income	14.83	12.22	20.79	27.05	41.46	71.57
	<b>Total income</b>	<b>349.23</b>	<b>138.38</b>	<b>296.16</b>	<b>487.61</b>	<b>614.69</b>	<b>989.07</b>
2	<b>Expenses</b>						
	(a) Sub-contractor cost	246.24	245.38	149.49	491.62	320.14	649.98
	(b) Cost of raw materials and components consumed	15.43	23.47	11.77	38.90	25.57	75.67
	(c) Land purchase cost	-	-	35.02	-	117.96	391.96
	(d) (Increase)/ decrease in inventories of stock of flats, land stock and work-in-progress	(45.54)	(214.81)	(43.36)	(260.35)	(133.13)	(649.70)
	(e) Employee benefits expense	47.91	45.40	43.34	93.31	84.94	173.50
	(f) Finance cost	72.79	68.35	59.93	141.14	119.17	248.32
	(g) Depreciation and amortization expense	2.99	3.04	3.08	6.03	6.00	12.29
	(h) Impairment losses on investments	-	-	-	-	-	16.82
	(i) Other expenses	57.19	57.95	69.30	115.14	126.21	282.65
	<b>Total expenses</b>	<b>397.01</b>	<b>228.78</b>	<b>328.57</b>	<b>625.79</b>	<b>666.86</b>	<b>1,201.49</b>
3	<b>Profit/(loss) before exceptional items and tax (1-2)</b>	<b>(47.78)</b>	<b>(90.40)</b>	<b>(32.41)</b>	<b>(138.18)</b>	<b>(52.17)</b>	<b>(212.42)</b>
4	<b>Exceptional items (refer note 8)</b>	-	-	-	-	-	(33.33)
5	<b>Profit/(loss) before tax (3+4)</b>	<b>(47.78)</b>	<b>(90.40)</b>	<b>(32.41)</b>	<b>(138.18)</b>	<b>(52.17)</b>	<b>(245.75)</b>
6	<b>Tax expense</b>						
	(i) Current tax charge/(credit)	-	-	13.89	-	20.15	4.05
	(ii) Deferred tax charge/(credit)	(11.57)	(22.25)	(21.01)	(33.82)	(31.95)	(51.05)
	<b>Total</b>	<b>(11.57)</b>	<b>(22.25)</b>	<b>(7.12)</b>	<b>(33.82)</b>	<b>(11.80)</b>	<b>(47.00)</b>
7	<b>Net profit/(loss) for the period (5-6)</b>	<b>(36.21)</b>	<b>(68.15)</b>	<b>(25.29)</b>	<b>(104.36)</b>	<b>(40.37)</b>	<b>(198.75)</b>
8	<b>Other comprehensive income for the period</b>						
	(i) Items that will not be reclassified to profit and loss - Re-measurement gains/(losses) on defined benefit plans	0.43	(0.84)	(2.83)	(0.41)	(2.40)	(3.34)
	(ii) Income tax relating to items that will not be reclassified to profit and loss	(0.11)	0.21	0.71	0.10	0.60	0.83
	<b>Total</b>	<b>0.32</b>	<b>(0.63)</b>	<b>(2.12)</b>	<b>(0.31)</b>	<b>(1.80)</b>	<b>(2.51)</b>
9	<b>Total Comprehensive Income for the period [Comprising Net profit/(loss) and Other Comprehensive Income (7+8)]</b>	<b>(35.89)</b>	<b>(68.78)</b>	<b>(27.41)</b>	<b>(104.67)</b>	<b>(42.17)</b>	<b>(201.26)</b>
10	Earnings per share (of Rs. 5/- each) (not annualised):						
	a) Basic (in Rs.)	(1.53)	(2.87)	(1.07)	(4.40)	(1.71)	(8.39)
	b) Diluted (in Rs.)	(1.52)	(2.87)	(1.06)	(4.39)	(1.69)	(8.36)
11	Paid-up equity share capital (Face value of Rs. 5/- each)	118.58	118.58	118.58	118.58	118.58	118.58
12	Other equity as shown in the audited balance sheet of the previous year						1,371.46



**Statement of Unaudited Standalone Financial Results of Puravankara Limited for the quarter and six months ended September 30, 2025**

Notes:

1 The above standalone financial results of Puravankara Limited ('the Company') have been reviewed by the Audit Committee and approved at the meeting of the Board of Directors of the Company held on 07.11.2025. The statutory auditors of the Company have carried out a limited review on the above standalone financial results of the Company for the quarter and six months ended 30.09.2025.

2 The standalone statement of assets and liabilities are as below:

(Rs. in crore)

Particulars	As at 30.09.2025 [Unaudited]	As at 31.03.2025 [Audited]
<b>A ASSETS</b>		
1 Non-Current Assets		
(a) Property, plant and equipment	41.01	44.77
(b) Capital work-in-progress	-	0.10
(c) Investment property	10.35	10.43
(d) Other Intangible assets	1.74	2.02
(e) Financial assets		
(i) Investments	380.03	360.69
(ii) Loans	380.01	363.51
(iii) Other financial assets	338.60	334.55
(f) Deferred tax assets (net)	227.94	194.02
(g) Assets for current tax (net)	64.95	53.49
(h) Other non-current assets	113.90	115.83
<b>Sub-total - Non Current Assets</b>	<b>1,558.53</b>	<b>1,479.41</b>
2 Current Assets		
(a) Inventories	5,921.92	5,662.34
(b) Financial assets		
(i) Trade receivables	275.18	167.58
(ii) Cash and cash equivalents	226.46	278.32
(iii) Bank balances other than cash and cash equivalents	17.47	26.30
(iv) Loans	190.09	181.01
(v) Other financial assets	116.05	102.48
(c) Other current assets	450.66	348.17
<b>Sub-total - Current Assets</b>	<b>7,197.83</b>	<b>6,766.20</b>
<b>TOTAL ASSETS</b>	<b>8,756.36</b>	<b>8,245.61</b>
<b>B EQUITY</b>		
(a) Equity share capital	118.58	118.58
(b) Other Equity	1,268.70	1,371.46
<b>Sub-total - Equity</b>	<b>1,387.28</b>	<b>1,490.04</b>
<b>C LIABILITIES</b>		
1 Non-Current Liabilities		
(a) Financial liabilities		
(i) Borrowings	77.18	81.74
(ii) Lease liabilities	10.77	14.91
(iii) Other financial liabilities	1.47	3.35
(b) Provisions	7.23	7.54
<b>Sub-total - Non Current Liabilities</b>	<b>96.65</b>	<b>107.54</b>
2 Current Liabilities		
(a) Financial liabilities		
(i) Borrowings	2,054.49	1,950.86
(ii) Lease liabilities	8.20	7.73
(iii) Trade payables		
a) total outstanding dues of micro enterprises and small enterprises	11.94	5.94
b) total outstanding dues of creditors other than micro enterprises and small enterprises	374.62	280.29
(iv) Other financial liabilities	34.51	23.63
(b) Other Current liabilities	4,784.06	4,374.50
(c) Provisions	4.61	5.08
<b>Sub-total - Current Liabilities</b>	<b>7,272.43</b>	<b>6,648.03</b>
<b>TOTAL EQUITY AND LIABILITIES</b>	<b>8,756.36</b>	<b>8,245.61</b>



**Statement of Unaudited Standalone Financial Results of Puravankara Limited for the quarter and six months ended September 30, 2025**

3 The standalone statement of cash flows are as below:

		(Rs. in crore)	
	Particulars	Year to date figures for the current period ended 30.09.2025 [Unaudited]	Year to date figures for the previous period ended 30.09.2024 [Unaudited]
<b>A.</b>	<b>Cash flow from operating activities</b>		
	Profit/(loss) before tax	(138.18)	(52.17)
	<b>Adjustments to reconcile profit/(loss) before tax to net cash flows:</b>		
	Depreciation and amortization expense	6.03	6.00
	Financial guarantee income	-	(0.20)
	Liabilities/Provisions no longer required written-back	(1.09)	(4.71)
	(Profit)/loss on sale of property, plant and equipment and investment properties	(0.12)	0.03
	Share in loss/(profits) of partnership entities' investment (post tax)	3.51	0.54
	Employee share based payment expense	1.91	3.76
	Fair value gain on investment	(0.20)	(0.23)
	Finance cost	141.14	119.17
	Interest income	(18.18)	(18.89)
	<b>Working capital adjustments:</b>		
	(Increase)/decrease in trade receivables	(107.60)	(5.88)
	(Increase)/ decrease in inventories	(259.58)	(134.90)
	(Increase)/ decrease in other financial assets	2.58	1.40
	(Increase)/ decrease in other assets	(100.56)	(109.26)
	Increase/ (decrease) in trade payables	101.43	23.90
	Increase/ (decrease) in other financial liabilities	9.00	(10.36)
	Increase/ (decrease) in other liabilities	406.35	321.94
	Increase/ (decrease) in provisions	(1.19)	2.80
		<b>45.25</b>	<b>142.94</b>
	Income tax paid (net)	(11.46)	(7.51)
	<b>Net cash flows from/(used in) operating activities</b>	<b>33.79</b>	<b>135.43</b>
<b>B.</b>	<b>Cash flows from investing activities</b>		
	Purchase of property, plant and equipment (including capital work in progress)	(1.84)	(3.36)
	Purchase of intangible assets	(0.03)	(0.03)
	Proceeds from sale of property, plant and equipment and investment property	0.17	0.49
	Investments made in subsidiaries and associates	(19.85)	(8.16)
	Investment in mutual funds	(0.38)	(2.50)
	Redemption of mutual fund and other fund units	0.92	1.29
	Loans given to subsidiaries, associates and joint ventures	(83.39)	(450.27)
	Loans repaid by subsidiaries, associates and joint ventures	69.57	414.62
	Investment in bank deposits (original maturity of more than three months)	(352.27)	(52.05)
	Redemption of bank deposits (original maturity of more than three months)	341.12	19.04
	Interest received	6.08	8.80
	<b>Net cash flows from/(used in) investing activities</b>	<b>(39.90)</b>	<b>(72.13)</b>
<b>C.</b>	<b>Cash flows from financing activities</b>		
	Proceeds from secured term loans	982.47	539.58
	Repayment of secured term loans	(899.19)	(573.08)
	Repayment of unsecured term loans	(50.80)	-
	Loans taken from subsidiaries	148.33	125.40
	Loans repaid to subsidiaries	(109.15)	(197.77)
	Payment of lease liabilities	(4.82)	(4.70)
	Finance costs paid	(116.30)	(112.56)
	<b>Net cash flows from/(used in) financing activities</b>	<b>(49.46)</b>	<b>(223.13)</b>
	<b>Net increase/(decrease) in cash and cash equivalents (A + B + C)</b>	<b>(55.57)</b>	<b>(159.83)</b>
	Cash and cash equivalents at the beginning of the period	253.43	413.92
	<b>Cash and cash equivalents at the end of the period</b>	<b>197.86</b>	<b>254.09</b>
	<b>Components of cash and cash equivalents</b>		
	Cash and cash equivalents as per balance sheet		
	Balances with Banks		
	On current accounts	140.93	173.41
	Deposits with original maturity less than 3 months	85.53	109.81
	<b>Sub-total</b>	<b>226.46</b>	<b>283.22</b>
	Less: Cash credit facilities from banks	(28.60)	(29.13)
	<b>Cash and cash equivalents reported in statement of cash flow</b>	<b>197.86</b>	<b>254.09</b>



**Statement of Unaudited Standalone Financial Results of Puravankara Limited for the quarter and six months ended September 30, 2025**

- 4 During the quarter ended June 30, 2025, Purva Oak Private Limited, wholly-owned subsidiary of the Company has issued 21,000 listed, rated, redeemable, non-convertible debentures aggregating to Rs. 210 crore. These debentures are listed on BSE on April 30, 2025.
- 5 The Company's business activity falls within a single reportable segment, i.e., real estate development and related activity. Hence, there are no additional disclosures to be provided under Ind-AS 108 – Operating Segments with respect to the single reportable segment. Further, the Company is domiciled in India and does not have significant foreign operations.
- 6(a) The Company is subject to ongoing legal proceedings in respect of the following matters as summarised below:
- (i) Deposits and advances of Rs. 54.10 crore (March 31, 2025: Rs. 54.10 crore) towards joint development arrangements and land acquisitions which are subject to legal proceedings related to obtaining clear and marketable title for underlying properties.
  - (ii) Inventories related to launched project of Rs.82.70 crore (March 31, 2025: Rs. 78.30 crore) under land acquisition proceedings by government authorities.
  - (iii) Other balances of Rs.6.20 crore (March 31, 2025: Rs. 6.20 crore) recoverable from joint development partners and other parties which are subject to litigations.
- Pending resolution of the aforesaid legal proceedings, no provision has been made towards aforesaid claims and the deposits, advances, inventory and other balances referred above are classified as good and recoverable in the accompanying standalone financial results based on the legal evaluation by the management of the ultimate outcome of the legal proceedings.
- (b) A search under section 132 of the Income Tax Act ('the Act') was conducted in October 2023 in case of the Company, certain group companies and its promoters. Pursuant to the proceedings of the Income tax authorities ('the authorities'), requisite information was provided by the Company to the authorities.
- The Company had received assessment orders/show cause notices from the authorities disallowing certain expenses on the grounds that the same are not incurred for the purpose of business, with potential tax impact of Rs.14.75 crore from AY 2020-21 to AY 2023-24. The Company is of the view that these expenses were incurred in the ordinary course of business towards its ongoing real estate development projects. The Company had filed appeal/responses against such assessment orders/show cause notices and is reasonably confident of providing necessary supporting evidences to the authorities in support of allowance of such expenses.
- Further, during the quarter ended September 30, 2025, the Company has received notice from the authorities under Prohibition of Benami Property Transactions Act, 1988 requiring the Company to submit response as to why Benami proceedings should not be initiated against the Company and why the Company should not be held as the Beneficial owner for the 43.5 acres of land parcels with carrying value of Rs. 13.20 crore. The Company has filed writ petition with the High Court of Karnataka and the said Court has ordered to stall further proceedings till the matter is heard.
- Pending resolution of the aforesaid legal proceedings, no provision has been made towards the consequential impact arising from such assessment orders/show cause notices in the accompanying standalone financial results, based on the legal evaluation by the management of the ultimate outcome of the legal proceedings.
- 7 During the quarter ended June 30, 2025, consequent to the investment into the capital of KVN Property Holdings LLP by Purva Blue Home Ventures Private Limited (a wholly owned subsidiary), KVN Property Holdings LLP has become a subsidiary of the Company.
- 8 During the year ended March 31, 2025, the Company had acquired an additional stake of 36.26% in an existing joint venture entity - Pune Projects LLP ('PPL') from another partner for a consideration of Rs.35.00 crore. Pursuant to the said acquisition, the Company holds 68.26% share and control thereon in PPL, thereby PPL had become a subsidiary of the Company from December 31, 2024. Further, the partners of PPL had agreed to revise their profit sharing ratio, which had resulted in recognition of additional share of loss of Rs.33.33 crore by the Company and the same had been disclosed under Exceptional items.

For and on behalf of the Board of Directors of

Puravankara Limited

CIN: L45200KA1986PLC051571

Ashish  
Ravi  
Puravankara  
ra  
Ashish Ravi Puravankara  
Managing Director  
DIN: 00504524

Digitally signed  
by Ashish Ravi  
Puravankara  
Date: 2025.11.07  
16:01:21 +05'30'

Place: Bengaluru, India

Date: November 07, 2025



**Independent Auditor's Review Report on the Quarterly and Year to Date Unaudited Consolidated Financial Results of the Company Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended****Review Report to  
The Board of Directors  
Puravankara Limited**

1. We have reviewed the accompanying Statement of Unaudited Consolidated Financial Results of Puravankara Limited (the "Holding Company"), its subsidiaries (the Holding Company and its subsidiaries together referred to as "the Group") and its associates for the quarter and six months ended September 30, 2025 (the "Statement") attached herewith, being submitted by the Holding Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations").
2. The Holding Company's Management is responsible for the preparation of the Statement in accordance with the recognition and measurement principles 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 and in compliance with Regulation 33 of the Listing Regulations. The Statement has been approved by the Holding Company's Board of Directors. Our responsibility is to express a conclusion on the Statement based on our review.
3. We conducted our review of the Statement in accordance with the 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 the 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.

We also performed procedures in accordance with the Master Circular issued by the Securities and Exchange Board of India under Regulation 33(8) of the Listing Regulations, to the extent applicable.

4. The Statement includes the results of the following entities:
  1. Puravankara Limited
  2. Provident Housing Limited
  3. Starworth Infrastructure & Construction Limited
  4. Welworth Lanka (Private) Limited
  5. Welworth Lanka Holding Private Limited
  6. Centurions Housing and Constructions Private Limited
  7. Melmont Construction Private Limited
  8. Purva Realities Private Limited
  9. Purva Star Properties Private Limited
  10. Purva Sapphire Land Private Limited
  11. Purva Ruby Properties Private Limited
  12. Grand Hills developments Private Limited
  13. Prudential Housing and Infrastructure Development Limited
  14. T-Hills Private Limited
  15. Varishtha Property Developers Private Limited
  16. Purva Property Services Private Limited
  17. Purva Oak Private Limited
  18. Purvaland Private Limited
  19. Provident Meryta Private Limited



20. Provident Cedar Private Limited
  21. IBID Home Private Limited
  22. Devas Global Services LLP
  23. D.V.Infrahomes Private Limited
  24. Keppel Puravankara Development Private Limited
  25. Propmart Technologies Limited
  26. Sobha Puravankara Aviation Private Limited
  27. Pune Projects LLP
  28. Purva Good Earth Properties Private Limited
  29. Whitefield Ventures
  30. Purva Woodworks Private Limited
  31. Purva Asset Management Private Limited
  32. Provident White Oaks LLP
  33. Pune BLR 99 Developers LLP
  34. PPL Khondapur Developers Private Limited
  35. PPL Hebbal Developers Private Limited
  36. Purva Blue Agate Private Limited
  37. Purva Shelters Private Limited
  38. Purva Blue Dwelling Private Limited
  39. Purva Blue Home Ventures Private Limited
  40. NBD Office Park LLP
  41. KVN Property Holdings LLP
5. Based on our review conducted and procedures performed as stated in paragraph 3 above and based on the consideration of the review reports of other auditors referred to in paragraph 7 below, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with recognition and measurement principles laid down in the aforesaid Indian Accounting Standards ('Ind AS') specified under Section 133 of the Companies Act, 2013, as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.
- 6. Emphasis of Matter paragraph**
- We draw attention to note 6 to the accompanying consolidated financial results in connection with certain ongoing legal proceedings related to property, income tax search and other matters. Our conclusion is not modified in respect of this matter.
- 7. Other Matter**
- (a) The accompanying Statement of unaudited consolidated financial results includes the financial results and other financial information, in respect of:
- 31 subsidiaries, whose unaudited interim financial results include total assets of Rs. 3,939.89 crore as at September 30, 2025, total revenues of Rs. 46.62 crore and Rs. 90.63 crore, total net profit/(loss) after tax of Rs. (13.56) crore and Rs. (28.34) crore, and total comprehensive income/(loss) of Rs. (13.49) crore and Rs. (28.27) crore, for the quarter and six months ended September 30, 2025 respectively, and net cash inflows of Rs. 43.68 crore for the six months ended September 30, 2025, as considered in the Statement, whose financial results and other financial information have been reviewed by other auditors.
  - 2 associates whose unaudited interim financial results include Group's share of net profit/(loss) after tax of Rs. (0.13) crore and Rs. (0.09) crore and Group's share of total comprehensive income/(loss) of Rs. (0.13) crore and Rs. (0.09) crore for the quarter and six months ended September 30, 2025 respectively, as considered in the Statement, whose financial results and other financial information have been reviewed by other auditors.



The reports of such other auditors on the unaudited interim financial results and other financial information of these entities have been furnished to us by the Management and our conclusion on the Statement, in so far as it relates to the amounts and disclosures included in respect of these entities, is based solely on the reports of such other auditors and the procedures performed by us as stated in paragraph 3 above.

(b) The accompanying Statement of unaudited consolidated financial results include the financial results and other information in respect of:

- 1 subsidiary, whose unaudited interim financial results include total assets of Rs. 19.95 crore as at September 30, 2025, and total revenues of Rs. Nil and Rs. Nil, total net profit/(loss) after tax of Rs. (0.00) crore and Rs. (0.00) crore, total comprehensive income of Rs. (0.00) crore and Rs. (0.00) crore, for the quarter and six months ended September 30, 2025 respectively and net cash outflows/(inflows) of Rs. Nil for the six months ended September 30, 2025.

The unaudited interim financial results and other unaudited financial information of this subsidiary have not been reviewed/audited and have been approved and furnished to us by the Management and our conclusion on the Statement, in so far as it relates to the affairs of this subsidiary, is based solely on such unaudited interim financial results and other unaudited financial information. According to the information and explanations given to us by the Management, these interim financial results are not material to the Group.

Our conclusion on the Statement is not modified in respect of the above matters with respect to our reliance on the work done and the reports of the other auditors and the financial results and other financial information certified by the Management.

For S.R. Batliboi & Associates LLP

Chartered Accountants

ICAI Firm registration number: 101049W/E300004

SUDHIR  
KUMAR  
JAIN

Digitally signed  
by SUDHIR  
KUMAR JAIN  
Date: 2025.11.07  
16:32:48 +05'30'

per Sudhir Kumar Jain

Partner

Membership No.: 213157

UDIN: 25213157BMNZGG2930

Place: Bengaluru

Date: November 07, 2025



**PURAVANKARA LIMITED**  
Corporate Identity Number (CIN): L45200KA1986PLC051571

Regd. Office: No. 130/1, Ulsoor Road, Bengaluru - 560042, India  
Phone: +91-80-43439999 Fax: +91-80-2559 9350  
Email: investors@puravankara.com Website: https://www.puravankara.com

**Statement of Unaudited Consolidated Financial Results of Puravankara Limited for the quarter and six months ended September 30, 2025**

(Rs. in crore)

Sl. No.	Particulars	Quarter ended 30.09.2025 [Unaudited]	Preceding Quarter ended 30.06.2025 [Unaudited]	Corresponding Quarter ended 30.09.2024 [Unaudited]	Year to date figures for the current period ended 30.09.2025 [Unaudited]	Year to date figures for the previous period ended 30.09.2024 [Unaudited]	Previous Year ended 31.03.2025 [Audited]
1	<b>Income</b>						
	(a) Revenue from operations	644.20	524.40	495.54	1,168.60	1,153.87	2,013.61
	(b) Other income	18.53	14.24	24.14	32.77	41.36	79.52
	<b>Total income</b>	<b>662.73</b>	<b>538.64</b>	<b>519.68</b>	<b>1,201.37</b>	<b>1,195.23</b>	<b>2,093.13</b>
2	<b>Expenses</b>						
	(a) Sub-contractor cost	516.68	405.44	251.21	922.12	499.16	1,260.81
	(b) Cost of raw materials and components consumed	83.25	76.84	74.04	160.09	139.79	324.51
	(c) Land purchase cost	10.05	57.73	35.02	67.78	490.02	863.33
	(d) Purchase of stock of flats		-	86.00	-	393.43	393.43
	(e) (Increase)/ decrease in inventories of stock of flats, land stock and work-in-progress	(269.07)	(283.01)	(241.14)	(552.08)	(979.28)	(1,942.17)
	(f) Employee benefits expense	81.08	79.04	74.47	160.12	144.23	297.40
	(g) Finance cost	168.58	160.90	140.78	329.48	259.84	554.78
	(h) Depreciation and amortization expense	10.52	10.15	8.00	20.67	15.49	34.96
	(i) Other expenses	118.16	121.67	103.95	239.83	224.06	525.38
	<b>Total expenses</b>	<b>719.25</b>	<b>628.76</b>	<b>532.33</b>	<b>1,348.01</b>	<b>1,186.74</b>	<b>2,312.43</b>
3	<b>Profit/(loss) before share of profit/(loss) of associates and joint ventures</b>	<b>(56.52)</b>	<b>(90.12)</b>	<b>(12.65)</b>	<b>(146.64)</b>	<b>8.49</b>	<b>(219.30)</b>
4	Share of profit/(loss) of associates and joint ventures (net of tax)	(0.13)	0.04	7.87	(0.09)	8.25	6.22
5	<b>Profit/(loss) before exceptional items and tax (3+4)</b>	<b>(56.65)</b>	<b>(90.08)</b>	<b>(4.78)</b>	<b>(146.73)</b>	<b>16.74</b>	<b>(213.08)</b>
6	Exceptional items (refer note 9)	-	-	-	-	-	0.75
7	<b>Profit/(loss) before tax (5+6)</b>	<b>(56.65)</b>	<b>(90.08)</b>	<b>(4.78)</b>	<b>(146.73)</b>	<b>16.74</b>	<b>(212.33)</b>
8	<b>Tax expense</b>						
	(i) Current tax charge/(credit)	8.96	4.80	17.14	13.76	24.34	3.93
	(ii) Deferred tax charge/(credit)	(22.62)	(26.33)	(4.86)	(48.95)	(5.32)	(33.34)
	<b>Total</b>	<b>(13.66)</b>	<b>(21.53)</b>	<b>12.28</b>	<b>(35.19)</b>	<b>19.02</b>	<b>(29.41)</b>
9	<b>Net profit/(loss) for the period (7-8)</b>	<b>(42.99)</b>	<b>(68.55)</b>	<b>(17.06)</b>	<b>(111.54)</b>	<b>(2.28)</b>	<b>(182.92)</b>
10	<b>Other comprehensive income for the period</b>						
	(i) Items that will not be reclassified to profit and loss - Re-measurement gains/(losses) on defined benefit plans	1.13	(0.99)	(3.76)	0.14	(3.35)	(4.37)
	(ii) Income tax relating to items that will not be reclassified to profit and loss	(0.27)	0.25	0.94	(0.02)	0.84	1.09
	<b>Total</b>	<b>0.86</b>	<b>(0.74)</b>	<b>(2.82)</b>	<b>0.12</b>	<b>(2.51)</b>	<b>(3.28)</b>
11	<b>Total Comprehensive Income for the period [Comprising Net profit/(loss) and Other Comprehensive Income (9+10)]</b>	<b>(42.13)</b>	<b>(69.29)</b>	<b>(19.88)</b>	<b>(111.42)</b>	<b>(4.79)</b>	<b>(186.20)</b>
	Attributable to :						
	Owners of the parent	(40.93)	(68.42)	(19.60)	(109.35)	(4.16)	(183.16)
	Non-controlling interests	(1.20)	(0.87)	(0.28)	(2.07)	(0.63)	(3.04)
	Of the Total Comprehensive Income above, Net profit/(loss) attributable to:						
	Owners of the parent	(41.79)	(67.68)	(16.78)	(109.47)	(1.65)	(179.88)
	Non-controlling interests	(1.20)	(0.87)	(0.28)	(2.07)	(0.63)	(3.04)
	Of the Total Comprehensive Income above, Other Comprehensive income attributable to:						
	Owners of the parent	0.86	(0.74)	(2.82)	0.12	(2.51)	(3.28)
	Non-controlling interests	-	-	-	-	-	-
12	Earnings per share (of Rs. 5/- each) (not annualised):						
	a) Basic (in Rs.)	(1.76)	(2.85)	(0.71)	(4.61)	(0.07)	(7.59)
	b) Diluted (in Rs.)	(1.76)	(2.85)	(0.70)	(4.60)	(0.07)	(7.52)
13	Paid-up equity share capital (Face value of Rs. 5/- each)	118.58	118.58	118.58	118.58	118.58	118.58
14	Other equity attributable to owners of the parent as shown in the audited balance sheet of the previous year						1,612.32



**Statement of Unaudited Consolidated Financial Results of Puravankara Limited for the quarter and six months ended September 30, 2025**

Notes:

1 The above consolidated financial results of Puravankara Limited ('the Company' or 'the Holding Company') have been reviewed by the Audit Committee and approved at the meeting of the Board of Directors of the Company held on 07.11.2025. The statutory auditors of the Company have carried out a limited review report on the above consolidated financial results of the Company for the quarter and six months ended 30.09.2025.

2 The consolidated statement of assets and liabilities are as below:

(Rs. in crore)

	Particulars	As at 30.09.2025 [Unaudited]	As at 31.03.2025 [Audited]
<b>A</b>	<b>ASSETS</b>		
1	Non-Current Assets		
	(a) Property, plant and equipment	219.90	218.27
	(b) Capital work-in-progress	-	0.10
	(c) Investment property	10.35	10.43
	(d) Investment property under development	7.46	-
	(e) Other Intangible assets	2.66	2.99
	(f) Financial assets		
	(i) Investments	39.30	39.72
	(ii) Other financial assets	544.41	504.64
	(g) Deferred tax assets (net)	345.23	297.33
	(h) Assets for current tax (net)	108.03	81.37
	(i) Other non-current assets	181.68	169.89
	<b>Sub-total - Non Current Assets</b>	<b>1,459.02</b>	<b>1,324.74</b>
2	Current Assets		
	(a) Inventories	11,328.76	10,675.47
	(b) Financial assets		
	(i) Trade receivables	604.63	461.84
	(ii) Cash and cash equivalents	679.40	696.19
	(iii) Bank balances other than Cash and cash equivalents	25.77	35.54
	(iv) Other financial assets	206.70	192.66
	(c) Other current assets	1,030.79	858.69
	<b>Sub-total - Current Assets</b>	<b>13,876.05</b>	<b>12,920.39</b>
	<b>TOTAL ASSETS</b>	<b>15,335.07</b>	<b>14,245.13</b>
<b>B</b>	<b>EQUITY</b>		
	(a) Equity share capital	118.58	118.58
	(b) Other equity	1,500.15	1,612.32
	<b>Equity attributable to owners of the parent</b>	<b>1,618.73</b>	<b>1,730.90</b>
	(c) Non-controlling interests	18.14	4.96
	<b>Sub-total - Equity</b>	<b>1,636.87</b>	<b>1,735.86</b>
<b>C</b>	<b>LIABILITIES</b>		
1	Non-Current Liabilities		
	(a) Financial liabilities		
	(i) Borrowings	144.37	116.18
	(ii) Lease liabilities	18.40	23.49
	(iii) Other financial liabilities	2.06	3.35
	(b) Provisions	14.03	15.11
	(c) Deferred tax liabilities (net)	12.38	13.41
	<b>Sub-total - Non Current Liabilities</b>	<b>191.24</b>	<b>171.54</b>
2	Current Liabilities		
	(a) Financial liabilities		
	(i) Borrowings	4,321.68	4,180.50
	(ii) Lease liabilities	13.02	11.41
	(iii) Trade payables		
	a) total outstanding dues of micro enterprises and small enterprises	23.52	36.42
	b) total outstanding dues of creditors other than micro enterprises and small enterprises	747.95	645.41
	(iv) Other financial liabilities	38.71	28.46
	(b) Other liabilities	8,283.78	7,367.37
	(c) Provisions	60.95	61.77
	(d) Current tax liabilities (net)	17.35	6.39
	<b>Sub-total - Current Liabilities</b>	<b>13,506.96</b>	<b>12,337.73</b>
	<b>TOTAL EQUITY AND LIABILITIES</b>	<b>15,335.07</b>	<b>14,245.13</b>



**Statement of Unaudited Consolidated Financial Results of Puravankara Limited for the quarter and six months ended September 30, 2025**

3 The consolidated statement of cash flows are as below:

		(Rs. in crores)	
	Particulars	Year to date figures for the current period ended 30.09.2025 [Unaudited]	Year to date figures for the previous period ended 30.09.2024 [Unaudited]
<b>A.</b>	<b>Cash flow from operating activities</b>		
	Profit/(loss) before tax	(146.73)	16.74
	<b>Adjustments to reconcile profit/(loss) before tax to net cash flows</b>		
	Depreciation and amortization expense	20.67	15.49
	Share of (profit)/loss from investment in associates and joint ventures	0.09	(8.25)
	Liabilities/provisions no longer required written-back	(9.63)	(10.93)
	(Profit)/ loss on sale of property, plant and equipment and investment property	(0.45)	0.06
	Provision for expected credit losses	1.54	6.89
	Fair value gain on investment	(0.20)	(0.24)
	Employee shared based payment expense	1.91	4.62
	Finance cost	329.48	259.84
	Interest income	(16.67)	(17.78)
	<b>Working capital adjustments:</b>		
	(Increase)/ decrease in trade receivables	(142.79)	28.78
	(Increase)/ decrease in inventories	(560.29)	(941.95)
	Decrease/(increase) in other financial assets	(23.93)	(18.43)
	Decrease/(increase) in other assets	(183.35)	(252.24)
	Increase/ (decrease) in trade payables	99.26	0.90
	Increase/ (decrease) in other financial liabilities	8.96	(11.23)
	Increase/ (decrease) in other liabilities	916.23	480.89
	Increase/ (Decrease) in provisions	(1.76)	55.14
		<b>292.34</b>	<b>(391.70)</b>
	Income tax paid (net)	(29.46)	(16.29)
	<b>Net cash flows from/(used in) operating activities</b>	<b>262.88</b>	<b>(407.99)</b>
<b>B.</b>	<b>Cash flows from investing activities</b>		
	Purchase of property, plant and equipment (including capital work in progress)	(20.01)	(16.52)
	Purchase of intangible assets	(0.12)	(0.05)
	Proceeds from sale of property, plant and equipment and investment properties	0.91	0.49
	Investment in mutual funds	(0.41)	(2.50)
	Redemption from mutual fund and other fund units	0.99	1.37
	Acquisition of subsidiary, net of cash acquired	(9.87)	-
	Loans given to associates and joint ventures	-	(1.00)
	Loans repaid by associates and joint ventures	-	-
	Investment in bank deposits (original maturity of more than three months)	(362.93)	(62.41)
	Redemption of bank deposits (original maturity of more than three months)	341.24	37.47
	Interest received	16.18	17.97
	<b>Net cash flows from / (used in) investing activities</b>	<b>(34.02)</b>	<b>(25.18)</b>
<b>C.</b>	<b>Cash flows from financing activities</b>		
	Proceeds from secured term loans	1,663.16	1,725.96
	Repayment of secured term loans	(1,295.97)	(968.04)
	Proceeds from commercial papers	-	372.43
	Repayment of commercial papers	(200.00)	(500.00)
	Repayment of unsecured term loans	(130.80)	-
	Proceeds from unsecured loans	-	1.00
	Acquisition of non-controlling interest	(0.01)	-
	Equity contribution by non-controlling interest	0.11	0.05
	Drawings from subsidiary by non-controlling interest	-	(10.59)
	Payment of lease liabilities	(7.48)	(7.14)
	Finance costs paid	(298.52)	(228.50)
	<b>Net cash flows from / (used in) financing activities</b>	<b>(269.51)</b>	<b>385.17</b>
	<b>Net increase/(decrease) in cash and cash equivalents (A + B + C)</b>	<b>(40.65)</b>	<b>(48.00)</b>
	Cash and cash equivalents at the beginning of the year	600.69	851.58
	<b>Cash and cash equivalents at the end of the year</b>	<b>560.04</b>	<b>803.58</b>
	<b>Components of cash and cash equivalents</b>		
	Cash and cash equivalents as per balance sheet		
	Balances with Banks		
	On current accounts	396.50	461.69
	Deposits with original maturity less than 3 months	282.62	430.33
	Cash on hand	0.28	0.26
	<b>Sub-total</b>	<b>679.40</b>	<b>892.28</b>
	Less: Cash credit facilities from banks	(119.36)	(88.70)
	<b>Cash and cash equivalents reported in statement of cash flow</b>	<b>560.04</b>	<b>803.58</b>



**Statement of Unaudited Consolidated Financial Results of Puravankara Limited for the quarter and six months ended September 30, 2025**

- 4 During the quarter ended June 30, 2025, Purva Oak Private Limited, wholly-owned subsidiary of the Company has issued 21,000 listed, rated, redeemable, non-convertible debentures aggregating to Rs. 210 crore. These debentures are listed on BSE on April 30, 2025.
- 5 The Group's business activity falls within a single reportable segment, i.e., real estate development and related activity. Hence, there are no additional disclosures to be provided under Ind-AS 108 – Operating Segments with respect to the single reportable segment. Further, the Group is domiciled in India and does not have significant foreign operations.

- 6(a) Certain entities in the Group are subject to ongoing legal proceedings in respect of the following matters as summarised below:
- (i) Deposits and advances of Rs.61.80 crore (March 31, 2025: Rs. 61.80 crore) towards joint development arrangements and land acquisitions which are subject to legal proceedings related to obtaining clear and marketable title for underlying properties.
  - (ii) Claims from minority shareholders of a subsidiary of Rs.35.00 crore (March 31, 2025: Rs. 35.00 crore) towards adherence to project development terms.
  - (iii) Inventories related to launched project of Rs.82.70 crore (March 31, 2025: Rs. 78.30 crore) under land acquisition proceedings by government authorities.
  - (iv) Receivables from customers of Rs.59.60 crore (March 31, 2025: Rs. 59.60 crore) and other balances of Rs.75.70 crore (March 31, 2025: Rs. 75.70 crore) recoverable from joint development partners and other parties which are subject to litigations.

Pending resolution of the aforesaid legal proceedings, no provision has been made towards aforesaid claims and the deposits, advances, inventory, receivables and other balances referred above are classified as good and recoverable in the accompanying consolidated financial results based on the legal evaluation by the management of the ultimate outcome of the legal proceedings.

- (b) A search under section 132 of the Income Tax Act ('the Act') was conducted in October 2023 in case of the Company, certain group companies and its promoters. Pursuant to the proceedings of the Income tax authorities ('the authorities'), requisite information was provided by the Group to the authorities.

The Company and such group companies had received assessment orders/show cause notices from the authorities disallowing certain expenses on the grounds that the same are not incurred for the purpose of business, with potential tax impact of Rs.22.55 crore from AY 2019-20 to AY 2023-24. The Group is of the view that these expenses were incurred in the ordinary course of business towards its ongoing real estate development projects. The Group had filed appeal/ responses against such assessment orders/ show cause notices and is reasonably confident of providing necessary supporting evidences to the authorities in support of allowance of such expenses.

Further, during the quarter ended September 30, 2025, the Company has received notice from the authorities under Prohibition of Benami Property Transactions Act, 1988 requiring the Company to submit response as to why Benami proceedings should not be initiated against the Company and why the Company should not be held as the Beneficial owner for the 43.5 acres of land parcels with carrying value of Rs. 13.20 crore. The Company has filed writ petition with the High Court of Karnataka and the said Court has ordered to stall further proceedings till the matter is heard.

Pending resolution of the aforesaid legal proceedings, no provision has been made towards the consequential impact arising from such assessment orders/show cause notices in the accompanying consolidated financial results, based on the legal evaluation by the management of the ultimate outcome of the legal proceedings.

- 7 Figures for unaudited standalone financial results of the Company for the quarter ended 30.09.2025 are as follows:

Particulars	(Rs. in crore)					
	Quarter ended 30.09.2025 [Unaudited]	Preceding Quarter ended 30.06.2025 [Unaudited]	Corresponding Quarter ended 30.09.2024 [Unaudited]	Year to date figures for the current period ended 30.09.2025 [Unaudited]	Year to date figures for the previous period ended 30.09.2024 [Unaudited]	Previous Year ended 31.03.2025 [Audited]
Revenue from operations	334.40	126.16	275.37	460.56	573.23	917.50
Profit/(loss) before tax	(47.78)	(90.40)	(32.41)	(138.18)	(52.17)	(212.42)
Profit/(loss) after tax	(36.21)	(68.15)	(25.29)	(104.36)	(40.37)	(198.75)

The unaudited standalone financial results for the quarter and six months ended 30.09.2025 can be viewed on the Company website <https://www.puravankara.com> and also be viewed on the website of National Stock Exchange of India Ltd. and BSE Ltd.

- 8 During the quarter ended June 30, 2025, consequent to the investment into the capital of KVN Property Holdings LLP by Purva Blue Home Ventures Private Limited (a wholly owned subsidiary), KVN Property Holdings LLP has become a subsidiary of the Group.
- 9 During the year ended March 31, 2025, the Company had acquired an additional stake of 36.26% in an existing joint venture entity - Pune Projects LLP (PPL) from another partner for a consideration of Rs.35.00 crore. Pursuant to the said acquisition, the Company holds 68.26% share and control thereon in PPL, thereby PPL had become a subsidiary of the Company from December 31, 2024 and the Company had remeasured its previously held equity interest in PPL at its acquisition-date fair value and recognised the resulting gain of Rs.34.08 crore and the same had been disclosed under Exceptional items.

Further, the partners of PPL had agreed to revise their profit sharing ratio, which had resulted in recognition of additional share of loss of Rs.33.33 crore by the Company and the same had been disclosed under Exceptional items.

For and on behalf of the Board of Directors of  
Puravankara Limited

CIN: L45200KA1986PLC051571

Ashish  
Ravi  
Puravankara  
ra  
Ashish Ravi Puravankara  
Managing Director  
DIN: 00504524

Place: Bengaluru, India  
Date: November 07, 2025



## Annexure II

**Details as per under Regulation 30 read with Para A of Part A of Schedule III of the Listing Regulations and SEBI Master Circular No. SEBI/HO/CFD/PoD2/CIR/P/0155 dated November 11, 2024:**

<b>SL. No.</b>	<b>Particulars</b>	<b>Details</b>
1.	Name	Mr. Niraj Kumar Gautam
2.	Reason for change viz. appointment, reappointment, resignation, removal, death or otherwise.	Appointment of Mr. Niraj Kumar Gautam as Chief Financial Officer ("CFO") and Key Managerial Personnel ("KMP") of the Company by elevating him from Deputy-Chief Financial Officer of the Company with effect from September 24, 2025
3.	Date of appointment/reappointment /Cessation (as applicable) and term of appointment/ re-appointment.	September 24, 2025
4.	Brief Profile (in case of appointment)	Mr. Niraj Kumar Gautam is a strategic finance leader with over 23 years of experience in corporate finance, capital markets, taxation, and investor relations. He has successfully led capital raising efforts exceeding INR 15,000 crore, optimized financial strategies, and driven business growth in the real estate and infrastructure sector.
5.	Disclosure of relationships between directors (in case of appointment of a director).	NA