

Date: 12.02.2026

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 Thursday, February 12, 2026**

**Ref: Regulation 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., Thursday, February 12, 2026, 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 nine months ended December 31, 2025, as reviewed and recommended by the Audit Committee (**Attached as Annexure I**).
2. Re-appointment of Mr. Ashish Ravi Puravankara (DIN: 00504524), Managing Director, for a period of 5 years commencing from April 01, 2026 till March 31, 2031, subject to the approval of the shareholders through Postal Ballot of the Company.
3. Approved Postal Ballot Notice along with the Explanatory Statement pursuant to Section 102 of the Companies Act, 2013 and matters related thereto pursuant to Section 108 and 110 and other applicable provisions of the Companies Act, 2013 and related Rules read with the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015.
4. Approved the Merger of IBID Home Private Limited (Transferor Company) and Purva Woodworks Private Limited (Transferee Company), Wholly Owned Subsidiaries of the Company pursuant to Section 230 and 232 of the Companies Act, 2013 read with relevant Rules of the Companies (Compromises, Arrangements and Amalgamations) Rules, 2016.

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 02:30 P.M. (IST) and concluded at 06:15 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 nine months ended December 31, 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 4 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. (3.37) crore and Rs. (6.88) crore for the quarter and nine months ended December 31, 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: 2026.02.12  
17:57:57 +05'30'

per Sudhir Kumar Jain

Partner

Membership No.: 213157

UDIN: 26213157ZADYUJ4670

Place: Bengaluru

Date: February 12, 2026

**Statement of Unaudited Standalone Financial Results of Puravankara Limited for the quarter and nine months ended December 31, 2025**

(Rs. in crore)

Sl. No.	Particulars	Quarter ended 31.12.2025 [Unaudited]	Preceding Quarter ended 30.09.2025 [Unaudited]	Corresponding Quarter ended 31.12.2024 [Unaudited]	Year to date figures for the current period ended 31.12.2025 [Unaudited]	Year to date figures for the previous period ended 31.12.2024 [Unaudited]	Previous Year ended 31.03.2025 [Audited]
1	<b>Income</b>						
	(a) Revenue from operations	723.32	334.40	189.06	1,183.88	762.29	917.50
	(b) Other income	36.83	14.83	12.93	63.88	54.39	71.57
	<b>Total income</b>	<b>760.15</b>	<b>349.23</b>	<b>201.99</b>	<b>1,247.76</b>	<b>816.68</b>	<b>989.07</b>
2	<b>Expenses</b>						
	(a) Sub-contractor cost	243.12	246.24	147.68	734.74	467.82	649.98
	(b) Cost of raw materials and components consumed	14.68	15.43	24.66	53.58	50.23	75.67
	(c) Land purchase cost	256.39	-	86.67	256.39	204.63	391.96
	(d) (Increase)/ decrease in inventories of stock of flats, land stock and work-in-progress	(25.21)	(45.54)	(183.48)	(285.56)	(316.61)	(649.70)
	(e) Employee benefits expense	42.67	47.91	45.79	135.98	130.73	173.50
	(f) Finance cost	71.29	72.79	65.70	212.43	184.87	248.32
	(g) Depreciation and amortization expense	2.99	2.99	3.25	9.02	9.25	12.29
	(h) Impairment losses on investments	-	-	-	-	-	16.82
	(i) Other expenses	67.90	57.19	76.40	183.04	202.61	282.65
	<b>Total expenses</b>	<b>673.83</b>	<b>397.01</b>	<b>266.67</b>	<b>1,299.62</b>	<b>933.53</b>	<b>1,201.49</b>
3	<b>Profit/(loss) before exceptional items and tax (1-2)</b>	<b>86.32</b>	<b>(47.78)</b>	<b>(64.68)</b>	<b>(51.86)</b>	<b>(116.85)</b>	<b>(212.42)</b>
4	<b>Exceptional items (refer note 6)</b>	-	-	(33.33)	-	(33.33)	(33.33)
5	<b>Profit/(loss) before tax (3+4)</b>	<b>86.32</b>	<b>(47.78)</b>	<b>(98.01)</b>	<b>(51.86)</b>	<b>(150.18)</b>	<b>(245.75)</b>
6	<b>Tax expense</b>						
	(i) Current tax charge/(credit)	-	-	(3.13)	-	17.02	4.05
	(ii) Deferred tax charge/(credit)	22.53	(11.57)	(12.39)	(11.29)	(44.34)	(51.05)
	<b>Total</b>	<b>22.53</b>	<b>(11.57)</b>	<b>(15.52)</b>	<b>(11.29)</b>	<b>(27.32)</b>	<b>(47.00)</b>
7	<b>Net profit/(loss) for the period (5-6)</b>	<b>63.79</b>	<b>(36.21)</b>	<b>(82.49)</b>	<b>(40.57)</b>	<b>(122.86)</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	0.07	0.43	(1.20)	(0.34)	(3.60)	(3.34)
	(ii) Income tax relating to items that will not be reclassified to profit and loss	(0.02)	(0.11)	0.30	0.08	0.90	0.83
	<b>Total</b>	<b>0.05</b>	<b>0.32</b>	<b>(0.90)</b>	<b>(0.26)</b>	<b>(2.70)</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>63.84</b>	<b>(35.89)</b>	<b>(83.39)</b>	<b>(40.83)</b>	<b>(125.56)</b>	<b>(201.26)</b>
10	<b>Earnings per share</b> (of Rs. 5/- each) (not annualised):						
	a) Basic (in Rs.)	2.69	(1.53)	(3.48)	(1.71)	(5.19)	(8.39)
	b) Diluted (in Rs.)	2.69	(1.52)	(3.46)	(1.70)	(5.15)	(8.36)
11	<b>Paid-up equity share capital</b> (Face value of Rs. 5/- each)	118.58	118.58	118.58	118.58	118.58	118.58
12	<b>Other equity as shown in the audited balance sheet of the previous year</b>						1,371.46

**Statement of Unaudited Standalone Financial Results of Puravankara Limited for the quarter and nine months ended December 31, 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 12.02.2026. 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 nine months ended 31.12.2025.
  
- 2 During the nine months ended 31.12.2025, the following wholly-owned subsidiaries of the Company have issued debentures of Rs.100,000 each, aggregating to Rs. 577 crore by way of private placement, which are listed on BSE Limited ('BSE') :
  - (i) Purva Oak Private Limited, has issued 21,000 listed, rated, redeemable, transferable, non-convertible debentures aggregating to Rs. 210 crore.
  - (ii) Varishtha Property Developers Private Limited has issued 700 listed, unsecured, rated, redeemable, zero coupon, non-convertible debentures aggregating to Rs. 7 crore.
  - (iii) Grand Hills Developments Private Limited has issued 36,000 listed, rated, redeemable, non-convertible debentures aggregating to Rs. 360 crore.
  
- 3 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.
  
- 4(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 has 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 and other adjustments with potential tax impact of Rs.40.59 crore from AY 2016-17 to AY 2024-25 (March 31, 2025: Rs. 12.04 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 has 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 had 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 had filed writ petition with the High Court of Karnataka and the said Court had 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.
  
- 5 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.
  
- 6 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.
  
- 7 The Government of India has implemented four new Labour Codes ("Labour Codes"), including the Code on Wages, 2019, with effect from November 21, 2025. The Ministry of Labour & Employment published draft Central Rules and FAQs to enable assessment of the financial impact due to changes in regulations. The Company has carried out actuarial valuation as on December 31, 2025 considering the provisions of the Labour Codes and recorded additional obligation of Rs. 1.35 crore, which has been recorded as Employee benefits expense in the financial results for the quarter and nine months ended December 31, 2025. The Company continues to monitor the finalization of the rules and clarifications from the Government on the Labour Codes and would provide appropriate accounting effect, if any, as and when such clarifications are issued / rules are notified.

For and on behalf of the Board of Directors of  
Puravankara Limited  
CIN: L45200KA1986PLC051571

Ashish Ravi Digitally signed by  
Ashish Ravi  
Puravankara  
Serial: 2025.02.12  
16:35:03 +05'30'

Ashish Ravi Puravankara  
Managing Director  
DIN: 00504524

Place: Bengaluru, India  
Date: February 12, 2026

**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 nine months ended December 31, 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 4 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 revenues of Rs. 72.03 crore and Rs. 162.66 crore, total net profit/(loss) after tax of Rs. (11.06) crore and Rs. (39.40) crore, and total comprehensive income/(loss) of Rs. (10.98) crore and Rs. (39.25) crore, for the quarter and nine months ended December 31, 2025 respectively, 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. (0.07) crore and Rs. (0.16) crore and Group's share of total comprehensive income/(loss) of Rs. (0.07) crore and Rs. (0.16) crore for the quarter and nine months ended December 31, 2025 respectively, as considered in the Statement, whose financial results and other financial information have been reviewed by other auditors.

# **S.R. BATLIBOI & ASSOCIATES LLP**

Chartered Accountants

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 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 nine months ended December 31, 2025 respectively.

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: 2026.02.12  
17:57:09 +05'30'

per Sudhir Kumar Jain  
Partner  
Membership No.: 213157

UDIN: 26213157FRDEFS7342

Place: Bengaluru  
Date: February 12, 2026

**Statement of Unaudited Consolidated Financial Results of Puravankara Limited for the quarter and nine months ended December 31, 2025**

(Rs. in crore)

Sl. No.	Particulars	Quarter ended 31.12.2025 [Unaudited]	Preceding Quarter ended 30.09.2025 [Unaudited]	Corresponding Quarter ended 31.12.2024 [Unaudited]	Year to date figures for the current period ended 31.12.2025 [Unaudited]	Year to date figures for the previous period ended 31.12.2024 [Unaudited]	Previous Year ended 31.03.2025 [Audited]
1	<b>Income</b>						
	(a) Revenue from operations	1,069.31	644.20	318.17	2,237.91	1,472.04	2,013.61
	(b) Other income	34.75	18.53	16.03	67.52	57.39	79.52
	<b>Total income</b>	<b>1,104.06</b>	<b>662.73</b>	<b>334.20</b>	<b>2,305.43</b>	<b>1,529.43</b>	<b>2,093.13</b>
2	<b>Expenses</b>						
	(a) Sub-contractor cost	514.93	516.68	337.32	1,437.05	836.48	1,260.81
	(b) Cost of raw materials and components consumed	80.95	83.25	99.80	241.04	239.59	324.51
	(c) Land purchase cost	515.68	10.05	181.48	583.46	671.50	863.33
	(d) Purchase of stock of flats	-	-	-	-	393.43	393.43
	(e) (Increase)/ decrease in inventories of stock of flats, land stock and work-in-progress	(474.05)	(269.07)	(532.59)	(1,026.13)	(1,511.87)	(1,942.17)
	(f) Employee benefits expense	74.79	81.08	77.97	234.91	222.20	297.40
	(g) Finance cost	164.75	168.58	142.79	494.23	402.63	554.78
	(h) Depreciation and amortization expense	10.55	10.52	8.28	31.22	23.77	34.96
	(i) Other expenses	137.75	118.16	136.18	377.58	360.24	525.38
	<b>Total expenses</b>	<b>1,025.35</b>	<b>719.25</b>	<b>451.23</b>	<b>2,373.36</b>	<b>1,637.97</b>	<b>2,312.43</b>
3	<b>Profit/(loss) before share of profit/(loss) of associates and joint ventures</b>	<b>78.71</b>	<b>(56.52)</b>	<b>(117.03)</b>	<b>(67.93)</b>	<b>(108.54)</b>	<b>(219.30)</b>
4	Share of profit/(loss) of associates and joint ventures (net of tax)	(0.07)	(0.13)	(1.98)	(0.16)	6.27	6.22
5	<b>Profit/(loss) before exceptional items and tax (3+4)</b>	<b>78.64</b>	<b>(56.65)</b>	<b>(119.01)</b>	<b>(68.09)</b>	<b>(102.27)</b>	<b>(213.08)</b>
6	<b>Exceptional items (refer note 7)</b>	<b>-</b>	<b>-</b>	<b>0.75</b>	<b>-</b>	<b>0.75</b>	<b>0.75</b>
7	<b>Profit/(loss) before tax (5+6)</b>	<b>78.64</b>	<b>(56.65)</b>	<b>(118.26)</b>	<b>(68.09)</b>	<b>(101.52)</b>	<b>(212.33)</b>
8	<b>Tax expense</b>						
	(i) Current tax charge/(credit)	3.82	8.96	(2.24)	17.58	22.13	3.93
	(ii) Deferred tax charge/(credit)	16.48	(22.62)	(23.38)	(32.47)	(28.73)	(33.34)
	<b>Total</b>	<b>20.30</b>	<b>(13.66)</b>	<b>(25.62)</b>	<b>(14.89)</b>	<b>(6.60)</b>	<b>(29.41)</b>
9	<b>Net profit/(loss) for the period (7-8)</b>	<b>58.34</b>	<b>(42.99)</b>	<b>(92.64)</b>	<b>(53.20)</b>	<b>(94.92)</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	0.19	1.13	(1.46)	0.33	(4.81)	(4.37)
	(ii) Income tax relating to items that will not be reclassified to profit and loss	(0.05)	(0.27)	0.37	(0.07)	1.21	1.09
	<b>Total</b>	<b>0.14</b>	<b>0.86</b>	<b>(1.09)</b>	<b>0.26</b>	<b>(3.60)</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>58.48</b>	<b>(42.13)</b>	<b>(93.73)</b>	<b>(52.94)</b>	<b>(98.52)</b>	<b>(186.20)</b>
	Attributable to :						
	Owners of the parent	60.08	(40.93)	(93.50)	(49.27)	(97.66)	(183.16)
	Non-controlling interests	(1.60)	(1.20)	(0.23)	(3.67)	(0.86)	(3.04)
	Of the Total Comprehensive Income above,						
	Net profit/(loss) attributable to:						
	Owners of the parent	59.94	(41.79)	(92.41)	(49.53)	(94.06)	(179.88)
	Non-controlling interests	(1.60)	(1.20)	(0.23)	(3.67)	(0.86)	(3.04)
	Of the Total Comprehensive Income above,						
	Other Comprehensive income attributable to:						
	Owners of the parent	0.14	0.86	(1.09)	0.26	(3.60)	(3.28)
	Non-controlling interests	-	-	-	-	-	-
12	<b>Earnings per share (of Rs. 5/- each) (not annualised):</b>						
	a) Basic (in Rs.)	2.53	(1.76)	(3.90)	(2.08)	(3.97)	(7.59)
	b) Diluted (in Rs.)	2.52	(1.76)	(3.88)	(2.08)	(3.94)	(7.52)
13	<b>Paid-up equity share capital (Face value of Rs. 5/- each)</b>	<b>118.58</b>	<b>118.58</b>	<b>118.58</b>	<b>118.58</b>	<b>118.58</b>	<b>118.58</b>
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 nine months ended December 31, 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 12.02.2026. 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 nine months ended 31.12.2025.
- 2 During the nine months ended 31.12.2025, the following wholly-owned subsidiaries of the Company have issued debentures of Rs.100,000 each, aggregating to Rs. 577 crore by way of private placement, which are listed on BSE Limited ('BSE') :
  - (i) Purva Oak Private Limited, has issued 21,000 listed, rated, redeemable, transferable, non-convertible debentures aggregating to Rs. 210 crore.
  - (ii) Varishtha Property Developers Private Limited has issued 700 listed, unsecured, rated, redeemable, zero coupon, non-convertible debentures aggregating to Rs. 7 crore.
  - (iii) Grand Hills Developments Private Limited has issued 36,000 listed, rated, redeemable, non-convertible debentures aggregating to Rs. 360 crore.
- 3 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.
- 4(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.58.20 crore (March 31, 2025: Rs. 59.60 crore) and other balances of Rs.18.60 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 have 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 and other adjustments with potential tax impact of Rs. 61.81 crore from AY 2016-17 to AY 2024-25 (March 31, 2025: Rs.19.03 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 has 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 had 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 had filed writ petition with the High Court of Karnataka and the said Court had 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.

- 5 Figures for unaudited standalone financial results of the Company for the quarter and nine months ended 31.12.2025 are as follows:

Particulars	(Rs. in crore)					
	Quarter ended 31.12.2025 [Unaudited]	Preceding Quarter ended 30.09.2025 [Unaudited]	Corresponding Quarter ended 31.12.2024 [Unaudited]	Year to date figures for the current period ended 31.12.2025 [Unaudited]	Year to date figures for the previous period ended 31.12.2024 [Unaudited]	Previous Year ended 31.03.2025 [Audited]
Revenue from operations	723.32	334.40	189.06	1,183.88	762.29	917.50
Profit/(loss) before tax	86.32	(47.78)	(64.68)	(51.86)	(116.85)	(212.42)
Profit/(loss) after tax	63.79	(36.21)	(82.49)	(40.57)	(122.86)	(198.75)

The unaudited standalone financial results for the quarter and nine months ended 31.12.2025 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.

- 6 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.
- 7 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.
- 8 The Government of India has implemented four new Labour Codes ("Labour Codes"), including the Code on Wages, 2019, with effect from November 21, 2025. The Ministry of Labour & Employment published draft Central Rules and FAQs to enable assessment of the financial impact due to changes in regulations. The Group has carried out actuarial valuation as on December 31, 2025 considering the provisions of the Labour Codes and recorded additional obligation of Rs. 2.20 crore, which has been recorded as Employee benefits expense in the financial results for the quarter and nine months ended December 31, 2025. The Group continues to monitor the finalization of the rules and clarifications from the Government on the Labour Codes and would provide appropriate accounting effect, if any, as and when such clarifications are issued / rules are notified.

For and on behalf of the Board of Directors of  
Puravankara Limited  
CIN: L45200KA1986PLC051571

Ashish Ravi  
Puravankara  
a

Ashish Ravi Puravankara  
Managing Director  
DIN: 00504524

Place: Bengaluru, India  
Date: February 12, 2026

## 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:**

### I. Re-appointment of Mr. Ashish Ravi Puravankara (DIN: 00504524), Managing Director of the Company:

SL. No.	Particulars	Details
1.	Name	Mr. Ashish Ravi Puravankara
2.	Reason for change viz. <del>appointment, resignation, removal, death or otherwise.</del> reappointment,	Re-appointment of Mr. Ashish Ravi Puravankara (DIN: 00504524), Managing Director, for a period of 5 years commencing from April 01, 2026, till March 31, 2031, subject to the approval of the shareholders through Postal Ballot of the Company.
3.	Date of <del>appointment/</del> reappointment / <del>Cessation (as applicable) and term of appointment/</del> re-appointment.	Board of Director approved in its meeting held on February 12, 2026. Term of reappointment: April 01, 2026, to March 31, 2031.
4.	Brief Profile (in case of appointment)	<p>Mr. Ashish Ravi Puravankara is the Managing Director and Director on the board of Puravankara Limited. He oversees the entire business, primarily identifying growth opportunities for Puravankara Limited. He has played a vital role in ensuring superior construction quality by leveraging innovative technologies. Mr. Ashish's strong entrepreneurial vision led to the launch of Provident Housing, a leading large-scale community developer. This venture also led to the subsequent launch of Purva Land, a plotted development arm.</p> <p>Under Mr. Ashish's decisive leadership, Puravankara has completed several residential and commercial projects across nine cities (Bengaluru, Mumbai, Pune, Goa, Hyderabad, Chennai, Kochi, Coimbatore, and Mangaluru) in India. The company has also successfully entered the Mumbai redevelopment market and is looking to expand its presence in the West. Puravankara Limited's steady growth is a testament to his strategic formulation, financial acumen, and enterprise development expertise. His global exposure and access to a diverse network have continually enabled him to innovate and redefine success for the company.</p> <p>Today, Mr. Ashish is widely recognised in the industry for his deep understanding and knowledge of the real estate sector and his drive for excellence. He has held the position of President of CREDAI Bengaluru in the past. He has been recognised with several awards, some of which are – the Grohe Hurun India Residential Real Estate Developer Award 2023, the Real Estate Person of the Year-South by Construction Week India (2023), the Real Estate Thought Leader of the Year - IBE 6th India Property Awards (2021) and Best MD of the Year - CIA World Awards (2020).</p> <p>Mr. Ashish holds a Bachelor of Science (BSc.) Degree in Business from Virginia Polytechnic Institute and State University and a Master of Business Administration (MBA) from Willamette University in Salem, Oregon. He is passionate about travel, adventure and motorsports.</p>
5.	Disclosure of relationships between directors (in case of appointment of a director).	Son of Mr. Ravi Puravankara, Chairman of the Company and brother of Ms. Amanda Joy Puravankara, Whole Time Director of the Company.
6.	Information as required pursuant to BSE Circular with ref. no. LIST/COMP/14/2018- 19 and the National Stock Exchange of India Limited Circular with ref. no. NSE/CML/2018/ 24, both dated 20 June 2018	Mr. Ashish Ravi Puravankara is not debarred from holding the office of director by virtue of any SEBI order or any other such authority.

## II. Merger of IBID Home Private Limited (Transferor Company) and Purva Woodworks Private Limited (Transferee Company), Wholly Owned Subsidiaries of the Company:

SL. No.	Particulars	Details
1.	Name of the entity(ies) forming part of the amalgamation/merger, details in brief such as, size, turnover etc.	IBID Home Private Limited (Transferor Company) and Purva Woodworks Private Limited (Transferee Company), Wholly Owned Subsidiaries of the Company
2.	Whether the transaction would fall within related party transactions? If yes, whether the same is done at "arm's length"	No
3.	Area of business of the entity(ies)	<p>Purva Woodworks Private Limited is engaged in the design and manufacturing of interior solutions, furniture, doors, windows, and related fit-outs, and has established strong execution capabilities in residential and commercial projects.</p> <p>IBID operates under the brand WATABID.COM, a technology-driven platform enabling transparent price discovery, digital customer acquisition, and online home sales.</p>
4.	Rationale for amalgamation/ merger	<ul style="list-style-type: none"> <li>To salvage and optimize the substantial investment made in IBID by integrating its digital assets into an active operating company.</li> <li>To leverage IBID's platform for expanding Woodworks' market reach and customer engagement.</li> <li>To strengthen Woodworks' competitiveness through digital enablement</li> </ul>
5.	In case of cash consideration – amount or otherwise share exchange ratio	Share Exchange Ratio
6.	Brief details of change in shareholding pattern (if any) of listed entity	Not Applicable