

PURVA OAK PRIVATE LIMITED

Date: **10.02.2025**

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

ISIN: INEOSRE07015

Scrip Code: 975840

Dear Sir / Madam,

Sub: Outcome of the Board Meeting held on Monday, February 10, 2025

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

With reference to the captioned subject, we write to inform you that the Board of Directors of Purva Oak Private Limited ("the Company") at its meeting held today, considered and approved the Unaudited Financial Results for the quarter ended December 31, 2024 and Limited Review Report issued by M/s VDSR & Co LLP, Chartered Accountants on the aforesaid Financial Results of the Company.

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

1. Unaudited Financial Results for the quarter ended December 31, 2024.
2. Disclosures under Regulation 52(4) of SEBI (LODR) Regulations, 2015.
3. Limited Review Report on the aforesaid unaudited Financial Results of the Company.
4. Security Cover Certificate under Regulation 54(3) of SEBI Listing regulations.
5. Certificate of Fund Utilization under regulation 52(7) of SEBI (LODR) Regulations, 2015.
6. Statement of Deviation under Regulation 52(7) (A) of SEBI (LODR) Regulations, 2015.
7. Net Worth as on December 31, 2024

The Board meeting commenced at 04:10 p.m. and concluded at 05.50 p.m. We request you to take the same on record.

Thanking you
Yours sincerely

For **Purva Oak Private Limited**

Niraj Kumar Gautam
Director
DIN: 07868503

Statement of unaudited financial results for the quarter and nine months ended December 31, 2024
(All amounts in Indian Rupees (₹) (in lakhs) except number of shares and per share data, unless otherwise stated)

Statement of financial results

Sl.No	Particulars	Quarter ended 31.12.2024 [Unaudited]	Preceding Quarter ended 30.09.2024 [Unaudited]	Corresponding Quarter ended 31.12.2023 [Unaudited]	Year to date figures for the current period ended 31.12.2024 [Unaudited]	Year to date figures for the preceding period ended 31.12.2023 [Unaudited]	Previous Year ended 31.03.2024 [Audited]
1	Income						
	(a) Revenue from operations	-	-	-	-	-	-
	(b) Other income	13.03	-	-	33.03	-	-
	Total income	13.03	-	-	33.03	-	-
2	Expenses						
	(a) Sub-contractor cost	1,135.52	88.59	-	1,440.51	-	-
	(b) Land purchase cost	-	-	-	36,622.29	-	-
	(c) (Increase)/ decrease in inventories of land stock and work-in-progress	-2,573.53	-1,431.38	-	-41,511.48	-	-
	(d) Finance cost	1,169.37	1,279.25	68.00	3,050.84	117.00	0.00
	(e) Depreciation and amortization expense	0.30	-	-	0.30	-	-
	(f) Other expenses	276.79	69.16	4,689.00	412.97	12,889.00	1.17
	Total expenses	8.45	5.62	4,757.00	15.42	13,006.00	1.18
3	Profit/(loss) before tax (1-2)	4.58	(5.62)	(4,757.00)	17.61	(13,006.00)	(1.18)
4	Tax expense						
	(i) Current tax charge	-	-1.03	-	-	-	-
	(ii) Deferred tax charge/(credit)	-	-	-	-	-	-
	Total	-	(1.03)	-	-	-	-
5	Net profit/(loss) for the period (3-4)	4.58	(4.59)	(4,757.00)	17.61	(13,006.00)	(1.18)
6	Other comprehensive income						
	(i) Items that will not be reclassified to profit and loss	-	-	-	-	-	-
	(ii) Income tax relating to items that will not be reclassified to profit and loss	-	-	-	-	-	-
	Total	-	-	-	-	-	-
7	Total Comprehensive Income for the period [Comprising Net profit/(loss) for the period and Other Comprehensive Income (5+6)]	4.58	(4.59)	(4,757.00)	17.61	(13,006.00)	(1.18)
8	Earnings Per Share (EPS) - (in Rs.) (not annualised, face value Rs.100)						
	a) Basic	457.87	(459.00)	(4,75,700.00)	1,760.87	(13,00,600.00)	(118.00)
	b) Diluted	457.87	(459.00)	(4,75,700.00)	1,760.87	(13,00,600.00)	(118.00)
9	Paid-up equity share capital (Face value per share - Rs. 100)	1.00	1.00	1.00	1.00	1.00	1.00
10	Paid up debt capital (refer note 3)	-	21,773.45	-	-	-	-
11	Other equity	2.86	(1.72)	(13.69)	2.86	(13.69)	(14.74)
12	Networth (refer Note 3 below)	3.86	(0.72)	(12.69)	3.86	(12.69)	(13.74)
13	Capital Redemption reserve (CRR)	-	-	-	-	-	-
14	Debenture redemption reserve (DRR)	-	-	-	-	-	-
15	Ratios (refer Note 4 below)						
	a) Debt equity ratio	10,840.57	(55,632.72)	(1.00)	10,840.57	(1.05)	(4.05)
	b) Debt service coverage ratio (DSCR)	0.00	(0.00)	(69.96)	0.01	(111.16)	(0.19)
	c) Interest service coverage ratio (ISCR)	0.00	(0.00)	(69.96)	0.01	(111.16)	(0.19)
	d) CRR/DRR	-	-	-	-	-	-
	e) Current ratio	0.97	2.12	0.05	0.97	0.05	0.04
	f) Long term debt to working capital	-	1.04	-	-	-	-
	g) Bad debts to account receivable ratio	-	-	-	-	-	-
	h) Current liability ratio	1.00	0.46	1.00	1.00	1.00	1.00
	i) Total debts to total assets	0.97	0.99	19.20	0.97	19.20	1.31
	j) Debtors turnover	-	-	-	-	-	-
	k) Inventory turnover	-	-	-	-	-	-
	l) Operating margin %	-	-	-	-	-	-
	m) Net profit margin %	-	-	-	-	-	-

Notes:

- 1 The above unaudited financial results of the Company for the quarter and nine months ended December 31, 2024 have been reviewed and taken on record at the meeting of the Board of Directors of the Company held on February 10, 2025.
- 2
 - a) Paid up debt capital represents outstanding debt portion non convertible debentures issued by the Company and interest outstanding thereon.
 - b) Net worth represents total equity, i.e., sum of equity share capital and other equity.
- 3
 - (a) Debt equity ratio represents total debt [long-term borrowings (including current maturities) + short-term borrowings + interest accrued on borrowings] / total equity [equity share capital+other equity].
 - (b) DSCR represents profit/ loss from operations before finance cost (net of finance cost inventorised and charged to statement of profit and loss and net of finance cost capitalised), exceptional items and tax expenses/ finance cost (gross of finance cost inventorised and charged to statement of profit and loss and gross of finance cost capitalised) plus principal repayment of loan funds during the period.
 - (c) ISCR represents profit/ loss from operations before finance cost (net of finance cost inventorised and charged to statement of profit and loss and net of finance cost capitalised), exceptional items and tax expenses/ finance cost (gross of finance cost inventorised and charged to statement of profit and loss and gross of finance cost capitalised).
 - (d) CRR/DRR represents Capital Redemption Reserve (CRR) / Debenture redemption reserve (DRR).
 - (e) Current ratio represents total current assets / total current liabilities.
 - (f) Long term debt to working capital represents non-current borrowings / working capital [current assets-current liabilities].
 - (g) Bad debts to account receivable ratio represents Bad debts incurred during the period / Average of opening and closing balances of Trade Receivables.
 - (h) Current liability ratio represents current liabilities / total liabilities.
 - (i) Total debts to total assets represents total debts [long-term borrowings, short-term borrowings and interest accrued (included in other financial liabilities)] / total assets.
 - (j) Debtors turnover represents Revenue from operations / Average of opening and closing balances of Trade Receivables.
 - (k) Inventory turnover represents Cost of sales [Sub-contractor cost + Cost of project materials consumed + (Increase)/ decrease in inventories of work-in-progress + finance cost inventorised+other expenses inventorised] / Average of opening and closing balances of inventories.
 - (l) Operating margin % represents Operating profit [Loss before exceptional items and tax - Other income + Finance cost] / Revenue from operations.
 - (m) Net profit margin % represents Profit for the year/Revenue from operations.
- 4 The Company's business activity falls within a single reportable segment, i.e., real estate development. Hence, there are no additional disclosures to be provided under Ind-AS 108 – Segment information with respect to the single reportable segment. Further, the Company is domiciled in India and does not have significant foreign operations.

**For and on behalf of the Board of Directors of
Purva Oak Private Limited**

**Niraj
Kumar
Gautam** Digitally signed
by Niraj Kumar
Gautam
Date: 2025.02.10
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Name: Niraj Kumar Gautam
Designation: Director
DIN: 07868503

Place: Bengaluru, India
Date: February 10, 2025

**For V D S R & CO LLP
Chartered Accountants
Firm registration number: 001626S/S200085**

**VENKATESH
KAMATH S V** Digitally signed by
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Venkatesh Kamath S V
Partner
Membership No 202626

Statutory Auditor's Certificate on Security Cover and Compliance with all Covenants as at the quarter ended December 31, 2024 under Regulation 56(1)(d) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) for submission to IDBI Trustship Services Limited (the 'Debenture Trustee')

To

The Board of Directors
Purva Oak Private Limited

We V D S R & Co. LLP, Chartered Accountants, are the Statutory Auditors of the Company and have been requested by the Company to examine the Compliance with Covenants' for its unsecured listed non-convertible debt securities as at the quarter ended December 31, 2024.

Pursuant to the requirements of the SEBI Regulations, it is our responsibility to provide limited assurance as to whether the details furnished by the Company in the Statement in respect of maintenance of security cover and compliance with the covenants are in compliance with the terms of the Debenture Trust Deed as at the quarter ended December 31, 2024.

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

- a) The Debenture Trust Deed does not prescribe any financial covenants to be complied with by the Company and no such covenant is applicable to the Company and needs to be disclosed in this Statement.
- b) We enquired with the management with respect to other covenants applicable to the Company and the Management has represented and confirmed that the Company has complied with all the covenants as prescribed in the Debenture Trust Deed, as at the quarter ended December 31, 2024.
- c) We have not performed any further procedures in this regard.

Conclusion

Based on the procedures performed by us above and according to the information and explanations received and management representations obtained, nothing has come to our attention that causes us to believe that the details furnished by the Company in the accompanying Statement are not in compliance with the terms of the Debenture Trust Deed as at the quarter ended December 31, 2024.

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

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Venkatesh Kamath S V
Partner
Membership No: 202626

Place: Bengaluru
Date: 10.02.2025

(This document is certified using the UDIN facility of ICAI and can be verified at www.udin.icai.org with reference no. 25202626BMGYZI6256)

END USE CERTIFICATE

Catalyst Trusteeship Limited

GDA house, First floor, Plot no. 85,
Bhusari Colony (Right), Kothrud,
Pune, Maharashtra, India - 411038

Subject: Certificate of utilisation of funds raised by Purva Oak Private Limited.

We have verified the books of accounts and other relevant records of Purva Oak Private Limited having their office at No 130/2, Ulsoor Road, Bangalore-560042 to ascertain the end use of funds raised through issue of debentures issued vide Debenture Trust Deed Dated 12th July 2024. Based on verification of books of accounts and according to information and explanations furnished by the management. We certify the end use of funds as under.

Particulars	Amount
Source of Funds	
Funds raised through the issue of debentures	2,20,00,00,000
Utilisation of Funds	
Utilised towards refinance of commercial paper	2,20,00,00,000

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

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

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Venkatesh Kamath S V
Partner
Membership No: 202626

Place: Bangalore
Date:10-02-2025

UDIN: 25202626BMGYZO5675

Statutory Auditor's Certificate on Security Cover and Compliance with all Covenants as at the quarter ended December 31, 2024 under Regulation 56(1)(d) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) for submission to IDBI Trustship Services Limited (the 'Debenture Trustee')

To

The Board of Directors
Purva Oak Private Limited

We V D S R & Co. LLP, Chartered Accountants, are the Statutory Auditors of the Company and have been requested by the Company to examine the Compliance with Covenants' for its unsecured listed non-convertible debt securities as at the quarter ended December 31, 2024.

Pursuant to the requirements of the SEBI Regulations, it is our responsibility to provide limited assurance as to whether the details furnished by the Company in the Statement in respect of maintenance of security cover and compliance with the covenants are in compliance with the terms of the Debenture Trust Deed as at the quarter ended December 31, 2024.

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

- a) The Debenture Trust Deed does not prescribe any financial covenants to be complied with by the Company and no such covenant is applicable to the Company and needs to be disclosed in this Statement.
- b) We enquired with the management with respect to other covenants applicable to the Company and the Management has represented and confirmed that the Company has complied with all the covenants as prescribed in the Debenture Trust Deed, as at the quarter ended December 31, 2024.
- c) We have not performed any further procedures in this regard.

Conclusion

Based on the procedures performed by us above and according to the information and explanations received and management representations obtained, nothing has come to our attention that causes us to believe that the details furnished by the Company in the accompanying Statement are not in compliance with the terms of the Debenture Trust Deed as at the quarter ended December 31, 2024.

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

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Date: 2025.02.10
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Venkatesh Kamath S V
Partner
Membership No: 202626

Place: Bengaluru
Date: 10.02.2025

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Annexure 1A- Computation of Security Cover on standalone basis

Rs. In lakhs														
Column A	Column B	Column C	Column D	Column E	Column F	Column G	Column H	Column I	Column J	Column K	Column L	Column M	Column N	Column O
Particulars	Description of asset for which this certificate relate	Exclusive Charge	Exclusive Charge	Pari-Passu Charge	Pari-Passu Charge	Pari-Passu Charge	Assets not offered as Security	Elimination (amount in negative)	(Total C to H)	Related to only those items covered by this certificate				
		Debt for which this certificate to being issued	Other Secured Debt	Debt for which this certificate being issued	Assets shared by pari passu debt holder (includes debt for which this certificate is issued & other debt with pari-passu charge)	Other assets on which there is pari-Passu charge (excluding items covered in column F)		debt amount considered more than once (due to exclusive plus pari passu charge)		Market Value for Assets charged on Exclusive basis	Carrying /book value for exclusive charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRA market value is not applicable)	Market Value for Pari passu charge Assetsviii	Carrying value/book value for pari passu charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRA market value is not applicable)	Total Value(=K+L+M+N) (refer note 1 below)

Note 1: Market value as per valuation report dated 3rd October 2024 issued by CBRE South Asia Pvt Ltd.

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

VENKATESH S V
KAMATH S V

Venkaresh Kamath S V
Partner
Membership No 202626

Place: Bengaluru
Date: 10-02-2025

UDIN:25202626BMGVZ16256

PURVA OAK PRIVATE LIMITED

Date: **10.02.2025**

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

ISIN: INEOSRE07015

Scrip Code: 975840

Dear Sir / Madam,

Sub: Statement of deviation or variation in use of proceeds of 22,000 (Twenty-Two Thousand) Reset Rate, Secured, Rated, Listed, Redeemable, Non-Convertible Debentures of face value Rs.1,00,000/- (Rupees One Lakhs).

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

The Statement of deviation or variation in use of proceeds of 22,000 (Twenty-Two Thousand) Reset Rate, Secured, Rated, Listed, Redeemable, Non-Convertible Debentures of face value Rs.1,00,000/- (Rupees One Lakhs) is attached herewith.

Kindly take the same on records for the quarter ended December 31, 2024.

Thanking you.

Yours Sincerely,

For **Purva Oak Private Limited**

Niraj Kumar
Gautam

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Niraj Kumar Gautam
Date: 2025.02.10
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Niraj Kumar Gautam

Director

DIN: 07868503

PURVA OAK PRIVATE LIMITED

Annexure

A. Statement of utilization of issue proceeds:

Name of the Issuer	ISIN	Mode of Fund Raising (Public issues/ Private placement)	Type of instrument	Date of raising funds	Amount raised	Funds utilized	Any deviation (Yes/No)	If 8 is Yes, then specify the purpose of for which the funds were utilized	Remarks, if any
1	2	3	4	5	6	7	8	9	10
Purva Oak Private Limited	INE0SRE07015	Private Placement	Reset Rated, Secured, Listed, Redeemable, Non-Convertible Debentures	19-07-2024	Rs. 220 Crores	Rs. 220 Crores	No	Not Applicable	None

B. Statement of deviation/ variation in use of Issue proceeds:

Particulars	Remarks
Name of listed entity	Purva Oak Private Limited
Mode of fund raising	Private Placement
Type of instrument	Reset Rate, Secured, Rated, Listed, Redeemable, Non-Convertible Debentures
Date of raising funds	19-07-2024
Amount raised	Rs. 220 Crores
Report filed for quarter ended	December 31, 2024
Is there a deviation/ variation in use of funds raised?	No
Whether any approval is required to vary the objects of the issue stated in the prospectus / offer document?	Yes/ No
If yes, details of the approval so required?	Not Applicable

PURVA OAK PRIVATE LIMITED

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

Objects for which funds have been raised and where there has been a deviation/ variation, in the following table:

Original object	Modified object, if any	Original allocation	Modified allocation, if any	Funds utilized	Amount of deviation/ variation for the quarter according to applicable object (in Rs. Crore and in %)	Remarks, if any
Not Applicable						

Deviation could mean:

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

For **Purva Oak Private Limited**

Niraj Kumar
Gautam

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Niraj Kumar Gautam
Date: 2025.02.10
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Niraj Kumar Gautam

Director

DIN: 07868503

Networth Certificate

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

Networth as on #: 31/12/2024

Particulars	Amount (in Rs.)
Paid up Capital	1,00,000
Add: Reserve & Surplus	2,86,476
Less: Accumulated losses, if any	NIL
Less: Miscellaneous Expenditure	NIL
Total Networth	3,86,476

Book Value per share of Rs.100 each (in Rs.)	
<i>Total Networth / Total number of outstanding shares</i>	386.48

Networth to be calculated as per limited reviewed financials for the quarter ended as on 31-12-2024.

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

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

VENKATESH Digitally signed by
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S V Date: 2025.02.10
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Venkatesh Kamath S V
Partner
Membership No: 202626

Place: Bengaluru
Date: 10/02/2025

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