

PURVA SAPPHIRE LAND PRIVATE LIMITED

Date: 02.08.2025

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

Scrip Code: 975149
ISIN: INE0POA08014

Dear Sir/Madam,

Sub: Outcome of the Board Meeting held on Saturday, August 02, 2025

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

we write to inform you that, with reference to the captioned subject, the Board of Directors of Purva Sapphire Land Private Limited (“the Company”) at its meeting held Saturday, August 02, 2025, inter-alia:

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

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

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

The Board Meeting Commenced at 12:00 P.M. (IST) and concluded at 2:45 P.M. (IST).

This is for your information and records.

Yours sincerely,
For Purva Sapphire Land Private Limited

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

Digitally signed by SHIVANI S HIREMATH
DN: cn=SHIVANI S HIREMATH,
o=SHIVANI S HIREMATH, email=SHIVANI.S.HIREMATH@PURVAVANKARA.COM,
c=IN, postalCode=400001, st=MAHARASHTRA, serial=905444809784667017044
5046271a,
2.5.4.20=9382296c57a1704718a132a
1f5a6733822a670d67d677a07053a1,
email=SHIVANI.S.HIREMATH@PURVAVANKARA.COM,
o=SHIVANI S HIREMATH,
cn=SHIVANI S HIREMATH,
c=IN, postalCode=400001, st=MAHARASHTRA, serial=905444809784667017044
5046271a

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

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

Statement of unaudited financial results for the quarter ended June 30, 2025

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

Statement of financial results

Sl. No	Particulars	Quarter ended 30.06.2025	Preceding Quarter ended 31.03.2025	Corresponding Quarter ended 30.06.2024	Previous Year ended 31.03.2025
		[Unaudited]	[Audited]	[Unaudited]	[Audited]
1	Income				
	(a) Revenue from operations	-	-	-	-
	(b) Other income	-	(0.44)	16.69	54.19
	Total income	-	(0.44)	16.69	54.19
2	Expenses				
	(a) Sub-contractor cost	-	-	-	-
	(b) Land purchase cost	-	4,863.00	226.04	5,089.04
	(c) (Increase)/ decrease in inventories of land stock and work-in-progress	(265.98)	(5,038.00)	(226.04)	-5,264.04
	(d) Finance cost	183.46	175.45	163.07	679.62
	(e) Other expenses	117.69	11.02	3.02	24.31
	Total expenses	35.17	11.48	166.10	528.93
3	Profit/(loss) before tax (1-2)	(35.17)	(11.92)	(149.41)	(474.74)
4	Tax expense				
	(i) Current tax charge	-	-	-	-
	(ii) Deferred tax charge/(credit)	(9.15)	(3.10)	(37.60)	(122.19)
	Total	(9.15)	(3.10)	(37.60)	(122.19)
5	Net profit/(loss) for the period (3-4)	(26.02)	(8.82)	(111.81)	(352.55)
6	Other comprehensive income				
	(i) Items that will not be reclassified to profit and loss	-	-	-	-
	(ii) Income tax relating to items that will not be reclassified to profit and loss	-	-	-	-
	Total	-	-	-	-
7	Total Comprehensive Income for the period [Comprising Net profit/(loss) for the period and Other Comprehensive Income (5+6)]	(26.02)	(8.82)	(111.81)	(352.55)
8	Earnings Per Share (EPS) - (in Rs.) (not annualised, face value Rs.10)				
	a) Basic	(260.20)	(88.24)	(1,118.07)	(3,525.54)
	b) Diluted	(260.20)	(88.24)	(1,118.07)	(3,525.54)
9	Paid-up equity share capital (Face value per share - Rs. 10)	1.00	1.00	1.00	1.00
10	Paid up debt capital (refer note 2)	6,369.98	-	5,669.98	6,186.53
11	Other equity	(600.84)	(574.81)	(334.06)	(574.81)
12	Networth (refer Note 2 below)	(564.99)	(573.81)	(333.06)	(573.81)
13	Capital Redemption reserve (CRR)	-	-	-	-
14	Debenture redemption reserve (DRR)	-	-	-	-
15	Ratios (refer Note 4 below)				
	a) Debt equity ratio	(10.67)	(10.84)	(17.12)	(10.84)
	b) Debt service coverage ratio (DSCR)	0.81	0.93	0.08	0.30
	c) Interest service coverage ratio (ISCR)	0.81	0.93	0.08	0.30
	d) CRR/DRR	-	-	-	-
	e) Current ratio	0.87	0.87	150.32	0.87
	f) Long term debt to working capital	-	-	1.09	-
	g) Bad debts to account receivable ratio	-	-	-	-
	h) Current liability ratio	1.00	1.00	0.01	1.00
	i) Total debts to total assets	1.10	1.10	1.06	1.10
	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 ended June 30, 2025 have been reviewed and taken on record at the meeting of the Board of Directors of the Company held on August 02, 2025.
- 2 a) Paid up debt capital represents outstanding debt portion non convertible debentures issued by the Company and interest outstanding thereon.
b) Net worth represents total equity, i.e., sum of equity share capital and other equity.
- 3 (a) Debt equity ratio represents total debt [long-term borrowings (including current maturities) + short-term borrowings + interest accrued on borrowings] / total equity [equity share capital+other equity].
(b) DSCR represents profit/ loss from operations before finance cost (net of finance cost inventorised and charged to statement of profit and loss and net of finance cost capitalised), exceptional items and tax expenses/ finance cost (gross of finance cost inventorised and charged to statement of profit and loss and gross of finance cost capitalised) plus principal repayment of loan funds during the period.
(c) ISCR represents profit/ loss from operations before finance cost (net of finance cost inventorised and charged to statement of profit and loss and net of finance cost capitalised), exceptional items and tax expenses/ finance cost (gross of finance cost inventorised and charged to statement of profit and loss and gross of finance cost capitalised).
(d) CRR/DRR represents Capital Redemption Reserve (CRR) / Debenture redemption reserve (DRR).
(e) Current ratio represents total current assets / total current liabilities.
(f) Long term debt to working capital represents non-current borrowings / working capital [current assets-current liabilities].
(g) Bad debts to account receivable ratio represents Bad debts incurred during the period / Average of opening and closing balances of Trade Receivables.
(h) Current liability ratio represents current liabilities / total liabilities.
(i) Total debts to total assets represents total debts [long-term borrowings, short-term borrowings and interest accrued (included in other financial liabilities)] / total assets.
(j) Debtors turnover represents Revenue from operations / Average of opening and closing balances of Trade Receivables.
(k) Inventory turnover represents Cost of sales [Sub-contractor cost + Cost of project materials consumed + (Increase)/ decrease in inventories of work-in-progress + finance cost inventorised+other expenses inventorised] / Average of opening and closing balances of inventories.
(l) Operating margin % represents Operating profit [Loss before exceptional items and tax - Other income + Finance cost] / Revenue from operations.
(m) Net profit margin % represents Profit for the year/Revenue from operations.
- 4 The Company's business activity falls within a single reportable segment, i.e., real estate development. Hence, there are no additional disclosures to be provided under Ind-AS 108 – Segment information with respect to the single reportable segment. Further, the Company is domiciled in India and does not have significant foreign operations.

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

**JASBIR A
PURAVA
NKARA**

Digitally signed by JASBIR A PURAVANKARA
DN: cn=JASBIR A PURAVANKARA, o=PURVA SAPPHIRE LAND PRIVATE LIMITED, ou=, email=j.asbir@purvasapphire.com, c=IN
c=IN, o=PURVA SAPPHIRE LAND PRIVATE LIMITED, ou=, email=j.asbir@purvasapphire.com, c=IN

Name: Jasbir Ashish Puravankara
Designation: Director
DIN: 01918184

Place: Bengaluru, India
Date: August 02, 2025

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

**AVNEEP
LALITH
MEHTA**

Digitally signed by AVNEEP LALITH MEHTA
DN: cn=AVNEEP LALITH MEHTA, o=M O J & ASSOCIATES, ou=, email=avneep@mojca.com, c=IN
c=IN, o=M O J & ASSOCIATES, ou=, email=avneep@mojca.com, c=IN

Avneep L Mehta
Partner
Membership No 225441

M O J & Associates

Chartered Accountants

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

To Board of Directors of

Purva Sapphire Land Private Limited

Introduction

We have reviewed the accompanying statement of unaudited financial results (the "Statement") of Purva Sapphire Land Private Limited (the "Company") for the quarter ended June 30, 2025 attached herewith, being submitted by the Company pursuant to the requirements of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations").

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

Scope of review

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

Conclusion

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

for **M O J & Associates**

Chartered Accountants

Firm Registration Number: 015425S

AVNEEP

LALITH

MEHTA

Avneep Mehta

Partner

Membership Number: 225441

Digitally signed by AVNEEP LALITH MEHTA
DN: cn=IN, o=PERSONAL,
2.5.4.20=e9401e587829437d1832ba22f6e
c09f5d4e096c201e07117396e96ec247,
postalCode=560018, st=KARNATAKA,
serialNumber=40d1665500d09f1711dc,
898d39c54757e41b21d3b677c01a75fae
2856, cn=AVNEEP LALITH MEHTA
Date: 2025.08.02 14:39:06 +05'30'

Date: 02 August 2025

Place: Bengaluru

UDIN:25225441BMHZKA4958

M O J & Associates

Chartered Accountants

Statutory Auditor's Certificate on Security Cover and Compliance with all Covenants as at the quarter ended June 30, 2025 under Regulation 56(1)(d) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) for submission to IDBI Trusteeship Services Limited (the 'Debenture Trustee')

To
The Board of Directors
Purva Sapphire Land Private Limited

We M O J and Associates, Chartered Accountants, are the Statutory Auditors of the Company and have been requested by the Company to examine the Compliance with Covenants for its unsecured listed non-convertible debt securities as at the quarter ended June 30, 2025.

Pursuant to the requirements of the SEBI Regulations, it is our responsibility to provide limited assurance as to whether the details furnished by the Company in the Statement in respect of maintenance of security cover as per Annexure 1A and compliance with the covenants are in compliance with the terms of the Debenture Trust Deed as at the quarter and June 30, 2025.

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

- 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.
- 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 June 30, 2025.
- 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 June 30, 2025.

for **M O J & Associates**

Chartered Accountants

Firm Registration Number: 015425S

AVNEEP

LALITH MEHTA

Avneep L Mehta

Partner

Membership Number: 225441

Date: 02 August 2025

Place: Bengaluru

UDIN:25225441BMHZJX4324

Digitally signed by AVNEEP LALITH MEHTA
DN: c=IN, ou=PERSONAL,
2.5.4.20=3401e587829437d18323a42af6e0c,
9f5d3eb0bc2061e07117399a0965247,
serialCode=560016, ou=AVNEEP LALITH MEHTA,
serialNumber=404166b5500d05f171140c8f
89a30f547574d1b21d3b677d501a7efac285
6, cn=AVNEEP LALITH MEHTA
Date: 2025.08.02 12:51:32 +05'30'

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					Total Value=(K+L+M+N) (refer note 1 below)
		Debt for which this certificate te 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)	Relating to Column F	
		Book Value	Book Value	No	Book Value	Book Value									
ASSETS															
Property, Plant and Equipment		-	-	-	-	-	-	-	-	-	-	-	-	-	
Capital Work-in-Progress		-	-	-	-	-	-	-	-	-	-	-	-	-	
Right of Use Assets		-	-	-	-	-	-	-	-	-	-	-	-	-	
Goodwill		-	-	-	-	-	-	-	-	-	-	-	-	-	
Intangible Assets		-	-	-	-	-	-	-	-	-	-	-	-	-	
Intangible Assets under Development		-	-	-	-	-	-	-	-	-	-	-	-	-	
Loans		-	-	-	-	-	-	-	-	-	-	-	-	-	
Inventories		5,530.03	-	-	-	-	-	-	5,530.03	-	-	-	-	-	
Trade receivables		-	-	-	-	-	-	-	-	-	-	-	-	-	
Cash and cash equivalents		27.17	-	-	-	-	-	-	27.17	-	-	-	-	-	
Bank balances other than Cash and cash equivalents above		-	-	-	-	-	-	-	-	-	-	-	-	-	
Others		-	-	-	-	-	-	-	-	-	-	-	-	-	
Deferred tax assets (net)		-	-	-	-	-	205.67	-	205.67	-	-	-	-	-	
Assets for current tax (net)		-	-	-	-	-	5.20	-	5.20	-	-	-	-	-	
Other non-current assets		-	-	-	-	-	-	-	-	-	-	-	-	-	
Other current assets		-	-	-	-	-	-	-	39.51	-	-	-	-	-	
Total		5,596.70	-	-	-	-	210.87	-	5,807.58	-	-	-	-	-	
LIABILITIES															
Debt securities to which this certificate pertains	Listed non-convertible debt securities of Rs.5200 lakhs	5,200.00	-	-	-	-	-	-	5,200.00	-	-	-	-	-	
Other debt sharing pari-passu charge with above debt		-	-	-	-	-	-	-	-	-	-	-	-	-	
Other Debt		-	-	-	-	-	6,402.78	-	6,402.78	-	-	-	-	-	
Subordinated debt		-	-	-	-	-	-	-	-	-	-	-	-	-	
Borrowings		-	-	-	-	-	-	-	-	-	-	-	-	-	
Bank		-	-	-	-	-	-	-	-	-	-	-	-	-	
Debt Securities		-	-	-	-	-	-	-	-	-	-	-	-	-	
Others		-	-	-	-	-	-5,200.00	-	-5,200.00	-	-	-	-	-	
Trade payables		-	-	-	-	-	4.39	-	4.39	-	-	-	-	-	
Lease liabilities		-	-	-	-	-	-	-	-	-	-	-	-	-	
Provisions		-	-	-	-	-	-	-	-	-	-	-	-	-	
Share capital		-	-	-	-	-	1.00	-	1.00	-	-	-	-	-	
Reserves and surplus		-	-	-	-	-	(600.84)	-	(600.84)	-	-	-	-	-	
Others		-	-	-	-	-	0.25	-	0.25	-	-	-	-	-	
Total		5,200.00	-	-	-	-	607.58	-	5,807.58	-	-	-	-	-	
Cover on Book Value:															
Exclusive Security Cover Ratio		1.08	-	-	-	-	-	-	-	-	-	-	-	-	
Pari-Passu Security Cover Ratio		-	-	-	-	-	-	-	-	-	-	-	-	-	
Cover on Market Value:															
Exclusive Security Cover Ratio		-	-	-	-	-	-	-	-	-	-	-	-	-	
Pari-Passu Security Cover Ratio		-	-	-	-	-	-	-	-	-	-	-	-	-	

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

For M O J & Associates

Chartered Accountants
FRN No.: 015425S

AVNEEP LALITH
MEHTA

Avneep L Mehta
Partner
Membership No 225441

Place: Bengaluru
Date: 02-08-2025

UDIN:25225441BMHZJY3745

M O J & Associates

Chartered Accountants

END USE CERTIFICATE

IDBI Trustship Services Limited

Ground floor, Universal Insurance building
Sir Phirozshah Mehta Road, Fort,
Mumbai, Maharashtra-400001

Re: Certificate of utilisation of funds raised by Purva Sapphire Land Private Limited for the purpose of Land Acquisition through private placement of Unsecured, Listed, Redeemable, Cumulative, Non-convertible Debentures.

We have verified the books of accounts and other relevant records of Purva Sapphire Land Private Limited having their office at No. 130/1, Ulsoor Road, Bangalore-560042 to ascertain the end use of funds raised through issue of debentures issued vide Debenture Trust Deed Dated 03rd October 2023. 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
Funds raised through the issue of debentures	52,00,00,000
Total	52,00,00,000
Utilisation	
The amount incurred for the project including land cost (net)	3,00,00,000
Advance Payment towards acquisition of land at Hennur Village, Kasaba Hobli, Bangalore	49,00,00,000
Balance funds available out of Debenture funds	Nil

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

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

The company yet to utilize 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. Hence there are no variations as compared with the earlier certificate.

* Cash and cash equivalents as per quarterly unaudited financials as on 30 June 2025 is Rs. 27,16,575/-.

for **M O J & Associates**

Chartered Accountants

Firm Registration Number: 015425S

AVNEEP

LALITH MEHTA

Avneep L Mehta

Partner

Membership Number: 225441

Date: August 02 2025

Place: Bengaluru

UDIN:25225441BMHZJW2611

Digitally signed by AVNEEP LALITH MEHTA
DN: cn=AVNEEP LALITH MEHTA,
2.5.4.20=3401468782431818334246a0c0f5e54606
c291a67112396289e247, postalCode=560018,
st=KARNATAKA,
serialNumber=0416662500803171146a889a20f5475
74d1b2143b6771801a764a2856, cn=AVNEEP LALITH
MEHTA
Date: 2025.08.02 13:12:05 +05'30'

PURVA SAPPHIRE LAND PRIVATE LIMITED

Date: 02.08.2025

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

Scrip Code: 975149
ISIN: INE0POA08014

Dear Sir/ Madam,

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

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

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

Kindly take the same on records for the quarter ended June 30, 2025.

Thank you,
Yours sincerely

For Purva Sapphire Land Private Limited

**SHIVANI S
HIREMATH**

Digitally signed by SHIVANI S HIREMATH
DN: c=IN, postalCode=581013, st=KARNATAKA,
street=NO 33 W NO 1B K-18
COLONY BELLARY, 1ST CROSS GANDHI NAGAR
BELLARY, 581013, o=HIREMATH, ou=Personal,
serialNumber=385b3acc5d12a4b0e08d04ecc09
26ae42e826e438d996c8a4a73b823cc0,
ipAddress=195.54.48.9778466703704864c4
277a,
2.5.4.20e49849296ec57e1750471586c3326a1f5ee
f733482af70fa87db674e87053a1,
email=SHIVANI.HIREMATH17@GMAIL.COM,
cn=SHIVANI S HIREMATH
Date: 2025.08.02 14:39:39 +05'30'

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

PURVA SAPPHIRE LAND PRIVATE LIMITED

Annexure

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

Name of The Issuer	ISIN	Mode of Fund Raising (Public Issues/Private Placement)	Type of instrument	Date of raising funds	Amount raised	Funds Utilized	Any deviation (Yes/No)	If 8 is Yes, then specify the purpose of for which the funds were utilized	Remarks, if any
1	2	3	4	5	6	7	8	9	10
Purva Sapphire Land Private Limited	INE0POA08014	Private Placement	Listed, Unsecured, Rated, Redeemable, Zero Coupon, Non-Convertible Debentures	28-09-2023	Rs. 52 crores	Rs. 52 crores	No	Not Applicable	None

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

Particulars	Remarks
Name of listed entity	Purva Sapphire Land Private Limited
Mode of fund raising	Private Placement
Type of instrument	Listed, Unsecured, Rated, Redeemable, Zero Coupon, Non-Convertible Debentures
Date of raising funds	28-09-2023
Amount raised	Rs. 52 crores
Report filed for quarter ended	June 30, 2025
Is there a deviation/ variation in use of funds raised?	No
Whether any approval required to vary the objects of the issue stated in the prospectus / offer document?	Yes/ No
If yes, details of the approval so required?	Not Applicable
Date of approval	Not Applicable
Explanation for the deviation/ variation	Not Applicable
Comments of the audit committee after review	Not Applicable
Comments of the auditors, if any	Not Applicable

PURVA SAPPHIRE LAND PRIVATE LIMITED

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

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

Deviation could mean:

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

This is for your information and records.

Thank you.

Yours sincerely

For Purva Sapphire Land Private Limited

SHIVANI S

HIREMATH

H

Shivani S Hiremath

Company Secretary & Compliance Officer

M. No.: A76492

Digitally signed by SHIVANI S HIREMATH
DN: c=IN, postalCode=583103,
st=KARNATAKA, street=NO 33 W NO 18 ,K H B
COLONY, BELLARY,IST CROSS GANDHI
NAGAR BELLARY, 583103, I=BELLARY,
ou=Personal,
serialNumber=385b3acc5d12eebe08d04ecc
092bae452e82d6e458d9f46c75eae57deb2fce
0,
pseudoym=965c44dbd9784fed67017044b0
4627fa,
2.5.4.20=93d92296cc57e175047158cc326a1f
5ee7338b2a7c70ba87db674e07053a1,
email=SHIVANI@HIREMATH111@GMAIL.COM,
cn=SHIVANI S HIREMATH
Date: 2025.08.01 14:46:29 +05'30'

M O J & Associates

Chartered Accountants

Networth Certificate

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

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

Networth as on #: 30/06/2025

Particulars	Amount (in Rs.)
Assets(A=i+ii)	58,07,57,502
Non-current assets(i=a+b)	2,10,87,087
(a) Deferred tax assets (net)	2,05,66,623
(b) Assets for current tax (net)	5,20,464
Current assets(ii=a+b+c+d)	55,96,70,415
(a) Inventories (Land)	55,30,02,697
(b) Balances with banks (Current account)	27,16,575
(c) Other current assets (Land contracts)	36,99,503
(d) Other current assets (Advances to suppliers)	2,51,640
Liabilities(B=i+ii+iii)	64,07,41,723
Current Borrowings(i)	64,02,77,694
5200 Listed Rated Unsecured Redeemable Non-Convertible Debentures of Rs. 1 lakh each*	63,69,98,184
Loan from related parties	32,79,510
Trade Payables(ii)	4,38,779
Other current liabilities(iii)	25,250
Total Networth(A-B)	(5,99,84,221)

Book Value per share of Rs.10 each (in Rs.)	
<i>Total Networth / Total number of outstanding shares</i>	(59,984.22)

Networth to be calculated as per unaudited financial position as on 30-06-2025.

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

