PURVA SAPPHIRE LAND PRIVATE LIMITED

Date: 06.08.2026

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

Scrip Code: 975149
ISIN: INE0POA08014

Dear Sir/Madam,

Sub: Outcome of the Board Meeting held on Thursday, August 06, 2026

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 today i.e., Thursday, August 06, 2026, inter-alia, approved the un-audited Financial Results along with the Limited Review Report of the Company issued by M/S MOJ & Associates, Chartered Accountants, peer reviewed firm, being statutory auditors of the Company for the quarter ended June 30, 2026.

In this regard, please find attached herewith:

1. Un-Audited Financial Results for the quarter ended June 30, 2026.
2. Limited Review Report issued by M/s. M O J & Associates, Chartered Accountants, a Peer Reviewed Firm (Firm Registration Number: 015425S), being Statutory Auditors of the Company on the aforesaid Un-audited Financial Results of the Company for the quarter ended June 30, 2026.
3. Disclosures pursuant to Regulation 52(4) of Listing Regulations, 2015.
4. Security Cover Certificate pursuant to Regulation 54(3) of Listing Regulations, 2015.
5. Statement of deviation or variation in use of proceeds pursuant to Regulation 52(7A) of Listing Regulations, 2015.
6. Networth Certificate as on June 30, 2026.

The Board Meeting Commenced at 12:00 P.M. (IST) and concluded at 14:10 P.M. (IST).

This is for your information and records.

Yours sincerely,
For Purva Sapphire Land Private Limited

SHIVANI S HIREMATH

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Date: 2026.08.06 14:16:04 +05'30'

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

PURVA SAPPHIRE LAND PRIVATE LIMITED

Corporate Identity Number (CIN): U45201KA2007PTC042437

Regd. Office: No. 130/1, Ulsoor Road, Bangalore, Karnataka - 560042

Email: investors@puravankara.com Website: http://www.puravankara.com/sapphire

Tel: 91-080-2559 900/4343 9999 Fax: 91-080-2559 9350

Statement of unaudited financial results for quarter ended June 30, 2026

(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 30.06.2026 [Unaudited]	Preceeding Quarter ended 31.03.2026 [Audited]	Corresponding Quarter ended 30.06.2025 [Unaudited]	Previous Year ended 31.03.2026 [Audited]
1	**Income**				
	(a) Revenue from operations	-	-	-	-
	(b) Other income	-	0.63	-	0.83
	Total income	**-**	**0.63**	**-**	**0.83**
2	**Expenses**				
	(a) Sub-contractor cost	-	-	-	-
	(b) Land purchase cost	-	-	-	5.44
	(c) (Increase)/ decrease in inventories of land stock and work-in-progress	(197.98)	(189.01)	(265.98)	(806.75)
	(d) Finance cost	205.45	198.45	183.46	767.83
	(e) Other expenses	5.27	3.91	117.69	127.77
	Total expenses	**12.74**	**13.35**	**35.17**	**94.29**
3	**Loss before tax (1-2)**	**(12.74)**	**(12.72)**	**(35.17)**	**(93.46)**
4	**Tax expense**				
	(i) Current tax charge	-	-	-	-
	(ii) Deferred tax charge/(credit)	(3.32)	(3.31)	(9.15)	(24.30)
	Total	**(3.32)**	**(3.31)**	**(9.15)**	**(24.30)**
5	**Net loss for the period (3-4)**	**(9.42)**	**(9.41)**	**(26.02)**	**(69.16)**
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 loss for the period and Other Comprehensive Income (5+6)]**	**(9.42)**	**(9.41)**	**(26.02)**	**(69.16)**
8	Earnings Per Share (EPS) - (in Rs.) (not annualised, face value Rs.10)				
	a) Basic	(94.20)	(94.10)	(260.20)	(691.60)
	b) Diluted	(94.20)	(94.10)	(260.20)	(691.60)
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)	7,159.80	6,954.35	6,369.98	6,954.35
11	Other equity	(653.41)	(643.97)	(600.84)	(643.97)
12	Networth (refer Note 2 below)	(652.41)	(642.97)	(564.99)	(642.97)
13	Capital Redemption reserve (CRR)	-	-	-	-
14	Debenture redemption reserve (DRR)	-	-	-	-
15	Ratios (refer Note 3 below)				
	a) Debt equity ratio	(11.03)	(10.87)	(10.67)	(10.87)
	b) Debt service coverage ratio (DSCR)	(0.03)	(0.02)	0.81	0.02
	c) Interest service coverage ratio (ISCR)	(0.03)	(0.02)	0.81	0.02
	d) CRR/DRR	-	-	-	-
	e) Current ratio	0.88	0.88	0.87	0.88
	f) Long term debt to working capital	-	-	-	-
	g) Bad debts to account receivable ratio	-	-	-	-
	h) Current liability ratio	1.00	1.00	1.00	1.00
	i) Total debts to total assets	1.10	1.10	1.10	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, 2026 have been reviewed and taken on record at the meeting of the Board of Directors of the Company held on August 06, 2026.

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.

5 The financial results have been prepared pursuant to the requirements of Regulation 52 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ('SEBI (LODR)'), as amended and in accordance with the principles and procedures of Indian Accounting Standards ("Ind AS") as notified under the Companies (Indian Accounting Standards) Rules, 2015 as amended as specified in Section 133 of the Companies Act, 2013 (the Act), read with the Companies (Indian Accounting Standards) Rules, 2015, as amended.

6 The figures for the corresponding previous periods have been regrouped/reclassified, wherever considered necessary. The figures for the year ended March 31, 2026 extracted from the audited results published on May 14, 2026.

7 In accordance with section 71 of the Act, read along with circular issued by Ministry of Corporate Affairs No 4/2013 the Company is required to create a debenture redemption reserve amounting to 10% of the value of redeemable debentures out of profits of the Company available for distribution. During the quarter ended June 30, 2026 and year ended March 31, 2026, there are no profits available for distribution hence there is no requirement to create a debenture redemption reserve.

8 The credit ratings of the listed debentures is as follows:

Particulars	Credit rating as at June 30, 2026
5,200 Listed, Unsecured, Rated, Redeemable, Zero-Coupon Non-Convertible Debentures of ₹ 1,00,000 each	ICRA BBB Stable

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

NIRAJ GAUTAM
Digitally signed by NIRAJ GAUTAM
Date: 2026.08.06 12:36:36 +05'30'

Name: Niraj Kumar Gautam
Designation: Director
DIN: 07868503

Place: Bengaluru, India
Date: August 06, 2026

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

AVNEEP LALITH MEHTA

Avneep L Mehta
Partner
Membership No 225441

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

To Board of Directors of

Purva Sapphire Land Private Limited

Introduction

We have reviewed the accompanying statement of unaudited financial results (the "Statement") of Purva Sapphire Land Private Limited (the "Company") for the period ended 30th June 2026 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

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pseudonym=a8d379fa-5456-4715-bd11-dd34da64832a, title=6686,
serialNumber=f0d166b5500d85f1f71140c8f89a3f9c54757e41b21d3b677cb01a7bfae2856,
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Avneep Mehta
Partner
Membership Number: 225441

Date: 06th August 2026
Place: Bengaluru
UDIN: 26225441DGEMFF6360

M O J & Associates

Chartered Accountants

Statutory Auditor's Certificate on Security Cover and Compliance with all Covenants as at the period ended 30th June 2026 under Regulation 56(1)(d) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) for submission to IDBI Trusteeship Services Limited (the 'Debenture Trustee')

To
The Board of Directors
Purva Sapphire Land Private Limited

We, M O J and Associates, Chartered Accountants, are the Statutory Auditors of the Company and have been requested by the Company to examine the Compliance with Covenants for its unsecured listed non-convertible debt securities as at the period ended 30th June 2026.

Pursuant to the requirements of the SEBI Regulations, it is our responsibility to provide limited assurance as to whether the details furnished by the Company in the Statement in respect of maintenance of security cover as per Annexure 1A and compliance with the covenants are in compliance with the terms of the Debenture Trust Deed as at the period ended 30th June 2026.

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

a) The Debenture Trust Deed does not prescribe any financial covenants to be complied with by the Company and no such covenant is applicable to the Company and needs to be disclosed in this Statement.

b) We enquired with the management with respect to other covenants applicable to the Company and the Management has represented and confirmed that the Company has complied with all the covenants as prescribed in the Debenture Trust Deed, as at the period ended 30th June 2026.

c) We have not performed any further procedures in this regard.

Conclusion

Based on the procedures performed by us above and according to the information and explanations received and management representations obtained, nothing has come to our attention that causes us to believe that the details furnished by the Company in the accompanying Statement are not in compliance with the terms of the Debenture Trust Deed as at the period ended 30th June 2026.

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

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pseudonym=a8d379fa-5456-4715-bd11-dd54da64832a, title=6686,
serialNumber=4bd166b5500df05f1f71140c8f89a3f9c54757e41b21d3b677cb01a7bfae2856,
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Date: 2026.08.06 13:17:37 +05'30'

Avneep L Mehta
Partner
Membership Number: 225441
UDIN: 26225441ZXSATQ5540

Date: 06th August ,2026
Place: Bengaluru

Annexure 1A- Computation of Security Cover on standalone basis

Rs. In lakhs

Column A	Column B	Column C	Column D	Column E	Column F	Column G	Column H	Column I	Column J	Debt Not backed by any assets offered as security	Column K	Column L	Column M	Column N	Column O
Particulars	**Description of asset for which this certificate relate**	**Exclusive Charge**	**Exclusive Charge**	**Pari- Passu Charge**	**Pari- Passu Charge**	**Pari- Passu Charge**	**Assets not offered as Security**	**Elimination (amount in negative)**	**(Total C to H)**		**Related to only those items covered by this certificate**				
		Debt for which this certifica te being issued	**s**	**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 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)**
													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		6,268.77	-	-	-	-	-	-	6,268.77		-	-	-	-	-
Trade receivables		-	-	-	-	-	-	-	-		-	-	-	-	-
Cash and cash equivalents		17.13					-		17.13		-	-	-	-	-
Bank balances other than Cash and cash equivalents above		-	-	-	-	-	-	-	-		-	-	-	-	-
Others		-	-	-	-	-		-	-		-	-	-	-	-
Deferred tax assets (net)		-					224.14		224.14		-				
Assets for current tax (net)		-					-	-	-		-				
Other non-current assets		-					0.10	-	0.10		-				
Other current assets		37.00						-	37.00		-				
Total		**6,322.89**	-	-	-	-	**224.24**	-	**6,547.13**		-	-	-	-	-
LIABILITIES															
Debt securities to which this certificate pertains	Listed non-convertible debt securities of Rs.5200 lakhs	5,200.00	-	-	-	-	-	-	5,200.00		-	-	-	-	-
Unamortised Transaction costs pertaining to above debt securities to which this certificate pertains		-	-	-	-	-	-	-	-		-	-	-	-	-
Other debt sharing pari-passu charge with above debt		-	-	-	-	-	-	-	-		-	-	-	-	-
Other Debt		-	-	-	-	-	7,193.60	-	7,193.60		-	-	-	-	-
Subordinated debt		-	-	-	-	-	-	-	-		-	-	-	-	-
Borrowings		-	-	-	-	-	-	-	-		-	-	-	-	-
Bank		-	-	-	-	-	-	-	-		-	-	-	-	-
Debt Securities		-	-	-	-	-	-	-	-		-	-	-	-	-
Others		-	-	-	-	-	(5,200.00)	-	(5,200.00)		-	-	-	-	-
Trade payables		-	-	-	-	-	5.93	-	5.93		-	-	-	-	-
Lease liabilities		-	-	-	-	-	-	-	-		-	-	-	-	-
Provisions		-	-	-	-	-	-	-	-		-	-	-	-	-
Share capital		-	-	-	-	-	1.00	-	1.00						
Reserves and surplus		-	-	-	-	-	(653.41)	-	(653.41)						
Others		-	-	-	-	-	0.10	-	0.10		-	-	-	-	-
Total		**5,200.00**	-	-	-	-	**1,347.22**	-	**6,547.22**		-	-	-	-	-
Cover on Book Value:		1.22													
		-	-	-	-	-	-	-	-		-	-	-	-	-
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: 06 August 2026

UDIN: 26225441ZXSATQ5540

PURVA SAPPHIRE LAND PRIVATE LIMITED

Date: **06.08.2026**

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

Scrip Code: 975149
ISIN: INE0POA08014

Dear Sir/ Madam,

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

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

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

Hence, the requirement of providing End use Certificate is no longer needed as per Regulation 52(7) of Listing Regulations, 2015 and SEBI Circular SEBI/HO/DDHS/08/2020 and master circular SEBI/HO/DDHS/DDHS-PoD-1/P/CIR/2025/0000000103.

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

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

Thank you,
Yours sincerely

For Purva Sapphire Land Private Limited

SHIVANI S HIREMATH
Digitally signed by SHIVANI S HIREMATH
Date: 2026.08.06 14:16:24 +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, 2026
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:
a. Deviation in the objects or purposes for which the funds have been raised.
b. 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
Digitally signed by SHIVANI S HIREMATH
Date: 2026.08.06 14:16:45 +05'30'

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

M O J & Associates
Chartered Accountants

Networth Certificate

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

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

Networth as on: June 30, 2026

Particulars	Amount (in Rs.)
Assets(A=i+ii)	**65,47,12,708**
Non-current assets(i=a+b)	**2,24,23,606**
(a) Deferred tax assets (net)	2,24,13,606
(b) Other financial asset	10,000
Current assets(ii=a+b+c)	**63,22,89,102**
(a) Inventories (Land)	62,68,76,811
(b) Balances with banks (Current account)	17,12,789
(c) Other current assets (Land contracts)	36,99,503
Liabilities(B=i+ii+iii)	**71,99,53,723**
Current Borrowings(i)	71,93,59,514
5200 Listed Rated Unsecured Redeemable Non-Convertible Debentures of Rs. 1 lakh each*	71,59,80,004
Loan from related parties	33,79,510
Trade Payables(ii)	5,93,344
Other current liabilities(iii)	865
Total Networth (A-B)	**(6,52,41,015)**

Book Value per share of Rs.10 each (in Rs.) *Total Networth / Total number of outstanding shares*	**(65,24,102)**

Networth to be calculated as per un-audited financial position as on June 30, 2026.

* The net worth calculation includes a guarantee provided by Puravankara Limited to Purva Sapphire Land Private Limited for an amount of ₹71,93,59,514. This amount is related to the debentures issued by Purva Sapphire Land Private Limited. These debentures are unsecured and have been considered in the overall net worth assessment.

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

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

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

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

AVNEEP
LALITH
MEHTA

Digitally signed by AVNEEP LALITH MEHTA
DN: c=IN, st=Karnataka, 2.5.4.20=e3401e587829437d18223a42af6e0c9f5 5d3eb06c2f61e6711739f9a09fe5247, postalCode=560018, street=Opp Police Station Bangalore South Chamrajpet, pseudonym=a8d379fa-5456-4715-bd11-dd34da648332a, title=6686, serialNumber=40d16b0500d805f1f71140c8f89a 3f9c54757e41b21d3b677cb01a7bfae2856, o=Personal, cn=AVNEEP LALITH MEHTA
Date: 2026.08.06 12:04:58 +05'30'

Avneep L Mehta
Partner
Membership Number: 225441
Date: 06 August 2026

Place: Bengaluru
UDIN: 26225441CNGVGJ5872