

Date: 18.05.2026

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>
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Dear Sir / Madam,

**Sub: Outcome of the Board Meeting held on Monday, May 18, 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., Monday, May 18, 2026, inter-alia considered and approved the Audited Standalone and Consolidated Financial Statements and Financial Results of the Company along with the Audit Report for the quarter and financial year ended March 31, 2026, as reviewed and recommended by the Audit Committee.

In this connection, please find attached herewith:

**1. Audited Standalone and Consolidated Financial Results of the Company along with the Audit Report for the quarter and financial year ended March 31, 2026, as reviewed and recommended by the Audit Committee attached as Annexure-I:**

**i. Audited Financial Results-**

- Audited Financial Results (Standalone and Consolidated) for the quarter and financial year ended March 31, 2026, along with Auditors Report thereon.
- Statement of Assets and Liabilities (Standalone & Consolidated) for the financial year ended March 31, 2026.
- Audited Cash Flow Statement (Standalone & Consolidated) for the financial year ended March 31, 2026.
- Audit Report with an unmodified opinion on the Audited Standalone & Consolidated Financial Statements and Financial Results of the Company submitted by M/s S.R. Batliboi & Associates LLP, Chartered Accountants, Statutory Auditors’ of the Company for the financial year ended March 31, 2026.

**ii. Declaration by Mr. Ashish Ravi Puravankara, Managing Director of the Company on Audit Reports with unmodified opinion pursuant to Regulation 33(3)(d) of the Listing Regulations.**

## 2. Re-appointment of Cost Auditor

The Board has approved the re-appointment of M/s. GNV & Associates (Firm Registration No. 000150), Cost Accountants as the Cost Auditor of the Company for the Financial Year 2026-27, subject to the remuneration being ratified by the shareholders at the ensuing Annual General Meeting.

## 3. Based on the recommendation of Nomination and Remuneration Committee, the board of the company considered and approved the appointment and remuneration of Mr. Amit Narain Ahuja as Chief Risk Officer, designated as the Senior Managerial Personnel (SMP) of the Company with effect from May 04, 2026.

The details required under Regulation 30 read with Para A of Part A of Schedule III of the Listing Regulations and the SEBI Master circular HO/49/14/14(7)2025-CFD-POD2/1/3762/2026 issued on July 11, 2023, and last updated on January 30, 2026 is enclosed herewith as **Annexure II**.

The meeting commenced at 03:30 P.M. (IST) and concluded at 07:00 P.M. (IST).

This is for your information and records.

Thanking you,

Yours sincerely,

**For Puravankara Limited**

**(Sudip Chatterjee)**

**Company Secretary & Compliance Officer**

**ICSI Membership No.: F11373**

# Annexure I

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

**Statement of Audited Standalone Financial Results of Puravankara Limited for the quarter and year ended March 31, 2026**

(Rs. in crore)

Sl. No.	Particulars	Quarter ended 31.03.2026 [Audited] (Refer note 10)	Preceding Quarter ended 31.12.2025 [Unaudited]	Corresponding Quarter ended 31.03.2025 [Audited] (Refer Note 10)	Current Year ended 31.03.2026 [Audited]	Previous Year ended 31.03.2025 [Audited]
1	<b>Income</b>					
	(a) Revenue from operations	1,118.73	723.32	155.21	2,302.61	917.50
	(b) Other income	32.52	36.83	17.18	96.40	71.57
	<b>Total income</b>	<b>1,151.25</b>	<b>760.15</b>	<b>172.39</b>	<b>2,399.01</b>	<b>989.07</b>
2	<b>Expenses</b>					
	(a) Sub-contractor cost	248.63	243.12	182.16	983.37	649.98
	(b) Cost of raw materials and components consumed	23.11	14.68	25.44	76.69	75.67
	(c) Land purchase cost	587.74	256.39	187.33	844.13	391.96
	(d) (Increase)/ decrease in inventories of stock of flats, land stock and work-in-progress	(102.12)	(25.21)	(333.09)	(387.68)	(649.70)
	(e) Employee benefits expense	41.35	42.67	42.77	177.33	173.50
	(f) Finance cost	75.86	71.29	63.45	288.29	248.32
	(g) Depreciation and amortization expense	2.95	2.99	3.04	11.97	12.29
	(h) Impairment losses on investments	-	-	16.82	-	16.82
	(i) Other expenses	125.51	67.90	80.04	308.55	282.65
	<b>Total expenses</b>	<b>1,003.03</b>	<b>673.83</b>	<b>267.96</b>	<b>2,302.65</b>	<b>1,201.49</b>
3	<b>Profit/(loss) before exceptional items and tax (1-2)</b>	<b>148.22</b>	<b>86.32</b>	<b>(95.57)</b>	<b>96.36</b>	<b>(212.42)</b>
4	<b>Exceptional items (refer note 8)</b>	-	-	-	-	<b>(33.33)</b>
5	<b>Profit/(loss) before tax (3+4)</b>	<b>148.22</b>	<b>86.32</b>	<b>(95.57)</b>	<b>96.36</b>	<b>(245.75)</b>
6	<b>Tax expense</b>					
	(i) Current tax charge/(credit)	12.27	-	(12.97)	12.27	4.05
	(ii) Deferred tax charge/(credit)	25.03	22.53	(6.71)	13.74	(51.05)
	<b>Total</b>	<b>37.30</b>	<b>22.53</b>	<b>(19.68)</b>	<b>26.01</b>	<b>(47.00)</b>
7	<b>Net profit/(loss) for the period (5-6)</b>	<b>110.92</b>	<b>63.79</b>	<b>(75.89)</b>	<b>70.35</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	0.59	0.07	0.26	0.25	(3.34)
	(ii) Income tax relating to items that will not be reclassified to profit and loss	(0.14)	(0.02)	(0.07)	(0.06)	0.83
	<b>Total</b>	<b>0.45</b>	<b>0.05</b>	<b>0.19</b>	<b>0.19</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>111.37</b>	<b>63.84</b>	<b>(75.70)</b>	<b>70.54</b>	<b>(201.26)</b>
10	Earnings per share (of Rs. 5/- each) (not annualised):					
	a) Basic (in Rs.)	4.68	2.69	(3.20)	2.97	(8.39)
	b) Diluted (in Rs.)	4.67	2.69	(3.19)	2.97	(8.36)
11	Paid-up equity share capital (Face value of Rs. 5/- each)	118.58	118.58	118.58	118.58	118.58
12	Other equity as per the balance sheet				1,438.52	1,371.46

**Statement of Audited Standalone Financial Results of Puravankara Limited for the quarter and year ended March 31, 2026**

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 18.05.2026. The statutory auditors of the Company have audited the standalone financial results of the Company for the quarter and year ended 31.03.2026.

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

(Rs. in crore)			
Sl. No.	Particulars	As at 31.03.2026 [Audited]	As at 31.03.2025 [Audited]
A	<b>ASSETS</b>		
1	<b>Non-Current Assets</b>		
	(a) Property, plant and equipment	39.40	44.77
	(b) Capital work-in-progress	-	0.10
	(c) Investment property	10.27	10.43
	(d) Other Intangible assets	1.47	2.02
	(e) Financial assets		
	(i) Investments	404.57	360.69
	(ii) Loans	275.30	363.51
	(iii) Other financial assets	323.33	334.55
	(f) Deferred tax assets (net)	180.22	194.02
	(g) Assets for current tax (net)	68.93	53.49
	(h) Other non-current assets	103.54	115.83
	<b>Sub-total - Non Current Assets</b>	<b>1,407.03</b>	<b>1,479.41</b>
2	<b>Current Assets</b>		
	(a) Inventories	6,049.50	5,662.34
	(b) Financial assets		
	(i) Trade receivables	404.27	167.58
	(ii) Cash and cash equivalents	324.89	278.32
	(iii) Bank balances other than cash and cash equivalents	118.23	26.30
	(iv) Loans	406.86	181.01
	(v) Other financial assets	117.07	102.48
	(c) Other current assets	315.99	348.17
	<b>Sub-total - Current Assets</b>	<b>7,736.81</b>	<b>6,766.20</b>
	<b>TOTAL ASSETS</b>	<b>9,143.84</b>	<b>8,245.61</b>
B	<b>EQUITY</b>		
	(a) Equity share capital	118.58	118.58
	(b) Other Equity	1,438.52	1,371.46
	<b>Sub-total - Equity</b>	<b>1,557.10</b>	<b>1,490.04</b>
C	<b>LIABILITIES</b>		
1	<b>Non-Current Liabilities</b>		
	(a) Financial liabilities		
	(i) Borrowings	75.42	81.74
	(ii) Lease liabilities	7.86	14.91
	(iii) Other financial liabilities	1.47	3.35
	(b) Provisions	6.79	7.54
	<b>Sub-total - Non Current Liabilities</b>	<b>91.54</b>	<b>107.54</b>
2	<b>Current Liabilities</b>		
	(a) Financial liabilities		
	(i) Borrowings	2,306.80	1,950.86
	(ii) Lease liabilities	7.39	7.73
	(iii) Trade payables		
	a) total outstanding dues of micro enterprises and small enterprises	27.19	5.94
	b) total outstanding dues of creditors other than micro enterprises and small enterprises	493.05	280.29
	(iv) Other financial liabilities	27.22	23.63
	(b) Other Current liabilities	4,629.49	4,374.50
	(c) Provisions	4.06	5.08
	<b>Sub-total - Current Liabilities</b>	<b>7,495.20</b>	<b>6,648.03</b>
	<b>TOTAL EQUITY AND LIABILITIES</b>	<b>9,143.84</b>	<b>8,245.61</b>

**Statement of Audited Standalone Financial Results of Puravankara Limited for the quarter and year ended March 31, 2026**

3 The standalone statement of cash flows are as below:

(Rs. in crore)

Sl. No.	Particulars	Current Year ended 31.03.2026 [Audited]	Previous Year ended 31.03.2025 [Audited]
<b>A.</b>	<b>Cash flow from operating activities</b>		
	Profit/(loss) before tax	96.36	(245.75)
	<b>Adjustments to reconcile profit/(loss) before tax to net cash flows:</b>		
	Depreciation and amortization expense	11.97	12.29
	Financial guarantee income	-	(0.20)
	Liabilities/Provisions no longer required written-back	(40.26)	(5.42)
	(Profit)/loss on sale of property, plant and equipment and investment properties	(0.05)	0.08
	Exceptional items	-	33.33
	Impairment losses on investments	-	16.82
	Fair value (gain)/loss on investment	0.90	(4.30)
	Share in loss/(profits) of partnership entities' investment (post tax)	7.29	6.77
	Employee share based payment expense	(2.15)	3.03
	Finance cost	288.29	248.32
	Interest income	(39.85)	(38.38)
	<b>Working capital adjustments:</b>		
	(Increase)/decrease in trade receivables	(236.69)	97.23
	(Increase)/ decrease in inventories	(387.16)	(649.07)
	(Increase)/ decrease in other financial assets	32.33	(120.70)
	(Increase)/ decrease in other assets	44.47	(159.26)
	Increase/ (decrease) in trade payables	274.26	(23.96)
	Increase/ (decrease) in other financial liabilities	1.77	0.91
	Increase/ (decrease) in other liabilities	246.23	826.68
	Increase/ (decrease) in provisions	(1.52)	4.71
		<b>296.19</b>	<b>3.13</b>
	Income tax paid (net)	(27.71)	(19.11)
	<b>Net cash flows from/(used in) operating activities</b>	<b>268.48</b>	<b>(15.98)</b>
<b>B.</b>	<b>Cash flows from investing activities</b>		
	Purchase of property, plant and equipment (including capital work in progress)	(6.21)	(7.30)
	Purchase of intangible assets	(0.03)	(0.11)
	Proceeds from sale of property, plant and equipment and investment property	0.39	0.65
	Investments made in subsidiaries and associates	(51.17)	(56.69)
	Investment in mutual funds	(0.53)	(2.50)
	Redemption of investment in subsidiary	-	0.10
	Redemption of investments	7.17	3.15
	Loans given to subsidiaries, associates and joint ventures	(258.88)	(808.41)
	Loans repaid by subsidiaries, associates and joint ventures	144.87	917.71
	Investment in bank deposits (original maturity of more than three months)	(499.58)	(105.75)
	Redemption of bank deposits (original maturity of more than three months)	373.12	85.86
	Interest received	15.05	15.65
	<b>Net cash flows from/(used in) investing activities</b>	<b>(275.80)</b>	<b>42.36</b>
<b>C.</b>	<b>Cash flows from financing activities</b>		
	Proceeds from secured term loans	1,597.22	1,159.74
	Repayment of secured term loans	(1,520.63)	(1,116.76)
	Proceeds from commercial papers	-	180.00
	Repayment of commercial papers	-	(180.00)
	Proceeds from unsecured term loans	-	155.00
	Repayment of unsecured term loans	(51.84)	(117.89)
	Loans taken from subsidiaries	542.33	202.80
	Loans repaid to subsidiaries	(280.94)	(223.90)
	Receipt on return of Dividend paid	-	0.03
	Payment on claim of unpaid dividend	(0.02)	-
	Payment on transfer of Unpaid Dividend to Investor Education and Protection Fund	(0.04)	(0.04)
	Payment of lease liabilities	(7.39)	(9.44)
	Finance costs paid	(226.88)	(236.41)
	<b>Net cash flows from/(used in) financing activities</b>	<b>51.81</b>	<b>(186.87)</b>
	<b>Net increase/(decrease) in cash and cash equivalents (A + B + C)</b>	<b>44.49</b>	<b>(160.49)</b>
	Cash and cash equivalents at the beginning of the year	253.43	413.92
	<b>Cash and cash equivalents at the end of the year</b>	<b>297.92</b>	<b>253.43</b>
	<b>Components of cash and cash equivalents</b>		
	Cash and cash equivalents as per balance sheet		
	Balances with Banks		
	On current accounts	114.24	139.23
	Deposits with original maturity of 3 months or less	210.65	139.09
	<b>Sub-total</b>	<b>324.89</b>	<b>278.32</b>
	Less: Cash credit facilities from banks	(26.97)	(24.89)
	<b>Cash and cash equivalents reported in statement of cash flow</b>	<b>297.92</b>	<b>253.43</b>

**Statement of Audited Standalone Financial Results of Puravankara Limited for the quarter and year ended March 31, 2026**

- 4 During the year ended 31.03.2026, the following wholly-owned subsidiaries of the Company have issued debentures of Rs.100,000 each, aggregating to Rs. 1,017 crore by way of private placement, which are listed on BSE Limited ('BSE') :
- (i) Purva Oak Private Limited, has issued 65,000 listed, rated, redeemable, transferable, non-convertible debentures aggregating to Rs. 650 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, secured, rated, redeemable, non-convertible debentures aggregating to Rs. 360 crore.
- 5 The Company's business activity falls within a single reportable segment, i.e., real estate development and related activity. Hence, there are no additional disclosures to be provided under Ind-AS 108 – Operating Segments with respect to the single reportable segment. Further, the Company is domiciled in India and does not have significant foreign operations.
- 6(a) The Company is subject to ongoing legal proceedings in respect of the following matters as summarised below:
- (i) Deposits and advances of Rs. 53.70 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.5.20 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 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.28.84 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 against such assessment orders 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 has filed responses against such notice to the authorities.
- Pending resolution of the aforesaid legal proceedings, no provision has been made towards the consequential impact arising from such assessment orders in the accompanying standalone financial results, based on the legal evaluation by the management of the ultimate outcome of the legal proceedings.
- 7 During the quarter ended June 30, 2025, consequent to the investment into the capital of KVN Property Holdings LLP by Purva Blue Home Ventures Private Limited (a wholly owned subsidiary), KVN Property Holdings LLP has become a subsidiary of the Company.
- 8 During the year ended March 31, 2025, the Company had acquired an additional stake of 36.26% in an existing joint venture entity - Pune Projects LLP (PPL) from another partner for a consideration of Rs.35.00 crore. Pursuant to the said acquisition, the Company holds 68.26% share and control thereon in PPL, thereby PPL had become a subsidiary of the Company from December 31, 2024. Further, the partners of PPL had agreed to revise their profit sharing ratio, which had resulted in recognition of additional share of loss of Rs.33.33 crore by the Company and the same had been disclosed under Exceptional items.
- 9 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 March 31, 2026 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 year ended March 31, 2026. 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.
- 10 The figures for the quarter ended 31.03.2026 and corresponding quarter ended 31.03.2025 are the balancing figures between audited figures in respect of the full financial year ended 31.03.2026 and 31.03.2025, respectively and the unaudited published year-to-date figures in respect of nine months ended 31.12.2025 and 31.12.2024, respectively, being the date of the end of the third quarter of the respective financial year which were subjected to limited review.

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

Ashish Ravi Digitally signed  
by Ashish Ravi  
Puravankara  
Date: 2026.05.18  
17:46:04 +05'30'

Ashish Ravi Puravankara  
Managing Director  
DIN: 00504524

Place: Bengaluru, India  
Date: May 18, 2026

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

**To**  
**The Board of Directors of**  
Puravankara Limited

**Report on the audit of the Standalone Financial Results****Opinion**

We have audited the accompanying statement of quarterly and year to date standalone financial results of Puravankara Limited (the "Company") which includes its 3 partnership entities for the quarter and the year ended March 31, 2026 ("Statement"), attached herewith, being submitted by the Company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations").

In our opinion and to the best of our information and according to the explanations given to us, and based on the consideration of the reports of the other auditors on the separate audited financial statements and on the other financial information of the partnership entities, the Statement:

- i. is presented in accordance with the requirements of the Listing Regulations in this regard; and
- ii. gives a true and fair view in conformity with the applicable accounting standards and other accounting principles generally accepted in India, of the net profit and other comprehensive income and other financial information of the Company for the quarter and the year ended March 31, 2026.

**Basis for Opinion**

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Companies Act, 2013, as amended ("the Act"). Our responsibilities under those Standards are further described in the "Auditor's Responsibilities for the Audit of the Standalone Financial Results" section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Act and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence obtained by us and other auditors in terms of their reports referred to in "Other Matter" paragraph below is sufficient and appropriate to provide a basis for our opinion.

**Emphasis of Matter paragraph**

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

**Management's Responsibilities for the Standalone Financial Results**

The Statement has been prepared on the basis of the standalone annual financial statements. The Board of Directors of the Company are responsible for the preparation and presentation of the Statement that gives a true and fair view of the net profit and other comprehensive income of the Company and other financial information in accordance with the applicable accounting standards prescribed under Section 133 of the Act read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Listing Regulations. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of

the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Statement that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the Statement, the Board of Directors are responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Board of Directors either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

The Board of Directors are also responsible for overseeing the Company's financial reporting process.

### **Auditor's Responsibilities for the Audit of the Standalone Financial Results**

Our objectives are to obtain reasonable assurance about whether the Statement as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the Statement.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the Statement, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under Section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls with reference to financial statements in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Board of Directors.
- Conclude on the appropriateness of the Board of Directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial results or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the Statement, including the disclosures, and whether the Statement represents the underlying transactions and events in a manner that achieves fair presentation.
- For the partnership entities included in the Statement, which have been audited by other auditors, such other auditors remain responsible for the direction, supervision and performance of the audits carried out by them. We remain solely responsible for our audit opinion.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

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

Chartered Accountants

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

## **Other Matter**

The accompanying Statement of quarterly and year to date standalone financial results include the audited financial results in respect of 3 partnership entities, whose financial statements and other financial information include the Company's share of net profit/(loss) after tax of Rs. (0.41) crore and Rs. (7.29) crore and total comprehensive profit/(loss) of Rs. (0.41) crore and Rs. (7.29) crore for the quarter and year ended March 31, 2026, respectively, as considered in the Statement, whose financial statements have been audited by their respective other auditors.

The reports of such other auditors on financial statements of these partnership entities have been furnished to us and our opinion 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 report of such other auditors.

Our opinion 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.

The Statement includes the results for the quarter ended March 31, 2026 being the balancing figure between the audited figures in respect of the full financial year ended March 31, 2026 and the published unaudited year-to-date figures up to the third quarter of the current financial year, which were subjected to a limited review by us, as required under the Listing Regulations.

For S.R. Batliboi & Associates LLP

Chartered Accountants

ICAI Firm Registration Number: 101049W/E300004

SUDHIR  
KUMAR  
JAIN

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KUMAR JAIN  
Date: 2026.05.18  
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per Sudhir Kumar Jain

Partner

Membership No.: 213157

UDIN: 26213157PTKQSE8443

Place: Bengaluru

Date: May 18, 2026

**Statement of Audited Consolidated Financial Results of Puravankara Limited for the quarter and year ended March 31, 2026**

(Rs. in crore)

Sl. No.	Particulars	Quarter ended 31.03.2026 [Audited] (Refer Note 11)	Preceding Quarter ended 31.12.2025 [Unaudited]	Corresponding Quarter ended 31.03.2025 [Audited] (Refer Note 11)	Current Year ended 31.03.2026 [Audited]	Previous Year ended 31.03.2025 [Audited]
1	<b>Income</b>					
	(a) Revenue from operations	1,501.92	1,069.31	541.57	3,739.83	2,013.61
	(b) Other income	39.07	34.75	22.13	106.59	79.52
	<b>Total income</b>	<b>1,540.99</b>	<b>1,104.06</b>	<b>563.70</b>	<b>3,846.42</b>	<b>2,093.13</b>
2	<b>Expenses</b>					
	(a) Sub-contractor cost	588.44	514.93	424.33	2,025.49	1,260.81
	(b) Cost of raw materials and components consumed	102.76	80.95	84.92	343.80	324.51
	(c) Land purchase cost	650.05	515.68	191.83	1,233.51	863.33
	(d) Purchase of stock of flats	-	-	-	-	393.43
	(e) (Increase)/ decrease in inventories of stock of flats, land stock and work-in-progress	(473.34)	(474.05)	(430.30)	(1,499.47)	(1,942.17)
	(f) Employee benefits expense	76.16	74.79	75.20	311.07	297.40
	(g) Finance cost	184.39	164.75	152.15	678.62	554.78
	(h) Depreciation and amortization expense	10.78	10.55	11.19	42.00	34.96
	(i) Other expenses	256.35	137.75	165.14	633.93	525.38
	<b>Total expenses</b>	<b>1,395.59</b>	<b>1,025.35</b>	<b>674.46</b>	<b>3,768.95</b>	<b>2,312.43</b>
3	<b>Profit/(loss) before share of profit/(loss) of associates and joint ventures</b>	<b>145.40</b>	<b>78.71</b>	<b>(110.76)</b>	<b>77.47</b>	<b>(219.30)</b>
4	Share of profit/(loss) of associates and joint ventures (net of tax)	(0.44)	(0.07)	(0.05)	(0.60)	6.22
5	<b>Profit/(loss) before exceptional items and tax (3+4)</b>	<b>144.96</b>	<b>78.64</b>	<b>(110.81)</b>	<b>76.87</b>	<b>(213.08)</b>
6	<b>Exceptional items (refer note 9)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.75</b>
7	<b>Profit/(loss) before tax (5+6)</b>	<b>144.96</b>	<b>78.64</b>	<b>(110.81)</b>	<b>76.87</b>	<b>(212.33)</b>
8	<b>Tax expense</b>					
	(i) Current tax charge/(credit)	40.82	3.82	(18.20)	58.40	3.93
	(ii) Deferred tax charge/(credit)	(5.81)	16.48	(4.61)	(38.28)	(33.34)
	<b>Total</b>	<b>35.01</b>	<b>20.30</b>	<b>(22.81)</b>	<b>20.12</b>	<b>(29.41)</b>
9	<b>Net profit/(loss) for the period (7-8)</b>	<b>109.95</b>	<b>58.34</b>	<b>(88.00)</b>	<b>56.75</b>	<b>(182.92)</b>
10	<b>Other comprehensive income for the period</b>					
	(i) Items that will not be reclassified to profit and loss - Re-measurement gains/(losses) on defined benefit plans	1.20	0.19	0.44	1.53	(4.37)
	(ii) Income tax relating to items that will not be reclassified to profit and loss	(0.29)	(0.05)	(0.12)	(0.36)	1.09
	<b>Total</b>	<b>0.91</b>	<b>0.14</b>	<b>0.32</b>	<b>1.17</b>	<b>(3.28)</b>
11	<b>Total Comprehensive Income for the period</b>	<b>110.86</b>	<b>58.48</b>	<b>(87.68)</b>	<b>57.92</b>	<b>(186.20)</b>
	<b>[Comprising Net profit/(loss) and Other Comprehensive Income (9+10)]</b>					
	Attributable to :					
	Owners of the parent	114.15	60.08	(85.50)	64.88	(183.16)
	Non-controlling interests	(3.29)	(1.60)	(2.18)	(6.96)	(3.04)
	Of the Total Comprehensive Income above,					
	Net profit/(loss) attributable to:					
	Owners of the parent	113.24	59.94	(85.82)	63.71	(179.88)
	Non-controlling interests	(3.29)	(1.60)	(2.18)	(6.96)	(3.04)
	Of the Total Comprehensive Income above,					
	Other Comprehensive income attributable to:					
	Owners of the parent	0.91	0.14	0.32	1.17	(3.28)
	Non-controlling interests	-	-	-	-	-
12	<b>Earnings per share</b>					
	(of Rs. 5/- each) (not annualised):					
	a) Basic (in Rs.)	4.77	2.53	(3.62)	2.69	(7.59)
	b) Diluted (in Rs.)	4.77	2.52	(3.61)	2.69	(7.52)
13	<b>Paid-up equity share capital</b>	<b>118.58</b>	<b>118.58</b>	<b>118.58</b>	<b>118.58</b>	<b>118.58</b>
	(Face value of Rs. 5/- each)					
14	<b>Other equity attributable to owners of the parent as per the balance sheet</b>				<b>1,668.99</b>	<b>1,612.32</b>

**Statement of Audited Consolidated Financial Results of Puravankara Limited for the quarter and year ended March 31, 2026**

Notes:

- 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 18.05.2026. The statutory auditors of the Company have audited the consolidated financial results of the Company for the quarter and year ended 31.03.2026.
- The consolidated statement of assets and liabilities are as below:

Sl. No.	Particulars	(Rs. in Crores)	
		As at 31.03.2026 [Audited]	As at 31.03.2025 [Audited]
A	<b>ASSETS</b>		
1	<b>Non-Current Assets</b>		
	(a) Property, plant and equipment	235.33	218.27
	(b) Capital work-in-progress	0.68	0.10
	(c) Investment property	10.27	10.43
	(d) Investment property under development	853.73	-
	(e) Other Intangible assets	2.40	2.99
	(f) Financial assets		
	(i) Investments	31.69	39.72
	(ii) Other financial assets	520.99	504.64
	(g) Deferred tax assets (net)	333.28	297.33
	(h) Assets for current tax (net)	110.49	81.37
	(i) Other non-current assets	180.35	169.89
	<b>Sub-total - Non Current Assets</b>	<b>2,279.21</b>	<b>1,324.74</b>
2	<b>Current Assets</b>		
	(a) Inventories	11,490.27	10,675.47
	(b) Financial assets		
	(i) Trade receivables	786.82	461.84
	(ii) Cash and cash equivalents	1,282.56	696.19
	(iii) Bank balances other than Cash and cash equivalents	202.05	35.54
	(iv) Other financial assets	235.44	192.66
	(c) Other current assets	981.28	858.69
	<b>Sub-total - Current Assets</b>	<b>14,978.42</b>	<b>12,920.39</b>
	<b>TOTAL ASSETS</b>	<b>17,257.63</b>	<b>14,245.13</b>
B	<b>EQUITY</b>		
	(a) Equity share capital	118.58	118.58
	(b) Other equity	1,668.99	1,612.32
	<b>Equity attributable to owners of the parent</b>	<b>1,787.57</b>	<b>1,730.90</b>
	(c) Non-controlling interests	(11.77)	4.96
	<b>Sub-total - Equity</b>	<b>1,775.80</b>	<b>1,735.86</b>
C	<b>LIABILITIES</b>		
1	<b>Non-Current Liabilities</b>		
	(a) Financial liabilities		
	(i) Borrowings	301.88	116.18
	(ii) Lease liabilities	12.03	23.49
	(iii) Other financial liabilities	5.30	3.35
	(b) Provisions	14.13	15.11
	(c) Deferred tax liabilities (net)	11.44	13.41
	<b>Sub-total - Non Current Liabilities</b>	<b>344.78</b>	<b>171.54</b>
2	<b>Current Liabilities</b>		
	(a) Financial liabilities		
	(i) Borrowings	5,270.03	4,180.50
	(ii) Lease liabilities	10.62	11.41
	(iii) Trade payables		
	a) total outstanding dues of micro enterprises and small enterprises	59.44	36.42
	b) total outstanding dues of creditors other than micro enterprises and small enterprises	929.49	645.41
	(iv) Other financial liabilities	41.20	28.46
	(b) Other liabilities	8,776.46	7,367.37
	(c) Provisions	8.96	61.77
	(d) Current tax liabilities (net)	40.85	6.39
	<b>Sub-total - Current Liabilities</b>	<b>15,137.05</b>	<b>12,337.73</b>
	<b>TOTAL EQUITY AND LIABILITIES</b>	<b>17,257.63</b>	<b>14,245.13</b>

**Statement of Audited Consolidated Financial Results of Puravankara Limited for the quarter and year ended March 31, 2026**

3 The consolidated statement of cash flows are as below:

Sl. No.	Particulars	(Rs. in Crores)	
		Current Year ended 31.03.2026 [Audited]	Previous Year ended 31.03.2025 [Audited]
<b>A.</b>	<b>Cash flow from operating activities</b>		
	Profit/(loss) before tax	76.87	(212.33)
	<b>Adjustments to reconcile profit/(loss) before tax to net cash flows</b>		
	Depreciation and amortization expense	42.00	34.96
	Share of (profit)/loss from investment in associates and joint ventures	0.60	(6.22)
	Liabilities/provisions no longer required written-back	(52.25)	(21.35)
	(Profit)/ loss on sale of property, plant and equipment and investment property	(0.80)	(1.05)
	Provision for expected credit losses	13.16	12.02
	Exceptional items	-	0.75
	Employee shared based payment expense	(3.48)	4.42
	Finance cost	678.62	554.78
	Fair value (gain)/ loss on investment	0.99	(4.08)
	Interest income	(41.93)	(25.17)
	Net foreign exchange differences (unrealised)	2.20	-
	<b>Working capital adjustments:</b>		
	(Increase)/ decrease in trade receivables	(331.07)	61.25
	(Increase)/ decrease in inventories	(1,528.28)	(1,935.57)
	Decrease/(increase) in other financial assets	8.70	(69.91)
	Decrease/(increase) in other assets	(203.87)	(289.42)
	Increase/ (decrease) in trade payables	359.36	61.71
	Increase/ (decrease) in other financial liabilities	14.75	0.14
	Increase/ (decrease) in other liabilities	1,414.28	1,290.92
	Increase/ (decrease) in provisions	(52.27)	45.61
		<b>397.58</b>	<b>(498.54)</b>
	Income tax paid (net)	(53.06)	(32.22)
	<b>Net cash flows from/(used in) operating activities</b>	<b>344.52</b>	<b>(530.76)</b>
<b>B.</b>	<b>Cash flows from investing activities</b>		
	Purchase of property, plant and equipment (including capital work in progress)	(62.89)	(43.00)
	Purchase of intangible assets	(0.25)	(0.14)
	Proceeds from sale of property, plant and equipment and investment properties	5.17	2.19
	Investment in mutual funds	(0.57)	(2.50)
	Investment in associates and joint ventures	(0.13)	(0.90)
	Redemption of investments	7.23	3.36
	Loans given to associates and joint ventures	-	(20.05)
	Loans repaid by associates and joint ventures	-	13.00
	Investment in bank deposits (original maturity of more than three months)	(613.49)	(144.09)
	Redemption of bank deposits (original maturity of more than three months)	375.01	119.07
	Acquisition of subsidiaries, net of cash acquired	(9.87)	(25.86)
	Interest received	39.01	25.28
	<b>Net cash flows from / (used in) investing activities</b>	<b>(260.78)</b>	<b>(73.64)</b>
<b>C.</b>	<b>Cash flows from financing activities</b>		
	Proceeds from secured term loans	4,617.14	2,923.33
	Repayment of secured term loans	(3,165.92)	(2,008.80)
	Proceeds from commercial papers	150.00	755.00
	Repayment of commercial papers	(350.00)	(835.00)
	Proceeds from unsecured loans	-	156.02
	Repayment of unsecured loans	(131.33)	(117.91)
	Repayment of loans to related parties	(3.07)	-
	Equity contribution by non-controlling interest	0.08	0.05
	Payment of lease liabilities	(15.03)	(14.31)
	Receipt on return of Dividend paid	-	0.03
	Payment on transfer of Unpaid Dividend to Investor Education and Protection Fund	(0.04)	(0.04)
	Payment on claim of unpaid dividend	(0.02)	-
	Acquisition of non-controlling interest	(0.01)	-
	Finance costs paid	(595.99)	(504.86)
	<b>Net cash flows from / (used in) financing activities</b>	<b>505.81</b>	<b>353.51</b>
	<b>Net increase/(decrease) in cash and cash equivalents (A + B + C)</b>	<b>589.55</b>	<b>(250.89)</b>
	Cash and cash equivalents at the beginning of the year	600.69	851.58
	<b>Cash and cash equivalents at the end of the year</b>	<b>1,190.24</b>	<b>600.69</b>
	<b>Components of cash and cash equivalents</b>		
	Cash and cash equivalents as per balance sheet		
	Balances with Banks		
	On current accounts	517.79	329.16
	Deposits with original maturity of 3 months or less	764.50	366.79
	Cash on hand	0.27	0.24
	<b>Sub-total</b>	<b>1,282.56</b>	<b>696.19</b>
	Less: Cash credit facilities from banks	(92.32)	(95.50)
	<b>Cash and cash equivalents reported in statement of cash flow</b>	<b>1,190.24</b>	<b>600.69</b>

**Statement of Audited Consolidated Financial Results of Puravankara Limited for the quarter and year ended March 31, 2026**

- 4 During the year ended 31.03.2026, the following wholly-owned subsidiaries of the Company have issued debentures of Rs.100,000 each, aggregating to Rs. 1,017 crore by way of private placement, which are listed on BSE Limited ('BSE') :
- (i) Purva Oak Private Limited, has issued 65,000 listed, rated, redeemable, transferable, non-convertible debentures aggregating to Rs. 650 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, secured, rated, redeemable, non-convertible debentures aggregating to Rs. 360 crore.
- 5 The Group's business activity falls within a single reportable segment, i.e., real estate development and related activity. Hence, there are no additional disclosures to be provided under Ind-AS 108 – Operating Segments with respect to the single reportable segment. Further, the Group is domiciled in India and does not have significant foreign operations.
- 6(a) Certain entities in the Group are subject to ongoing legal proceedings in respect of the following matters as summarised below:
- (i) Deposits and advances of Rs.61.41 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.17.60 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 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. 45.08 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 against such assessment orders 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 has filed responses against such notice to the authorities.

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

- 7 Figures for audited standalone financial results of the Company for the quarter and year ended 31.03.2026 are as follows:

(Rs. in crore)

Particulars	Quarter ended 31.03.2026 [Audited]	Preceding Quarter ended 31.12.2025 [Unaudited]	Corresponding Quarter ended 31.03.2025 [Audited]	Current Year ended 31.03.2026 [Audited]	Previous Year ended 31.03.2025 [Audited]
Revenue from operations	1,118.73	723.32	155.21	2,302.61	917.50
Profit/(loss) before tax	148.22	86.32	(95.57)	96.36	(212.42)
Profit/(loss) after tax	110.92	63.79	(75.89)	70.35	(198.75)

The audited standalone financial results for the quarter and year ended 31.03.2026 can be viewed on the Company website <https://www.puravankara.com> and also be viewed on the website of National Stock Exchange of India Ltd. and BSE Ltd.

- 8 During the quarter ended June 30, 2025, consequent to the investment into the capital of KVN Property Holdings LLP by Purva Blue Home Ventures Private Limited (a wholly owned subsidiary), KVN Property Holdings LLP has become a subsidiary of the Group.
- 9 During the year ended March 31, 2025, the Company had acquired an additional stake of 36.26% in an existing joint venture entity - Pune Projects LLP ('PPL') from another partner for a consideration of Rs.35.00 crore. Pursuant to the said acquisition, the Company holds 68.26% share and control thereon in PPL, thereby PPL had become a subsidiary of the Company from December 31, 2024 and the Company had remeasured its previously held equity interest in PPL at its acquisition-date fair value and recognised the resulting gain of Rs.34.08 crore and the same had been disclosed under Exceptional items.
- Further, the partners of PPL had agreed to revise their profit sharing ratio, which had resulted in recognition of additional share of loss of Rs.33.33 crore by the Company and the same had been disclosed under Exceptional items.
- 10 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 March 31, 2026 considering the provisions of the Labour Codes and recorded additional obligation of Rs. 2.10 crore, which has been recorded as Employee benefits expense in the financial results for the quarter and year ended March 31, 2026. 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.
- 11 The figures for the quarter ended 31.03.2026 and corresponding quarter ended 31.03.2025 are the balancing figures between audited figures in respect of the full financial year ended 31.03.2026 and '31.03.2025, respectively and the unaudited published year-to-date figures in respect of nine months ended 31.12.2025 and 31.12.2024, respectively, being the date of the end of the third quarter of the respective financial year which were subjected to limited review.

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

Ashish Ravi Digitally signed  
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Puravankara  
Date: 2026.05.18  
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Ashish Ravi Puravankara  
Managing Director  
DIN: 00504524

Place: Bengaluru, India  
Date: May 18, 2026

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

**To**  
**The Board of Directors of**  
Puravankara Limited

**Report on the audit of the Consolidated Financial Results****Opinion**

We have audited the accompanying statement of quarterly and year to date consolidated financial results of Puravankara Limited ("Holding Company") and its subsidiaries (the Holding Company and its subsidiaries together referred to as "the Group") and its associates for the quarter and the year ended March 31, 2026 ("Statement"), attached herewith, being submitted by the Holding Company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("Listing Regulations")

In our opinion and to the best of our information and according to the explanations given to us and based on the consideration of the reports of the other auditors on separate audited financial statements /results of the subsidiaries and associates, the Statement:

- i. 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
- ii. are presented in accordance with the requirements of the Listing Regulations in this regard; and
- iii. gives a true and fair view in conformity with the applicable accounting standards, and other accounting principles generally accepted in India, of the consolidated net profit and other comprehensive income and other financial information of the Group for the quarter and the year ended March 31, 2026.

### **Basis for Opinion**

We conducted our audit in accordance with the Standards on Auditing (SAs), as specified under Section 143(10) of the Companies Act, 2013, as amended (“the Act”). Our responsibilities under those Standards are further described in the “Auditor’s Responsibilities for the Audit of the Consolidated Financial Results” section of our report. We are independent of the Group and its associates in accordance with the ‘Code of Ethics’ issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Act and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence obtained by us and other auditors in terms of their reports referred to in “Other Matter” paragraph below, is sufficient and appropriate to provide a basis for our opinion.

### **Emphasis of Matter paragraph**

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

### **Management’s Responsibilities for the Consolidated Financial Results**

The Statement has been prepared on the basis of the consolidated annual financial statements. The Holding Company’s Board of Directors are responsible for the preparation and presentation of the Statement that give a true and fair view of the net profit and other comprehensive income and other financial information of the Group including its associates in accordance with the applicable accounting standards prescribed under section 133 of the Act 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 respective Board of Directors of the companies included in the Group and of its associate company and management of subsidiaries and associate partnership entities are responsible for maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of their respective companies and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness

of the accounting records, relevant to the preparation and presentation of the Statement that give a true and fair view and are free from material misstatement, whether due to fraud or error, which have been used for the purpose of preparation of the Statement by the Directors of the Holding Company, as aforesaid.

In preparing the Statement, the respective Board of Directors of the companies included in the Group and of its associate company and management of subsidiaries and associate partnership entities are responsible for assessing the ability of their respective companies to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Group or to cease operations, or has no realistic alternative but to do so.

The respective Board of Directors of the companies included in the Group and of its associate company and management of subsidiaries and associate partnership entities are also responsible for overseeing the financial reporting process of their respective entities.

### **Auditor's Responsibilities for the Audit of the Consolidated Financial Results**

Our objectives are to obtain reasonable assurance about whether the Statement as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the Statement. As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the Statement, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under Section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls with reference to financial statements in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Board of Directors.
- Conclude on the appropriateness of the Board of Directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the ability of the Group and its associates to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the Statement or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group and its associates to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the Statement, including the disclosures, and whether the Statement represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial results of the entities within the Group and its associates of which we are the independent auditors to express an opinion on the Statement. We are responsible for the direction, supervision and performance of the audit of the financial information of such entities included in the Statement of which we are the independent auditors. For the other entities included in the Statement, which have been audited

by other auditors, such other auditors remain responsible for the direction, supervision and performance of the audits carried out by them. We remain solely responsible for our audit opinion.

We communicate with those charged with governance of the Holding Company and such other entities included in the Statement of which we are the independent auditors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit. We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

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

### **Other Matter**

We did not audit the financial results/statements and other financial information, in respect of:

- 31 subsidiaries, whose financial results/statements include total assets of Rs. 5,623.38 crore as at March 31, 2026, total revenues of Rs 220.79 crore and Rs. 383.45 crore, total net profit/(loss) after tax of Rs. (7.29) crore and Rs. (46.69) crore, total comprehensive income/(loss) of Rs. (7.25) crore and Rs. (46.50) crore, for the quarter and the year ended on that date respectively, and net cash inflows of Rs. 517.07 crore for the year ended March 31, 2026, as considered in the Statement which have been audited by their respective independent auditors.
- 2 associates, whose financial results/statements include Group's share of net profit/(loss) after tax of Rs. (0.44) crore and Rs. (0.60) crore and Group's share of total comprehensive income/(loss) of Rs. (0.44) crore and Rs. (0.60) crore for the quarter and year ended March 31, 2026 respectively, as considered in the Statement whose financial results/statements. and other financial information have been audited by their respective independent auditors.

The independent auditor's report on the financial statements/financial results/financial information of these subsidiaries and associates have been furnished to us by the Management and our opinion on the Statement in so far as it relates to the amounts and disclosures included in respect of these subsidiaries and associates are based solely on the reports of such auditors and the procedures performed by us as stated in paragraph above.

The accompanying Statement includes unaudited financial results /statements and other unaudited financial information in respect of:

- 1 subsidiary, whose financial results/statements and other financial information reflect total assets of Rs 19.95 crore as at March 31, 2026, and total revenues of Rs Nil and Rs Nil, total net profit/(loss) after tax of Rs. (0.00) crore and Rs. (0.00) crore, total comprehensive income of Rs. (0.00) crore and Rs. (0.00) crore, for the quarter and the year ended on that date respectively and net cash outflows/(inflows) of Rs. Nil for the year ended March 31, 2026, whose financial results /statements and other financial information have not been audited by any auditors.

These unaudited financial statements/ financial information/financial results have been approved and furnished to us by the Management and our opinion on the Statement, in so far as it relates to the amounts and disclosures included in respect of this subsidiary, is based solely on such unaudited financial statements /financial results. In our opinion and according to the information and explanations given to us by the Management, these financial statements/ financial information/financial results are not material to the Group.

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

Chartered Accountants

Our opinion 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 statements/ financial information/financial results.


The Statement includes the results for the quarter ended March 31, 2026 being the balancing figures between the audited figures in respect of the full financial year ended March 31, 2026 and the published unaudited year-to-date figures up to the end of the third quarter of the current financial year, which were subjected to a limited review by us, as required under the Listing Regulations.

For S.R. Batliboi & Associates LLP

Chartered Accountants

ICAI Firm Registration Number: 101049W/E300004

SUDHIR  
KUMAR  
JAIN



Digitally signed  
by SUDHIR  
KUMAR JAIN  
Date: 2026.05.18  
18:18:15 +05'30'

per Sudhir Kumar Jain

Partner

Membership No.: 213157

UDIN: 26213157NAQGKW9993

Place: Bengaluru

Date: May 18, 2026

# PURAVANKARA

## DECLARATION OF UNMODIFIED OPINION OF AUDIT REPORT UNDER REGULATION 33(3)(D) OF THE SECURITIES AND EXCHANGE BOARD OF INDIA (LISTING OBLIGATIONS AND DISCLOSURE REQUIREMENTS) REGULATIONS, 2015

I, Ashish Ravi Puravankara, Managing Director of Puravankara Limited having registered office at No. 130/1 Ulsoor Road, Bengaluru – 560 042, hereby declare that M/s S.R. Batliboi & Associates LLP, Chartered Accountants of the Company have issued Audit Report with unmodified opinion on the Standalone and Consolidated Annual Audited Financial Results of the Company for the quarter and financial year ended on March 31, 2026.

The declaration is given pursuant to proviso of Regulation 33(3)(d) of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015.

We request you to kindly take on record the same.

Thank you,

Yours sincerely,

For **Puravankara Limited**

Ashish Ravi Puravankara  
Digitally signed  
by Ashish Ravi  
Puravankara  
Date: 2026.05.18  
19:31:38 +05'30'

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

## Annexure II

**Details as per under Regulation 30 read with Para A of Part A of Schedule III of the Listing Regulations and the SEBI Master circular HO/49/14/14(7)2025-CFD-POD2/I/3762/2026 issued on July 11, 2023, and last updated on January 30, 2026:**

Sl. No.	Particulars	Re-appointment of Cost Auditor	Appointment of Chief Risk Officer and Senior Managerial Personnel (SMP) of the Company
1.	Name	M/s. GNV & Associates (Firm Registration No. 000150), Cost Accountants	Mr. Amit Narain Ahuja
2.	Reason for change viz. <del>appointment,</del> re-appointment, <del>resignation,</del> removal, death or otherwise	Re-appointment as Cost Auditor of the Company	On the basis of recommendation of the Nomination and Remuneration Committee, the Board of Directors of the Company in its meeting held on May 18, 2026, approved the appointment of Mr. Amit Narain Ahuja, as Chief Risk Officer and Senior Managerial Personnel (SMP) of the Company with effect from May 04, 2026.
3.	Date of appointment/re-appointment / <del>cessation</del> (as applicable) and term of appointment/re-appointment	Based on the recommendation of the Audit Committee, the Board of Directors of the Company, at its Meeting held on May 18, 2026, approved re-appointment of M/s. GNV & Associates (Firm Registration No. 000150), Cost Accountants as Cost Auditor of the Company for financial year 2026-27.  Term of appointment- FY 2026-27	The Board of Directors of the Company approved in its meeting held on May 18, 2026, the appointment of Mr. Amit Narain Ahuja, as Chief Risk Officer and Senior Managerial Personnel (SMP) of the Company with effect from May 04, 2026.  Term of appointment - Not Applicable
4.	Brief Profile (in case of appointment)	M/s. GNV & Associates is registered with the Institute of Cost Accountants of India (Previously known as ICWAI) on 8 <sup>th</sup> March 2005 and the Regn. No. of the Firm is 000150, which has been completed 21 years. M/s. GNV & Associates are Approved 'A' Category Auditor along with Chartered	Mr. Amit Narain Ahuja has over 26 years of distinguished leadership experience. He is Chartered Accountant and Certified Sarbanes-Oxley Expert. Over the course of his career, he has built and led risk and control functions across India, Asia and international markets with prestigious institutions including Wells Fargo, JP Morgan Chase,

		Accountants for conducting statutory financial audit of Co-operative Societies/Co-operative Banks by The Registrar of Co-operative Societies, Government of Karnataka, Bengaluru.	KPMG, Deloitte and Ernst & Young.
5.	Disclosure of relationships between directors (in case of appointment of a director)	Not Applicable	Not Applicable.