

ISSUE OF COMMERCIAL PAPERS ("CPs")

By Purva Oak Private Limited ("Issuer")

To,
Standard Chartered Bank - IFSC Gift City
301A, Brigade International Financial Centre,
Building no 14A, Block 14, Zone -1
Gift city SEZ, Gandhinagar
Gujarat – 382355, India

LETTER OF OFFER

PART I

Particulars	Content
Issuer Details	: Purva Oak Private Limited
Name and Address of the Issuer	: Name: Purva Oak Private Limited Registered Office Address: 130/2, Ulsoor Road, Bangalore, Karnataka - 560042, India.
Business Segment / Activity	: Real estate development
Chief Executive (Managing Director / President / CEO / CFO / Equivalent Official in the hierarchy as per Constitution of the Issuer entity)	: Mr. Niraj Kumar Gautam, Director
Group Affiliation (if any)	: The Guarantor - Puravankara Limited is the promoter of the Issuer and is an equity listed company on the National Stock Exchange of India Limited and BSE Limited.



PART II

Particulars	Content
Issue Details	: Issue of unlisted commercial papers
ISIN	: INE0SRE14037
Proposed Date of Issue	: January 02, 2026
Amount (Rs.)	: INR 1,50,00,00,000/- (Indian Rupees One Hundred and Fifty Crores Only) being the maturity value
Tenor and Date of Maturity	: Tenor: 45 (Forty-Five) days Date of maturity: 16 th February 2026
Proposed to be listed / unlisted	: Unlisted
End Use of Commercial Papers	: Towards approvals and development expenses of projects in Thane (Maharashtra), Andheri West (Mumbai, Maharashtra) and Breach Candy (Mumbai, Maharashtra) and transaction-related expenses.
Other Conditions	: As set out in the Trustee Appointment Agreement executed between the Issuer and the Trustee including but not limited to the following: The Issuer shall pay and/or reimburse to the Trustee, all out of pocket expenses (at actual) including legal and travel costs as may be incurred in that behalf in respect of the preparation, execution of all the transaction documents (as required in relation to the CPs) and those incurred in the discharge of the duties by the Trustee till the guaranteed obligations (<i>as defined in the Corporate Guarantee</i>) are discharged and paid or extinguished. In addition to the above, the Issuer shall also reimburse the Trustee for all taxes, dues, duties, levies, charges including sales tax, transaction tax, stamp duty, registration charges, value added tax/ goods and services tax incurred or to be incurred in connection with the services rendered by the Trustee and/or with respect to the remuneration payable as aforesaid. In the event of the CP Investor deciding to invoke the Corporate Guarantee and/or deciding to file a suit or other proceeding against the Issuer or the Guarantor, the CP Investor shall advance to the Trustee necessary funds for carrying out their directions and, from time to time, continue to provide further payments as are necessary to meet the costs, charges and expenses including the legal




Particulars	Content
	<p>fees of lawyers and other out-of-pocket expenses and further agree to reimburse all such amounts expended by the Trustee. Such funds shall be recoverable first out of the proceeds of invocation of the Corporate Guarantee. It is clarified that the obligations to pay the aforesaid costs is on the Issuer or the Guarantor and only if the Issuer or the Guarantor fails to make such payment, the CP Investor will be making such payments. All such payments made by the CP Investor shall be reimbursed by the Issuer.</p> <p>All payments to be made by the Issuer to any holder of the CPs in connection with the CPs shall be made free and clear of and without any Tax deduction, unless the Issuer is required to make a Tax deduction as required by applicable law in which case the sum payable by the Issuer to any holder of the CPs not resident in India shall be increased to the extent necessary to ensure that the holder of the CPs concerned receives a sum, net of any Tax deduction, equal to the sum which it would have received if no Tax deduction had been required. The Issuer shall within 3 (three) days of the Maturity Date make payment to the Tax authorities as required in connection with that Tax deduction and shall deliver to the relevant holder of the CPs evidence satisfactory to that holder of the CPs that the appropriate payment has been paid to the relevant taxing authority.</p> <p>Further, the Issuer shall notify the CP Holder on any environmental or social claim, proceeding, formal notice or investigation initiated or admitted against the Issuer.</p> <p>The Issuer shall ensure that the chief executive officer / chief financial officer of the Issuer shall submit a certificate certifying that the (i) proceeds of the Commercial Papers have been used towards the purpose; and (ii) all other provisions of the applicable law has been complied with, and submit the same to the IPA, within 3 (three) months from the date of issue of the Commercial Papers.</p>
Market Conventions	FIMMDA Conventions
Credit Rating Details for the Proposed Issue	: Credit Rating – I
Credit Rating Issuer	: ICRA Limited




Particulars	Content
Rating	: A3+
Date of Rating	: December 29, 2025
Validity for issuance	: Up to 3 (three) months from the date of issuance of the rating letter.
Validity period for Rating	: Through the tenor of the Commercial Papers (45 (Forty-Five) days)
For Amount (In Rs.)	: INR 1,50,00,00,000/- (Indian Rupees One Hundred and Fifty Crores Only)
Conditions (if any)	: Not applicable
Long term credit rating obtained by the Issuer	: BBB (Stable)
Unaccepted Credit Rating assigned to the Issuer	: Not applicable
Issuing and Paying Agent details (name and address)	: Name: ICICI Bank Limited Registered Address: ICICI Bank Tower, Near Chakli Circle, Old Padra Road, Vadodara, Gujarat – 390007, India. Corporate Address: ICICI Bank Limited, 1, Sobha Pearl, Commissariat Road, MG Road, Bangalore, Karnataka – 560025, India.
Credit Enhancement Details (if any)	: Corporate Guarantee from Puravankara Limited
Description of Instrument	: Deed of Corporate Guarantee
Amount (in lakhs)	: INR 15,000 Lakhs
In favour of	: Catalyst Trusteeship Limited (in its capacity as the security trustee on behalf of / for the benefit of the Holder of Commercial Paper)
Name and Address of the Guarantor	: Name: Puravankara Limited Registered Address: #130/1, Ulsoor Road, Bengaluru, Karnataka – 560042, India.
Net worth of the Guarantor Company	: INR 1636 Crores (as on 30 th September 2025)
Extent of the Guarantee offered by the Guarantor Company for the Issue	: Up to 100% of the maturity amount of the Commercial Papers.



Particulars	Content
Conditions under which the Guarantee shall be invoked	: The guarantee shall be invoked by the Trustee upon the failure of the Issuer to redeem the Commercial Papers on the maturity date and as more particularly set out in the Corporate Guarantee dated on or around the date of this Letter of Offer.
Trustee Details (Name and Address)	<p>Name: Catalyst Trusteeship Limited</p> <p>Registered Address: GDA House, First Floor, Plot No. 85 S. No. 94 & 95, Bhusari Colony (Right), Kothrud, Pune, Maharashtra- 411038, India.</p> <p>Corporate Address: 901, 9th Floor, Tower B, Peninsula Business Park, Senapati Bapat Marg, Lower Parel (W), Mumbai, Maharashtra – 400013, India.</p>
Whether Guarantor is a group entity	: The Guarantor - Puravankara Limited is the promoter of the Issuer.
If yes, names of Companies to which Guarantor has issued similar guarantees	: <ol style="list-style-type: none"> 1) Provident Housing Limited 2) Starworth Infrastructure & Construction Limited 3) Purva Ruby Properties Private Limited 4) Devas Global Services LLP 5) Grand Hills Developments Private Limited 6) Pune Projects LLP 7) T-Hills Private Limited 8) Varishtha Property Developers Private Limited 9) Purva Sapphire Land Private Limited 10) Purva Good Earth Properties Private Limited 11) Purva Oak Private Limited

PART III

A. Issuer Financial Details		
CP / NCD Borrowing	:	Commercial Paper
Date of Board Resolution	:	December 30, 2025
Limit approved by the Board	:	INR 150 Crores




Limit as per the Credit Rating Agency : INR 150 Crores

Limit approved by the regulator concerned (if applicable) : Not applicable

B. Details of CP / NCD and other debt instruments outstanding as on date of this Letter of Offer of Commercial Papers (Including Liabilities not redeemed on due date)

ISIN	Issue Date	Amount	Maturity Date	Amount O/s	IPA	CRA	Rating	Rated Amount
INE0SRE07015	19-07-2024	220 Crores	19-Nov-26	145 Crores	NA	ICRA	BBB	220
INE0SRE07031	25-04-2025	110 Crores	29-07-2027	110 Crores	NA	ICRA Limited	BBB (Stable)	210 crores
INE0SRE07049	25-04-2025	80 Crores	29-07-2027	80 Crores	NA	ICRA Limited	BBB (Stable)	210 crores
INE0SRE07023	25-04-2025	20 Crores	29-07-2027	20 Crores	NA	ICRA Limited	BBB (Stable)	210 crores

Total CP outstanding – Nil

Total NCDs and other debt instruments outstanding – INR 355,00,00,000/- (Indian Rupees Three Hundred and Fifty Five Crores Only) as on December 29, 2025.

C. Fund-based facilities from banks / financial institutions, if any (as on 30th September 2025):

Name of the bank	Nature of facility	O/s amount / Limit as on 30 th September 2025 (in Crores)	Asset Classification
Nil			

D. Shareholding of the Issuer's promoters and details of the shares pledged by the promoters (if any)

Shareholding: 100% (hundred percent) wholly owned subsidiary of Puravankara Limited. None of the promoter shareholding is pledged.

E. Financial Summary

Please refer to Annexure A of this Letter of Offer

F. Details of statutory auditor and changes thereof in the last three financial years:

Name: VDSR & Co LLP

Address: Flat No 3A, 3rd Floor, Amber Crest Apartment, No 37, Pantheon Road, Egmore, Chennai, Tamil Nadu – 600008, India.

FRN: 001626S/S200085

There have been no changes to the statutory auditors in the last three financial years.



G. Details of default in repayment of CP, NCD or any other debt instrument and other financial indebtedness including corporate guarantee issued in the past five financial years including in the current financial year

Nil

H. Details of any other material event/development having implications for the financials/credit quality resulting in material liabilities, corporate restructuring event or such other matter affecting the issue or the investor's decision.

Not applicable

I. Material litigation (if any)

Nil

J. Regulatory Strictures (if any)

Nil

K. An issuer which is either an NBFC or an HFC shall disclose the residual maturity profile of its assets and liabilities in the following format

Not applicable

A handwritten signature in blue ink is written over a circular purple stamp. The stamp contains the text "PURVA OAK PRIVATE LIMITED" around the perimeter and a small star symbol at the bottom.

Annexure A - Financial Statements for the period ended September 30, 2025, March 31, 2025, March 31, 2024, and March 31, 2023

(as attached separately)

Date: January 01, 2026

For Purva Oak Private Limited


Mr. Niraj Kumar Gautam

Director, Authorised Signatory

Original / authenticated copy of any document related to above information will be made available to the investors on request.