

GOSWAMI INFRATECH PRIVATE LIMITED

CIN : U45209DL2012PTC241323

Correspondence Office : S. P. Centre, 41/44, Minoo Desai Marg, Colaba, Mumbai - 400 005.
Tel. : 022-67490000 / 022-67490432 Fax : 022-66338176

Date: 04 April 2025,

To,
BSE Limited,
P. J. Towers,
Dalal Street, Fort,
Mumbai – 400 001.

Dear Sir,

This is with reference to the debt listing agreement dated 1st March, 2016 executed between Goswami Infratech Private Limited and yourselves.

Please find enclosed herewith the following:

1. Unaudited financial results for the quarter and nine months ended 31 December 2024 under Regulation 52 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (SEBI LODR), including the disclosures under Regulation 52(4), Regulation 54(2), Regulation 52(7), Regulation 52(7A) and Regulation 54(3) of the SEBI LODR as approved by the Board of Directors at their meeting held on Friday, 04 April 2025.
2. Limited audit report for the quarter and nine months ended 31st December 2024 issued by Statutory Auditor of the Company dated 04 April 2025.

Thanking you.
Your faithfully,
For **GOSWAMI INFRATECH PRIVATE LIMITED**

AMOGH PATKAR
DIRECTOR
09667256

Encl.: As above

GOSWAMI INFRA TECH PRIVATE LIMITED

CIN : U45209DL2012PTC241323

Regd. Office: Flat No. 706 and Flat No. 707 to 712, 7th Floor, Kanchanjunga Building, 18 Barakhamba Road, New Delhi - 110001.

Profit and Loss Statement for the quarter and nine months ended 31st December, 2024

[Regulation 52 (8), read with Regulation 52(4), of the SEBI (LODR) Regulations, 2015]

Sr no.	Particulars	Quarter ended			Nine Months Ended		Year ended
		31/12/2024	30/09/2024	31/12/2023	31/12/2024	31/12/2023	31/03/2024
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
I.	Revenue from operations	1,264.40	1,389.40	12.36	2,663.56	16.20	193.97
II.	Other income	17.65	-	-	17.65	3.08	3.08
III.	Total Revenue	1,282.05	1,389.40	12.36	2,681.21	19.28	197.05
IV.	EXPENSES						
	Finance Cost	1,09,564.88	96,600.06	69,058.60	2,92,163.50	2,29,146.14	3,22,809.39
	Employee Benefit Expenses	7.77	5.17	9.65	17.89	17.93	22.45
	Depreciation and amortization expense	0.05	0.05	0.05	0.15	0.15	0.20
	Other Expenses	17.39	36.31	32.03	59.34	137.63	160.19
	Total expenses	1,09,590.08	96,641.59	69,100.33	2,92,240.87	2,29,301.85	3,22,992.22
	Loss before exceptional items and tax (III - IV)	(1,08,308.03)	(95,252.18)	(69,087.97)	(2,89,559.66)	(2,29,282.57)	(3,22,795.17)
VI.	Exceptional items	(67,718.00)	(40.52)	-	(67,758.53)	-	(4,432.44)
VII.	Loss before tax (V - VI)	(1,76,026.04)	(95,292.71)	(69,087.97)	(3,57,318.19)	(2,29,282.57)	(3,27,227.61)
VIII.	Tax expense:						
	(1) Current tax	(47,730.75)	-	-	(47,730.75)	-	(32.50)
	(2) (Short) / Excess provision for income tax	14.40	-	-	14.47	-	-
	(3) Deferred tax	1,90,239.25	-	-	1,90,239.25	-	-
IX.	Loss for the period (VII-VIII)	(33,503.13)	(95,292.71)	(69,087.97)	(2,14,795.22)	(2,29,282.57)	(3,27,260.11)
X.	Other comprehensive income						
	Items that will not be reclassified to profit or loss						
A	1 Changes in Fair Value of Equity Investments designated at FVTOCI	198.19	(198.19)	(30.78)	18.48	(36.05)	2,11,149.48
	2 Deffered Tax Liability on Fair Value of Equity Investments Designated at FVTOCI	2.11	20.80	8.96	20.80	2.29	(46,932.46)
	Total other comprehensive income (A + B)	200.30	(177.39)	(21.82)	39.28	(33.76)	1,64,217.02
XI.	Total comprehensive income/(loss) for the period (IX+X)	(33,302.83)	(95,470.10)	(69,109.79)	(2,14,755.94)	(2,29,316.33)	(1,63,043.09)
XII.	Earnings per equity share:						
	(1) Basic	(3,35,031.35)	(9,52,927.07)	(6,90,879.70)	(21,47,952.18)	(22,92,825.70)	(32,72,601.15)
	(2) Diluted	(3,35,031.35)	(9,52,927.07)	(6,90,879.70)	(21,47,952.18)	(22,92,825.70)	(32,72,601.15)

Place: Mumbai
Date: 4th April, 2025

GOSWAMI INFRATECH PRIVATE LIMITED

CIN : U45209DL2012PTC241323

Regd. Office: Flat No. 706 and Flat No. 707 to 712, 7th Floor, Kanchanjunga Building, 18 Barakhamba Road, New Delhi - 110001.

[Regulation 52 (8), read with Regulation 52(4), of the SEBI (LODR) Regulations, 2015]

NOTES:

- 1 The disclosures as per Regulation 52(4) of the SEBI (Listing Obligations & Disclosure Requirement) Regulations, 2015 as amended on September 7, 2021 for the quarter and nine months ended 31st December 2024 are mentioned below.

Sr. No.	Particulars	Amount in Lakhs or Ratio wherever mentioned	Remarks
a	Debt - Equity Ratio	40.67	Debt / Equity
b	Debt service coverage ratio	0.0019	EBIT / (Interest +Principal repayment if any)
c	Interest service coverage ratio	0.0115	EBIT / Interest
d	Outstanding redeemable preference shares (quantity and	Not applicable	
e	Capital redemption reserve/debenture redemption reserve	Refer note 5 below	
f	Net Worth (including other comprehensive income)	28,037.73	in Lakhs
g	Net Profit/ (Loss) for the period after tax (after Exceptional and/or Extraordinary items)	(33,503.13)	in Lakhs
h	EPS		
	1. Basic	(3,35,031.35)	
	2. Diluted	(3,35,031.35)	
i	Current Ratio	0.56:1	Current assets /Current liabilities
j	Long term debt to working capital	(52.77)	Long term debt / Working capital
k	Bad debts to Account receivable ratio	Not applicable	
l	Current liability ratio	0.04	Current liabilities / Total liabilities
m	Total debts to total assets	0.89	Total debts / Total assets
n	Debtors turnover	0.11	Sales / Average account receivable
o	Inventory turnover	Not applicable	
p	Operating margin (%)	Not applicable	
q	Net profit margin (%)	-2613%	PAT / Total Income

- 2 The above extract of unaudited financial results for the quarter and nine months ended 31st December 2024 were reviewed by the Board of Directors & thereafter taken on record by the Board of Directors of the Company at its meeting held on 21st March, 2025.

- 3 Pursuant to Regulation 52(7) and 52(7A) of SEBI (Listing Obligations & Disclosure Requirements) Regulations, 2015 read with SEBI Master circular no. SEBI/HO/DDHS/DDHS-PoD-1/P/CIR/2024/48 dated May 21, 2024, as amended from time to time, we hereby confirm that the Company has not issued any fresh Non-Convertible Debentures (NCDs) during the quarter ended 31st December 2024 and hence the Company is not submitting a statement as per Annexure - IVA of the aforesaid circular indicating utilization and deviation or variation in the use of proceeds of NCDs and the Board of Directors took note of the same.

Further the issue proceeds of existing NCDs are being utilized as stated in the offer document and there have been no material deviations.

- 4 Pursuant to Regulation 54(2) and Regulation 54(3) of the SEBI (Listing obligations and Disclosure Requirements) Regulations, 2015, the outstanding Non-Convertible Debentures (NCDs) as on 31st December 2024 are fully secured by a first ranking exclusive charge by way of hypothecation and pledge as agreed and the extent of security created is more than 100%. The Company continues to maintain an asset cover of more than 100%.

- 5 The Company is not required to create a Debenture Redemption Reserve due to loss for the quarter and nine months ended 31st December 2024.

- 6 The Company has repaid part principal debenture amount along with interest as follows: Amount in Rs. Lakhs

Date of Payment	Principal	Interest	Total
30th October 2024	56,527.90	18,847.40	75,375.30
08th November 2024	4,91,977.20	1,63,992.40	6,55,969.60
Total	5,48,505.10	1,82,839.80	7,31,344.90

- 7 During the previous financial year, the company has sold its investments in the following subsidiaries and associates and recorded resulting (gain)/loss under exceptional item:

Name of Entity	Relationship
Shapoorji & Company Private Limited	Subsidiary
Shapoorji Pallonji (Gwalior) Private Limited	Subsidiary
Chinsha Properties Private Limited	Subsidiary
Honcho Properties Private Limited	Associate

- 8 **Exceptional item**

- a) The Company has passed a resolution in the meeting of the board of directors held on 26th March 2024, to participate in the proposed initial public offering of Afcons Infrastructure Limited ("AIL") by way of offering for sale, upto such number of equity shares of AIL for an aggregate amount upto Rs. 5,75,000.00 Lakhs. The shares of AIL were listed on 4th November, 2024. By virtue of IPO, 6,41,87,428 number of equity shares (Pre-IPO) of AIL and 9,02,80,777 number of equity shares (OFS) of AIL were offered and Rs. 7,14,765.09 Lakhs net is received as sale consideration against such offer. The company has recognised exceptional loss of Rs. 49,327.34 lakhs on sale of equity shares of AIL. Further, the company has incurred IPO expenses amounting to Rs. 18,390.66 lakhs. Accordingly, Rs. 67,718.00 lakhs is disclosed as exceptional item for the quarter ended 31st December, 2024.
- b) The Company sold 5,61,600 equity shares of SPS Finquest Limited for consideration of Rs. 347.41 lakhs in August 2024. The company has recognised exceptional loss of Rs. 40.52 lakhs on sale of equity shares of SPS Finquest Limited for the quarter ended 30th September, 2024 and nine months ended 31st December, 2024.
- 9 The Company has requested the Debenture Trustee for an amendment in the definition of MFN Trigger Event in the Debenture Trust Deed. The MFN Trigger Event date was 31 December 2024, which is requested to be changed to Optional Early Redemption Date as per the terms of the Debenture Trust Deed. The Company has obtained debenture trustee consent on 19 December 2024 and in principal approval from BSE on 26th December 2024 for the amendment.
- 10 Figures for the previous period are regrouped and reclassified wherever necessary, to facilitate comparison.

For and on behalf of the Board
Goswami Infratech Private Limited

Place: Mumbai
Date: 4th April, 2025

Director

GOSWAMI INFRATECH PRIVATE LIMITED

CIN : U45209DL2012PTC241323

Correspondence Office : S. P. Centre, 41/44, Minoo Desai Marg, Colaba, Mumbai - 400 005.

Tel. : 022-67490000 / 022-67490432 Fax : 022-66338176

Date: 04 April 2025,

To,
BSE Limited
P. J. Towers,
Dalal Street, Fort,
Mumbai – 400 001.

Dear Sir/Madam,

Subject: Intimation under Regulation 52(7) and Regulation 52(7A) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as on 31 December 2024.

Pursuant to Regulation 52(7) and 52(7A) of SEBI (Listing Obligations & Disclosure Requirements) Regulations, 2015 read with SEBI Master circular no. SEBI/HO/DDHS/PoD1/P/CIR/2023/108 dated July 29, 2022, as amended from time to time, we hereby confirm that the Company has not issued any fresh Non-Convertible Debentures (NCDs) during the quarter ended 31 December 2024 and hence the Company is not submitting a statement as per Annexure - IVA of the aforesaid circular indicating utilization and deviation or variation in the use of proceeds of NCDs and the Board of Directors took note of the same.

Further the issue proceeds of existing NCDs are being utilized as stated in the offer document and there have been no material deviations.

Request you to kindly take the same on your record.

Thanking you.

Your faithfully,

For **GOSWAMI INFRATECH PRIVATE LIMITED**

AMOGH PATKAR

DIRECTOR

DIN: 09667256

GOSWAMI INFRATECH PRIVATE LIMITED

CIN : U45209DL2012PTC241323

Correspondence Office : S. P. Centre, 41/44, Minoo Desai Marg, Colaba, Mumbai - 400 005.

Tel. : 022-67490000 / 022-67490432 Fax : 022-66338176

Date: 04 April 2025,

To,
BSE Limited,
P. J. Towers,
Dalal Street, Fort,
Mumbai – 400 001.

Dear Sir/Madam,

Subject: Intimation under Regulation 54(2) and Regulation 54(3) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as on 31 December 2024.

Pursuant to Regulation 54(2) and Regulation 54(3) of the SEBI (Listing obligations and Disclosure Requirements) Regulations, 2015, the outstanding Non-Convertible Debentures (NCDs) as on 31 December 2024 are fully secured by a first ranking exclusive charge by way of hypothecation and pledge as agreed and the extent of security created is more than 100%. The Company continues to maintain an asset cover of more than 100%.

Accordingly, please find enclosed the security cover certificate provided by the Statutory Auditor as per Annex - VA of SEBI Master circular no. SEBI Circular SEBI/HO/DDHS-PoD3/CIR/ 2024/46 dated May 16, 2024 based on the unaudited financials as on 31 December 2024.

Request you to kindly take the same on your record.

Thanking you.
Your faithfully,
For **GOSWAMI INFRATECH PRIVATE LIMITED**

AMOGH PATKAR
DIRECTOR
09667256

Date : - 04th April, 2025

INDEPENDENT CHARTERED ACCOUNTANTS' CERTIFICATE

1. We, **Kaushal Manish and Company, Chartered Accountants** (Firm Registration No: 125710W), have examined the books of accounts and other relevant records of **Goswami Infratech Private Limited** (having CIN Number- **U45209DL2012PTC241323**) hereinafter referred to as '**the Company**' having its registered office at **Flat No. 706 and Flat No. 707 to 712, 7th Floor, Kanchanjunga Building, 18 Barakhamba Road, New Delhi 110001** as on 31st December, 2024.
2. Further in accordance with para 3.1 (a) of Circular no. **SEBI/HO/DDHS-PoD3/P/CIR/2024/46 dated 16th May, 2024** we have verified the value of the assets provided in this certificate. Also the duly signed statement by the director of the company certifying the security cover on Listed, Secured, Zero coupon, Redeemable and Non-convertible Debentures as on 31st December, 2024 is annexed as "**Annexure A**".
3. The Management of the Company is responsible for the preparation of the said statement and the maintenance of proper books of account and other relevant records and documents.
4. Our responsibility, for the purpose of this certificate, is limited to certifying the particulars contained in the Statement on the basis of the books of account, other relevant records and documents maintained by the Company including unaudited financial statements as on 31st December, 2024. We conducted our verification in accordance with the Guidance Note on Audit Reports and Certificates for Special Purposes and Standards on Auditing issued by the Institute of Chartered Accountants of India, which include the concepts of test checks and materiality.
5. On the basis of our verification of such books of account and other relevant records and documents, last audited financial statements and according to the information, representations and explanations provided to us by the Management of the Company, we hereby certify that the value of the assets and relevant debts given in Column "A" to "O" as referred to in "**Annexure 1**" are true and correct.
6. This Certificate is issued at the request of the Management of the Company for onward submission to the Debenture Trustees/ Stock Exchange and should not be used for any other purpose without our prior written consent.

For Kaushal Manish & Co LLP

Chartered Accountants

Firm Registration No. 0125710W/W101055

Kaushal Chulawala

Partner

Membership No. 116819

Place: Mumbai

UDIN: 25116819BMKSSW5526



Annexure A

STATEMENT CERTIFYING THE SECURITY COVER IN RESPECT OF LISTED, ZERO COUPON, REDEEMABLE, NON-CONVERTIBLE DEBENTURES AS AT DECEMBER 31, 2024 BASED ON UNAUDITED FINANCIALS.

We Goswami Infratech Private Limited (the 'Company') having its registered office at Flat No. 706 and Flat No. 707 to 712, 7th Floor, Kanchanjunga Building, 18 Barakhamba Road, New Delhi 110001, as at December 31, 2024 hereby confirm that pursuant to Regulation 54(2) and 54(3) of the SEBI (Listing obligations and Disclosure Requirements) Regulations, 2015, the outstanding Non-Convertible Debentures (NCDs) issued by the Company as on December 31, 2024 are fully secured by a first ranking exclusive charge by way of hypothecation and pledge as agreed and the extent of security created is more than 100%. The Company continues to maintain an asset cover of more than 100%.

Working of Security cover as per SEBI Circular SEBI/HO/DDHS-PoD3/CIR/2024/46 dated May 16, 2024 is attached as Annexure 1.

The Company has complied with all the covenants and general undertakings set out in the Transaction Documents in respect of outstanding listed, zero coupon, redeemable, non-convertible debentures.

Unless otherwise defined in this certificate, all capitalised terms will have the meanings assigned to them in the 2023 Debenture Trust Deed.

Details of NCDs outstanding as on December 31, 2024:

ISIN Number	Outstanding Amount as per books (Rupees in Lakhs)
INE219O07362	11,40,264.57

For Goswami Infratech Private Limited

Amogh Patkar
Director
DIN: 09667256

Annexure 1														(Rs. in Lakhs)	
Column A	Column B	Column C i	Column D ii	Column E iii	Column F iv	Column G v	Column H vi	Column I vii	Column J	Column K	Column L	Column M	Column N	Column O	
Particulars	Description of asset for which this certificate relate	Exclusive Charge	Exclusive Charge	Pari-Passu charge	Pari-Passu charge	Pari-Passu charge	*Assets not offered as Security/Debt not backed by any assets offered as security	Elimination (amount in negative)	(Total C to H)	Related to those items covered by this certificate					
		Debt for which this certificate being issued	Other Secured Debt	Debt for which this certificate being issued	Assets shared by pari passu debt holder (includes debt for which this certificate is issued & other debt with pari passu charge)	Other assets on which there is pari passu charge (excluding items covered in Column F)		Debt amount considered more than once (due to exclusive plus pari passu charge)		Market Value for Assets charged on Exclusive basis	Carrying /book value for exclusive charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRA market value is not applicable) *	Market Value for Pari passu charge Assets viii	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)	
		Book Value	Book Value	Yes/No	Book Value	Book Value									
ASSETS															
Property, Plant & Equipment	Book Debt and receivables	0.13					-		0.13		0.13			0.13	
Capital Work-in-progress	NA						-		-					-	
Right of Use Assets	NA						-		-					-	
Goodwill	NA						-		-					-	
Intangible Assets	NA						-		-					-	
Intangible Assets under Development	NA						-		-					-	
Investments		12,50,274.04					-		12,50,274.04	5,02,575.30	7,94,830.42			12,97,405.72	
Loans	Book Debt and receivables						-		-		-			-	
Inventories	NA								-		-			-	
Trade Receivables	NA	232.20							232.20		232.20			232.20	
Cash and Cash Equivalents	NA	14,722.95							14,722.95		14,722.95			14,722.95	
Other Bank Balances	NA						-		-		-			-	
Other Financial Asset	NA	5,781.71							5,781.71		5,781.71			5,781.71	
Others	NA	7,134.61							7,134.61		7,134.61			7,134.61	
Total		12,78,145.63	-	-	-	-	-	-	12,78,145.63	5,02,575.30	8,22,702.02			13,25,277.32	
LIABILITIES															
Debt Securities to which this certificate pertains	Listed Debt Securities	11,40,264.57							11,40,264.57						
Other debt sharing pari-passu charge with above debt	Not to be filled								-						
Other Debt									-						
Subordinated Debt									-						
Borrowings															
Bank										-					
Debt Securities										-					
Others Borrowings										-					
Trade Payable										-					
Lease Liabilities										-					
Provisions										-					
Others										-					
Total			11,40,264.57	-	-	-	-	-	-	11,40,264.57	-				
Cover on Book Value		1.12													
Cover on Market Value		1.16													
	Exclusive Security Cover Ratio				Pari-Passu Security Cover Ratio										

* A fixed/floating charge has been created on the assets mentioned in column C i, K & L.

Additional security / charge created on (Annexure A)														(Rs. in Lakhs)
Book Value of Key Assets (31.03.2023) #		6,860.70							6,860.70	-	6,860.70	-	-	6,860.70
		-							-	-	-	-	-	-
Total		6,860.70							6,860.70	-	6,860.70	-	-	6,860.70
Total Value of pledged securities		12,85,006.33												
Cover on Book Value		1.13												
Cover on Market Value		1.17												
Additional security not considered above														
QIP equity shares & All movable assets	These are additional securities given and the value of the same is not considered in above calculation since major assets considered above are taking care of 1x cover.								-	-	-	-	-	-
ESP Diabolical -SPI securities (OCD & Equity)									-	-	-	-	-	-
SP Imperial star assets									-	-	-	-	-	-
SP Finance & SC Finance Equity Shares									-	-	-	-	-	-

As the market value is not ascertainable the same is calculated on book value.

For Goswami Infratech Private Limited

Amogh Patkar
Director
DIN: 09667256

Auditor's Report on Limited Review of Financial Result for the Quarter and nine month ended December 31, 2024 of Goswami Infratech Private Limited Pursuant to the regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

The Board of Directors
Goswami Infratech Private Limited
Mumbai

1. We have reviewed the accompanying statement of standalone unaudited financial results ("the statement") of Goswami Infratech Private Limited ("the Company") for the quarter and nine month ended December 31, 2024 attached herewith, being submitted by the Company pursuant to the requirement of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulation 2015, as amended.
2. This statement, is the responsibility of the Company's Management and has been approved by the Board of Directors. Our responsibility is to issue a report on these financial results based on our review.
3. We conducted our review of the Statement in accordance with the Standard on Review Engagement (SRE) 2410, Review of Interim Financial Information Performed by the Independent Auditor of the Entity issued by the Institute of Chartered Accountant of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the financial statements are free of material misstatements. A review is limited primarily to inquiries of company personnel and analytical procedures applied to financial data and, thus provide less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.
4. Based on our review conducted as above, nothing has come to our notice that causes us to believe that the accompanying statement of unaudited standalone financial results prepared in accordance with applicable accounting standards notified under Section 133 of the Companies Act, 2013, read with relevant rules and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of SEBI (Listing Obligations and Disclosure Requirements) Regulation, 2015 including the manner in which it is to be disclosed, or that it contains any material misstatement.

For Kaushal Manish & Co LLP,
Chartered Accountants
FRN: 0125710W/W101055

Kaushal Chulawala
Partner
Membership No: 116819

Place: Mumbai
Date: 4th April, 2025
UDIN: 25116819BMKSSV4528

