

No.CTL/DEB/19-20/Noting Certificate/6067

November 14, 2019

To Whomsoever It May Concern,

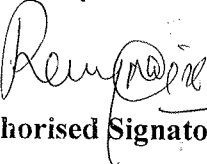
CERTIFICATE FOR RECEIPT AND NOTING OF INFORMATION

[Pursuant to Regulation 52(5) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015]

We, Catalyst Trusteeship Limited ("**Debenture Trustee**") hereby confirm that we have received and noted the information, as specified under regulation 52(4) of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulation, 2015 ("**Regulations**"), provided to us by **Platinum Infradevelopment Private Limited ("the Company")** for the Half year ended September 30, 2019.

This Certificate is being issued pursuant to the requirements of regulation 52(5) of the aforesaid Regulations, for onward submission to Stock Exchange(s) by the Company.

For Catalyst Trusteeship Limited


Authorised Signatory

Encl: Results submitted by Company



STATEMENT OF ASSETS AND LIABILITIES AS AT 30TH SEPTEMBER, 2019		
PARTICULARS	As at (Current half year end date) 30.09.2019	(Amount in Lakhs) As at (previous year end date) 31.03.2019
	Un-Audited	Audited
A Assets		
1 Non-Current Assets		
a) Property, Plant and Equipment		
b) Capital work-in-progress		
c) Financial Assets		
(i) Investments	101.50	101.50
(ii) Loans	10,992.89	10,919.44
(iii) Other Financial Assets		
d) Income Tax Assets		
e) Other Non-Current Assets		
Total Non-Current Assets	11,094.39	11,020.94
2 Current Assets		
a) Inventories		
b) Financial Assets		
(i) Investments	554.33	581.83
(ii) Receivables		
(iii) Cash and Cash Equivalents	6.09	4.47
(iv) Loan		
(v) Other financial assets		
c) Current Tax Assets (Net)	56.00	44.12
d) Other Current Assets	0.73	1.78
Total Current Assets	617.15	632.20
Total Assets	11,711.53	11,653.14
B Equity and Liabilities		
1 Equity		
a) Equity share capital	1.00	1.00
b) Other equity	723.19	732.80
Total Equity	724.19	733.80
2 Liabilities		
Non-Current Liabilities		
a) Financial Liabilities		
i) Borrowings	10,500.00	10,500.00
ii) Other Financial Liabilities		
b) Provisions		
c) Deferred Tax Liabilities (Net)		
Total Non-Current Liabilities	10,500.00	10,500.00
Current Liabilities		
a) Financial Liabilities		
Trade		
(i) payable	1.45	1.36
(ii) Other Financial Liabilities	483.60	415.16
b) Provisions	2.15	2.15
c) Other Current Liabilities	0.14	0.66
Total Current Liabilities	487.34	419.33
Total Equity and Liabilities	11,711.53	11,653.14

Note:

The above Unaudited Financial Result i.e. Statement of Assets and Liabilities for the half year ended on 30th September 2019 were reviewed by the Board of Directors and thereafter taken on record by the Board of Directors at its meeting held on 14th November 2019.

By order of the Board of Directors
For Platinum Infradevelopment Private Limited

Date : 14-11-2019
Place : Mumbai



Tawde
Shivram Tawde
Directors
DIN: 07478869



Financial Results for the Half Year Ended on 30th September 2019				
(Fig-Rs. In Lakhs except per share data)				
Particulars	Half Year Ended		Year to Date Ended	Previous Year Ended
	30.09.2019 (Un-Audited)	30.09.2018 (Audited)	30.09.2019 (Un-Audited)	31.03.2019 (Audited)
1. (a) Net Sales/ Income from operations				
(b) Other Operating Income	1,016.03	1,052.88	1,016.03	2,485.08
Total Income	1,016.03	1052.88	1,016.03	2,485.08
2. Expenditure				
(a). Increase/ decrease in stock in trade and work in progress				
(b). Consumptions of raw materials				
(c). Purchase of traded goods				
(d). Employees Cost	5.56	4.44	5.56	9.70
(e). Depreciation				
(f). Other expenditure	4.24	8.41	4.24	12.52
Total Expenses (Any item exceeding 10% of the total expenditure to be shown separately)	9.80	12.85	9.80	22.22
3. Profit from operations before other income, interest and exceptional items (1-2)	1,006.23	1,040.03	1,006.23	2,462.86
4. Other Income	0.19		0.19	
5. Profit before Interest and Exceptional items (3+4)	1,006.41	1,040.03	1,006.41	2,462.86
6. Interest	1,016.03	1,052.88	1,016.03	2,035.48
7. Exceptional Items				
8. Profit (+)/ Loss (-) from Ordinary Activities before tax (3) - (4+5+6)	-9.61	-12.85	-9.61	427.38
9. Tax Expense				
10. Net profit (+)/ Loss (-) from Ordinary Activities after tax (7-8)	-9.61	-12.85	-9.61	427.38
11. Extraordinary items (net of tax expense Rs.)				
12. Net Profit (+)/ Loss (-) for the period (9-10)	-9.61	-12.85	-9.61	427.38
13. Paid up equity share capital (Face value of the share shall be indicated)	1.00	1.00	1.00	1.00
14. Paid Up Debt Capital	10,500.00	10,500.00	10,500.00	10,500.00
15. Reserve excluding Revaluation Reserve as per balance sheet of previous accounting year	723.19	292.57	723.19	732.80
16. Debenture Redemption Reserve	600.00	200.00	600.00	600.00
17. Earnings per share (EPS)				4,273.80
18. Debt Equity Ratio	14.50	35.77	14.50	14.31
19. Debt Service Coverage Ratio	1.00	1.00	1.00	1.22
20. Interest Service Coverage Ratio	0.99	0.99	0.99	1.21

Notes :

- The above standalone financial results were reviewed by the Board of Directors at their meeting held on 14th November, 2019.
- The above results have been published in accordance with Regulation 52 (8), read with Regulation 52 (4), of the SEBI (Listing Obligations and Disclosure Requirements).
- These unaudited financial results of the company for the period from April 01, 2019 to 30th September 2019 has been prepared in accordance with the Companies (Indian Accounting Standards) Rules 2015, (Ind AS) as prescribed under Section 133 of the Companies Act 2013 and other recognised accounting practises and policies, to the extent applicable.



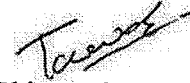


- d. The Company is in the business of Real Estate and Development and has only one line of business.
- e. Previous period figures have been re-grouped and/ or re-arranged wherever necessary to make their classification comparable with the current year.

For and behalf of the Board of Director
Platinum Infradevelopment Pvt. Ltd.



Date: 14.11.2019
Place: Mumbai


Shivram Tawde
Director
DIN: 07478869



Date - 14/11/2019

To,

Catalyst Trusteeship Limited
Windsor, 6th Floor, Office No. 604,
C.S.T. Road, Kalina, Santacruz (East),
Mumbai-400098

Kind Attention: Ms. Brindha Venkatraman / Ms. Shreya Singhal

Dear Madam,

Sub: Listed NCDs- Statutory Compliance Report for Half Year ending September 30, 2019.

Ref: Your letter dated September 30, 2019 - CTL/MUM/Compliance/Half- Yearly/2019-20/5505.


With reference to the captioned subject and your captioned letter, and in terms of Regulation 56 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations 2015, please find enclosed herewith:

- a) A copy of the Limited Review report for the Half Year ended September 30, 2019.
- b) A copy of certificate from the Statutory Auditors in respect of utilization of funds during the implementation period of the project for which the funds have been raised.
- c) Please find enclosed herewith half yearly certificate issued by Bhushan Khot & Co., Chartered Accountants, regarding maintenance of adequate Asset cover in respect of listed non-convertible debt securities.
- d) A Certificate confirming that the properties secured for the Debentures are adequately insured (wherever applicable), and policies are in the joint names of the Trustees.

Kindly take the same on record and oblige.

Thank You,

For Platinum Infradevelopment Private Limited


Shivram Tukaram Tawde
Director
DIN: 07478869





BHUSHAN KHOT & CO

Chartered Accountants

Off: 022 - 26822541
022 - 26822542
Email: bhushan@cabke.in
Web: www.cabke.in

UDIN: 19101858AAAADO1907

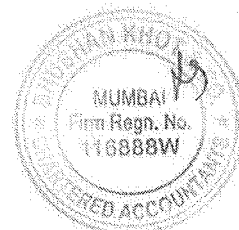
Dated: 14TH November 2019

Independent Auditor's report on Standalone Unaudited Half Yearly Financial Results of the Company pursuant to the Regulation 22 of SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015 (as amended)

To Board of Directors of M/s. Platinum Infradevelopment Private Limited

1. We have reviewed the accompanying statement of unaudited financial results ('Statement') of **M/s. Platinum Infradevelopment Private Limited** ('the Company') for the Half Year ended 30th September 2019. 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 statements based on our review of the Statement, which has been prepared in accordance with the recognition and measurement principle laid down in Indian Accounting Standard 34, Interim Financial Reporting ('Ind AS 34'), specified under section 133 of the Companies Act, 2013, SEBI Circular CIR/CFD/FAC/62/2016 dated 5 July 2016, (hereinafter referred to as 'the SEBI Circular') and other accounting principles generally accepted in India.
2. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410 "Review of Interim Financial Information Performed by the Independent Auditor of the Entity", issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the financial statements are free of material misstatement. A review is limited primarily to inquiries of company personnel and an analytical procedure applied to financial data and thus provides less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.
3. **Opinion:**

Based on our review conducted as stated above, nothing has come to our attention that causes us to believe that the accompanying statement of unaudited financial results prepared in accordance with recognition and measurement principle laid down in Ind AS 34, prescribed under Section 133 of the Companies Act, 2013, the SEBI Circular, and other accounting principles generally accepted in India, policies has not disclosed the information required to be disclosed in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) including the manner in which it is to be disclosed, or that it contains any material misstatement.



Reg. off: B-15, Sai Prasad, Telly Gully Cross Road, Andheri (East), Mumbai - 400 069



BHUSHAN KHOT & CO
Chartered Accountants

Off: 022 - 26822541
022 - 26822542
Email: bhushan@cabkc.in
Web: www.cabkc.in

4. Emphasis of Matters:

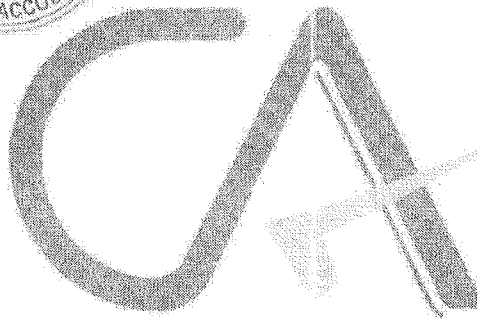
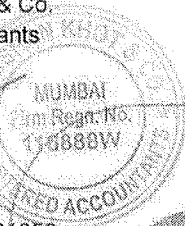
We draw attention to:-

1. The Company has outstanding investment in Current Capital of LLP amounting to Rs. 554.33 Lacs as on 30th September 2019. Company has recognised aforesaid investments at Book Value as on 30th September 2019.

Our Opinion is not modified in respect of aforesaid Emphasis of Matters.

For Bhushan Khot & Co.
Chartered Accountants
FRN: 116888W

Bhushan Khot
Partner
Membership No. 101858
Place: Mumbai
Date: 14.11.2019





BHUSHAN KHOT & CO
Chartered Accountants

Off: 022 - 26822541
022 - 26822542
Email: bhushan@cabkc.in

To,
Catalyst Trusteeship Limited,
Mumbai.

Subject: Utilization Certificate towards Proceeds of Non - Convertible Debentures (NCD) of Rs.90,30,00,000/- (Rupees Ninety Crores Thirty Lacs only) from M/s ECL Finance Limited.

With reference to the Information Memorandum dated on 22nd January, 2018 ("IM"), & For the purpose of compliance of Clause 5.31 - CONDITIONS SUBSEQUENT TO DISBURSEMENT of the said Information Memorandum,

We hereby certify that the Debenture Proceeds received on 06th February 2018 in form of NCD's issued by Platinum Infradevelopment Private Limited have been used for Construction of Projects by the SPVs of the Company & for General corporate purposes which are in line with Objects of the Issue.

Details of Funds utilization by each of the Project SPVs are as under:-

Sr No.	Name of the Project SPV	Name of the Project	Amount Utilized
1	Akshay Gruhpravesh LLP	Platinum Tower-1	12,04,00,000/-
2	Manas Gruhpravesh LLP	Platinum Tower-31	12,04,00,000/-
3	Shivkrupa Gruhpravesh LLP	Platinum Tower-4	13,76,00,000/-
4	Tirupati Gruhpravesh LLP	Platinum Tower-7	29,24,00,000/-
5	Samudra Darshan Gruhpravesh LLP	Platinum Life	23,22,00,000/-
Total			90,30,00,000/-

The above Certificate is issued in connection with raising of funds by way of issue of Debentures towards the compliance of the terms of Information Memorandum dated on 22nd January, 2018 ("IM") to the extent of Rs.90,30,00,000/- (Rupees Ninety Crores Thirty Lacs Only) and the said Certificate should not be used for any other purpose, whatsoever, without prior and written consent from us.

This Certificate has been issued based on information and explanation given to us and as per records made available for our verification.

Thanking you,

For Bhushan Khot & Co.
Chartered Accountants
Firm Registration No. 116888W

Bhushan Khot
Partner
Membership No. 101868



Date: 24th October, 2018
Place: Mumbai



BHUSHAN KHOT & CO

Chartered Accountants

Off: 022 - 26822541
022 - 26822542
Email: bhushan@cabkc.in

To,
Catalyst Trusteeship Limited,
Mumbai.

**Subject: Utilization Certificate towards Proceeds of Non – Convertible Debentures (NCD) of
Rs.14,70,00,000/- (Rupees Fourteen Crores Seventy Lacs only) from M/s ECAP Equities Limited.**

With reference to the Information Memorandum dated on 22nd January, 2018 ("IM"), & For the purpose of compliance of Clause 5.31 - CONDITIONS SUBSEQUENT TO DISBURSEMENT of the said Information Memorandum,

We hereby certify that the Debenture Proceeds received on 06th February 2018 in form of NCD's issued by Platinum Infradevelopment Private Limited have been used for Construction of Projects by the SPVs of the Company & for General corporate purposes which are in line with Objects of the Issue.

Details of Funds utilization by each of the Project SPVs are as under:-

Sr. No.	Name of the Project SPV	Name of the Project	Amount Utilized
1	Akshay Gruhpravesh LLP	Platinum Tower-1	1,96,00,000/-
2	Manas Gruhpravesh LLP	Platinum Tower-31	1,96,00,000/-
3	Shivkrupa Gruhpravesh LLP	Platinum Tower-4	2,24,00,000/-
4	Tirupati Gruhpravesh LLP	Platinum Tower-7	4,76,00,000/-
5	Samudra Darshan Gruhpravesh LLP	Platinum Life	3,78,00,000/-
Total			14,70,00,000/-

The above Certificate is issued in connection with raising of funds by way of issue of Debentures towards the compliance of the terms of Information Memorandum dated on 22nd January, 2018 ("IM") to the extent of Rs.14,70,00,000/- (Rupees Fourteen Crores Seventy Lacs Only) and the said Certificate should not be used for any other purpose, whatsoever, without prior and written consent from us.

This Certificate has been issued based on information and explanation given to us and as per records made available for our verification.

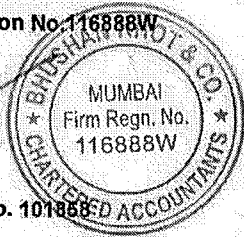
Thanking you,

For Bhushan Khot & Co.
Chartered Accountants

Firm Registration No. 116888W

Bhushan Khot
Partner

Membership No. 101858



Date: 24th October, 2018

Place: Mumbai

Reg. off: B-15, Sai Prasad, Telly Gully Cross Road, Andheri (East), Mumbai - 400 069



BHUSHAN KHOT & CO
Chartered Accountants

Off: 022 - 26822541
022 - 26822542
Email: bhushan@cabkc.in

Date : 11TH October 2019

UDIN 19101858AAAACY5318

TO WHOMSOEVER IT MAY CONCERN

This is to certify that the market value of the security cover (being the under construction residential projects, as describe below, developed by 5 SPV LLPs – namely Akshay Gruhpravesh LLP/ Manas Gruhpravesh LLP/ Shivkrupa Gruhpravesh LLP/ Tirupati Gruhpravesh LLP/ Samudra Darshan Gruhpravesh LLP) provided for the issue of Non-Convertible Debentures of Platinum Infradevelopment Private Limited, is more than 1.75 times of outstanding amount of the said Non-Convertible Debentures as on 30-09-2019.

The above certificate is issued on basis of various documents produced before us and verification and explanation given by the company.

Description of Residential Projects as referred above -

Sr. No.	Name of the LLP (SPV) – Developer	Name of the Project	Address of the Project
1	Akshay Gruhpravesh LLP	Platinum Tower-1	Building No.1, CTS No.195 (part), D. N. Nagar, Village Andheri, Taluka Andheri, Mumbai Suburban District, Mumbai - 400 053
2	Manas Gruhpravesh LLP	Platinum Tower-31	Building No.31, CTS No.195 (part), D. N. Nagar, Village Andheri, Taluka Andheri, Mumbai Suburban District, Mumbai - 400 053
3	Shivkrupa Gruhpravesh LLP	Platinum Tower-4	Building No.4, CTS No.195 (part), D. N. Nagar, Village Andheri, Taluka Andheri, Mumbai Suburban District, Mumbai - 400 053
4	Tirupati Gruhpravesh LLP	Platinum Tower-7	Building No.7, CTS No.195 (part), D.N.Nagar, Village Andheri, Taluka Andheri, Mumbai Suburban District, Mumbai - 400 053
5	Samudra Darshan Gruhpravesh LLP	Platinum Life	Building No.9,12,13,14,OB3, OB4, CTS No.195 (part), D. N. Nagar, Village Andheri, Taluka Andheri, Mumbai Suburban District, Mumbai – 400 053

For Bhushan Khot & Co.

Chartered Accountants

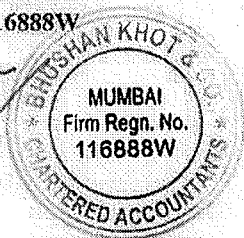
Firm Reg. No.116888W

(Bhushan Khot)

(Partner)

M. No. 101 858

Place: Mumbai



Reg. off: B-15, Sai Prasad, Telly Gully Cross Road, Andheri (East), Mumbai – 400 069

Platinum Infradevelopment Private Limited (CIN:U70102MH2015PTC262198)

801 & 802, Peninsula Heights, C.D. Barfiwala Marg, Juhu Lane,
Andheri (West), Mumbai - 400 058 ☎ +91 22-26216000

✉ info@platinumcorp.in 🌐 www.platinumcorp.in



PRICELESS LIFESTYLE

Date: 14th November, 2019

TO WHOMSOEVER IT MAY CONCERN

This is to certify that the properties secured for Non-Convertible Debentures issued by the Company are adequately insured (wherever applicable).

For Platinum Infradevelopment Private Limited

Tawde
Shivram Tukaram Tawde
Director
DIN: 07478869



Date – 14/11/2019

To,
The Corporate Relationship Dept.
BSE Limited
Phiroze Jeejeebhoy Towers,
Dalal Street,
Mumbai-400 001

Scrip Code: 957469

Ref: Regulation 52 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

Sub: Half Yearly Compliance for period ended 30th September 2019.

Dear Sir/Madam,

Pursuant to Clause 52 of the SEBI (Listing Obligations And Disclosure Requirements) Regulations, 2015 (hereafter referred as LODR Regulations), We, Platinum Infradevelopment Private Limited (the Company) hereby submit the un-audited Financial Results for half year ended on 30th September, 2019 duly approved by the Board of Directors in their meeting held on 14th November, 2019 together with the Limited Review Report of the Auditors for the half year ended on 30th September, 2019.

In this regard, pursuant to Regulation 52 (4) and 52 (5) of above regulations, we would like to submit that:

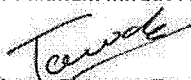
Part I – Information to be submitted to Stock Exchange (Regulation 52):

1. We have enclosed herewith un-audited Financial Results for the half year ended on September 30, 2019 duly approved by the Board of Directors of the Company and verified by Statutory Auditor together with Limited Review Report of the Auditors thereon.
2. There is no change in Credit Rating of the listed Non-Convertible Debentures (NCDs) issued by the company. Credit Ratings of the NCDs issued by the Company is 'BWR BB (outlook: Stable) as issued by Brickwork Ratings;
3. Asset Cover Ratio is 1.75;
4. Debt - Equity Ratio is 14.50:1;
5. Previous due dates for the payment of interest / repayment of principal of non-convertible debt Securities issued by the Company are annexed vide **Annexure A** and the same has been paid;
6. Next due date for the payment of principal / interest payable of non- Convertible Debentures (NCDs) is as per **Annexure B** enclosed herewith;
7. Debt Service Coverage Ratio is 1.00;
8. Interest Service Coverage Ratio is 0.99;
9. Details of Debenture redemption reserve in the format **ANNEXURE C** ;
10. The Networth of the Company is Rs.7,24,18,785.14 ;
11. The Net Profit / (Loss) After Tax is Rs.(9,61,349.00) ;
12. The Earning Per Share is NIL ;
13. We have enclosed herewith Certificate signed by Debenture Trustee, Catalyst Trusteeship Limited under Regulation 52(5) of the Listing Regulation stating it has noted contents under the Regulation 52(4).

You are requested to take the same on record and oblige.

Thank You,

For Platinum Infradevelopment Private Limited


Shivram Tukaram Tawde
Director
DIN: 07478869





ANNEXURE - A

Details of redemption & payment of interest during last half year ending September 30, 2019:

Consent Letter/Tranche Reference No.	Series/ Tranche	ISIN	Type (Principal / Interest)	Due Date of Payment	Amount (Rs.)	Actual Date of Payment
CL/MUM/17-18/DEB/357/1	I	INE553U07015	Interest	28/06/2019	4,71,20,548.00	28/06/2019
CL/MUM/17-18/DEB/357/1	I	INE553U07015	Interest	30/09/2019	4,76,38,356.00	27/09/2019
Total					9,47,58,904.00	

ANNEXURE - B

Details of redemption & interest due in the next half-year i.e. 01.10.2019 to 31.03.2020:

Consent Letter/Tranche Reference No.	Series/ Tranche	ISIN	Type (Principal / Interest)	Due Date of Payment	Amount (Rs.) (**Refer Note)
CL/MUM/17-18/DEB/357/1	I	INE553U07015	Interest	30/12/2019	4,76,38,356.00
CL/MUM/17-18/DEB/357/1	I	INE553U07015	Interest	30/03/2020	4,71,20,548.00
Total					9,47,58,904.00

Company does not expect default in payment of principal / interest due in next half year.

** The above interest is calculated on NCD's of Rs. 105 Crore issued by the company and the said interest will differ in case the company issues additional NCD's.

ANNEXURE - C

Details of Debenture Redemption Reserve (If applicable):

Series / Tranche	Amount of issue Rs. (In Cr.)	DRR required to be created Rs. (in Cr)	DRR created upto 30.09.2019 Rs. (in Cr)	Funds invested for Debentures maturing during the year
I	105.00	26.25	6.00	N.A.

