



Bangalore Tower Private Limited

CIN: U45309KA2021PTC152825

The Cube at Karle Town Centre, 5th Floor

Nada Prabhu Kempe Gowda Main Road

Adjacent to Nagavara Lake, Bengaluru - 560045

Tel: +91 80 6949 5555

February 12, 2025

The Manager,
Bombay Stock Exchange (BSE),
1st Floor, P J Towers,
Dalal Street,
Mumbai 400001

Dear Sir,

Sub: Intimation of outcome of Board meeting as required under Regulation 52(1) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

Ref: ISIN **INE0LQT08018 Security Code 974664**

The Board of Directors of Bangalore Tower Private Limited at their Meeting held on Wednesday, February 12, 2025, considered and approved un-audited Financial Results for the third quarter ended December 31, 2024 along with Limited review report of the Company for the third quarter ended December 31, 2024 as per Regulation 52 of SEBI LODR Regulations, 2015.

Please find enclosed the unaudited financial results along with limited review report of the Company for the third quarter ended December 31, 2024 as approved by the Board today.

The Meeting of the Board of Directors commenced at 05:30 P.M and concluded at 06:00 P.M.

This is for your information and records.

For and behalf of Bangalore Tower Private Limited

Shriramulu Chandrashekar

Company Secretary and Compliance Officer

ACS 46789

Price Waterhouse Chartered Accountants LLP

Review Report

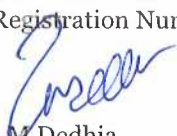
To
The Board of Directors
Bangalore Tower Private Limited
The Cube at Karle Town Centre, 5th Floor,
Nada Prabhu Kempe Gowda Main Road,
Adjacent to Nagavara Lake,
Bangalore - 560 045

1. We have reviewed the unaudited financial results of Bangalore Tower Private Limited (the "Company") for the quarter ended December 31, 2024 and the year to date results for the period April 1, 2024 to December 31, 2024, which are included in the accompanying 'Statement of Unaudited Financial Results for the quarter and nine month ended December 31, 2024 (the "Statement")'. The Statement has been prepared by the Company pursuant to Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations, 2015"), which has been initialled by us for identification purposes. The 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 the Statement based on our review.
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 Statement is free of material misstatement.
3. A review is limited primarily to inquiries of company personnel and analytical procedures 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.
4. Based on our review conducted as above, nothing has come to our attention that causes us to believe that the Statement has not been prepared in all material respects in accordance with the applicable Accounting Standards prescribed under Section 133 of the Companies Act, 2013 and other recognised accounting practices and policies and has not disclosed the information required to be disclosed in terms of Regulation 52 of the Listing Regulations, 2015 including the manner in which it is to be disclosed, or that it contains any material misstatement.
5. (a) The financial results of the Company for the quarter ended December 31, 2023 and the year to date results for the period April 1, 2023 to December 31, 2023 were reviewed by another firm of chartered accountants who issued their unmodified conclusion, vide their reports dated February 12, 2024.

(b) The financial statements of the Company for the year ended March 31, 2024 was audited by another firm of chartered accountants, who issued an unmodified opinion vide their report dated May 28, 2024.

Our conclusion is not modified in respect of these matter.

For Price Waterhouse Chartered Accountants LLP
Firm Registration Number: 012754N/N500016


Ritesh M Dedhia
Partner
Membership Number: 117607

UDIN: 25117607BMIXSW2194
Place: Mumbai
Date: February 12, 2025

Price Waterhouse Chartered Accountants LLP, Nesco IT Building III, 8th Floor, Nesco IT Park, Nesco Complex, Gate No. 3
Western Express Highway, Goregaon East, Mumbai – 400 063
T: +91 (22) 61197810

Registered office and Head office: 11-A, Vishnu Digamber Marg, Sucheta Bhawan, New Delhi - 110002

Price Waterhouse (a Partnership Firm) converted into Price Waterhouse Chartered Accountants LLP (a Limited Liability Partnership with LLP identity no: LLPIN AAC-5001) with effect from July 25, 2014. Post its conversion to Price Waterhouse Chartered Accountants LLP, its ICAI registration number is 012754N/N500016 (ICAI registration number before conversion was 012754N)

BANGALORE TOWER PRIVATE LIMITED

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Statement of Unaudited Financial Results for the quarter and nine months ended December 31, 2024

Sl. No.	Particulars	Rs. In Thousands					
		Quarter ended			Nine Month Ended		
		31-Dec-24 (Unaudited)	30-Sep-24 (Unaudited)	31-Dec-23 (Unaudited)	31-Dec-24 (Unaudited)	31-Dec-23 (Unaudited)	31-Mar-24 (Audited)
1	Income						
	Revenue from operations	319,390	22,517	141,858	486,268	500,538	691,946
	Other income	277	291	222	2,711	17,009	17,338
	Total income	319,667	22,808	142,080	488,979	517,547	709,284
2	Expenses						
	Contractor costs	319,390	22,517	141,858	486,268	500,538	691,946
	Employee benefits expense	3,048	2,218	1,713	7,379	14,187	17,341
	Finance costs	2,099	1,777	1,746	5,717	5,021	6,877
	Depreciation and amortisation expense	83	83	1,354	1,520	4,550	5,906
	Other expenses	4,948	6,420	6,319	14,811	21,733	25,347
	Total expenses	329,568	33,015	152,990	515,695	546,029	747,417
3	(Loss) before tax (1-2)	(9,901)	(10,208)	(10,910)	(26,716)	(28,482)	(38,133)
4	Tax expense (net)						
	Current tax	-	-	-	-	-	-
	Deferred tax charge/ (credit)	(1,276)	27	(352)	(1,105)	153	(80)
		(1,276)	27	(352)	(1,105)	153	(80)
5	(Loss) for the period/ year (3-4)	(8,625)	(10,235)	(10,558)	(25,611)	(28,635)	(38,053)
6	Other Comprehensive income/ (loss)						
	Items that will not be recycled to profit or loss						
	Remeasurements of the defined benefit liabilities / (asset)	-	-	-	-	-	125
	Tax impact	-	-	-	-	-	(31)
7	Total Comprehensive (Loss) for the period/ year [Comprising (Loss) for the period (after tax) and Other Comprehensive Income/(Loss) (after tax)] (5+6)	(8,625)	(10,235)	(10,558)	(25,611)	(28,635)	(37,959)
8	Paid-up equity share capital (Face Value of the Share Rs.10/- each)						
9	Earnings Per Share*						
	a) Basic	(0.89)	(1.05)	(1.08)	(2.63)	(2.94)	(3.90)
	b) Diluted	(0.89)	(1.05)	(1.08)	(2.63)	(2.94)	(3.90)

(* Not annualised for the quarters and nine months end)

See accompanying notes to financial results

Notes to financial results

- The financial results (the 'Statement') have been prepared in accordance with and comply in all material aspects with Indian Accounting Standards ('Ind AS') notified under Section 133 of the Companies Act 2013 ('the Act') read with the Companies (Indian Accounting Standards) Rules, 2015 as amended from time to time and the other accounting principles generally accepted in India and in compliance with the Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ('the Listing Regulations').
- The above financial results of the Company for the quarter and period ended December 31, 2024 have been reviewed and approved by the Board of Directors of the Company at their meeting held on February 12, 2025. The Statutory Auditors of the Company have carried out limited review of the above unaudited financial results of the Company for the quarter and period ended December 31, 2024.
- Non-Convertible Debentures issued are unsecured and there is no requirement regarding maintenance of security/ asset cover as at December 31, 2024.
- Segment information**
The Company operates in one business segment i.e. constructions, development and monetisation of commercial real-estate projects and non-residential spaces within India. Consequently, the information presented in these financial results represent this segment and as such there are no separate reportable segments as per Ind AS 108 on Operating Segments.

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5 **Ratios and Other Disclosure**

Particulars	Quarter ended			Nine Month Ended		Year ended
	31-Dec-24	30-Sep-24	31-Dec-23	31-Dec-24	31-Dec-23	31-Mar-24
	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
a) Debts	3,630,766	3,481,994	3,337,363	3,630,766	3,337,363	3,094,879
b) Net worth	3,237,325	3,245,951	2,498,429	3,237,325	2,498,429	3,262,937
c) Reserves excluding revaluation reserve	3,139,927	3,148,552	2,401,030	3,139,927	2,401,030	3,165,539
d) Debenture redemption reserve (DRR)	-	-	-	-	-	-
e) Debt equity ratio	1.12	1.07	1.11	1.12	1.11	0.95
f) Debt service coverage ratio*	(0.04)	(0.07)	(0.13)	(0.06)	(0.12)	(0.11)
g) Interest service coverage ratio*	(0.04)	(0.07)	(0.13)	(0.06)	(0.12)	(0.11)
h) Current ratio	1.19	0.98	0.75	1.19	0.75	0.78
i) Long term debt to working capital	36.73	(296.94)	(11.85)	36.73	(11.85)	(19.69)
j) Bad debts to accounts receivable ratio	-	-	-	-	-	-
k) Current liability ratio	0.12	0.14	0.22	0.12	0.22	0.10
l) Total debts to total assets	0.49	0.48	0.41	0.49	0.41	0.44
m) Debtors turnover	NA	NA	NA	NA	NA	NA
n) Inventory turnover	NA	NA	NA	NA	NA	NA
o) Operating margin %*	(2.50%)	(38.36%)	(6.00%)	(4.56%)	(7.00%)	(6.17%)
p) Net profit margin %*	(2.70%)	(45.46%)	(7.00%)	(5.27%)	(6.00%)	(5.50%)

(* Not annualised for the quarters and nine month end)

Notes

- (a) Debt represents borrowings outstanding as at reporting date including current maturities of long term debt.
 (b) Net worth: Equity share capital + Reserves [i.e. other equity excluding Revaluation Reserve]
 (c) Debt Equity ratio: Debt / Net Worth.
 (d) Debt service coverage ratio: Earnings before interest and tax (EBIT)/ [interest charged + interest capitalised + Principal repayments during the year/ period]
 (e) Interest service coverage ratio: EBIT/ (interest charged + interest capitalised)
 (f) Current ratio: Current Assets/ Current Liabilities
 (g) Long term debt to working capital : Non Current Borrowings (Including Current Maturities of Long Term Debt)/ Current Assets
 Less Current Liabilities (Excluding Current Maturities of Non Current Borrowings)
 (h) Bad debts to accounts receivable ratio: Bad Debts/ Average Trade Receivables
 (i) Current liability ratio : Current Liabilities/ Total Liabilities
 (j) Total debts to total assets : Total Debt/ Total Assets
 (k) Debtors turnover ratio : Revenue from operations/ Average Trade Receivables*365/no. of days
 (l) Inventory turnover ratio : Revenue from operations/ Average Inventory
 (m) Operating margin (%) : (EBITDA-Other income)/ Revenue from operations
 (n) Net profit margin (%) : Net profit for the (period/year) / Revenue from operations

- 6 The Company has incurred net loss in the current quarter and immediately preceding previous year. The Company based on the support letter obtained from the shareholder and its internal assessment is confident of its ability to meet the funds requirement in case of any shortfall in liquidity during the period of 12 months from the financial results date and to continue its business as a going concern and accordingly the financial results of the Company have been prepared on going concern basis.
- 7 Figures pertaining to previous period/ year have been regrouped or reclassified, wherever necessary, to conform to the classification adopted in the current year.

On behalf of Board of Directors


 Romit D'sa
 Director
 DIN: 10230554



Place: Bengaluru, India
 Date: February 12, 2025





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Tel: +91 80 6949 5555

February 12, 2025

The Manager,
Bombay Stock Exchange (BSE),
1st Floor, P J Towers,
Dalal Street,
Mumbai 400001

Dear Sir,

Sub: Declaration pursuant to Regulation 52(3) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

Ref: ISIN **INE0LQT08018** Security Code **974664**

DECLARATION

In terms of the provisions of Regulation 52(3) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, we hereby confirm and declare that M/s. Price Waterhouse Chartered Accountants LLP (Firm Registration No. 012754N /N500016) Chartered Accountants, the Statutory Auditors of the Company, have issued Limited review Reports with unmodified opinion on the Un-audited Standalone Financial Results of the Company for the third quarter ended December 31, 2024.

This is for your information and records

Thanking you,

Yours faithfully,

For and behalf of Bangalore Tower Private Limited

Sriramulu Chandrashekar
Company Secretary and Compliance Officer
ACS 46789