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**Registered Office:**  
406, 4<sup>th</sup> Floor, Solaris One,  
N. S. Phadke Marg, Andheri (East),  
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E : [cleansustainable@avaada.com](mailto:cleansustainable@avaada.com)  
<https://avaada.com/csepl/>

**Date: February 11, 2025**

**To,**  
**Listing Department,**  
**BSE Limited,**  
Phiroze Jeejeebhoy Towers,  
Dalal Street, Mumbai- 400001

**Ref: BSE Scrip Code: 973827, ISIN: INE00JT07017**

**Sub: Compliance of Regulation 54(2) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015**

Dear Sir /Ma'am,

Pursuant to the provisions of Regulation 54(2) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, please find enclosed the Auditors Certificate along with Statement containing details of asset cover and financial covenants for listed NCDs of the Company for the quarter and nine months ended December 31, 2024.

Request to kindly take the same on record.

Yours faithfully,  
**For Clean Sustainable Energy Private Limited**

**Pankhuri Agrawal**  
**Company Secretary & Compliance Officer**

**CC:**

**Catalyst Trusteeship Limited**  
**Address: 810, 8th Floor, Kailash Building 26,**  
**Kasturba Gandhi Marg, New Delhi - 110001**

**Enclosure: as above**

**Independent Auditor's Certificate on Book Value of Assets of the Company Contained in Columns A to J of Statement of Security Cover and Statement of Compliance Status of Financial Covenants in respect of Listed Non-Convertible Debentures of the Company for nine months ended and as at December 31, 2024 ("the Statement")**

To  
The Board of Directors  
Clean Sustainable Energy Private Limited  
406, 4th Floor, Hubtown Solaris,  
N.S. Phadke Marg, Andheri (East),  
Mumbai – 400069

1. This certificate is issued in accordance with the terms of our engagement letter dated October 17, 2024.
2. We, Deloitte Haskins & Sells LLP, Chartered Accountants (Firm's Registration No. 117366W/W-100018), are the Statutory Auditors of Clean Sustainable Energy Private Limited ("the Company"), have been requested by the Management of the Company to certify "Book Value of Assets of the Company contained in Columns A to J of Statement of Security Cover (hereinafter referred as "Part I") and Statement of Compliance Status of Financial Covenants (hereinafter referred as "Part II") in respect of Listed Non-Convertible Debentures of the Company for nine months ended and as at December 31, 2024.

The Statement is prepared by the Company from the unaudited books of accounts of the Company and other relevant records and documents maintained by the Company as at December 31, 2024 pursuant to requirements of Circular no. SEBI / HO / MIRSD / MIRSD \_ CRADT / CIR / P / 2022 / 67 dated May 19, 2022 issued by Securities and Exchange Board of India in terms of regulation 54 read with regulation 56(1)(d) of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 and Regulation 15(1)(t) of Securities and Exchange Board of India (Debenture Trustees) Regulations, 1993 (hereinafter referred together as "the SEBI Regulations"), as amended, for the purpose of submission to Catalyst Trusteeship Limited, Debenture Trustee of the above mentioned Listed Non-Convertible Debt Securities (hereinafter referred to as "the Debenture Trustee"). The responsibility for compiling the information contained in the Statement is of the Management of the Company and the same is attached herewith by us for identification purposes only.

## **Management's Responsibility**

3. The preparation of the Statement is the responsibility of the Management of the Company, including the preparation and maintenance of all accounting and other relevant supporting records and documents. This responsibility includes the design, implementation and maintenance of internal control relevant to the preparation and presentation of the Statement and applying an appropriate basis of preparation; and making estimates that are reasonable in the circumstances.
4. The Management of the Company is also responsible for ensuring that the Company complies with all the relevant requirements of the SEBI Regulations and for providing all relevant information to

# Deloitte Haskins & Sells LLP

the Debenture Trustees and for complying with all the covenants as prescribed in the terms of Debenture Trust Deed.

## Auditor's Responsibility

5. Pursuant to the requirements of Circular no. SEBI / HO / MIRSD / MIRSD \_ CRADT / CIR / P / 2022 / 67 dated May 19, 2022 issued by Securities and Exchange Board of India, our responsibility for the purpose of this certificate is to provide a limited assurance on whether the Book Value of Assets of the Company contained in Columns A to J of Statement have been accurately extracted and ascertained from the unaudited books of accounts of the Company and other relevant records and documents maintained by the Company and whether the Company has complied with the financial covenants of the Listed Non-Convertible Debt Securities.
6. A limited assurance engagement involves making inquiries, primarily of the Company's personnel responsible for financial and accounting matters and applying analytical and other review procedures. The procedures performed vary in nature and timing from, and are less in extent than for, a reasonable assurance engagement. Consequently, the level of assurance obtained in a limited assurance engagement is substantially lower than the assurance that would have been obtained had a reasonable assurance engagement been performed.

Accordingly, we have performed the following procedures in relation to the Statement:

- a) Obtained the Statement from the Management.
  - b) Read the debenture trust deed entered between the Company and the Debenture Trustees dated February 18, 2022, in respect to Listed Non-Convertible Debt Securities to determine the requirement relating to security cover.
  - c) Verified that the information related to book value of the assets of the Company contained in columns A to J of Part I of the Statement have been accurately extracted by the Management from the unaudited books of account for nine months ended and as at December 31, 2024 and other relevant records and documents maintained by the Company.
  - d) Verified the arithmetical accuracy of book value of total assets contained in columns A to J of Part I of the Statement.
7. We conducted our examination and obtained the explanations in accordance with the Guidance Note on Reports or Certificates for Special Purposes issued by the Institute of Chartered Accountants of India (ICAI). This Guidance Note requires that we comply with the ethical requirements of the Code of Ethics issued by the Institute of Chartered Accountants of India.
  8. We have complied with the relevant applicable requirements of the Standard on Quality Control (SQC) 1, Quality Control for Firms that Perform Audits and Review Historical Financial Information, and Other Assurance and Related Services Engagements.

## Conclusion

9. Based on the procedures performed as referred to in paragraph 6 above and according to the information and explanations provided to us by the Management of the Company, nothing has come to our attention that causes us to believe that the Book Value of Assets of the Company contained in Columns A to J of Part I of the Statement furnished by Company in respect of Listed Non-Convertible Debt Securities read with and subject to the notes thereon have not been accurately extracted and ascertained by the Management from unaudited books of accounts and other relevant records and documents maintained by the Company for the nine months ended

# Deloitte Haskins & Sells LLP

and as at December 31, 2024. Further, according to the information and explanations and representations provided to us by the Management of the Company in respect of financial covenants, the Company is not required to monitor the financial covenants for the nine months ended and as at December 31, 2024 (Refer Part II of the Statement).

## Restriction on Use

10. This certificate is addressed to and provided to the Board of Directors of the Company solely for the purpose of submission to Catalyst Trusteeship Limited (the Debenture Trustee) and should not be used by any other person or for any other purposes without our prior consent in writing. Accordingly, we do not accept or assume any liability or any duty of care for any other purpose or to any other person to whom this certificate is shown or into whose hands it may come without our prior consent in writing.

For **DELOITTE HASKINS & SELLS LLP**  
Chartered Accountants  
(Firm's Registration No. 117366W/W-100018)

Vikas  
Khurana Digitally signed  
by Vikas Khurana  
Date: 2025.02.11  
18:39:16 +05'30'

**Vikas Khurana**  
Partner  
(Membership No. 503760)  
(UDIN: 25503760BMOEGX1057)

Place: Gurugram

Date: February 11, 2025

Statement contains details of security cover and financial covenants for listed NCDs for the quarter ended and as at December 31, 2024 by Clean Sustainable Energy Private Limited in connection with Regulations 54(1) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

The Company, under the Debenture trust deed dated February 18, 2022 (“Debenture trust deed”) entered with Catalyst Trusteeship Ltd, the Debenture Trustee, has issued the following secured, redeemable, rated, listed and interest bearing non-convertible debentures securities (“NCD”) :

ISIN	Private Placement	Facility	Secured/ Unsecured	Sanctioned Amount (INR Million)	Face value outstanding as on December 31, 2024 (INR Million)	Net outstanding as on December 31, 2024 (INR Million)
INE00JT07017	Yes	Non Convertible Debenture (NCD)	Secured	3,340.00	2,855.70	2,852.39

**Part I**  
Statement for Security cover available for listed non-convertible debentures

( Amount in INR Million)

Column A	Column B	Column C	Column D	Column E	Column F	Column G	Column H	Column I	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	Elimination (amount in negative)	(Total C to H)	Related to only 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) (Refer note 3)	Market Value for Pari passu charge Assets	Carrying /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	Book Value	Book Value	Book Value					
<b>ASSETS</b>														
Property, Plant and Equipment	Refer note 4	3,988.68	-				-	-	3,988.68	-	3,988.68	-	-	3,988.68
Right-of-use asset	Refer note 4	49.40	-				-	-	49.40	-	49.40	-	-	49.40
Investments	Refer note 4	642.11	-				-	-	642.11	642.11	-	-	-	642.11
Inventories	Refer note 4	20.49	-				-	-	20.49	-	20.49	-	-	20.49
Trade Receivables	Refer note 4	42.84	-				-	-	42.84	-	42.84	-	-	42.84
Cash and Cash Equivalents	Refer note 4	4.12	-				-	-	4.12	-	4.12	-	-	4.12
Others	Refer note 4	399.56	-				-	-	399.56	-	399.56	-	-	399.56
<b>Total Assets</b>		<b>5,147.20</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>5,147.20</b>	<b>642.11</b>	<b>4,505.09</b>	<b>-</b>	<b>-</b>	<b>5,147.20</b>

## Part I

## Statement for Security cover available for listed non-convertible debentures (Continued)

Column A	Column B	Column C	Column D	Column E	Column F	Column G	Column H	Column I	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	Elimination (amount in negative)	(Total C to H)	Related to only 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) (Refer note 3)	Market Value for Pari passu charge Assets	Carrying /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	Book Value	Book Value	Book Value					
<b>LIABILITIES</b>														
Debt securities to which this certificate pertains		2,852.39	-				-	-	2,852.39	-	2,852.39	-	-	2,852.39
Borrowings		-	-				6.14	-	6.14	-	-	-	-	-
Trade Payable		-	-				18.72	-	18.72	-	-	-	-	-
Lease Liabilities		-	-				72.32	-	72.32	-	-	-	-	-
Provisions		-	-				8.61	-	8.61	-	-	-	-	-
Others		-	-				811.05	-	811.05	-	-	-	-	-
<b>Total Liabilities</b>		<b>2,852.39</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>916.84</b>	<b>-</b>	<b>3,769.23</b>	<b>-</b>	<b>2,852.39</b>	<b>-</b>	<b>-</b>	<b>2,852.39</b>
Cover on Book Value														4,505.09
Cover on Market Value														642.11
<b>Total Security Cover (i)</b>														<b>5,147.20</b>
Debt securities to which this certificate pertains including interest accrued but not due (ii)														2,852.39
<b>Exclusive Security Cover Ratio (in times) (i)/(ii)</b>														<b>1.80</b>

\* Value of Investment has been taken as per mutual fund statement as at December 31, 2024

**Part II**  
**Statement of other financial covenants for listed Non- Convertible Debentures (NCDs) for the quarter ended and as at December 31, 2024**

As per debenture trust deed, the Company is required to monitor certain financial covenants (i.e. Debt Service Coverage Ratio, Project Life Coverage Ratio, Debt to Earnings Before Interest, Taxes, Depreciation, and Amortization (EBITDA) ratio and Security cover ratio) on semi-annual basis. Accordingly, as at December 31, 2024, the Company is not required to monitor the aforesaid financial covenants.

**Notes:**  
1. The above financial information has been extracted from the unaudited books of account of the Company for the quarter ended and as at December 31, 2024.

2. The Company has determined the security cover as per Regulations 54(1) of SEBI(LODR) Regulations, 2015, as amended.

3. As on December 31, 2024, the Company has considered book value of assets as market value.

4. On March 2, 2022, the Company has issued 3,340 secured, redeemable, rated, listed non-convertible debentures ("NCD's") having face value of INR 1,000,000 each at fixed coupon rate of 6.75% (effective interest rate is 7.48%) per annum payable quarterly, at par aggregating to INR 3,340 Mn on private placement basis. NCDs are due for maturity on February 28, 2025. As outstanding amount of NCD is due within next twelve month, the entire amount of NCD outstanding of December 31, 2024 has been classified as current.

The Company has received takeover cum sanction of Rupee Term Loan subject to compliance of the terms & conditions from the Bank to refinance its NCD's. The Company will able to repay the NCD's through refinancing from the proceeds of Term Loan facility. Further, the Parent Company (i.e. Avaada Energy Private Limited) has confirmed that it will continue to provide the financial support to the Company in the foreseeable future as and when required. Hence, the financials result has been prepared on a going concern basis as on December 31, 2024.

These NCDs are secured by:

- First-ranking charge by way of mortgage over the all rights, interests and title of the Company in the leasehold rights in relation to the immovable properties.
- First ranking charge over all present and future moveable fixed assets, current assets and bank accounts of the Company, assignment/ security over rights under project documents, reserves maintained by the Company in connection with the Debentures.
- First ranking security (by way of assignment/charge) over all the rights, title, interest, benefits, claims and demands under project documents.
- Exclusive pledge over up to 99.99% of the total issued and paid-up share capital of the Company and 100% of the compulsory convertible debentures.
- Unconditional and irrevocable corporate guarantee from Avaada Solarise Energy Private Limited, Avaada SataraMH Private Limited and Fermi Solarfarms Private Limited (on a joint and several basis) in favor of the debenture trustee, in accordance with the terms of the deed of guarantee.

**For and on behalf of Board of Directors of Clean Sustainable Energy Private Limited**

**Jay Shankar Shukla**  
Digitally signed by Jay Shankar Shukla  
Date: 2025.02.11 18:29:28 +05'30'

**Jay Shankar Shukla**  
Director  
DIN: 03121099  
Place: Mumbai  
Date : February 11, 2025

**Murtuza Kakuji**  
Digitally signed by Murtuza Kakuji  
Date: 2025.02.11 18:29:41 +05'30'

**Murtuza Kakuji**  
Director  
DIN: 08959504  
Place: Mumbai  
Date : February 11, 2025