

Independent Auditor's Report

To

**The Board of Directors of
Indostar Home Finance Private Limited****Report on the Audit of Standalone Financial Results**

We have audited the accompanying statement of standalone financial results of **Indostar Home Finance Private Limited** ("the Company") for the quarter and year ended March 31, 2024, (the "Statement"), being submitted by the company pursuant to the requirements of Regulation 52 of the Securities Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulation, 2015, as amended ("Listing Regulations").

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid annual financial results:

- a) are presented in accordance with the requirements of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 in this regard; and
- b) gives a true and fair view in conformity with the recognition and measurement principles laid down in applicable Indian Accounting Standards specified under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015 as amended ("Ind AS"), and other accounting principles generally accepted in India, of the net profit and other comprehensive Income and other financial information for the year ended March 31, 2024.

Basis for opinion

We conducted our audit in accordance with the standards on Auditing (SAs) specified under section 143 (10) of the Companies Act, 2013 (the "Act"). Our responsibilities under those SAs are further described in the Auditor's Responsibilities for the Audit of the Annual financial results section of our Report. We are independent of the Company, in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our Audit of Financial Statements under the provisions of the Act and the Rules there under, and we have fulfilled our ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on the annual financial results.

Management's and Board of Director's Responsibilities for the Standalone Financial Results

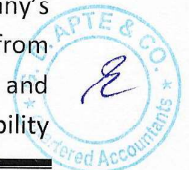
This Statement which includes the Financial Results is the responsibility of the Company's Board of Directors and has been approved by them. The Statement has been compiled from the related audited financial statements as at and for the year ended March 31, 2024 and interim financial information for the quarter ended March 31, 2024. This responsibility

Mumbai Office: D-509, Neelkanth Business Park, Nathani Road, Vidyavihar West, Mumbai – 400 086.

Phone: +91 22 3512 3184; Email – chetan.sapre@gdaca.com

Pune Office: GDA House, Plot No. 85, Bhusari Colony (Right), Paud Road, Pune – 411 038.

Phone: +91 20 6680 7200; Email – audit@gdaca.com



includes the preparation and presentation of the Financial Results for the quarter and year ended March 31, 2024 that give a true and fair view of the net profit and total comprehensive income and other financial information in accordance with the recognition and measurement principles laid down in the Indian Accounting Standards prescribed under Section 133 of the Act read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 52 of the Listing regulations. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Financial Results that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the Financial Results, the Board of Directors are responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Board of Directors either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

The Board of Directors are also responsible for overseeing the financial reporting process of the Company.

Auditor's Responsibilities for the Audit of the Standalone Financial Results

Our objectives are to obtain reasonable assurance about whether the Financial Results for the quarter and year ended March 31, 2024 as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these Financial Results.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the standalone financial results, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for

Mumbai Office: D-509, Neelkanth Business Park, Nathani Road, Vidyavihar West, Mumbai – 400 086.

Phone: +91 22 3512 3184; Email – chetan.sapre@gdaca.com

Pune Office: GDA House, Plot No. 85, Bhusari Colony (Right), Paud Road, Pune – 411 038.

Phone: +91 20 6680 7200; Email – audit@gdaca.com



our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under Section 143(3)(i) of the Act, we are also responsible for expressing our opinion through a separate report on the complete set of financial statements on whether the Company has adequate internal financial controls with reference to financial statements in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures in the standalone financial results made by the Management and Board of Directors.
- Conclude on the appropriateness of the Management and Board of Directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the appropriateness of this assumption. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the standalone financial results or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the standalone financial results, including the disclosures, and whether the standalone financial results represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the Financial Results of the Company to express an opinion on the Financial Results.

Materiality is the magnitude of misstatements in the Financial Results that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the Financial Results may be influenced. We consider quantitative materiality and qualitative factors in (i) planning the scope of our audit work and in evaluating the results of our work; and (ii) to evaluate the effect of any identified misstatements in the Financial Results.

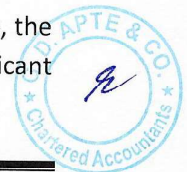
We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Mumbai Office: D-509, Neelkanth Business Park, Nathani Road, Vidyavihar West, Mumbai – 400 086.

Phone: +91 22 3512 3184; Email – chetan.sapre@gdaca.com

Pune Office: GDA House, Plot No. 85, Bhusari Colony (Right), Paud Road, Pune – 411 038.

Phone: +91 20 6680 7200; Email – audit@gdaca.com



We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

Other Matters

The Statement includes the results for the quarter ended March 31, 2024, being the balancing figure between audited figures in respect of full financial year and the published unaudited year to date figures up to the third quarter of the current financial year which were subjected to limited review.

Our conclusion on the Statement is not modified in respect of these matters.

For G. D. Apte & Co.
Chartered Accountants

Firm registration number: 100515W



Mayuresh V. Zele

Partner

Membership No: 150027

UDIN: 24150027BKGDLB2594

Place: Mumbai

Date: April 22, 2024

STATEMENT OF FINANCIAL RESULTS FOR THE QUARTER AND YEAR ENDED 31 MARCH 2024

(Currency : Indian Rupees Lakhs)

Sr. No.	Particulars	Quarter ended			Year ended	
		31 March 2024	31 December 2023	31 March 2023	31 March 2024	31 March 2023
		Audited	Unaudited	Audited	Audited	Audited
1	Income					
	(a) Revenue from operations					
	(i) Interest income	6,581	5,939	4,306	23,176	17,178
	(ii) Fees and commission income	239	244	218	1,030	710
	(iii) Net gain on fair value changes	113	109	93	396	283
	(iv) Net gain on derecognition of financial instruments measured at amortised cost category fair value changes	1,432	518	446	4,403	2,659
	Total revenue from operations(a)	8,365	6,810	5,063	29,005	20,830
	(b) Other income	21	(4)	29	38	95
	Total income (a+b)	8,386	6,806	5,092	29,043	20,925
2	Expenses					
	(a) Finance costs	3,346	2,711	1,773	10,764	6,523
	(b) Impairment on financial instruments	189	138	(374)	530	(23)
	(c) Employee benefits expenses	1,335	1,734	1,011	6,176	4,526
	(d) Depreciation and amortisation expense	157	145	93	555	322
	(e) Other expenses	1,396	1,235	2,145	5,232	4,453
	Total expenses (a+b+c+d+e)	6,423	5,963	4,648	23,257	15,801
3	Profit / (loss) before tax (1-2)	1,963	843	444	5,786	5,124
4	Tax expenses					
	Current tax	162	13	(26)	662	850
	Earlier Year Tax	(69)			(69)	
	Deferred tax	303	205	161	784	496
	Total tax expenses	396	218	135	1,377	1,346
5	Profit / (loss) after tax (3-4)	1,567	625	309	4,409	3,778
6	Other comprehensive income, net of tax					
	(a) Items that will not be reclassified to profit or loss	(2)	(1)	1	(8)	9
	(b) Items that will be reclassified to profit or loss	-	-	-	-	-
	Total other comprehensive income/(expenses), net of tax	(2)	(1)	1	(8)	9
7	Total comprehensive income (5+6)	1,565	624	310	4,401	3,787
	Paid-Up Equity share capital(Face Value of Rs.10 each)	45,000	45,000	45,000	45,000	45,000
	Other equity				13,114	8,714
	Earnings per equity shares(not annualised*)(In Rs)					
	Basic	0.35*	0.01*	0.01*	0.98	0.84
	Diluted	0.35*	0.01*	0.01*	0.98	0.84
	* Not Annualised					

Statement of Assets and Liabilities:

(Currency : Indian Rupees Lakhs)

Particulars	As at	
	31 March 2024	31 March 2023
	Audited	Audited
I. ASSETS		
Financial assets		
Cash and cash equivalents	22,143	1,010
Bank balances other than cash and cash equivalents	5,744	3,260
Loans	1,82,254	1,32,005
Investments	-	3,501
Other financial assets	6,525	4,065
Non-financial assets		
Current tax assets (net)	797	231
Property, plant and equipment	1,233	565
Intangible assets	219	317
Other non-financial assets	914	473
TOTAL ASSETS	2,19,829	1,45,427
II. LIABILITIES AND EQUITY		
LIABILITIES		
Financial liabilities		
Trade payables		
(i) total outstanding to micro enterprises and small enterprises	9	3
(ii) total outstanding dues of creditors other than micro enterprises and small enterprises	1,983	2,384
Borrowings (other than debt securities)	1,46,893	83,497
Debt Securities	5,329	-
Other financial liabilities	5,750	5,000
Non-financial liabilities		
Provisions	141	90
Deferred tax liabilities (net)	1,360	580
Other non-financial liabilities	241	159
Equity		
Equity share capital	45,000	45,000
Other equity	13,114	8,714
TOTAL LIABILITIES AND EQUITY	2,19,829	1,45,427



Statement of Cash flows:

Particulars	(Currency : Indian Rupees Lakhs)	
	For the year ended	
	31 March 2024	31 March 2023
	Audited	Audited
Cash Flow from Operating Activities		
Profit before tax	5,786	5,123
Adjustments for :		
Interest income on financial assets	(23,176)	(17,178)
Finance costs	10,763	6,523
Depreciation and amortisation expense	555	322
Impairment on financial instruments	530	(23)
Provision for gratuity and compensated absences	71	38
Share based payment expense	-	25
Impairment allowance on assets held for sale	-	-
Net gain on financial instruments at FVPL	(396)	(283)
Operating Loss before working capital changes	(5,867)	(5,453)
Interest income realised on financial assets	22,451	17,064
Finance costs paid	(11,376)	(6,653)
Cash generated from operating activities before working capital changes	5,208	4,958
Adjustments:		
(Increase)/Decrease in loans and advances	(50,037)	(10,212)
(Increase)/Decrease in other financial assets	(2,462)	(1,788)
(Increase)/Decrease in other non-financial assets	(441)	(764)
Increase/(Decrease) in trade payable	(394)	1,188
Increase/(Decrease) in other financial liabilities	317	652
Increase/(Decrease) in other non-financial liabilities	47	(12)
Cash (used in)/generated from operating activities	(47,762)	(5,478)
Taxes paid (net)	(1,160)	(822)
Net cash (used in)/generated from operating activities (A)	(48,922)	(6,300)
Cash flows from investing activities		
Purchase of property, plant and equipment	(453)	(253)
Purchase of intangible assets	(96)	(270)
Proceeds/(Investment) in bank deposits of maturity greater than 3 months (net)	(2,484)	(1,190)
(Acquisition)/Redemption of FVTPL investments (net)	3,897	(917)
Net cash (used in)/generated from investing activities (B)	864	(2,630)
Cash Flow from Financing Activities		
Proceeds from borrowings	85,849	42,352
Debt Securities	5,500	-
Debt Securities repaid	(300)	-
Repayments towards borrowings	(21,642)	(32,740)
Proceeds from/(repayments towards) Commercial Papers (net)	-	-
Payment of lease liabilities	(216)	(64)
Net cash (used in)/generated from financing activities (C)	69,191	9,548
Net Increase/(decrease) in cash and cash equivalents (A) + (B) + (C)	21,133	618
Cash and Cash Equivalents at the beginning of the period	1,010	392
Cash and Cash Equivalents at the end of the period	22,143	1,010



Notes :

- 1 The above financial results have been prepared in accordance with the requirements of Regulation 52 of the SEBI (Listing Obligations & Disclosure Requirement) Regulations, 2015 as amended and the Indian Accounting Standards ("IND AS") notified under section 133 of the Companies Act 2013 ("the Act") read with Companies (Indian Accounting Standards) Rules, 2015 as amended and the other accounting principles generally accepted in India. Any applicable guidelines / clarification / directions issued by the National Housing Bank or other regulators are implemented as and when they are issued/applicable.
- 2 The financial results of IndoStar Home Finance Private Limited ("the Company") for the quarter and year ended 31 March 2024 have been reviewed by the Audit Committee and subsequently approved at the meeting of the Board of Directors held on 22 April 2024. The financial results have been subjected to audit by the Statutory Auditor of the Company. The figures for the quarter ended 31 March 2024 are the balancing figures between audited figures for the year ended 31 March 2024 and year to date figures for the period ended 31 December 2023 which were subjected to limited review by the Statutory Auditor.
- 3 The Company is primarily engaged in the business of affordable housing financing and accordingly there are no separate reportable segments as per Ind AS 108 - Operating segments.
- 4 During the quarter ended 31 March 2024, the Company has issued and allotted 2,500 (two thousand and five hundred) senior secured, rated, listed, Redeemable, non-convertible debentures, of the face value of Rs. 1,00,000/- (Rupees one lakh only) each, for cash, aggregating upto Rs. 25,00,00,000/- (Rupees twenty Five crores only) on private placement basis.
- 5 The Secured Listed Non-Convertible Debentures of the Company as on 31 March 2024 are secured by first pari-passu charge on the Company and/or standard receivables and / or cash / cash equivalent and / or such other asset as mentioned in respective offer document read with Debenture Trust Deeds executed for each of the series/tranches. The total asset cover required for secured listed non-convertible debentures has been maintained as per the terms and conditions stated in the respective offer document read with Debenture Trust Deeds executed for each of the series/tranches
- 6 Disclosure pursuant to RBI Notification - RBI/DOR/2021-22/86/DOR.STR.REC.51/21.04.048/2021-22 dated 24 September 2021 on "Transfer of Loan Exposures" are given below:

Particulars	(Currency : Indian Rupees Lakhs) As at 31 March 2024
(i) No. of accounts	3,471
(ii) Aggregate value (net of provisions) of accounts assigned	23,163
(iii) Aggregate consideration	23,163
(iv) Additional consideration realized in respect of accounts transferred in earlier years	-
(v) Aggregate gain / loss over net book value*	12.86
(vi) Weighted average maturity (No. of Years)**	11.22
(vi) Weighted average holding period (months)	10%
(vii) Retention of beneficial economic interest	10%

* During the year, the company has booked gain on derecognised (assigned) loans of Rs. 4403.35 Lakhs on account of excess interest spread and servicing assets which does not form part of aggregate consideration, consequently aggregate gain over net book value is Nil.

** Based on scheduled maturity of the pool contracts may change on account of prepayment and yield change. The weighted average life of the pool after taking into account prepayments is expected to be much lower.

- 7 Figures for the previous periods/ year have been regrouped, restated and/ or reclassified where ever considered necessary to make them comparable to the current periods/ year presentation.

For and on behalf of the Board of Directors of
IndoStar Home Finance Private Limited

Shreejit Menon
Whole Time Director & Chief Executive Officer
DIN: 08089220



Place: Mumbai
Date: 22 April 2024



Annexure II

INDOSTAR HOME FINANCE PRIVATE LIMITED

Regd Office: Unit no. 305, 3rd Floor, Wing 2/E, Corporate Avenue, Andheri Ghatkopar Link Road, Chakala Andheri (East), Mumbai - 400093, India
Tel: +91 22 4510 7701

CIN: U65990MH2016PTC271587 Website: www.indostarhfc.com E: ihf.legal@indostarcapital.com

Disclosure in terms of Regulations 52(4) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended, based on audited financial results for year ended 31 March 2024:

Sr. No.	Particulars	As at	
		31 March 2024	31 March 2023
		Audited	Audited
1	Debt-equity ratio ¹	2.64	1.57
2	Debt service coverage ratio ²	Not Applicable	Not Applicable
3	Interest service coverage ratio ²	Not Applicable	Not Applicable
4	Outstanding redeemable preference shares (quantity and value)	Nil	Nil
5	Capital redemption reserve (INR in lakhs)	Nil	Nil
	Debenture redemption reserve (INR in lakhs) ³	Not Applicable	Not Applicable
6	Net worth (INR in lakhs) ⁴	57,629	53,272
7	Net profit/(loss) after tax (INR in lakhs)	4,410	3,778
8	Earnings per equity share (not annualised):		
	(a) Basic (INR)	0.98	0.84
	(b) Diluted (INR)	0.98	0.84
9	Current ratio ²	Not Applicable	Not Applicable
10	Long term debt to working capital ²	Not Applicable	Not Applicable
11	Bad debts to Account receivable ratio ²	Not Applicable	Not Applicable
12	Current liability ratio ²	Not Applicable	Not Applicable
13	Total debts to total assets ⁵	0.69	0.57
14	Debtors turnover ²	Not Applicable	Not Applicable
15	Inventory turnover ²	Not Applicable	Not Applicable
16	Operating margin ²	Not Applicable	Not Applicable
17	Net profit margin ⁶	Not Applicable	Not Applicable
18	Sector specific equivalent ratios:	15.2%	18.1%
	(a) Gross Stage 3 Asset	1.13%	1.25%
	(b) Net Stage 3 Asset	0.81%	0.91%
	(c) Capital to risk-weighted assets ratio ⁷	57.35%	80.48%

Notes:

- 1 Debt-equity ratio = (Debt securities + Borrowings (other than debt securities)) / Networth.
- 2 The Company is a Housing Finance Company registered under the National Housing Bank Act, 1987 hence these ratios are generally not applicable.
- 3 As per Rule 18(7)(b)(iii) of Companies (Share Capital and Debenture) Rules, 2014 of the Companies Act, 2013, the requirement for creating Debenture Redemption Reserve is not applicable to the Company being a listed Non-Banking Financial Company registered with the Reserve Bank of India and issuing Debentures on Private Placement basis.
- 4 Networth is calculated as defined in section 2(57) of Companies Act, 2013.
- 5 Total debts to total assets = (Debt securities+ Borrowings (other than debt securities)) / total assets.
- 6 Net profit margin= Net profit after tax / total income.
- 7 Capital to risk-weighted assets ratio is calculated as per the RBI/NHB guidelines.

Yours faithfully,

For IndoStar Home Finance Private Limited

(Signature)
Rishabh Dattatray Joshi
Chief Financial Officer





IHFPL/LS/0006/2024-25

22 April 2024

BSE Limited

Listing Department, 1st Floor,
P J Towers, Dalal Street, Fort,
Mumbai - 400 001.

Scrip Code: 974777; 975524

Sub.: Declaration regarding Audit Report with Unmodified Opinion for the quarter and financial year ended 31 March 2024

Dear Sir/Madam,

Pursuant to Regulation 52(3) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended from time to time , we hereby declare that, M/s. G.D. Apte & Co., Chartered Accountants, the Statutory Auditors of the Company (Firm Registration No. 100515W) has issued the Audit Report with unmodified opinion on Audited Financial Results of the Company for the quarter and financial year ended 31 March 2024.

Kindly take the same on record.

Thanking you,

Yours faithfully,

For IndoStar Home Finance Private Limited

SHREEJIT Digitally signed
by SHREEJIT
DEVIDAS DEVIDAS MENON
MENON Date: 2024.04.22
20:21:35 +05'30'

Shreejit Menon

Whole-time Director & CEO
(DIN: 08089220)

IndoStar Home Finance Private Limited

Registered Office: Unit No. 305, 3rd Floor, Wing 2/E, Corporate Avenue, Andheri - Ghatkopar Link Road, Chakala, Andheri (East), Mumbai – 400093, India. | T +91 22 4510 7701 | connect@indostarhfc.com | www.indostarhfc.com

CIN: U65990MH2016PTC271587



A. Statement of utilization of issue proceeds:

Name of the Issuer	ISIN	Mode of Fund Raising (Public issues/ Private placement)	Type of instrument	Date of raising funds	Amount Raised (Amt in Cr)	Funds utilised (Amt in Cr)	Any deviation (Yes/ No)	If 8 is Yes, then specify the purpose of for which the funds were utilized	Remarks, if any
1	2	3	4	5	6	7	8	9	10
IndoStar Home Finance Private Limited	INE01AI07025	Private Placement	Non-Convertible Debentures	19 March 2024	25	25	No	Not Applicable	NIL

B. Statement with respect to deviation / variation in use of proceeds of non-convertible debentures issued during the quarter ended 31 March 2024:

Particulars	Remarks
Name of Listed Entity	IndoStar Home Finance Private limited
Mode of Fund Raising	Private Placement
Type of Instrument	Non-Convertible Debentures
Date of Raising Funds during quarter ended 31 March 2024	19 March 2024
Amount Raised during the quarter ended 31 March 2024	INR 25 crore
Report filed for the quarter ended	31 March 2024
Is there a Deviation / Variation in use of funds raised?	No
Whether any approval is required to vary the objects of the issue stated in the prospectus / offer document?	Not Applicable
If yes, details of approval so required?	
Date of approval	
Explanation for the Deviation / Variation	
Comments of the Audit Committee after review	Nil
Comments of the auditors, if any	Not Applicable

Objects for which funds have been raised and where there has been a deviation / variation, in the following table						
Original Object	Modified Object, if any	Original Allocation	Modified allocation, if any	Funds Utilised	Amount of deviation / variation for the quarter according to applicable object(In INR Crores and in %)	Remarks if any
Not Applicable						

Deviation could mean:

- (a) Deviation in the objects or purposes for which the funds have been raised;*
- (b) Deviation in the amount of funds actually utilized as against what was originally disclosed.*

Request you to kindly take the above on record.

Thanking you,

Yours faithfully,

For IndoStar Home Finance Private Limited

SHREEJIT DEVDAS MENON
Digitally signed
by SHREEJIT
DEVDA MENON
Date: 2024.04.22
20:22:01 +05'30'

Shreejit Menon

Whole-time Director & CEO

(DIN: 08089220)

To,
The Board of Directors,
IndoStar Home Finance Private Limited
305, 3rd Floor, Wing 2/E, Corporate Avenue,
Andheri- Ghatkopar Link Road, Chakala,
Andheri (East), Mumbai – 400093

Independent Auditor's certificate

1. We have been requested by the Management of the Company to certify the accompanying "Statement of security cover as on March 31, 2024" (the "Statement") for listed Non-Convertible Debentures of the Company for submission to the Company's Debenture Trustee i.e. Beacon Trusteeship Limited pursuant to Regulation 54 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended from time to time (together referred to as the "Regulations") read with SEBI master circular for debenture trustee dated March 31, 2023. The Statement has been initialed by us for identification purpose only.

Management's Responsibility

2. The preparation of the accompanying Statement from the audited financial statements of the Company as at and for the period ended March 31, 2024 and other relevant records and documents 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 designing, implementing and maintaining 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.

The Management is also responsible for maintenance of security cover and compliance with all the covenants of the respective Offer Document/Information Memorandum/ Debenture Trust deeds in the manner as may be specified by SEBI and adherence with all other applicable conditions mentioned in the Regulations in connection with the Statement.

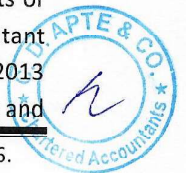
Auditor's Responsibility

3. Our responsibility is to provide a reasonable assurance as to whether the particulars contained in the aforesaid Statement are in agreement with the audited financial statements as at and for the period ended March 31, 2024 and other relevant records and documents maintained by the Company. This did not include the evaluation of adherence by the Company with all the applicable guidelines of the Regulations, Offer documents/ Information memorandum and Debenture Trust deeds.

We conducted our examination of the Statement in accordance with the Guidance Note on Reports or Certificates for Special Purposes (the "Guidance Note") issued by the Institute of Chartered Accountants of India (ICAI) and the Standards on Auditing specified under Section 143(10) of the Companies Act 2013 in so far as applicable for the purpose of this Certificate, which includes the concepts of test checks and

Mumbai Office: Neelkanth Business Park, Office No. 509, 5th Floor, Nathani Road, Vidyavihar West Mumbai 400 086.
Phone: +91 22 3512 3184; Email: chetan.sapre@gdaca.com.

Pune Office: GDA House, Plot No. 85, Bhusari Colony (Right), Paud Road, Pune – 411 038,
Phone: +91 20 6680 7200; Email – audit@gdaca.com.



materiality. The Guidance Note requires that we comply with the ethical requirements of the Code of Ethics issued by the ICAI.

We have complied with the relevant applicable requirements of the Standard on Quality Control ("SQC") 1, Quality Control for Firms that perform Audits and Reviews of Historical Financial Information, and Other Assurance and Related Services Engagements.

Opinion

4. Based on our examination, and according to the information, explanation and representations provided to us by the Management of the Company, we are of the opinion that the particulars furnished by the Company in the statement, attached herewith as an annexure which is initialed for identification purpose, are in agreement with the audited financial statements as at and for the year ended March 31, 2024 and nothing has come to our attention that cause us to believe that;
- The Company has not maintained security cover as per the terms of the Trust Deeds / Debentures Trust Agreement / Information Memorandum; and
 - The Company is not in compliance with all the covenants as mentioned in the Trust Deeds / Information Memorandum / Debenture Trust Agreement as on March 31, 2024.

Restriction on Use

5. This certificate is addressed to and provided to the Board of Directors of the Company solely for the purpose of submission to Debenture Trustees or any other regulatory authority in accordance with the Regulations and should not be used for any other purpose. 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 report is shown or into whose hands it may come without our prior consent in writing.

For G. D. Apte & Co.
Chartered Accountants
Firm Registration No. 100515W



Mayuresh V. Zele

Partner

Membership No.: 150027

UDIN : 24150027BKGDL6144

Place : Mumbai

Date : April 22, 2024



Mumbai Office: Neelkanth Business Park, Office No. 509, 5th Floor, Nathani Road, Vidyavihar West Mumbai 400 086.
Phone: +91 22 3512 3184; Email: chetan.sapre@gdaca.com.

Pune Office: GDA House, Plot No. 85, Bhusari Colony (Right), Paud Road, Pune – 411 038,
Phone: +91 20 6680 7200; Email – audit@gdaca.com.

Statement of Security Cover and Statement of Compliance Status of Financial Covenants in respect of Listed Debt Securities (Non-convertible debentures) of the Company as at March 31, 2024

Particulars	Column A Column B	Column C Exclusive Charge	Column D Exclusive Charge	Column E Paripassu Charge	Column F Paripassu Charge	Column G Paripassu Charge	Column H Assets not offered as Security	Column I (Elimination amount in negative)	Column J (Total C to I)	Column K Market Value for Assets charged on Exclusive basis	Column L Carrying/book value for charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRA market value is not applicable)	Column M Market Value for Paripassu charge Assets ¹	Column N Carrying value/book value for paripassu charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRA market value is not applicable)	Column O Total Value=(K+L+M+N)
	Description of asset for which this certificate relate	Debt for which this certificate being issued	Other Secured Debt	Debt for which this certificate being issued	Yes/No	Assets shared by paripassu debt holder (includes debt for which this certificate is issued & other debt with paripassu charge)	Book Value	Book Value	Other assets on which there is Paripassu charge (excluding items covered in column F)	debt amount considered more than once (due to exclusive plus paripassu charge)				
ASSETS														
Property, Plant and Equipment														
Capital Work-in Progress														
Right of Use Assets														
Goodwill														
Intangible Assets														
Intangible Assets under Development														
Investments														
Loans	Mutual Fund													
Inventories	Loans and receivables		641.14		Yes	1,149.97	1,149.97					1,149.97		1,149.97
Trade Receivables														
Cash and Cash Equivalents	Cash and Cash Equivalents													
Bank Balances other than Cash and Cash Equivalents			57.44			221.43	221.43							221.43
Others (refer footnote 1)			5.91											
Total			704.50			1,371.39	1,371.39			76.45		1,149.97		1,371.39
										122.40				
LIABILITIES														
Debt securities to which this certificate pertains	Non Convertible Debentures				Yes	53.29	53.29							
Other debt-sharing paripassu charge with above debt														
Other Debt														
Subordinated debt														
Borrowings														
Bank	Borrowing from Banks and FI				Yes	959.53	959.53							
Debt Securities	Commercial Papers													
Others			509.34											
Trade payables														
Lease Liabilities														
Provisions														
Others (refer footnote 2)														
Total			509.34			1,012.82	1,012.82					1,149.97		1,371.39
Cover on Book Value														
Cover on Market Value ²		Exclusive Security Cover Ratio		Paripassu Security Cover Ratio										

Footnotes:

- Assets - Others include current tax assets (net), deferred tax assets (net), assets held for sale, other financial assets and other non-financial assets.
- Borrowing Others includes borrowings against securitised assets and other unsecured borrowing.
- The "Paripassu Security Cover Ratio" computed above is based on the book value of assets and liabilities as at March 31, 2024.

For IndoStar Home Finance Private Limited
 Authorised Signatory
 Mumbai, April 22, 2024

In terms of our certificate bearing UDIN
 For G D Apte & Co
 Chartered Accountants

 Mayuresh Zele
 Partner

