

NHFPL/LS/0022/2025-26

July 17, 2025

To,
BSE Limited
Corporate Relationship Department,
2nd Floor, New Trading Wing,
Rotunda Building, P.J. Towers,
Dalal Street, Mumbai – 400 001.

Scrip Code: 974777; 975524 and 975666

Dear Sir/Madam,

Subject: Intimation under Regulation 51 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015

This is in continuation of our previous intimation bearing reference no. IHFPL/LS/0031/2024-25 dated September 19, 2024 *inter alia* regarding the approval of the board of directors ("**Board**") of Niwas Housing Finance Private Limited (*formerly IndoStar Home Finance Private Limited*) ("**Company**"), for execution, delivery and performance by the Company of the share purchase agreement dated September 19, 2024 amongst the Company, IndoStar Capital Finance Limited ("**ICFL**"), and Witkopeend B.V. (the "**Purchaser**", and the share purchase agreement, the "**SPA**"), wherein the Purchaser agreed to purchase 45,00,00,000 (Forty Five Crore) equity shares of the Company as held by ICFL along with shares held by its nominee shareholders, in accordance with the terms of the SPA ("**Transaction**"), intimation bearing reference no. NHFPL/LS/0066/2024-25 dated March 21, 2025 regarding receipt of approval from the Reserve Bank of India for the Transaction subject to conditions specified therein including the requirement for prior public notice of a period of 7 (seven) days, and for change in management due to appointment of nominee directors of the Purchaser on the Board of the Company upon consummation of the Transaction ("**RBI Approval**"), intimation bearing reference number NHFPL/LS/0067/2024-25 dated March 23, 2025 regarding publication of the joint public notice dated March 23, 2025 in Financial Express (in English) and in Loksatta (in Marathi) in accordance with the RBI Approval, and intimation bearing reference number NHFPL/LS/0017/2025-26 dated June 24, 2025 where intimation was made regarding the completion of the respective conditions precedent for the Transaction by the Company.

In furtherance of the above, we wish to inform you that pursuant to the receipt of RBI Approval, completion of the period of 7 (seven) days from the joint public notice in terms of the RBI Approval, and fulfilment of other terms and conditions under the SPA, the transfer of 45,00,00,000 (Forty Five Crore) equity shares of the Company as held by ICFL along with shares held by its nominee shareholders, to the Purchaser has been completed in accordance with the SPA and taken on record by the Board in its meeting held today. As a result of consummation of the Transaction, with effect from today, July 17, 2025, ICFL does not hold any shares in the Company or exercise control over the Company, and the Company has ceased to be a subsidiary of ICFL.

Niwas Housing Finance Private Limited

(Formerly known as IndoStar Home Finance Private Limited)

Registered Office : Unit No. 305, Corporate Avenue, 2/E-Wing, 3rd Floor, Andheri Ghatkopar Link Road,
Chakala Andheri (East), Mumbai - 400093, India | T 022-65202222 | connect@niwashfc.com | www.niwashfc.com
CIN : U65990MH2016PTC271587

Further, we wish to inform you that pursuant to the terms of the SPA, and receipt of RBI Approval, the Board at its meeting held today i.e. July 17, 2025, has *inter alia*, considered and approved the following:

1. Adoption of amended and restated articles of association of the Company, subject to the approval of the shareholders of the Company at the ensuing general meeting of the Company;
2. Appointment of the following nominee directors of the Purchaser on the Board of the Company, based on the recommendation of the Nomination and Remuneration Committee of the Board of the Company (“NRC”):
 - (i) Mr. Hemant Sharma (DIN: 10810821) as an Additional Non-Executive Non-Independent Director on the Board of the Company with effect from the closure of the Board meeting; and
 - (ii) Mr. Vijai Mukund Kumar Raghavan (DIN: 09591674) as an Additional Non-Executive Non-Independent Director on the Board of the Company with effect from the closure of the Board meeting.

Based on the recommendation of the NRC, the Board at its meeting today has also considered and approved the appointment of Mr. K.R. Kamath (DIN: 01715073), Mr. Conrad D’Souza (DIN: 00010576), Mr. Anurag Adlakha (DIN: 00296012) and Ms. Shalaka Gadekar (DIN: 11193268) as Additional Non-Executive Independent Directors on the Board of the Company, each for a term of 2 (two) consecutive years, commencing from 17 July 2025 to 16 July 2027.

Mr. Hemant Sharma, Mr. Vijai Mukund Kumar Raghavan, Mr. K.R. Kamath, Mr. Conrad D’Souza, Mr. Anurag Adlakha and Ms. Shalaka Gadekar are not debarred from holding the office of director by virtue of any order of the Securities and Exchange Board of India or any other authority.

It is further informed that Mr. Vibhor Talreja (DIN: 08768297), Mr. Devdutt Marathe (DIN: 10294876) and Ms. Naina Krishna Murthy (DIN: 01216114), Non-Executive Directors of the Company have resigned and stepped down from the Board of the Company with effect from the closure of said Board Meeting.

Request you to kindly take the above intimation on record and disseminate the same on your website.

Thanking you,

Yours sincerely,

For Niwas Housing Finance Private Limited
(Formerly, IndoStar Home Finance Private Limited)

Panth Joshi
Company Secretary & Compliance Officer
(Membership No. A71294)