

IHFPL/LS/0045/2023-24

22 January 2024

BSE Limited

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

Scrip Code: 974777

Sub.: Outcome of Board Meeting and disclosures under the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations")

Dear Sir/ Madam,

We wish to inform you that the Board of Directors of the Company at its Meeting held today i.e. Monday, 22 January 2024, *inter-alia*, considered and approved Unaudited Financial Results of the Company for the quarter and nine months ended 31 December 2023.

Accordingly, please find enclosed herewith the following:

- a. Unaudited Financial Results of the Company for the quarter and nine months ended 31 December 2023, along with the Limited Review Report, by the Statutory Auditors of the Company, thereon at **Annexure I**;
- b. Disclosures pursuant to Regulation 52(4) of the Listing Regulations at Annexure II; and
- c. Security cover certificate pursuant to Regulation 54 of the Listing Regulations issued by the Statutory Auditors of the Company at **Annexure III**;

Further, wish to inform you that there was no new issuance of Non-Convertible Securities during the quarter ended 31 December 2023 & there was no outstanding balance of proceeds of previous issuance of Non-convertible securities pending utilisation, hence, a "Nil" disclosures under Regulation 52(7) & 52(7A) is enclosed at **Annexure IV**.

Please note that in terms of the Company's Code of Conduct for Prohibition of Insider Trading and Internal Procedures, the trading window for dealing in the listed securities of the Company by designated persons will open on Thursday, 25 January 2024.

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@indostarcapital.com | www.indostarhfc.com

CIN: U65990MH2016PTC271587



The Board Meeting commenced at 2:30 p.m. (IST) and concluded at 4:25 p.m. (IST).

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

Thanking you,

Yours faithfully,

For IndoStar Home Finance Private Limited

Nidhi Sadani

Company Secretary & Compliance Officer (Membership No.: A43659)

Encl: a/a

G. D. Apte & Co. Chartered Accountants

Independent Auditor's Review Report on the Quarter and Nine month ended Unaudited Financial Results of the Company Pursuant to Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

To The Board of Directors of

IndoStar Home Finance Private Limited

Report on the Review of Standalone Financial Results

- We have reviewed the accompanying statement of unaudited financial results of IndoStar Home Finance Private Limited (the 'Company') for the quarter and Nine month ended December 31, 2023 ('the Statement'), being submitted by the Company pursuant to the requirements of Regulation 52 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("Listing Regulations").
- 2. The Statement, which is the responsibility of the Company's management and approved by its Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 'Interim Financial Reporting' ('Ind AS 34'), prescribed under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder, Circular No. NHB (ND)/DRS/Policy Circular No. 89/2017-18 dated June 14, 2018 issued by the National Housing Bank ("The NHB Circular"), and other accounting principles generally accepted in India and in compliance with Regulation 52 of the Listing Regulations. Our responsibility is to issue a report on the Statement based on our review.
- 3. 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. 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 accompanying statement, prepared in accordance with the recognition and measurement principles laid down in the aforesaid Ind AS 34 specified under Section 133 of the Companies Act, 2013, as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of the Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 including the manner in which it is to be disclosed, or that it contains any material misstatement or that it has not been prepared in accordance with the relevant prudential norms issued by the Reserve Bank of India in respect of income recognition, asset classification, provisioning and other related matters.

For G. D. Apte & Co.
Chartered Accountants

Firm registration number: 100515W

Chetan R Sapre

Partner

Membership No: 116952

UDIN : 24116952BJZWOB5174

Place : Mumbai

Date : January 22, 2024

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Tel: +91 22 4510 7701

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

STATEMENT OF UNAUDITED FINANCIAL RESULTS FOR THE QUARTER AND NINE MONTHS ENDED 31 DECEMBER 2023

20			Quarter ended		Nine Mon	ths ended	: Indian Rupees Lakhs Year ended	
Sr.	Particulars	31 December 2023 30 September 2023 31 December 2022		31 December 2023 31 December 2022		31 March 2023		
No	•	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited	
1	Income							
-	(a) Revenue from operations							
	(i) Interest income	5,939	5,577	4.292	16,595	12.872	17,17	
	(ii) Fees and commission income	244	274	170	791	492	71	
	(iii) Net gain on fair value changes	109	63	77	283	190	28	
	(iv) Net gain on derecognition of financial instruments	105	00	**	200	200		
	measured at amortised cost category fair value changes	518	1,990	8	2.971	2,213	2,65	
	Total revenue from operations(a)	6,810	7,904	4,547	20,640	15,767	20,83	
	(b) Other income	(4)	2	17	17	66	20,00	
	(b) other meetic	(-1)	-					
	Total income (a+b)	6,806	7,906	4,564	20,657	15,833	20,92	
2	Expenses							
	(a) Finance costs	2,711	2,438	1,612	7,418	4,750	6,52	
	(b) Impairment on financial instruments	138	113	84	341	351	(2	
	(c) Employee benefits expenses	1,734	1,671	1,279	4,841	3,515	4,52	
	(d) Depreciation and amortisation expense	145	133	82	398	229	32	
	(e) Other expenses	1,235	1,640	788	3,836	2,308	4,45	
	Total expenses (a+b+c+d+e)	5,963	5,995	3,845	16,834	11,153	15,80	
3	Profit / (loss) before tax (1-2)	843	1,911	719	3,823	4,680	5,12	
4	Tax expenses							
•	Current tax	13	266	340	500	876	85	
	Deferred tax	205	226	(146)	481	335	49	
	Total tax expenses	218	492	194	981	1,211	1,34	
5	Profit / (loss) after tax (3-4)	625	1,419	525	2,842	3,469	3,77	
6	Other comprehensive income, net of tax							
	(a) Items that will not be reclassified to profit or loss	(1)	2	4	(6)	8		
	(b) Items that will be reclassified to profit or loss	-			-	-		
	Total other comprehensive income/(expenses), net of tax	(1)	2	4	(6)	8		
7	Total comprehensive Income (5+6)	624	1,421	529	2,836	3,477	3,78	
	Paid-Up Equity share capital(Face Value of Rs. 10 each)	45,000	45,000	45,000	45,000	45,000	45,00	
	Other equity	1.5	,	,	11,549	8,396	8,71	
	Earnings per equity shares(not annualised*)(in Rs)	0.144	0.33*	0 118	0.04*	0.77*		
	Basic	0.14*	0.32*	0.11*	0.64*	0.77*	0.8	
_	Diluted * Not Annualised	0.14*	0.32*	0.11*	0.64*	0.77*	0.8	





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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 Companies (Indian Accounting Standards) Rules, 2015 as amended by the Companies (Indian Accounting Standards) Rules, 2016, prescribed under section 133 of the Companies Act 2013 ('the Act') read with relevant rules thereunder and the other accounting principles generally accepted in India. Any applicable guidline / clarification /directions issued by the National Housing Bank or other regulators are implemented as and when they are issued/applicable.
- 2 The unaudited financial results of IndoStar Home Finance Private Limited ("the Company") for the quarter and nine months ended 31 December 2023 have been reviewed by the Audit Committee and subsequently approved at the meeting of the Board of Directors held on 22 January 2024. The unaudited financial results have been subject to limited review by statutory auditor of the company.
- 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 The Secured Listed Non-Convertible Debentures of the Company as on 31 December 2023 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 the private placement memorandum. The total asset cover required for secured listed non-convertible debentures has been maintained as per the terms and conditions stated in the private placement memorandum
- 5 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:

Details of loans transferred during the nine months ended 31 December 2023 (Currency: Indian Rupees Lakhs) Particulars As at 31 December 2023 (i) No. of accounts 2,505 (ii) Aggregate value (net of provisions) of accounts assigned 17.122 17,122 (iii) Aggregate consideration (iv) Additional consideration realized in respect of accounts transferred in earlier years (v) Aggregate gain / loss over net book value* (vi) Weighted average maturity (No. of Years)** 13.64 (vi) Weighted average holding period (months) 12.54 10%

(vii) Retention of beneficial economic interest

* During the nine months, the company has booked gain on derecognised (assigned) loans of Rs. 2970.93 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 expect.

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

6 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

Home

Shreejit Menon

Whole Time Director & Chief Executive Officer

DIN: 08089220

Place: Mumbai Date: 22 January 2024



INDOSTAR HOME FINANCE PRIVATE LIMITED

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Disclosure in terms of Regulations 52(4) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended, based on unaudited financials results for Nine Months ended 31 December 2023:

Sr. No.	Particulars	As at	As at
		31 December 2023	31 March 2023
		Unaudited	Audited
1	Debt-equity ratio ¹	2.41	1.57
2	Debt service coverage ratio ²	Not Applicable	Not Applicable
3	Interest service coverage ratio ²	Not Applicable	Not Applicabl
4	Outstanding redeemable preference shares (quantity and value)	Nil	N
5	Capital redemption reserve (INR in lakhs)	Nil	N
	Debenture redemption reserve (INR in lakhs) ³	Not Applicable	Not Applicabl
6	Net worth (INR in lakhs) ⁴	56,140	53,27
7	Net profit/(loss) after tax (INR in lakhs)	2,843	3,77
8	Earnings per equity share (not annualised):		
	(a) Basic (INR)	0.63	0.8
	(b) Diluted (INR)	0.63	0.84
9	Current ratio ²	Not Applicable	Not Applicab
10	Long term debt to working capital ²	Not Applicable	Not Applicab
11	Bad debts to Account receivable ratio ²	Not Applicable	Not Applicab
12	Current liability ratio ²	Not Applicable	Not Applicab
13	Total debts to total assets ⁵	0.68	0.5
14	Debtors tumover ²	Not Applicable	Not Applicab
15	Inventory turnover ²	Not Applicable	Not Applicab
16	Operating margin ²	Not Applicable	Not Applicab
17	Net profit margin ⁶	13.8%	18.1
18	Sector specific equivalent ratios:		
	(a) Gross Stage 3 Asset	1.24%	1.25
	(b) Net Stage 3 Asset	0.93%	0.91
	(c) Capital to risk-weighted assets ratio ⁷	66.63%	80.48

Notes:

- Debt-equity ratio = (Debt securities + Borrowings (other than debt securities)) / Networth.
- The Company is a Housing Finance Company registered under the National Housing Bank Act, 1987 hence these ratios are generally not applicable.
- 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.
- 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

Pushkar Dattatray Joshi Chief Financial Officer





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 December 31, 2023" (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 unaudited financial statements of the Company as at and for the period ended December 31, 2023 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 unaudited financial statements as at and for the period ended December 31, 2023 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 Accountant 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

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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 reviewed financial statements as at and for the period ended December 31, 2023 and nothing has come to our attention that cause us to believe that;
 - a) The Company has not maintained security cover as per the terms of the Trust Deeds / Debentures Trust Agreement /Information Memorandum; and
 - b) The Company is not in compliance with all the covenants as mentioned in the Trust Deeds / Information Memorandum / Debenture Trust Agreement as December 31, 2023.

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

Chetan R. Sapre

Partner

Membership No.: 116952

UDIN : 24116952BJZWOE3645

Place : Mumbai

Date : January 22, 2024

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Statement of Security Cover and Statement of Compliance Status of Financial Covernants in respect of Listed Debt Securities (Non-convertible debentures) of the Company as at December 31, 2023

Column A	Column B	Column C	Column D	Column E	Column F	Column G	Column H	Column I	Column	Column K	Column L	Column M	Column N	Columno
Particulars		Exclusive Charge	Exclusive	PariPassu Charge	PariPassu Charge	PariPassu Charge	Assets not offered as Security	Elimination (amount in negative)	(Total C to I)		Related to only those items covered by this certificate	ise items covered by	this certificate	
	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	Assets shared by paripassu debt holder by paripassu debt holder bettor which (includes debt for this certificate which this certificate being issued & other debt with paripassu chares and paripassu	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 Market Value for charge assets where market value Assets charged on is not ascertainable or applicable Exclusive basis (For Eg. Bank Balance, DSRA market value is not applicable)	Market Value Pari passu ch Assets ^{ver}	Carrying value/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						Reli	Relating to Column F	
ASSETS														
Property, Plant and Equipment			0				4.04		4.04		,	1		
Capital Work-in Progress														(5)
Right of Use Assets							7.28		7.28					
Goodwill														
Intangible Assets							T0'7		70.7					
Intangible Assets under Development														
Investments	Mutual Fund						•							
Loans	Loans and receivables		92.929	Yes	932.79		31.18		1,640.72			932.79		932.79
Inventories														
Trade Receivables														
Cash and Cash Equivalents	Cash and Cash Foundlents				206.01				206.01				206.01	206.01
Bank Balances other than Cash and Cash			46.16		D		•		46.16					
Others (refer footnote 1)			5.92				68.71		74.63					٠
Total			728.84		1,138.80		113.81		1,981.45		1	932.79	206.01	1,138.80
LIABILITIE S Debt securities to which this certificate nertains	Non Convertible Debentures			Yes	27.56			•	27.56					
Other debt sharing parl-passu charge with above debt									12					
Other Debt														•
Subordinated debt														
Borrowings														
Bank	Borrowing from Banks and FI	not to be filled		Yes	786.45				786.45					
Debt Securities	Commercial Papers						•							
Others			540.52						540.52					
Trade payables							4							
Lease Liabilities									1					•
Provisions														
Others (refer footnote 2)			540.52		814.01				1,354.53	ľ				
Cover on Book Value														
Cover on Market Value"		Exclusive Security Cover Ratio		PariPassu Security Cover Ratio	1.40									
		Mario		21121	_	The same of the sa	***************************************							

Footnotes:

Nassets - Others include current tax assets (net), deferred tax assets (net), assets held for sale, other financial assets and other non-financial assets.

Borrowing:
Borrowing Others includes borrowings against securities dassets and other unsecured borrowing.

The "Pani-Passu Security Cover Ratio" computed above is based on the book value of assets and liabilities as at December 31, 2023.







A. Statement of utilization of issue proceeds:

Name of the Issuer	ISIN	Mode of Fund Raising (Public/ Private Placement)	Type of Instrument	Date of raising funds	Amount Raised (Amt in Cr)	Funds Utilized (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	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable

B. Statement with respect to deviation / variation in use of proceeds of non-convertible debentures issued during the quarter ended 31 December 2023:

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 December	Not Applicable
2023	
Amount Raised during the quarter ended 31 December	Nil
2023	
Report filed for the quarter ended	31 December 2023
Is there a Deviation / Variation in use of funds raised?	Not Applicable
Whether any approval is required to vary the objects of the	Not Applicable
issue stated in the prospectus / offer document?	
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

c	riginal	Modified	Original	Modified	Funds	Amount of deviation /	Remarks if	
(Object	Object, if any	Allocation	allocation, if	Utilised	variation for the	any	
				any		quarter according to		
						applicable object (In		
						INR Crores and in %)		
	-	-	-	-	-	-	-	

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 and disseminate the same on your website.

Thanking you,

Yours faithfully,

For IndoStar Home Finance Private Limited

NIDHI Digitally signed by NIDHI SADANI Date; 2024.01.22 16.29:36+05'30'

Nidhi Sadani

Company Secretary & Compliance Officer (Membership No.: A43659)