

NHFPL/LS/0037/2025-26

01 October 2025

BSE Limited

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

Scrip Code: 974777; 975524 and 975666

Sub.: Proceedings of the 10th Annual General Meeting of Niwas Housing Finance Private Limited (formerly known as “IndoStar Home Finance Private Limited”) (**“the Company”**)

Dear Sir/ Madam,

We hereby inform the Exchange that the 10th Annual General Meeting (**“AGM”**) of the Members of the Company was held on 30 September 2025, at 03:00 p.m. at shorter notice through Video Conferencing (**“VC”**) / Other Audio Visual Means (**“OAVM”**), to approve the businesses included in the Notice convening the AGM.

In this regard, please find enclosed herewith proceedings of the AGM as per Regulation 51(2) read with Part B of Schedule III of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended from time to time, at **Annexure 1**.

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

Thanking you,

Yours faithfully,

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

Panth Joshi

Company Secretary & Compliance Officer
(Membership No.: A71294)

Encl.: As above

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

Annexure 1

Proceedings of the 10th Annual General Meeting of Niwas Housing Finance Private Limited

The 10th Annual General Meeting ("**AGM / Meeting**") of the Members of Niwas Housing Finance Private Limited (formerly known as "IndoStar Home Finance Private Limited") ("**the Company**") was held today i.e. on Tuesday, 30 September 2025 at 03:00 p.m. at shorter notice through Video Conferencing ("**VC**") / Other Audio Visual Means ("**OAVM**"). .

The proceedings of the AGM are deemed to be conducted at the Registered Office of the Company situated at Unit No. 305, 3rd Floor, Wing 2/E, Corporate Avenue, Andheri- Ghatkopar Link Road, Chakala, Andheri (East), Mumbai – 400093.

Mr. K.R. Kamath Chairman of the Board, expressed his inability to attend the meeting hence Mr. Anurag Adlakha was unanimously elected as Chairman of the AGM. Accordingly, Mr. Adlakha chaired the AGM.

The requisite quorum being present, the Chairman called the Meeting to order and welcomed all the Members, Directors, and other participants to the AGM of the Company.

Members were further informed that the authorized representatives of M/s. Kirtane & Pandit LLP, Chartered Accounts, Statutory Auditors and M/s H Choudhary & Associates, Secretarial Auditor, were also present through video conferencing.

The Chairman then informed the Members that the statutory registers and all the other documents as referred to in the Notice along with the Explanatory Statement under Section 102 of the Companies Act, 2013 convening the AGM ("**AGM Notice**") were available for inspection by the Members of the Company during the continuance of the AGM.

Further, with the consent of the Members present, the AGM Notice along with explanatory statement was taken as read.

The Chairman requested the Members to note that the Auditor's Report on the Annual Audited Financial Statements of the Company for the financial year ended 31 March 2025 did not contain any qualifications, reservations, adverse remarks or disclaimers.

Further, the Secretarial Audit Report, for the financial year ended 31 March 2025 contained a qualification relating to non-appointment of woman director on the Board of Directors of the Company as required under Section 149 of the Companies Act, 2013.

Towards this end, Mr. Menon informed that the Company was already in search of a suitable candidature for appointment as woman Director and subsequent during beginning of financial year 2024-25, upon recommendation of the Nomination & Remuneration Committee, the Board of Directors at their meeting held on 22 April 2024, approved appointment of Ms. Naina Krishna Murthy as Independent Director of the Company.

Thereafter, the following businesses as laid down in the AGM Notice were transacted at the Meeting and all the resolutions were passed unanimously by the Members of the Company by way of show-of hands:

Ordinary Business:

1. To receive, consider and adopt the Audited Financial Statements of the Company for the financial year ended March 31, 2025, along with the report(s) of the Board of Directors and the Auditors thereon (**Ordinary Resolution**).
2. To appoint a Director in place of Mr. Shreejit Menon (DIN: 08089220), who retires by rotation and, being eligible, offers himself for re-appointment. (**Ordinary Resolution**).

Special Business:

3. Issue of Non-convertible Debentures under Private Placement (**Special Resolution**).
4. Increase in the borrowing limits of the Company (**Special Resolution**).
5. Sale / assignment / securitisation of loan receivables of the Company up to ₹ 800 crore in a financial year (**Special Resolution**).
6. Further issue of equity shares on preferential basis (**Special Resolution**).
7. Conversion of status of the Company from Private Limited to Public Limited and consequential amendment in Memorandum of Association and Articles of Association of the Company (**Special Resolution**).

The Chairman then thanked all the Members and other participants for attending the Meeting and declared the AGM as concluded at 03:14 p.m.