

**Independent Auditors' Report on the Financial Results of the Company for the quarter and year ended March 31, 2024**  
**Pursuant to the Regulations 52 of the SEBI (Listing Obligations and Disclosure Requirements)**  
**Regulations, 2015 as amended.**

**To the Board of Directors of Aviom India Housing Finance Private Limited**

**Report on the audit of the Financial Results**

**Opinion**

We have audited the accompanying Financial Results of **Aviom India Housing Finance Private Limited** (hereinafter referred to as the "Company") for the quarter and year ended March 31, 2024, attached herewith, being submitted by the Company pursuant to the requirement of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 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 Financial Results:

- a. are presented in accordance with the requirements of Regulation 52 of the Listing Regulations in this regard; and
- b. give a true and fair view in conformity with the recognition and measurement principles laid down in the applicable Indian Accounting Standards ('Ind AS') prescribed under Section 133 of the Companies Act, 2013, and other accounting principles generally accepted in India, of the net profit and other comprehensive income and other financial information of the Company for the quarter and 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 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 the financial statements under the provisions of the Act, and the Rules thereunder, and we have fulfilled our other 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 Financial Results.

**Management's and Board of Directors' Responsibilities for the Financial Results**

These Financial Results have been prepared on the basis of the Ind AS Financial Statements and has been approved by Company's Board of Directors.



The Company's Management and the Board of Directors are responsible for the preparation and presentation of these Financial Results that give a true and fair view of the net profit and other comprehensive income and other financial information in accordance with the recognition and measurement principles laid down in Indian Accounting Standards prescribed under Section 133 of the Act 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 the design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring 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 Management and 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 is responsible for overseeing the Company's financial reporting process.

#### **Auditor's Responsibilities for the Audit of the Financial Results**

Our objectives are to obtain reasonable assurance about whether the Financial Results as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's 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 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 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 whether the Company has adequate internal financial controls with reference to Ind AS 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 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 ability of the Company to continue as a going concern. 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 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 Financial Results, including the disclosures, and whether the Financial Results represent the underlying transactions and events in a manner that achieves fair presentation.

Materiality is the magnitude of misstatements in the financial statements that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the financial statements 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 statements.

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.

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 Matter

The Financial Results include the results for the quarter ended March 31, 2024 and the corresponding previous quarter ended March 31, 2023 being the balancing figure between the audited figures in respect of the respective full financial year ended March 31, 2024 and the published year to date figures up to the end of third quarter of the respective financial year which were subject to limited review by us. Our opinion is not modified in respect of this matter.

Place: Noida

Date: May 21, 2024

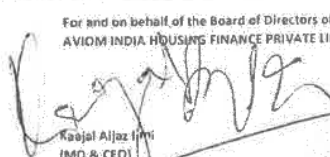
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For SCV & Co. LLP  
Chartered Accountants  
Firm Regn No.000235N/N500089.

(Anuj Dhingra)  
Partner  
Membership No. 512535



| AVIOM INDIA HOUSING FINANCE PRIVATE LIMITED  |  |  |                  |                                  |                  |                  |
|--|--|--|------------------|----------------------------------|------------------|------------------|
| CIN : U65993DL2016PTC291377  |  |  |                  |                                  |                  |                  |
| REGD. OFFICE: Worldmark-3, Unit 306A, Third floor, Asset area no-7, Hospitality District, Delhi Aerocity, New Delhi - 110037 |  |  |                  |                                  |                  |                  |
| Statement of audited financial results for the quarter and year ended 31 March 2024  |  |  |                  |                                  |                  |                  |
| (₹ in Lakhs)   |  |  |                  |                                  |                  |                  |
| Sr. No.  | Particulars  | Quarter ended  |                  |                                  | Year Ended       |                  |
|  |  | 31 March 2024<br>(Refer Note 10)   | 31 December 2023 | 31 March 2023<br>(Refer Note 10) | 31 March 2024    | 31 March 2023    |
|  |  | (Audited)  | (Unaudited)      | (Audited)                        | (Audited)        | (Audited)        |
|  | <b>INCOME</b>  |  |                  |                                  |                  |                  |
|  | Revenue from operations  |  |                  |                                  |                  |                  |
|  | Interest income  | 8,533.42   | 8,192.73         | 5,947.39                         | 30,629.49        | 20,882.61        |
|  | Fees and commission income   | 1,410.99   | 1,517.81         | 773.69                           | 5,059.86         | 1,593.88         |
|  | Net gain on fair value changes   | 254.78   | 280.33           | 31.36                            | 954.72           | 78.61            |
|  | Net gain on derecognition of financial instruments under amortised cost category | 1,539.18   | 2,181.85         | 637.20                           | 4,954.97         | 632.20           |
|  | <b>Total Revenue from operations</b>   | <b>11,738.38</b>   | <b>12,172.72</b> | <b>7,384.64</b>                  | <b>41,599.05</b> | <b>24,187.30</b> |
|  | Other income   |  |                  | 1.46                             | 85.87            | 3.29             |
|  | <b>Total income</b>  | <b>11,738.38</b>   | <b>12,172.72</b> | <b>7,386.09</b>                  | <b>41,684.92</b> | <b>24,190.59</b> |
|  | <b>EXPENSES</b>  |  |                  |                                  |                  |                  |
|  | Finance costs  | 4,305.20   | 4,046.82         | 3,316.34                         | 15,928.95        | 11,615.88        |
|  | Employee benefits expenses   | 4,134.20   | 3,480.02         | 1,617.28                         | 12,373.11        | 6,016.76         |
|  | Impairment on financial instruments  | 310.96   | 81.91            | 89.64                            | 546.40           | 30.44            |
|  | Depreciation and amortization  | 326.96   | 264.85           | 214.57                           | 1,005.14         | 664.05           |
|  | Other expenses   | 1,631.98   | 1,504.48         | 1,116.27                         | 5,478.38         | 3,658.46         |
|  | <b>Total expenses</b>  | <b>10,709.30</b>   | <b>9,378.08</b>  | <b>6,354.50</b>                  | <b>35,332.18</b> | <b>21,991.64</b> |
|  | <b>Profit before exceptional items and tax</b>                                   | <b>1,029.08</b>  | <b>2,794.64</b>  | <b>1,031.59</b>                  | <b>6,352.74</b>  | <b>2,198.95</b>  |
|  | Exceptional items  | -  | -                | -                                | -                | -                |
|  | <b>Profit before tax</b>   | <b>1,029.08</b>  | <b>2,794.64</b>  | <b>1,031.59</b>                  | <b>6,352.74</b>  | <b>2,198.95</b>  |
|  | <b>Tax expense</b>   |  |                  |                                  |                  |                  |
|  | Current tax  | 113.23   | 258.81           | 99.26                            | 675.05           | 303.21           |
|  | Deferred tax   | 281.87   | 486.13           | 154.77                           | 1,089.70         | 269.59           |
|  | Tax expense pertaining to previous year  | -  | -                | 39.76                            | -                | 39.76            |
|  | <b>Total Tax expense</b>   | <b>395.10</b>  | <b>744.94</b>    | <b>293.79</b>                    | <b>1,764.75</b>  | <b>592.56</b>    |
|  | <b>Profit for the period / year (A)</b>  | <b>633.98</b>  | <b>2,049.70</b>  | <b>737.81</b>                    | <b>4,587.99</b>  | <b>1,606.39</b>  |
|  | <b>Other comprehensive income (OCI)</b>  |  |                  |                                  |                  |                  |
|  | Items that will not be reclassified to profit or loss                            |  |                  |                                  |                  |                  |
|  | Remeasurement of defined benefit plans   | 6.56   | (4.78)           | (6.17)                           | (6.16)           | 0.57             |
|  | Income tax relating to items that will not be reclassified to profit or loss     | (0.14)   | 1.20             | 1.56                             | 1.55             | (0.14)           |
|  | Items that will be reclassified to profit or loss                                |  |                  |                                  |                  |                  |
|  | Profit / loss on derivative liability  | (193.01)   | (64.54)          | -                                | (378.73)         | -                |
|  | Income tax relating to items that will be reclassified to profit or loss         | 13.46  | (0.04)           | -                                | 43.43            | -                |
|  | <b>Total other comprehensive income for the period / year (B)</b>                | <b>(179.14)</b>  | <b>(68.16)</b>   | <b>(4.61)</b>                    | <b>(339.92)</b>  | <b>0.43</b>      |
|  | <b>Total comprehensive income for the period / year (A+B)</b>                    | <b>454.85</b>  | <b>1,981.54</b>  | <b>733.20</b>                    | <b>4,248.06</b>  | <b>1,606.82</b>  |
|  | <b>Paid-up Equity Share Capital</b>  | <b>4,860.38</b>  | <b>4,860.38</b>  | <b>4,620.74</b>                  | <b>4,860.38</b>  | <b>4,621.43</b>  |
|  | Earnings per equity share (Face value of ₹ 10 each)                              |  |                  |                                  |                  |                  |
|  | (a) Basic (₹)  | 3.69   | 13.05            | 4.99                             | 26.70            | 11.40            |
|  | (b) Diluted (₹)  | 1.59   | 4.66             | 2.54                             | 11.89            | 4.76             |
|  | (* Not annualised)   |  |                  |                                  |                  |                  |
| Place : New Delhi<br>Date : 21 May 2024  |  | For and on behalf of the Board of Directors of<br>AVIOM INDIA HOUSING FINANCE PRIVATE LIMITED<br><br><br>Kaveel Aljaz Imani<br>(MD & CEO)<br>(DIN:01350221) |                  |                                  |                  |                  |



| AVIOM INDIA HOUSING FINANCE PRIVATE LIMITED<br>CIN : U65993DL2015PTC291377<br>REGD. OFFICE: Worldmark-3, Unit 305A, Third floor, Asset area no-7, Hospitality District, Delhi Aerocity, New Delhi - 110037<br>Statement of assets and liabilities as at 31 March 2024 |  |                     |                     |
|---|--|---------------------|---------------------|
|   |  | ₹ in Lakhs          |                     |
| Sr. No.   | Particulars  | As at 31 March 2024 | As at 31 March 2023 |
|   |  | (Audited)           | (Audited)           |
| 1   | <b>ASSETS</b>  |                     |                     |
| 1   | <b>Financial Assets</b>  |                     |                     |
|   | Cash and cash equivalents  | 5,320.60            | 14,328.56           |
|   | Bank balances other than cash and cash equivalents                                     | 3,700.67            | 5,489.62            |
|   | Loans  | 1,56,970.22         | 1,01,093.77         |
|   | Investments  | 9,703.59            | 89.40               |
|   | Other financial assets   | 7,972.73            | 3,046.45            |
|   | <b>Total Financial Assets</b>  | <b>1,83,667.82</b>  | <b>1,24,047.80</b>  |
| 2   | <b>Non Financial Assets</b>  |                     |                     |
|   | Current tax assets (Net)   | 1,573.74            | 946.59              |
|   | Property, plant and equipment  | 209.14              | 187.22              |
|   | Intangible assets  | 734.13              | 453.56              |
|   | Right to use asset   | 1,022.71            | 1,445.81            |
|   | Other non-financial assets   |                     |                     |
|   | <b>Total Non-Financial Assets</b>  | <b>3,539.72</b>     | <b>3,033.17</b>     |
|   | <b>Total Assets</b>  | <b>1,87,207.54</b>  | <b>1,27,080.97</b>  |
| 1(i)  | <b>LIABILITIES AND EQUITY</b>  |                     |                     |
| 3   | <b>LIABILITIES</b>   |                     |                     |
| 3(i)  | <b>Financial Liabilities</b>   |                     |                     |
|   | Trade Payables   |                     |                     |
|   | Total outstanding dues of micro enterprises and small enterprises                      | 337.53              | 409.87              |
|   | Total outstanding dues of creditors other than micro enterprises and small enterprises | 38,637.74           | 33,174.21           |
|   | Debt Securities  | 92,736.82           | 57,842.76           |
|   | Borrowings (other than debt securities)  | 825.77              | 563.65              |
|   | Lease Liabilities  | 11,907.17           | 5,524.31            |
|   | Other Financial Liabilities  |                     |                     |
|   | <b>Total Financial Liabilities</b>   | <b>1,44,445.03</b>  | <b>97,514.25</b>    |
| 3(ii)   | <b>Non-Financial Liabilities</b>   |                     |                     |
|   | Current tax liabilities (net)  | 36.15               | 11.24               |
|   | Deferred Tax Liabilities (Net)   | 1,506.73            | 462.02              |
|   | Provisions   | 218.75              | 75.90               |
|   | Other Non-Financial Liabilities  | 745.20              | 270.39              |
|   | <b>Total Non-Financial Liabilities</b>   | <b>2,506.83</b>     | <b>819.55</b>       |
| 4   | <b>EQUITY</b>  |                     |                     |
|   | Equity share capital   | 4,860.38            | 4,621.43            |
|   | Other equity   | 35,395.29           | 24,125.74           |
|   | <b>Total Equity</b>  | <b>40,255.67</b>    | <b>28,747.17</b>    |
|   | <b>Total Liabilities And Equity</b>  | <b>1,87,207.53</b>  | <b>1,27,080.97</b>  |

For and on behalf of the Board of Directors of  
AVIOM INDIA HOUSING FINANCE PRIVATE LIMITED

Kashif Ali Jaz Iftm  
(MD & CEO)  
(DIN: 01390771)

Place: New Delhi  
Date: 21 May 2024



| AVIOM INDIA HOUSING FINANCE PRIVATE LIMITED<br>CIN : U65993DL2016PTC291377<br>REGD. OFFICE: Worldmark-3, Unit 306A, Third floor, Asset area no-7, Hospitality District, Delhi Aerocity, New Delhi - 110037<br>Statement of cash flows for the year ended 31 March 2024 |  |                     |                     |
|--|--|---------------------|---------------------|
| (₹ in Lakhs)   |  |                     |                     |
| Sr. No.  | Particulars  | For the year ended  |                     |
|  |  | As at 31 March 2024 | As at 31 March 2023 |
|  |  | (Audited)           | (Audited)           |
| A.   | Cash flows from operating activities   |                     |                     |
|  | Profit before tax  | 6,352.75            | 2,198.95            |
|  | Adjustments:   |                     |                     |
|  | Depreciation and amortisation  | 1,005.14            | 664.04              |
|  | Impairment on financial instruments  | 546.60              | 36.49               |
|  | Unamortised processing fee (Income Side)   | 562.67              | 183.89              |
|  | Interest on lease liabilities  | 81.32               | 96.37               |
|  | Unamortised processing fee on borrowings   | 875.65              | 851.75              |
|  | Interest on staff loan   | (57.22)             | (43.91)             |
|  | Interest on cash collateral  | (47.09)             | (58.40)             |
|  | Interest income on fixed deposits  | (349.65)            | (240.33)            |
|  | Net gain on fair value changes   | (954.72)            | (78.61)             |
|  | Net gain on derecognition of financial instruments under amortised cost category | (4,954.97)          | (632.20)            |
|  | Loss on impairment of staff loan   |                     |                     |
|  | Operating cash flows before working capital changes and taxes                    | 2,966.72            | 2,967.58            |
|  | (Increase) in loan and advances  | (56,928.51)         | (31,817.52)         |
|  | (Increase)/ Decrease in other financial assets                                   | 83.66               | 247.24              |
|  | (Increase)/ Decrease in other non-financial assets                               | 380.00              | (42.15)             |
|  | (Decrease)/ Increase in other financial liabilities                              | 6,382.86            | (1,693.10)          |
|  | Increase/(Decrease) in provisions  | 136.69              | (25.28)             |
|  | (Increase)/ Decrease in other non-financial liabilities                          | 474.81              | 30.87               |
|  | (Increase)/ Decrease in trade payables   | (72.29)             | 318.61              |
|  | Cash (used in) operating activities before taxes                                 | (46,576.06)         | (30,013.75)         |
|  | Income tax paid (net)  | (650.14)            | (585.76)            |
|  | Net cash (used in) operating activities (A)                                      | (47,226.20)         | (30,599.50)         |
| B.   | Cash flows from investing activities   |                     |                     |
|  | Investment in fixed deposits   | (32,900.96)         | (8,792.45)          |
|  | Maturity of fixed deposits   | 34,689.92           | 7,555.72            |
|  | Purchase of investments  | (98,421.78)         | (10,071.47)         |
|  | Sale of investments  | 89,762.31           | 10,136.82           |
|  | Interest received on fixed deposits  | 349.65              | 142.51              |
|  | Purchase of property, plant and equipments                                       | (1,298.11)          | (919.51)            |
|  | Purchase of intangible assets  | (187.07)            | (14.31)             |
|  | Net cash (used in) investing activities (B)                                      | (8,006.05)          | (1,962.69)          |
| C.   | Cash flows from financing activities   |                     |                     |
|  | Proceeds from issuance of equity shares, including security premium              |                     | 2,194.96            |
|  | Proceeds from borrowings, including debt securities                              | 70,768.03           | 48,313.71           |
|  | Repayment of borrowings, including debt securities                               | (31,657.72)         | (26,157.37)         |
|  | Payment of lease liability   | (146.46)            | (236.04)            |
|  | Net cash generated by financing activities (C)                                   | 46,224.28           | 33,715.57           |
|  | Net (decrease) in cash and cash equivalents (A + B + C)                          | (9,007.97)          | 1,150.37            |
|  | Cash and cash equivalents at the beginning of period                             | 14,328.56           | 13,178.19           |
|  | Cash and cash equivalents at the end of period                                   | 5,320.60            | 14,328.56           |
|  | Notes: Cash and bank balances include  |                     |                     |
|  | Cash on hand   | 612.74              | 765.60              |
|  | Bank balances with scheduled banks   |                     |                     |
|  | - in current accounts  | 4,707.86            | 13,562.96           |
|  | Cash and cash equivalents at the end of the period                               | 5,320.60            | 14,328.56           |

For and on behalf of the Board of Directors of  
AVIOM INDIA HOUSING FINANCE PRIVATE LIMITED

(MD & CEO)  
(DIN:01390771)

Place : New Delhi  
Date : 21 May 2024



- 1 Aviom India Housing Finance Private Limited (the "Company") is a Housing Finance Company registered with National Housing Bank ("NHB") predominantly engaged in housing finance and loan against property.
- 2 The above results have been reviewed by the Audit Committee and have been approved and taken on record by the Board of Directors at their respective meeting held on May 22, 2024, in accordance with the requirements of Regulation 32 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (the Listing Regulations, 2015) and the Accounting Standards specified under section 133 of the Companies Act, 2013 read with the Companies (Indian Accounting Standards) Rules, 2015 as amended from time to time and other accounting principles generally accepted in India.
- 3 The financial results have been prepared in accordance with the Indian Accounting Standards (Ind AS) prescribed under Section 133 of the Companies Act, 2013 read with Companies (Indian Accounting Standards) Rules, 2015 as amended from time to time and other accounting principles generally accepted in India.
- 4 In terms of the requirement as per RBI notification No. RBI/2019-20/179 DOR (NBFCL) CC No. 109/2010-106/2019-20 dated March 13, 2020 on implementation of Indian Accounting Standards, Non-Banking Financial Companies (NBFCs) are required to make an impairment reserve for any shortfall in impairment allowances under Ind AS 109 and income recognition. Asset classification and provisioning (IRAP) norms including provision on standard assets. The impairment allowances under Ind AS 109 made by the company exceed the fund provision required under IRAP (including standard asset provisioning) as at 31 March 2024 and accordingly, no amount is required to be transferred to impairment reserve.
- 5 The Company operates in a single reportable segment, i.e. lending to borrowers, having similar risks and returns for the purpose of the Ind AS 108 on "Operating Segments". The Company operates in a single geographic segment, i.e. domestic.
- 6 The Company is pursuant to RBI Master Directions - Reserve Bank of India (Transfer of Loan Exposures) Directions, 2021, RBI/DO/2021-22/66 DOR ETR REL 53/23 04/48/2021-22 dated 24 September 2021, as amended.

(i) Details of loans not in default transferred/acquired through assignment:  
 The Company has transferred loans not in default during the year ended 31 March 2024.

| Particulars   | Transferred Qtr ended | Transferred year ended | Acquired |
|---|-----------------------|------------------------|----------|
|   | 5,588.22              | 10,268.39              |          |
| Aggregate amount of loans transferred/acquired              |                       |                        |          |
| Weighted average maturity (in months)                       | 70                    | 63                     |          |
| Weighted average holding period (in months)                 | 24                    | 24                     |          |
| Retention of beneficial economic interest by the originator | 10%                   | 10%/20%                |          |
| Collateral security cover                                   | 100%                  | 100%                   |          |
| Rating-wise distribution                                    |                       |                        |          |
| Total   |                       |                        |          |

(ii) Details of stressed loans transferred:  
 The Company has not transferred any stressed loans during the quarter and year ended 31 March 2024.

| Particulars   | To ARC | To Permitted transferees | To Other transferees |
|---|--------|--------------------------|----------------------|
| No. of accounts   |        |                          |                      |
| Aggregate principal outstanding of loans transferred                              |        |                          |                      |
| Weighted average residual tenure of the loans transferred                         |        |                          |                      |
| Net book value of the loans transferred (at the time of transfer)                 |        |                          |                      |
| Aggregate consideration   |        |                          |                      |
| Aggregate consideration realised in respect of loans transferred in earlier years |        |                          |                      |

(iii) Details of stressed loans acquired:  
 The Company has not acquired any stressed loans during the quarter and year ended 31 March 2024.

| Particulars  | From ARC | From Lenders listed in Clause 3 |
|--|----------|---------------------------------|
| Aggregate principal outstanding of loans acquired      |          |                                 |
| Aggregate consideration                                |          |                                 |
| Weighted average residual tenure of the loans acquired |          |                                 |
| Total  |          |                                 |

(iv) The Company has not transferred any non-performing assets (NPAs) during the quarter and year ended 31 March 2024.

(v) Details of ratings of security receipts: Not Applicable

- 7 The Company received Rs 5,999.99 lakhs from Teachers Insurance and Annuity Association of America ("TIAA") on March 28, 2023, 10 Equity Shares at a face value of Rs 10 and at a premium of Rs 181.20 aggregating to Rs 171.20 per share and 5,841,111 Compulsorily Convertible Preference Shares (CCPS) at a face value of Rs 10 and at a premium of Rs 161.20 aggregating to Rs 171.20 per CCPS were issued. The CCPS can be converted into 1 Equity shares within 20 years from the date of allotment of the securities by the Company.

During the quarter ended December 31, 2023, the Company has received second and final tranche of Rs 7,500.00 lakhs from TIAA pursuant to issuance of 4,880,843 Series D Compulsorily Convertible Preference Shares (CCPS) at an Issue Price of Rs 171.20 per CCPS.

- 8 The RBI vide its circular no RBI/2021-22/112 DOR CPE REC.No.60/03 10.061/2021-22 dated 22 October 2021 has classified all HFCs as Middle layer entities for scale based regulation. Accordingly, the scale based regulations are applicable on the Company.





19. Lintas Audit Firm, is the Registrar of Companies (RoC) of India (Listing Obligations and Disclosures Requirements) Regulations, 2015 (Listing Regulations) for the quarter and year ended March 31 2024, is applicable.

| Key Financial Ratios   | Quarter Ended  |                  |                | For the Year Ended |                |
|--|----------------|------------------|----------------|--------------------|----------------|
|  | 31 March 2024  | 31 December 2023 | 31 March 2023  | 31 March 2024      | 31 March 2023  |
|  | (Audited)      | (Unaudited)      | (Audited)      | (Audited)          | (Audited)      |
| Debt Equity Ratio  | 3.26           | 2.97             | 3.17           | 3.26               | 3.17           |
| Debt Service Coverage Ratio                                  | Not Applicable | Not Applicable   | Not Applicable | Not Applicable     | Not Applicable |
| Interest Service Coverage Ratio                              | Not Applicable | Not Applicable   | Not Applicable | Not Applicable     | Not Applicable |
| Outstanding redeemable preference share (quantity and value) | Not Applicable | Not Applicable   | Not Applicable | Not Applicable     | Not Applicable |
| Debt Redemption Reserve (₹ in Lakhs)                         | Not Applicable | Not Applicable   | Not Applicable | Not Applicable     | Not Applicable |
| Net Worth (₹ in Lakhs)                                       | 40,255.67      | 39,800.81        | 28,747.17      | 40,255.67          | 28,747.17      |
| Current Ratio  | Not Applicable | Not Applicable   | Not Applicable | Not Applicable     | Not Applicable |
| Long term debt to working capital                            | Not Applicable | Not Applicable   | Not Applicable | Not Applicable     | Not Applicable |
| Current liability ratio                                      | Not Applicable | Not Applicable   | Not Applicable | Not Applicable     | Not Applicable |
| Total debts to Total Assets (%)                              | 70%            | 67%              | 72%            | 70%                | 72%            |
| Debtors Turnover Ratio                                       | Not Applicable | Not Applicable   | Not Applicable | Not Applicable     | Not Applicable |
| Inventory Turnover Ratio                                     | Not Applicable | Not Applicable   | Not Applicable | Not Applicable     | Not Applicable |
| Operating Margin (%)   | Not Applicable | Not Applicable   | Not Applicable | Not Applicable     | Not Applicable |
| Net Profit Margin (%)  | 5.40%          | 16.64%           | 9.99%          | 11.01%             | 6.64%          |
| Bad Debt to accounts receivable ratio                        | Not Applicable | Not Applicable   | Not Applicable | Not Applicable     | Not Applicable |
| Sector Specific Ratio  |                |                  |                |                    |                |
| (a) ONPA %   | 0.97%          | 0.74%            | 0.52%          | 0.97%              | 0.54%          |
| (b) NNPA %   | 0.54%          | 0.41%            | 0.27%          | 0.54%              | 0.27%          |
| Provision coverage ratio (%)                                 | 44.50%         | 44.83%           | 47.95%         | 44.50%             | 47.95%         |
| Profit after tax (₹ in Lakhs)                                | 630.96         | 2,049.70         | 737.81         | 4,587.02           | 1,606.39       |
| Earnings per share (Basic)*                                  | 3.69           | 13.05            | 4.99           | 26.75              | 11.45          |
| Earnings per share (Diluted)*                                | 1.59           | 4.66             | 2.03           | 11.49              | 4.75           |

\* Not annualised for the quarter and year ended

Formulae for computation of ratios as required pursuant to Regulation 52 (4) of SEBI (Listing Obligations and Disclosures Requirements) Regulations, 2015 are as follows:

Debt Equity Ratio = (Borrowings + Debt Securities) / (Equity share capital + Other equity)  
 Net Worth = Equity share capital + Other equity  
 Total debts to Total Assets (%) = Total Debts / Total Assets  
 Net Profit Margin (%) = Profit after tax / Total income  
 ONPA % = (Stage III assets (Gross) / Gross Loans)  
 NNPA % = (Stage III assets (Gross) - Impairment Allowance for Stage III Assets) / (Gross Loans - Impairment Allowance for Stage III Assets)  
 Provision coverage ratio (%) = Impairment allowance for Stage III Assets / Stage III assets (Gross)

10. Figures for the quarter ended March 31, 2024 and March 31, 2023 are the balancing figures between audited figures for the financial year and the reviewed year to date figure upto third quarter of the respective financial years.
11. During the quarter, the company has changed its accounting policy regarding Employee benefits relating to leave encashment from January 24 to March 24 being followed hitherto. Due to this change profit before tax is lowered by INR 75.58 lakhs for the year ended March 2024.
12. The secured issued non-convertible debentures ("NCDS") issued by the Company are secured by first and exclusive charge on loan receivables to the extent as stated in the respective offer document, terms sheet and debenture trust deed together referred to as "transaction documents". Further, the Company has maintained average asset cover ratio 1.10 as stated in the transaction documents which is sufficient to discharge the principal amount at all times for the said NCDS.
13. The Company has developed estimates and applied management overlays for the purpose of determination of the provision for impairment of financial assets. As at 31 March 2024, the Company had an aggregate provision of INR 2092.09 lakhs which includes the management overlay of INR 90 lakhs. The Company will closely monitor any material changes to future economic conditions and update its assessment.
14. The above financial results are available on the stock exchange website ([www.bseindia.com](http://www.bseindia.com)) and the website of the Company ([www.avidom.in](http://www.avidom.in)).
15. Previous quarters / period / year ended figures have been regrouped / reclassified wherever necessary to conform to the current quarter / period presentation and to comply with the requirements of amendments to schedule II Division (i) of the Companies Act, 2013 - vide MCA notification dated 24 March 2021.
16. The Code on Social Security, 2020 ("Code") relating to employee benefits during employment and post-employment benefits received Presidential assent in September 2020. The Code has been published in the Gazette of India. However, the date on which the Code will come into effect has not been notified and the final rules/interpretation have not yet been issued. The company will evaluate the rules, assess the impact, if any and account for the same once the rules are notified and come effective.

For and on behalf of the Board of Directors of  
AVIDOM INDIA HOUSING FINANCE PRIVATE LIMITED  
  
Ketan Singh  
(MD & CEO)  
(DIN: 0190771)

Place: New Delhi  
Date: 21 May 2024

