

To
Manager
BSE Limited
1st Floor, P.J. Towers,
Dalal Street, Mumbai-400001

May 21, 2024

Scrip Code: 973173, 973181, 974109, 974102, 975361

CC: Catalyst trusteeship Limited

Subject: Outcome of Board Meeting

Dear Sir/Madam

Pursuant to Regulation 51 read with Part B of Schedule III, and other applicable regulations of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, it is hereby intimated that the Board of Directors in its Meeting held on May 21, 2024 has considered and approved the following:

1. Audited Financial Results along with the Auditors' Report by the Statutory Auditors of the Company for the quarter & year ended March 31, 2024;
2. Approval of Fund raising by way of issuance of US Dollar Denominated Non Convertible Foreign Currency Bond(s) under the External Commercial Borrowings route, to be listed on India International Exchange Limited (India INX).

Request you to please take the above on record.

Thanking you,

Yours faithfully,

For AVIOM India Housing Finance Private Limited

Kaajal Aijaz Ilmi
Managing Director & CEO
DIN: 01390771

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:

- are presented in accordance with the requirements of Regulation 52 of the Listing Regulations in this regard; and
- 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
UDIN: 24512535BKCEB4211



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

A handwritten signature in blue ink, appearing to read 'Anuj Dhingra', with a horizontal line drawn through it.

(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 (Refer Note 10)	31 December 2023	31 March 2023 (Refer Note 10)	31 March 2024	31 March 2023
		(Audited)	(Unaudited)	(Audited)	(Audited)	(Audited)
	INCOME					
	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	2,593.88
	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	652.20
	Total Revenue from operations	11,738.38	12,172.72	7,384.64	41,599.05	24,187.30
	Other income			1.46	85.87	3.29
	Total Income	11,738.38	12,172.72	7,386.09	41,684.92	24,190.59
	EXPENSES					
	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	546.60	36.44
	Depreciation and amortization	326.96	264.85	214.97	1,005.14	664.01
	Other expenses	1,631.98	1,504.48	1,116.27	5,478.38	3,658.46
	Total expenses	10,709.30	9,378.08	6,354.50	35,332.18	21,991.64
	Profit before exceptional items and tax	1,029.08	2,794.64	1,031.59	6,352.74	2,198.95
	Exceptional items					
	Profit before tax	1,029.08	2,794.64	1,031.59	6,352.74	2,198.95
	Tax expense					
	Current tax	113.23	258.81	99.26	675.05	303.21
	Deferred tax	281.87	486.13	154.77	1,089.70	249.59
	Tax expense pertaining to previous year			39.76		39.76
	Total Tax expense	395.10	744.94	293.79	1,764.75	592.56
	Profit for the period / year (A)	633.98	2,049.70	737.81	4,587.99	1,606.39
	Other comprehensive income (OCI)					
	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	-
	Total other comprehensive income for the period / year (B)	(179.14)	(68.16)	(4.61)	(339.92)	0.43
	Total comprehensive income for the period / year (A+B)	454.85	1,981.54	733.20	4,248.08	1,606.82
	Paid-up Equity Share Capital	4,860.38	4,860.38	4,620.74	4,860.38	4,621.43
	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	2.53	11.49	4.75
	(* Not annualised)					

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

(Signature)
Kajal Aliaz Imani
(MD & CEO)
(DIN: 01390271)

Place : New Delhi
Date : 21 May 2024



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 assets and liabilities as at 31 March 2024

		(₹ in Lakhs)	
Sr. No.	Particulars	As at 31 March 2024 (Audited)	As at 31 March 2023 (Audited)
	ASSETS		
1	Financial Assets		
	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
	Total Financial Assets	1,83,667.82	1,24,047.80
2	Non Financial Assets		
	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	3,539.72	3,033.17
	Total Non-Financial Assets	1,87,207.54	1,27,080.97
	Total Assets		
ii	LIABILITIES AND EQUITY		
3	LIABILITIES		
3(i)	Financial Liabilities		
	Trade Payables		
	Total outstanding dues of micro enterprises and small enterprises	337.53	409.82
	Total outstanding dues of creditors other than micro enterprises and small enterprises		
	Debt Securities	38,637.74	33,174.21
	Borrowings (other than debt securities)	92,736.82	57,842.26
	Lease Liabilities	825.77	563.65
	Other Financial Liabilities	11,907.17	5,524.31
	Total Financial Liabilities	1,44,445.03	97,514.25
3(ii)	Non-Financial Liabilities		
	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
	Total Non-Financial Liabilities	2,506.83	819.55
4	EQUITY		
	Equity share capital	4,360.38	4,621.43
	Other equity	35,395.29	24,125.74
	Total Equity	40,255.67	28,747.17
	Total Liabilities And Equity	1,87,207.53	1,27,080.97

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

Kamal Ajay Iirm
(MD & CEO)
(DIN:01390771)

Place : New Delhi
Date : 21 May 2024



AVIOM INDIA HOUSING FINANCE PRIVATE LIMITED CIN : U65999DL2016PTC291377 REGD. OFFICE: Worldmark-3, Unit 306A, Third floor, Asset area no-7, Hospitality District, Delhi Aerocity, New Delhi - 110037 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 (Audited)	As at 31 March 2023 (Audited)
A.	Cash flows from operating activities		
	Profit before tax	6,352.75	2,198.95
	Adjustments:		
	Depreciation and amortisation	1,005.14	864.05
	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	(954.71)	(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)	(20,071.47)
	Sale of investments	89,762.31	10,136.82
	Interest received on fixed deposits	349.65	142.51
	Purchase of property, plant and equipments	(1,288.11)	(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	(148.46)	(236.04)
	Net cash generated by financing activities (C)	46,224.28	33,712.57
	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 21, 2024, in accordance with the requirements of Regulation 52 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 the relevant provisions of the Companies Act, 2013, as applicable. The above results for the quarter and year ended 31 March 2024 have been audited by the Statutory Auditors of the Company.
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, 170 DOR (NFC) CC PG No. 109/20/10/2067/2019A dated March 15, 2020 on implementation of Indian Accounting Standards, Non-Banking Financial Companies (NBFCs) are required to create an impairment reserve for any shortfall in impairment allowances under Ind AS 108 and Income recognition, Asset Classification and Provisioning (IRACP) norms including provision on standard assets. The impairment allowances under Ind AS 108 made by Company exceeds the total provision required under IRACP (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 Ind AS 105 on "Operating Segments". The Company operates in a single geographic segment, i.e. domestic.
6. In accordance with RBI Master Directions - Reserve Bank of India (Transfer of Loan Exposures) Directions, 2021, RBI/DO/2021-22/66 DOR STR REC/53/21 04/48/2021-22 dated 24 September 2021, as amended:

(a) 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
Aggregate amount of loans transferred/acquired	5,588.22	10,266.39	
Weighted average maturity (in months)	70	62	
Weighted average holding period (in months)	24	24	
Retention of beneficial economic interest by the originator	10%	10%/20%	
Tangible security cover	100%	100%	
Geat-wise distribution			
Total			

(b) 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			

(c) 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 5
Aggregate principal outstanding of loans acquired		
Aggregate consideration		
Weighted average residual tenure of the loans acquired		
Total		

(d) The Company has not transferred any non-performing assets (NPA's) during the quarter and year ended 31 March 2024

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

7. The Company received Rs. 9,999.99 lakhs from Teachers Insurance and Annuity Association of America ("TIAA") on March 29, 2023, 10 Equity Shares at a face value of Rs. 10 and at a premium of Rs. 161.13 aggregating to Rs. 171.20 per share and 5,841.31 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 4,880,841 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 10.001/2021-22 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.



9. Disclosure Pursuant to Regulation 52(4) of Securities and Exchange Board 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	2.87	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
Debtenture Redemption Reserve (₹ in Lakhs)	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
Net Worth (₹ in Lakhs)	40,255.67	39,800.83	26,742.17	40,255.67	26,742.17
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%	16.84%	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) GNPA %	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%	44.89%	47.95%	44.50%	47.95%
Profit after tax (₹ in Lakhs)	635.96	2,049.70	737.81	4,587.99	1,606.59
Earnings per share (Basic)*	3.69	13.05	4.99	26.75	11.45
Earnings per share (Diluted)*	1.59	4.66	2.53	11.49	4.73

* 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 Disclosure Requirements) Regulations, 2015 are as follows:

- Debt Equity Ratio = (Borrowing + 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
- GNPA % = 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 / 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 23 to March 24 being followed retro. Due to this change Profit before tax is lowered by INR 75.58 lakhs for the year ended March 2024.
12. The secured listed non-converible 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 hold an aggregate provision of INR 1092.09 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) and the website of the Company (www.aviom.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 III Division III 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 become effective.

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

Kunal Arora (M) & Co.
 Chartered Accountants
 (DI No: 07/90771)

Place : New Delhi
 Date : 21 May 2024

