

Secured Debt

Date: 12th November 2025

SERIES: 33

**KEY INFORMATION DOCUMENT FOR ISSUE OF NON-CONVERTIBLE DEBENTURES ON A
PRIVATE PLACEMENT BASIS**



SMFG INDIA HOME FINANCE COMPANY LIMITED

Corporate Identity Number: U65922TN2010PLC076972

The Company was originally incorporated on 12th August 2010 at Chennai. The Company obtained Certificate of Commencement of Business on 30th November 2010. The Company obtained Certificate of Registration from the National Housing Bank on 14th July 2015 and started its operations from December 2015. Name of the company was changed to SMFG India Home Finance Company Limited on 15th May 2023. The Company received its new Certificate of Incorporation pursuant to change of name on 15th May 2023. The Company has also received a fresh certificate of registration dated 19 May 2023, from the Reserve Bank of India, pursuant to change of name.

Registered Office: Commerzone IT Park, Tower B, 1st Floor, No: 111, Mount Poonamallee Road, Porur, Chennai, Tamil Nadu, India, Pin - 600116

Corporate Office: Inspire BKC, Unit No. 503 & 504, 5th Floor, Main Road, G Block BKC, Bandra Kurla Complex, Bandra East, Mumbai - 400051

Telephone Number: +91 22 4163 5800

PAN: AABCF6064H

Registration/ Identification Number issued by NHB: 07.0122.15 dated 14-07-2015
New COR No DOR-00122 dated 19th May, 2023 issued by RBI in name of SMFG India Home Finance Company Limited

Website address: www.grihashakti.com

Email address: secretarial@grihashakti.com

Company Secretary & Compliance Officer	Promoters	Chief Financial Officer
Ms. Archana Nadgouda Phone No.: +91 22 4163 5800 E-mail: secretarial@grihashakti.com	SMFG India Credit Company Limited (" SMICC ") Phone No: (022) 6749 1234, 41635800 Email: secretarial@smfgindia.co	Mr. Ashish Chaudhary Phone No.: +91 22 4163 5800 Email: Ashish.Chaudhary@grihashakti.com




Date: November 2025

THIS KEY INFORMATION DOCUMENT IS ISSUED IN CONFORMITY WITH THE SECURITIES AND EXCHANGE BOARD OF INDIA (ISSUE AND LISTING OF NON-CONVERTIBLE SECURITIES) REGULATIONS, 2021 DATED 9 AUGUST 2021, AS AMENDED FROM TIME TO TIME READ WITH MASTER CIRCULAR FOR ISSUE AND LISTING OF NON CONVERTIBLE SECURITIES, SECURITISED DEBT INSTRUMENTS, SECURITY RECEIPTS, MUNICIPAL DEBT SECURITIES AND COMMERCIAL PAPER DATED 22 MAY 2024, AS AMENDED FROM TIME TO TIME ("**SEBI MASTER CIRCULAR**"), THE SECURITIES AND EXCHANGE BOARD OF INDIA (LISTING OBLIGATIONS AND DISCLOSURE REQUIREMENTS) REGULATIONS, 2015 DATED 2 SEPTEMBER 2015, AS AMENDED FROM TIME TO TIME.

ISSUE OF UPTO 32,500 (THIRTY TWO THOUSAND FIVE HUNDRED ONLY) RATED, LISTED, SENIOR, REDEEMABLE, SECURED, FIXED RATE, NON CONVERTIBLE DEBENTURES OF FACE VALUE INR 1,00,000/- (RUPEES ONE LAKH ONLY) EACH, AGGREGATING TO INR 325,00,00,000/- (RUPEES THREE HUNDRED AND TWENTY FIVE CRORES), ISSUED AT PAR/PREMIUM/DISCOUNT ("DEBENTURES") ONLY BY SMFG INDIA HOME FINANCE COMPANY LIMITED ON PRIVATE PLACEMENT BASIS (THE "ISSUE").

PURSUANT TO THE GENERAL INFORMATION DOCUMENT DATED 30 MAY 2025, ALL THE TERMS, CONDITIONS, INFORMATION AND STIPULATIONS CONTAINED IN THE GENERAL INFORMATION DOCUMENT, UNLESS THE CONTEXT STATES OTHERWISE OR UNLESS SPECIFICALLY STATED OTHERWISE, ARE INCORPORATED HEREIN BY REFERENCE AS IF THE SAME WERE SET OUT HEREIN. INVESTORS ARE ADVISED TO REFER TO THE SAME TO THE EXTENT APPLICABLE. THIS KEY INFORMATION DOCUMENT CONTAINS DETAILS OF OFFER OF THE DEBENTURES, THE FINANCIALS OF THE ISSUER (IF THE INFORMATION PROVIDED IN THE GENERAL INFORMATION DOCUMENT IS MORE THAN SIX MONTHS OLD), ANY MATERIAL CHANGES TO THE INFORMATION PROVIDED IN THE GENERAL INFORMATION DOCUMENT AND ANY MATERIAL DEVELOPMENTS SINCE THE ISSUE OF THE GENERAL INFORMATION DOCUMENT. ACCORDINGLY, SET OUT BELOW ARE THE ADDITIONAL/UPDATED/CHANGED INFORMATION /PARTICULARS, WHICH ADDITIONAL/UPDATED/ CHANGED INFORMATION /PARTICULARS SHALL BE READ IN CONJUNCTION WITH OTHER INFORMATION /PARTICULARS APPEARING IN THE GENERAL INFORMATION DOCUMENT. IN CASE OF ANY INCONSISTENCY BETWEEN THE TERMS OF THIS KEY INFORMATION DOCUMENT AND THE GENERAL INFORMATION DOCUMENT AND/OR THE TERMS OF KEY INFORMATION DOCUMENT AND/OR ANY OTHER TRANSACTION DOCUMENT, THE TERMS AS SET OUT IN THE KEY INFORMATION DOCUMENT SHALL PREVAIL.

THIS KEY INFORMATION DOCUMENT IS BEING UPLOADED ON THE BID BOND PLATFORM OF NATIONAL STOCK EXCHANGE ("**NSE**") AND THE ISSUE IS IN COMPLIANCE WITH CHAPTER VI OF SEBI MASTER CIRCULAR READ WITH THE "OPERATING GUIDELINES FOR NSE ELECTRONIC BIDDING PLATFORM" ISSUED BY NSE VIDE CIRCULAR NUMBER 07/2023 DATED 17 APRIL 2023 ("**NSE EBP GUIDELINES**") (THE SEBI MASTER CIRCULAR AND THE NSE EBP GUIDELINES ARE HEREINAFTER COLLECTIVELY REFERRED TO AS THE "**OPERATIONAL GUIDELINES**"), AND AN OFFER WILL BE MADE BY ISSUE OF THE GENERAL INFORMATION DOCUMENT AND THIS KEY INFORMATION DOCUMENT AFTER COMPLETION OF THE BIDDING PROCESS ON ISSUE/BID CLOSING DATE, TO SUCCESSFUL BIDDER IN ACCORDANCE WITH THE PROVISIONS OF THE COMPANIES ACT, 2013 AND RELATED RULES.

ISSUE SCHEDULE		
SERIES 33		
ISSUE OPENING DATE: 14 th NOVEMBER, 2025	ISSUE CLOSING DATE: 14 th NOVEMBER, 2025	DATE OF EARLIEST CLOSING OF THE ISSUE, IF ANY: NA
PAY-IN DATE: 17 th NOVEMBER, 2025	DEEMED DATE OF ALLOTMENT: 17 th NOVEMBER, 2025	
The Issuer reserves the right to change the issue schedule including the relevant Deemed Date of Allotment at its sole discretion, without giving any reasons or prior notice. The Issue shall be open for subscription during the banking hours on each day during the period covered by the Issue Schedule.		
CREDIT RATING		
The Debentures are rated "CARE AAA/ Stable" (pronounced as CARE triple A/ Stable) rating by CARE Ratings Limited vide letter dated 10 th November 2025. The Debentures are rated "CRISIL AAA/ Stable" (pronounced as CRISIL triple A/ Stable) rating by CRISIL Ratings Limited vide letter dated 10 th November 2025. The press release is annexed in Key Information Document as Annexure I. All the other ratings availed for the private placement are annexed under Annexure I in respective Rating Rationales.		
LISTING		
The Debentures are proposed to be listed on Negotiated Trade Reporting Platform of NSE. The issuer has obtained an 'in-principle' approval from the NSE for the listing. Please refer to Annexure II of this Key Information Document for the 'in-principle' listing approval from the NSE dated 30 th May 2025.		
REGISTRAR TO THE ISSUE	DEBENTURE TRUSTEE	CREDIT RATING
 <p>MUFG Intime India Private Limited Address: C-101, 1st Floor, 247 Park, Lal Bahadur Shastri Marg, Vikhroli (West) Mumbai – 400 083 Contact Person: Shravani Suvre Tel No: +91-22-49186101 Fax No.: +91 22 49186060 Email: shravani.suvre@linkintime.co.in Website address: https://in.mpms.mufg.com</p>	 <p>Catalyst Trusteeship Limited Registered Office Address: GDA House, First Floor, Plot No. 85, Bhusari Colony (Right), Paud Road, Pune – 411 038 Corporate Office Address: Unit No-901, 9th Floor, Tower-B, Peninsula Business Park, Senapati Bapat Marg, Lower Parel (W), Mumbai-400013 Contact Person – Mr. Umesh Salvi, Managing Director Tel No: (022) 49220555 Email: ComplianceCTL-Mumbai@ctltrustee.com www.catalysttrustee.com</p>	 <p>CARE Ratings Limited Address: 4th Floor, Godrej Coliseum, Somaiya Hospital Road, Off Eastern Express Highway, Sion (East), Mumbai Phone: +91-22-6754 3456 Fax No.: NA Contact person- Ashutosh Duda Email- ashutosh.duda@careedge.in Contact- 7048295433</p>

		<p>Website:www.careedge.in</p> <p>CRISIL Ratings</p> <p>CRISIL Ratings Limited Address: Crisil House, Central Avenue, Hiranandani Business Park, Powai, Mumbai -400076 Contact Person: Lakshy Anand Tel No: +91 22 33423000 Fax No: +91 22 3342 3001 Email: Lakshy.Anand1@crisil.com Website address: www.crisilratings.com</p>
ARRANGER DETAILS:NA	STATUORY AUDITORS	
	<p>Name: B. K. Khare & Co, Chartered Accountants (Firm Registration No.: 105102W)</p> <p>Address: 706/708, Sharda Chambers, New Marine Lines, Mumbai – 400 020, India</p> <p>Tel No.: 9820069994</p> <p>Email address: info@bkkahreco.com</p> <p>Contact person Ms. Padmini Khare</p>	

ELIGIBLE INVESTORS

Mutual Funds, Banks, Financial Institutions, Non-Banking Finance Companies, Corporates, Provident Funds and Pension Funds, Insurance Companies, FPIs, Foreign Institutional Investors, Qualified Foreign Investors, Qualified Institutional Buyer, Investment holding companies of high net worth individuals and any other person (not being an individual or a group of individuals) eligible to invest in the Debentures. However, the list is illustrative only. Investors are requested to check their eligibility to invest in this instrument as per rules, regulations, guidelines, statute or any government order applicable to them. Issuer has not checked the eligibility for any class of investors.

KEY ISSUE DETAILS

SERIES 33 DEBENTURES

Coupon rate: 7.71%p.a Coupon payment frequency: Payable annually then at maturity Redemption Date: November 16, 2035

Redemption amount: At Par (INR 1,00,000/- each) Nature and issue size: Rated, Listed, Senior, Secured, Fixed Rate, Redeemable, Non-Convertible Debentures issued partly at par and the remaining portion at premium to the Face Value Base issue and green shoe option, if any: Base issue of INR 325 Crores with a NIL green shoe option aggregating upto INR 325 Crores.

Details about underwriting of the issue, if applicable, including the amount undertaken to be underwritten by the underwriters: NA Arranger: NA Anchor Investors: NA

The terms and conditions, covenants and undertakings, representations and warranties, obligations of the Company, rights and obligations of the Debenture Trustee and rights of Debenture Holders shall be applicable separately in respect of the Debentures issued under each of Series 33 Debentures and all references in this Key Information Document and the other Transaction Documents to the Debentures shall be construed accordingly.

The securities proposed to be issued does not form a part of non-equity regulatory capital of the Issuer as mentioned under Chapter V of SEBI NCS Regulations.

It is hereby clarified that Section 26 of the Act is not applicable to the Issue, and therefore no additional disclosures have been made in relation to Section 26 of the Act under this Key Information Document and accordingly, a copy of this Key Information Document has not been filed with the Registrar of Companies.

Anchor Investors

There shall be an Anchor Investor for the Issue.

Details of the Anchor Portion of the Issue

Anchor Portion	NA
Quantum of allocation to the Anchor Investors	NA

There shall be no bidding for the Anchor portion on the NSE EBP Platform.

DISCLAIMER CLAUSE OF THE ARRANGER (if applicable)

The Issuer has authorized the Arranger to distribute this Key Information Document in connection with the placement of the Debentures proposed to be issued under this Issue. Nothing in this Key Information Document constitutes an offer of securities for sale in the United States or any other jurisdiction where such offer or placement would be in violation of any law, rule or regulation. The Issuer hereby declares that it has exercised due diligence to ensure complete compliance with prescribed disclosure norms in the Key Information Document.

Each person receiving this Key Information Document acknowledges that such person has not relied on the Arranger, nor any person affiliated with the Arranger, in connection with its investigation of the accuracy of such information or its investment decision, and each such person must rely on its own examination of the Issuer and the merits and risks involved in investing in the Debentures. The Arranger: (a) has no obligations of any kind to any potential investor under or in connection with any Transaction Document; (b) is not acting as trustee or fiduciary for the potential investor; and (c) is under no obligation to conduct any "know your customer" or other procedures in relation to any person on behalf of any potential investor. Neither the Arranger nor their affiliates or their respective officers, directors, partners, employees, agents, advisors or representatives are responsible for: (a) the adequacy, accuracy, completeness and/ or use of any information (whether oral or written) supplied by the Issuer or any other person in or in connection with any Transaction Document including this Key Information Document; (b) the legality, validity, effectiveness, adequacy or enforceability of any Transaction Document or any other agreement, arrangement or document entered into, made or executed in anticipation of or in connection with any Transaction Document; or (c) any determination as to whether any information provided or to be provided to any finance party is non-public information the use of which may be regulated or prohibited by applicable law or regulation or otherwise.

The only role of the Arranger with respect to the Debentures is confined to arranging placement of the Debentures on the basis of this Key Information Document as prepared by the Issuer. Without limiting the foregoing, the Arranger is not acting, and has not been engaged to act, as an underwriter, merchant banker or other intermediary with respect to the Debentures. The Issuer is solely responsible for the truth, accuracy and completeness of all the information provided in the Key Information Document. The Arranger is not responsible for preparing, clearing, approving, scrutinizing or vetting the Key Information Document, nor is the Arranger responsible for doing any due-diligence for verification of the truth, correctness or completeness of the contents of the Key Information Document. The Arranger shall be entitled to rely on the truth, correctness and completeness of the Key Information Document. The Arranger is authorized to deliver copies of this Key Information Document on behalf of the Issuer to potential investors which are considering participation in the Issue and shall use this Key Information Document for the purpose of soliciting subscription(s) from potential investors in the Debentures. It is to be distinctly understood that the aforesaid use of the Key Information Document by the Arranger should not in any way be deemed or construed to mean that the Key Information Document have been prepared, cleared, approved, scrutinized or vetted by the Arranger. Nor should the contents of the Key Information Document in any manner be deemed to have been warranted, certified or endorsed by the Arranger as to the truth, correctness or completeness thereof. Each recipient must satisfy itself as to the accuracy, reliability, adequacy, reasonableness or completeness of the Key Information Document.

The potential investor should carefully read and retain this Key Information Document. However, the potential investors are not to construe the contents of this Key Information Document as investment, legal, accounting, regulatory or tax advice, and the potential investors should consult with their own advisors as to all legal, accounting, regulatory, tax, financial and related matters concerning an investment in the Debentures. This Key Information Document is not intended to be (and should not be used as) the basis of

any credit analysis or other evaluation and should not be considered as a recommendation by the Arranger that any recipient participates in the Issue or advice of any sort. It is understood that each recipient of this Key Information Document will perform its own independent investigation and credit analysis of the proposed financing and the business, operations, financial condition, prospects, creditworthiness, status and affairs of the Issuer, based on such information and independent investigation as it deems relevant or appropriate and without reliance on the Arranger or on this Key Information Document.

The Arranger has not independently verified the contents of this Key Information Document. Accordingly, no representation, warranty or undertaking (express or implied) is made and no responsibility is accepted by the Arranger or any of their officers as to the adequacy, completeness or reasonableness of the information contained herein or of any further information, statement, notice, opinion, memorandum, expression or forecast made or supplied at any time in relation thereto.

Distribution of the Key Information Document do not constitute a representation or warranty, express or implied by the Arranger that the information and opinions herein will be updated at any time after the date of the Key Information Document. The Arranger does not undertake to notify any recipient of any information coming to the attention of the Arranger after the date of the Key Information Document. No responsibility or liability or duty of care is or will be accepted by the Arranger for updating or supplementing the Key Information Document nor for providing access to any additional information as further information becomes available.

Neither the Arranger nor any of their respective directors, employees, officers or agents shall be liable for any direct, indirect or consequential loss or damage suffered by any person as a result of relying on any statement in or omission from this Key Information Document or in any other information or communications made in connection with the Debentures. The Arranger is acting for the Company in relation to the Issue of the Debentures and not on behalf of the recipients of the Key Information Document. The receipt of the Key Information Document by any recipient is not to be constituted as the giving of investment advice by the Arranger to that recipient, nor to constitute such a recipient a customer of the Arranger. The Arranger is not responsible to any other person for providing the protection afforded to the customers of the Arranger nor for providing advice in relation to the Debentures.

Each recipient of the Key Information Document acknowledges that:

- 1 each recipient has been afforded an opportunity to request and to review and has received all additional information considered by the recipient to be necessary to verify the accuracy of or to supplement the information contained therein; and
- 2 such recipient has not relied on the Arranger in connection with its investigation of the accuracy of such information or its investment decision.

The Arranger may purchase and hold the Debentures for their own account or for the accounts of its customers or enter into other transactions (including derivatives) relating to the Debentures at the same time as the offering of the Debentures. The Arranger may have engaged in or may in the future engage in other dealings in the ordinary course of business with the Company and / or its subsidiaries and affiliates.

The Company has prepared this Key Information Document and the Company is solely responsible for its contents. The Company will comply with all laws, rules and regulations and has obtained all governmental, regulatory and corporate approvals for the issuance of the Debentures. All the information contained in this Key Information Document has been provided by the Company or is from publicly available information and such information has not been independently verified by the Arrangers.

DISCLAIMER CLAUSE OF THE COMPANY

The Company will not create or build any sinking fund for pooling of any accrued interest or other proceeds of that nature for this issue and investor is required to conduct its own due diligence and appraisal before investing. The Company will not be responsible in any manner, whatsoever for the investment decision made by an investor. Please read the “Disclaimer” clause and other terms of this Key Information Document so as to enable the investor to take a reasoned decision.

Each person receiving this Key Information Document acknowledges that:

Such person has been afforded an opportunity to request and to review and has received all additional information considered by it to be necessary to verify the accuracy of or to supplement the information herein; and such person has not relied on any intermediary that may be associated with issuance of Debentures in connection with its investigation of the accuracy of such information or its investment decision. The Issuer does not undertake to update the information in this Key Information Document to reflect subsequent events after the date of the Key Information Document and thus it should not be relied upon with respect to such subsequent events without first confirming its accuracy with the Issuer. Neither the delivery of this Key Information Document nor any sale of Debentures made hereunder shall, under any circumstances, constitute a representation or create any implication that there has been no change in the affairs of the Issuer since the date hereof. This Key Information Document does not constitute, nor may it be used for or in connection with, an offer or solicitation by anyone in any jurisdiction in which such offer or solicitation is not authorized or to any person to whom it is unlawful to make such an offer or solicitation. No action is being taken to permit an offering of the Debentures or the distribution of this Key Information Document in any jurisdiction where such action is required. The distribution of this Key Information Document and the offering and sale of the Debentures may be restricted by law in certain jurisdictions. Persons into whose possession this comes are required to inform them about and to observe any such restrictions. The Key Information Document is made available to investors in the Issue on the strict understanding that the contents hereof are strictly confidential.

DEFINITIONS AND ABBREVIATIONS

Unless the context otherwise indicates or requires, the following terms shall have the meanings given below in this General Information Document.

Term	Description
“SMFG India Home Finance Company Limited or the “Company” or the “Issuer”	SMFG India Home Finance Company Limited, a public limited company incorporated under the Companies Act, 1956 with corporate identity number U65922TN2010PLC076972 and having its registered office at Commerzone IT Park, Tower B, 1st Floor, No: 111, Mount Poonamallee Road, Porur, Chennai, Tamil Nadu, India, Pin - 600 116

ISSUE STRUCTURE, TERMS & CONDITIONS

Security Name (Name of the non-convertible securities which includes coupon/dividend, issuer name and maturity year)	7.71% SMFG India Home Finance Company Limited, November 2035 – Series 33 Debentures
Issuer/Company	SMFG India Home Finance Company Limited

Type of Instrument	Rated, Listed, Senior, Fixed, Secured, Redeemable, Non-Convertible Debentures on private placement basis. (as referred to in this document, "Debentures" or "NCDs")
Nature of Instrument (secured or unsecured)	Secured
Seniority (Senior or subordinated)	Debentures shall rank Pari Passu with the existing secured lenders/ debenture holders of the Issuer. The claims of the Debenture Holders shall be superior to the claims of investors of Tier I Capital /lenders Tier II Capital. For definition purpose - Tier I Capital will mean and include equity shareholders and Tier II Capital shall mean and include subordinated debenture holders.
Eligible Investors	<p>Mutual Funds, Banks, Financial Institutions, Non-Banking Finance Companies, Corporates, Provident Funds and Pension Funds, Insurance Companies, FPIs, Foreign Institutional Investors, Qualified Foreign Investors, Qualified Institutional Buyer, Investment holding companies of high net worth individuals and any other person (not being an individual or a group of individuals). However, the list is illustrative only. Investors are requested to check their eligibility to invest in this instrument as per rules, regulations, guidelines, statute or any government order applicable to them. Issuer has not checked the eligibility for any class of investors.</p> <p>The following is an indicative list of documents, the certified true copies of which should be provided with the application:</p> <p>(i) Application by Banks/ eligible FPIs</p> <ul style="list-style-type: none"> • Memorandum and Articles; • resolution authorizing investment and containing operating instructions or letters of authorizations and power of attorney, if applicable; • specimen signatures of authorized signatories; • necessary form for claiming exemption from deduction of tax at source on interest, if applicable; and • Registration certificate as may be applicable. <p>(ii) Application by Corporate Bodies FPIs/ Trusts/ Statutory Corporations.</p> <ul style="list-style-type: none"> • Memorandum and Articles; • Resolution authorizing investment and containing operating instructions or letters of authorizations and power of attorney, if applicable; • specimen signatures of authorized signatories; • necessary form for claiming exemption from deduction of tax at source on interest, if applicable; and • Registration certificate as may be applicable.

	<p>(iii) Application by Mutual Funds/ Custodians of Mutual Funds/ Insurance Companies</p> <ul style="list-style-type: none"> • SEBI registration certificate/ IRDA registration certificate, as may be applicable; • Constitutional documents; • resolution authorizing investment and containing operating instructions or letters of authorizations and power of attorney, if applicable; <p>Application form for application made by Asset Management Company or custodian of mutual fund shall clearly indicate the name of the concerned scheme for which application is being made.</p> <p>(iv) Application under Power of Attorney A certified true copy of the power of attorney or the relevant authority as the case may be along with the names and specimen signatures all of authorized signatories must be lodged along with the submission of the completed Application form. Further modifications/ additions in the power of attorney or authority should be delivered to the Issuer at Corporate Office.</p> <p>(v) Central Know Your Customer Register (CKYCR) The applicants should submit the required Central KYCR documents as prescribed by the RBI along with the application forms, including FATCA declaration as applicable. Applications which are not in compliance with the above requirement shall be liable to be rejected.</p> <p>(vi) PAN No: All applicants should mention their Permanent Account number (PAN) allotted under Income Tax Act, 1961 or declaration in Form 60. Applications without this will be considered incomplete and are liable to be rejected.</p>
Listing (Name of stock exchange(s) where it will be listed and timeline for listing)	<p>The Issuer proposes to list the Debentures on the National Stock Exchange (Debt segment) and has received an in-principle listing approval dated 30th May 2025 from the NSE. Please refer to Annexure II of this Key Information Document.</p> <p>The Debentures are proposed to be listed on Debt segment of NSE within the prescribed timelines as per the SEBI Master Circular.</p>
Rating of the instrument	<p>The rating letter dated 10th November 2025 in relating to issuance of Debentures issued by the Rating Agency (CARE Ratings Limited) 'CARE AAA/ Stable' (pronounced as CARE triple A/ Stable) rating by CARE Ratings Limited.</p> <p>The rating letter dated 10th November 2025 in relating to issuance of Debentures issued by the Rating Agency (CRISIL</p>

	<p>Ratings Limited) 'CRISIL AAA/ Stable' (pronounced as CRISIL triple A/ Stable) rating by CRISIL Ratings Limited</p> <p>The Company hereby declares that the rating is valid on the date of issuance and listing of Debentures pursuant to this Key Information Document.</p> <p>Date and link of the press release: Dated 24th September 2025.</p> <p>Link: https://www.careratings.com/upload/CompanyFiles/PR/202509120938_SMFG_India_Home_Finance_Company_Limited.pdf</p> <p>Date and link of the press release: Dated. 04th September 2025</p> <p>https://www.crisilratings.com/mnt/winshare/Ratings/RatingList/RatingDocs/SMFGIndiaHomeFinanceCompanyLimited_September%2004_%202025_RR_376438.html</p> <p>Please refer to Annexure I for a copy of the rating letter and the press release.</p>
Issue Size	<p>ISSUE OF UPTO 32,500 (THIRTY TWO THOUSAND FIVE HUNDRED ONLY) RATED, LISTED, SENIOR, REDEEMABLE, SECURED, FIXED RATE, NON CONVERTIBLE DEBENTURES OF FACE VALUE INR 1,00,000/- (RUPEES ONE LAKH ONLY) EACH, AGGREGATING TO INR 325,00,00,000/- (RUPEES THREE HUNDRED AND TWENTY FIVE CRORES), ISSUED AT PAR/ PREMIUM ("DEBENTURES") BY SMFG INDIA HOME FINANCE COMPANY LIMITED ON PRIVATE PLACEMENT BASIS (THE "ISSUE").</p> <p>ISSUER MAY AT FUTURE DATE/S DO FURTHER ISSUANCE/S AND /OR REISSUANCE UNDER THE ISIN CREATED IN THIS ISSUE AT ANY PRICE AND TIME AFTER THE CLOSURE OF CURRENT ISSUE. FURTHER ISSUANCES/ RE ISSUANCES CAN BE DONE IN SINGLE/MULTIPLE TRANCHES/SERIES AS MAY BE PERMITTED UNDER APPLICABLE REGULATIONS, GUIDELINES RULES ETC AND DEPENDING ON THE FUND REQUIREMENTS OF THE ISSUER FROM TIME TO TIME.</p>
Step up/Step Down	<p>a) In case if the rating of instrument is downgraded to "double A minus (AA-)" or below at any time, investor reserves</p>

	the right to increase the interest rate by 25 bps for every notch of downgrade with effect from the date of downgrade. b. In case the rating of the instrument falls to “A” or below at any time the investor will have the right to recall and may require the Issuer to redeem the NCDs in full along with all charges for notional losses incurred due to such redemption.											
Minimum Subscription	100 Debentures and in multiples of 1 Debenture thereafter											
Base Issue Size	INR 325 Crores											
Option to retain oversubscription (Amount)	NA											
Objects of the Issue/ purpose for which there is requirement of funds	For eligible end-uses allowed under the relevant regulations and applicable law for deployment of funds on the Company's own balance sheet and not to facilitate resource requests of group entities/parent company/associates. The Company shall use the proceeds from the issue of the Debentures for asset growth/ development											
Details of utilization of the proceeds	For eligible end-uses allowed under the relevant regulations and applicable law for deployment of funds on the Company's own balance sheet and not to facilitate resource requests of group entities/parent company/associates. Up to 100% of the proceeds of the Issue will be utilised for asset growth/development, to the extent permitted under the relevant regulations and Applicable Law.											
Coupon/dividend rate	7.71% p.a											
Coupon/Dividend Payment Frequency	Payable annually and at maturity											
Coupon / Dividend payment dates	<table><tr><td>Tuesday, November 17, 2026</td></tr><tr><td>Wednesday, November 17, 2027</td></tr><tr><td>Friday, November 17, 2028</td></tr><tr><td>Saturday, November 17, 2029</td></tr><tr><td>Sunday, November 17, 2030</td></tr><tr><td>Monday, November 17, 2031</td></tr><tr><td>Wednesday, November 17, 2032</td></tr><tr><td>Thursday, November 17, 2033</td></tr><tr><td>Friday, November 17, 2034</td></tr><tr><td>Friday, November 16, 2035</td></tr></table>		Tuesday, November 17, 2026	Wednesday, November 17, 2027	Friday, November 17, 2028	Saturday, November 17, 2029	Sunday, November 17, 2030	Monday, November 17, 2031	Wednesday, November 17, 2032	Thursday, November 17, 2033	Friday, November 17, 2034	Friday, November 16, 2035
Tuesday, November 17, 2026												
Wednesday, November 17, 2027												
Friday, November 17, 2028												
Saturday, November 17, 2029												
Sunday, November 17, 2030												
Monday, November 17, 2031												
Wednesday, November 17, 2032												
Thursday, November 17, 2033												
Friday, November 17, 2034												
Friday, November 16, 2035												
Cumulative / non-cumulative, in case of dividend	Not Applicable											
Coupon Type (Fixed, floating or other structure)	Fixed											
Coupon Reset Process (including rates, spread, effective date, interest rate cap and floor etc)	Not Applicable											

Day Count Basis (Actual/Actual)	Actual / Actual
Interest on Application Money	At the respective coupon rate (subject to deduction of tax of source, as applicable) from the date of realization of cheque(s)/ demand draft(s) up to one day prior to the Deemed Date of Allotment
Default Interest Rate	2% p.a. over the coupon rate
Tenor	10 years (3651 days)
Redemption Date	November 16, 2035
Redemption Amount	At Par - Rs. 1,00,000/- (Rupees One Lakh Only) per Debenture
Redemption Premium / Discount	Not Applicable
Issue Price	As determined on NSE EBP Platform
Discount at which security is issued and the effective yield as a result of such discount	Nil
Premium/ Discount at which security is redeemed and the effective yield as a result of such premium/ discount	Nil
Put Date	Not applicable
Put Price	Not applicable
Call Date	Not applicable
Call Price	Not applicable
Put Notification Time (Timelines by which the investor need to intimate Issuer before exercising the put)	Not applicable
Call Notification Time (Timelines by which the Issuer need to intimate investor before exercising the call)	Not applicable
Face Value	Rs. 1,00,000/- (Rupees One Lakh Only) per Debenture
Minimum application and in multiples thereafter	Minimum Subscription of 100 Debentures and in multiple of 1 Debentures thereon
Issue timing	11 am to 12 pm

Issue Opening Date	14 th November 2025
Issue Closing Date	14 th November 2025
Date of earliest closing of the issue, if any	NA
Pay – in Date	17 th November 2025
Deemed Date of Allotment	17 th November 2025
Settlement mode of the instrument	Payment of interest and principal will be made by way of Cheques/ DD's/ electronic mode.
Depository	National Securities Depository Limited (“NSDL”) and Central Depository Services (India) Limited (“CDSL”)
Disclosure of interest/ dividend/ redemption dates	Refer Cashflow Table
Record Date	Record Date means in relation to any date on which a payment has to be made by the Issuer in respect of the Debentures, the date which is 15 (fifteen) days prior to the coupon payment date or redemption date.
All covenants of the issue (including side letters, accelerated payment clauses, etc.)	Please refer Annexure VI for details of all covenants of the Issue.
Description regarding Security (where applicable), including type of security (moveable/immovable/tangible, etc.), type of charge (pledge/hypothecation/mortgage etc.), date of creation of security/likely date of creation of security, minimum security cover, revaluation	<p>Security over movable assets</p> <p>(i) For the consideration aforesaid, the Debentures and all the Amounts Outstanding, shall be inter alia secured by a first ranking pari passu charge on the Movable Property, as a primary security, pursuant to a debenture trust deed cum deed of hypothecation to be entered into (“Debenture Trust Deed”). The Company shall create the Security Interest vide the Debenture Trust Deed prior to making the listing application to stock exchange and perfect the Security Interest in accordance with the timelines provided under Applicable Law.</p> <p>(ii) The Security Interest shall be for the benefit of the Debenture Holders, as security for the repayment of all Debentures issued under Series 33 and payment of the Amounts Outstanding to the Debenture Holders and/ or the Trustee and the due performance by the Company of its obligations, covenants, conditions and stipulations under the Debenture Trust Deed, to the satisfaction of the Debenture Holders and / or the Trustee.</p> <p>Security over Fixed Deposits</p>

	<p>(i) The Company may at its discretion create a first ranking pari passu floating charge over Fixed Deposits, as secondary security for the Debentures to the extent of shortfall in Required Security Cover calculated on the basis of Movable Property (as reflected in the books of accounts of the Company).</p> <p>(ii) The value of the Fixed Deposits, if any, charged to secure the Debentures as reflected in the books of accounts of the Company will be included while calculating the Required Security Cover and shall make up for the shortfall thereunder.</p> <p>(iii) Notwithstanding anything contained in the Debenture Trust Deed and other Transaction Documents, if at any time, the security cover calculated based on the value of the Movable Property (as reflected in the books of accounts of the Company) is at least equal to the Required Security Cover, the Company may at its discretion, after providing a certificate from its statutory auditor confirming that the security cover is at least equivalent the Required Security Cover, seek release of the security created over the Fixed Deposits, and the Trustee shall be authorized to and shall provide the relevant release instructions and such other documents, and take such other actions as may be required to release such Security Interest (without requiring any further approval or instructions from the Debenture Holders).</p> <p>(iv) Notwithstanding anything contained in the Debenture Trust Deed and other Transaction Documents, the Debenture Holders and the Trustee acknowledge that (a) the Movable Property is the primary security in relation to the Debentures and the Amounts Outstanding, and if the security cover calculated based on the value of the Movable Property (as reflected in the books of accounts of the Company) is at least equal to the Required Security Cover, neither any Debenture Holder nor the Trustee shall take any action to enforce the Security Interest created over the Fixed Deposits (even if such Security Interest over Fixed Deposits has not yet been released); and (b) subject to paragraph (a) above, if the Security Interest over the Movable Property and the Fixed Deposits becomes enforceable in accordance with the terms of the Transaction Documents, Security Interest over the Movable Property shall be enforced in the first instance as the primary security, and after applying the proceeds of such enforcement, the Security Interest over the Fixed Deposits as secondary security may be enforced, to recover an amount equal to the difference in the Required Security Cover and the security cover calculated based on</p>
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	<p>the value of the Movable Property (as reflected in the books of accounts of the Company).</p> <p>The Company may at its discretion or if so requested by the Trustee, furnish to the Trustee, any additional security, if the security cover over the Secured Property is less than the Required Security Cover. Upon creation of such additional security, the same shall vest in the Trustee subject to all the trusts, provisions and covenants contained in these presents.</p> <p>Security Cover</p> <p>(i) The Company shall maintain a security cover over the Movable Property such that the value of the Movable Property is at least 1.25 time of the principal amount and accrued interest calculated on a proportionate basis (the "Required Security Cover") throughout the tenor of the Debentures. The value of the Movable Property charged for this purpose (both for initial and subsequent valuations) shall be the amount reflected as the value thereof in the books of account of the Company. The Company shall maintain the security cover required under and calculated in accordance with the applicable regulations of SEBI and RBI including the Master Circular for Debenture Trustees dated August 13 2025 issued by SEBI ("DT-Master Circular") and the Master Direction - Reserve Bank of India (Non-Banking Financial Company – Scale Based Regulation) Directions, 2023 dated 19 October 2023 ("RBI Master Directions")</p> <p>(ii) The Company shall submit the certificate of a statutory auditor certifying the Required Security Cover for the said series under this Key Information Document along with the list of Movable Property and details of Fixed Deposits (if any) to the Trustee over which a first ranking pari passu charge has been or will be created in favour of the Trustee (for the benefit of the Debenture Holders) as on the last day of each calendar quarter.</p> <p>(iii) The Company shall furnish: (a) a security cover certificate from statutory auditor as on the last day of every financial quarter, or as required under the applicable regulations, including the DT-Master Circular, certifying that the Required Security Cover is maintained, along with the list of Movable Property and details of Fixed Deposits (if any), forming part of the Secured Property, to the Trustee over which a first ranking pari passu charge has been or will be created in favour of the Trustee (for the benefit of the Debenture Holders) as on the date such certificates are submitted and in the format as laid down in the said</p>
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	<p>circular or applicable regulations as amended from time to time and (b) where at the end of a financial quarter, Fixed Deposits are mentioned as a part of the list of Secured Property in the certificate provided in paragraphs (ii) and (iii)(a) above and Fixed Deposits were not a part of the list in the certificate provided for the last financial quarter, a certificate from an independent chartered accountant within 2 Business Days from the date of submission of the list of Fixed Deposits in accordance with paragraphs (ii) and (iii)(a) above, certifying that except those disclosed in the original financial statements, there are no proceedings pending before, or claims due to, any tax authority in respect of the Company which could result in the Fixed Deposits owned by the Company being or becoming subject to any tax claims pursuant to Section 281 of the Tax Act, Section 81 of the Tamil Nadu GST Act or Section 81 of the CGST Act (the "CA Tax Certificate"). In case where the Fixed Deposits are mentioned as a part of the list of Secured Property in the certificate provided in paragraphs above for one or more consecutive financial quarters, the Company shall also provide a CA Tax Certificate within 2 Business Days from the end of the financial half year, till the time the Fixed Deposits are mentioned as a part of the list of Secured Property in the certificates provided under paragraphs above.</p> <p>The Company shall also submit a quarterly certificate from the statutory auditor of the Company certifying (i) the Required Security Cover for the said series under this Key Information Document; (ii) compliance with all covenants with respect to the Debentures, along with half yearly financial results; and (iii) underlying loan assets forming part of the Secured Property are classified as standard in the books of the Company.</p> <p>(iv) The Company shall create the security over the Movable Property set out above prior to listing application of the Debentures. Further, the charge created by Company shall be registered with concerned Registrar of Companies, CERSAI, etc., and within the timelines as applicable laws. In case the charge is not registered anywhere or is not independently verifiable, then the same shall be considered a breach of covenants/ terms of the issue by the Company.</p> <p>For the purposes of the Key Information Document:</p> <p>"Movable Property" means all amounts owing to, and received and/or receivable by the Company and/or any person on its behalf, all book debts, all cash flows, receivables and</p>
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	<p>proceeds arising from / in connection with standard loan assets of the Company and all rights, title, interest, benefits, claims and demands whatsoever of the Company in, to or in respect of all the aforesaid assets both present and future, and excluding (i) loan assets which have been/ shall be transferred/ assigned by the Issuer in any direct assignment, securitisation or co-lending arrangement; and (ii) any cash flows, receivables, proceeds, rights, interests and benefits arising from standard loan assets over which security has been released by the Debenture Trustee and the Debenture Holders in accordance with the Transaction Documents; and (iii) movable property over which any exclusive security interest is created for the benefit of certain governmental, regulatory or statutory authorities, or any entity incorporated by a statute and their affiliates, including without limitation, NHB, SIDBI etc.</p> <p>“Fixed Deposits” means rupee denominated fixed term deposit accounts opened and maintained in the name of the Company with scheduled commercial banks excluding: (i) interest on such fixed term deposit accounts; (ii) any other deposits or cash reserves made by the Company; (iii) any deposits maintained by the Company pursuant to any regulatory requirements; (iv) any deposits maintained by the Company for internal compliance purposes; (v) any deposits maintained by the Company for parking the proceeds of any debt availed by the Company pending utilization; (vi) any deposits maintained by the Company for creating debt service redemption account or similar accounts by whatever name called; (vii) any deposits provided/ to be provided by the Company in relation to securitization transactions as credit enhancement/ cash collateral, Constituent Subsidiary General Ledger (CSGL) transaction; (viii) in relation to insurance fixed deposits lien marked for the Company’s customers; (ix) any fixed deposits exclusively and bilaterally charged/ to be charged for the benefit of any lenders/investors/debenture holders; and (x) such other deposits as may be mutually agreed in writing between the Company and Debenture Trustee.</p> <p>Movable Property and Fixed Deposits shall collectively be referred to as the “Secured Property”.</p>
Replacement of security, interest to the debenture holder over and above the coupon rate as specified in the Debenture Trust Deed and disclosed in the General Information Document	Please refer to the ‘Description of Security’ section above.
Transaction Documents	<ol style="list-style-type: none"> 1. Debenture Trust Deed; (as annexed in Annexure XIII Part A) 2. Debenture Trustee Agreement; (as annexed in Annexure XIII Part A)

	<p>3. The General Information Document dated 30 May 2025</p> <p>4. This Key Information Document;</p> <p>5. Any fee letter which may be executed with an investor/arranger</p> <p>Any other document that may be mutually designated as a transaction document by the Debenture Trustee and the Company</p>
Conditions Precedent to Disbursement	Nil.
Condition Subsequent to Disbursement	Nil.
Events of Default (including manner of voting /conditions of joining Inter Creditor Agreement, if any)	<p>If one or more of the events specified herein (hereinafter called the "Event(s) of Default") happen(s) and is continuing, the Trustee may, in its discretion, and shall upon request in writing of the Debenture Holders of an amount representing not less than 75% by value of the nominal amount of the Debentures for the time being outstanding and 60% by number at the ISIN level or by a special resolution duly passed at the meeting of the Debenture Holders convened in accordance with the provisions set out in the Debenture Trust Deed, by a notice in writing to the Company and subject to the 45 business day cure period other than payment defaults (or such other cure period as has been specifically agreed in relation to an event in the paragraphs below), declare the principal of, premium any and all interest payable if any on the Debentures to be due and payable forthwith and, subject to the Consequences of Event of Default (given below), the Security Interest created hereunder shall become enforceable.</p> <p>(i) Default is committed in payment of the principal amount of the Debentures on the due date(s) provided that where such non-payment has occurred on account of a technical error, an Event of Default would occur under this paragraph only if such default continues un-remedied for a further period of 5 Business days from the relevant due date.</p> <p>(ii) Default is committed in the payment of the interest which ought to have been paid in accordance with the terms of the Issue, provided that where such non-payment has occurred on account of a technical error, an Event of Default would occur under this paragraph only if such default continues un-remedied for a further period of 5 Business days from the relevant due date.</p> <p>(iii) Default is committed in payment within 30 days from the date of the Change of Control Redemption Notice of the principal amount of the Debentures, the accrued interest and all other amounts payable in respect of the relevant Debentures required to redeemed in accordance with the Transaction Documents.</p>

	<p>(iv) Default is committed in the performance or observance of any material covenant, condition or provision contained in these presents (other than the obligation to pay principal and interest if any) which in the reasonable opinion of the Trustee, results in a material adverse effect or puts the Security Interest of the Debenture Holders in serious jeopardy by making the Security Documents unenforceable. Provided that nothing under this paragraph shall be an Event of Default if such failure to perform/observe is remedied within 45 days of the earlier of: (i) the Trustee giving notice of breach or failure to the Company; and (ii) the date on which the Company becomes aware of such failure or breach.</p> <p>(v) If, the Company has admitted in writing that it is unable to pay its debts as per the provisions of Applicable Law or proceedings for taking it into liquidation, whether voluntarily or compulsorily, have been admitted by the relevant adjudicating authority and an adverse order is passed against the Company.</p> <p>(vi) If, without the approval of the Trustees or Debenture Holders and other than as permitted herein or under the Security Documents, the Secured Property or any part thereof is sold, disposed of, charged without maintaining the Required Security Cover stipulated, encumbered or alienated without maintaining the Required Security Cover stipulated subject to the earlier charges created.</p> <p>(vii) The Company has voluntarily become the subject of proceedings under any bankruptcy or insolvency law or the Company is voluntarily dissolved for which action has not been defended by the Company after receipt of notice.</p> <p>(viii) A corporate insolvency resolution petition has been admitted by the appropriate authority against the Company under the Insolvency and Bankruptcy Code, 2016 as amended from time to time.</p> <p>(ix) If a petition for winding up of the Company has been admitted or if an order of a court of competent jurisdiction is made for the winding up of the Company or a special resolution has been passed by the members of the Company for winding up of the Company, otherwise than in pursuance of a scheme of amalgamation or reconstruction previously approved in writing by the Debenture Trustee and duly carried into effect to the conclusion without being contested by the Company.</p> <p>(x) A receiver or a liquidator has been appointed or allowed to be appointed of all or any material part of</p>
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	<p>the undertaking of the Company and the same act is not contested by the Company.</p> <p>(xi) If, an attachment or distress has been levied on the Secured Property or any part thereof or execution proceedings have been taken or commenced for recovery of any dues from the Company for which action has not been defended by the Company after receipt of notice which leads to fall in security cover below stipulated levels.</p> <p>(xii) The Company without the consent of Debenture Holders or the Trustee ceases to carry on all of its business or any substantial part of its business or gives notice of its intention to do so as currently carried by it.</p> <p>(xiii) When an order has been made by a court or a tribunal or a special resolution has been passed by the members of the Company for winding up of the Company.</p> <p>(xiv) If it becomes illegal under the laws of India to maintain the Debentures or the Company becomes obligated in any manner to withdraw the Debentures.</p> <p>(xv) The government of India or any other relevant governmental authority nationalises, compulsorily acquires, expropriates or seizes all or any part of the business or assets of the Company.</p> <p>(xvi) If any of the Transaction Documents in relation to the Debentures are found to be invalid or unenforceable under the laws of India and the Company has not taken any action to rectify the same.</p> <p>If any Event of Default or any event of which, after the notice, or lapse of time, or both, would constitute an Event of Default has happened, the Company shall, forthwith give notice thereof to the Debenture Holders / Trustee in writing specifying the nature of such Event of Default or of such event, provided that, for the avoidance of doubt, the failure of the Company to give such notice shall not limit or affect the exercise by the Debenture Trustee and the Debenture Holders of their rights under the Debenture Trust Deed.</p> <p>All expenses incurred by Debenture Holders / Trustee after an Event of Default has occurred in connection with:</p> <p>a) Preservation of the Company's assets (whether then or thereafter existing); and</p> <p>b) Collection of amounts due under the Transaction Documents,</p> <p>shall be payable by the Company.</p>
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Creation of recovery expense fund	The Company has created the recovery expense fund (UTR no. HDFCN52025031216127202 paid on 12/03/2025 INR 25,00,000/-) in accordance with Regulation 11 of the SEBI NCS Regulations in the manner as may be specified by SEBI from time to time and inform the Debenture Trustee about the same.
Conditions for breach of covenants (as specified in debenture trust deed)	<p>The Trustee shall ensure that the Company does not commit any breach of the terms of the Issue or covenants of the Debenture Trust Deed and take such reasonable steps as may be necessary to remedy any such breach.</p> <p>The Trustee shall inform the Debenture Holders immediately of any breach of the terms of the Issue or covenants of the Debenture Trust Deed.</p> <p>The Trustee may, at any time, waive on such terms and conditions as to them shall deem expedient any breach by the Company of any of the covenants and provisions in these presents contained without prejudice to the rights of the Trustee in respect of any subsequent breach thereof (and consented to by the Majority Debenture Holders).</p>
Provisions related to Cross Default Clause	Nil
Role and Responsibilities of Debenture Trustee	<p>As mentioned in 'Role and Responsibilities of Debenture Trustee' section on Page 66 of the General Information Document, including:</p> <p>The Trustee shall inform the Debenture Holders immediately, and in any case within 2 Business Day, of receiving a written notice from the Company of the occurrence of a Change of Control Event.</p> <p>A copy of the Due Diligence Certificate provided by the Debenture Trustee is annexed to Annexure V of this Key Information Document.</p>
Risk factors pertaining to the issue	As mentioned in "RISKS IN RELATION TO THE DEBENTURES" on Page 23 of the General Information Document.
Governing Law and Jurisdiction	The Debentures are governed by and shall be construed in accordance with the existing Indian laws. Any dispute arising thereof will be subject to the exclusive jurisdiction of the courts at Mumbai, India
Manner of bidding in the Issue i.e., open bidding or closed bidding	Closed Book Bidding
Interest Rate parameter (Zero coupon, fixed coupon or floating coupon)	Fixed Coupon

Minimum Bid Lot	100 Debentures and in multiples of 1 Debenture thereafter
Bid Opening Date	14 th November 2025
Bid Closing Date	14 th November 2025
Manner of Allotment (i.e., uniform yield allotment or multiple yield allotment)	Multiple Yield Allotment
Settlement Cycle	On or before T+1; "T" being the bidding date
Manner of Settlement	Through clearing corporation
Date of Board Resolution	7 th November, 2024 read with Board resolution dated 13 th February, 2025. A copy of the Board Resolution is annexed to this Key Information Document at Annexure III
Date of passing of resolution in a general meeting under Section 42 of the Act	19 th June 2024. A copy of the resolution is annexed to this Key Information Document at Annexure III
Issuance and Trading Mode	Private placement (Dematerialized form)
Series	Series 33
Principle terms of assets charged as security, if applicable	Please refer to the 'Description regarding Security' clause above.
Name and address of the valuer who performed valuation of the security offered, and basis on which the price has been arrived at along with report of the registered valuer	NA
Justification for the allotment proposed to be made for consideration other than cash together with valuation report of the registered valuer;	NA
The proposed time within which the allotment shall be completed	17 th November 2025
The number of persons to whom allotment on preferential basis/private placement/rights issue has already been made during the year in terms of number securities as well as price	Please see paragraph XL of the General Information Document and the corresponding paragraph in section titled 'Updates to the Disclosure in the General Information Document' below.
Proposed time schedule for which the Offer Documents are valid	The offer under this Key Information Document is valid up to and including the Issue Closure Date. No Applications shall be accepted after the Issue Closure Date.
Contributions being made by the promoters or directors	NA

either as part of the offer or separately in furtherance of such objects	
Intention of promoters, directors or key managerial personnel to subscribe to the offer (applicable in case they intend to subscribe to the offer)	NA
Details of significant and material orders passed by the Regulators, Courts and Tribunals impacting the going concern status of the Company and its future operations	Please refer details of outstanding litigation under the 'General Information Document'
The pre-issue and post-issue shareholding pattern of the Company	Not Applicable as proposed issuance is for non-convertible debentures.
Mode of Payment	As per instruction given by Stock Exchange for EBP Bidding and Settlement Mechanism.
Mode of Repayment	Repayment will be made by either DD or RTGS to the respective investor's account.
Debenture Trustee/Trustee	The Issuer has received the consent of Catalyst Trusteeship Limited, to act as the Trustee on behalf of the Debenture Holders. A copy of the consent letter and due diligence certificate issued by Catalyst Trusteeship Limited is annexed to Annexure V of this Key Information Document
Legal counsel (if any)	NA
Guarantor (if any)	NA
Arrangers (if any)	NA
Merchant banker and co-managers to the Issuer (if any)	NA
Creation of Debenture Redemption Reserve (DRR)	Nil
Details about underwriting of the Issue including the amount undertaken to be underwritten by the underwriters.	NA
Business Day Convention	<p>If the coupon/ dividend payment date of the non- convertible securities falls on a Sunday or a holiday, the coupon payment shall be made on the next working day. However, the dates of the future payments would continue to be as per the schedule originally stipulated in the offer document.</p> <p>If the maturity date of the debt securities, falls on a Sunday or a holiday, the redemption proceeds shall be paid on the previous working day.</p>

	Working day shall mean all days, excluding Saturdays, Sundays and public holidays, on which commercial banks in Mumbai are open for business
Minimum number of NCDs to be applied for	100 Debentures and in multiples of 1 Debenture thereafter
Documentation Requirement From Investors (Specifically for the Issue)	Application Form
Any financial or other material interest of the directors, promoters, key managerial personnel or senior management in the offer and the effect of such interest in so far as it is different from the interests of other persons.	NA
Anchor Portion	NA
Total Amount for Anchor Portion (not exceeding 30% of Base Issue Size)	NA
Non-Anchor Portion (remaining portion of Base Issue Size under non-anchor portion available for bidding on EBP)	NA
Quantum of allocation to the Anchor Investors	NA
Terms for Anchor Investors	At par with Face Value of Debentures
Change of Control Event	“Change of Control Event” means an event whereby Sumitomo Mitsui Financial Group, either directly or indirectly, owns less than 51% of the paid-up share capital of the Company.

UPDATES TO THE DISCLOSURE IN THE GENERAL INFORMATION DOCUMENT

The information disclosed made in the General Information Document dated 30th May 2025 filed by the Company has been updated below:

I. Expenses of the Issue:

Expenses of the Issue along with a break up for each item of expense, including details of the fees payable to separately as under (in terms of amount, as a percentage of total issue expenses and as a percentage of total issue size), as applicable:

Particulars	*Amount (INR Crs)	As % of the issue Size	As % of Total Expense to the issue
Fees payable to lead manager (s)	Not Applicable	Not Applicable	Not Applicable
Underwriting Commission	Not Applicable	Not Applicable	Not Applicable
Brokerage Selling commission and upload fees	Not Applicable	Not Applicable	Not Applicable
Advertising and Marketing expenses	Not Applicable	Not Applicable	Not Applicable
Fees payable to legal advisors	Not Applicable	Not Applicable	Not Applicable
Fees payable to registrar of the issue and ISIN charges	0.01	0.00%	5%
Fees payable to Trustee	0.05	0.01%	18%
Fees payable to regulators including stock exchange	0.01	0.00%	4%
Expenses incurred on printing and distribution of issue stationary	Not Applicable	Not Applicable	Not Applicable
Stamp Duty	0.02	0.01%	7%
Other miscellaneous expenses	0.16	0.05%	66%
Total	0.24	0.08%	100.00%

*Assuming the base issue/amount allotted. The expenses are indicative and are subject to change depending on the actual level of subscription to the Issue and the number of allottees, market conditions and other relevant factors.

The following changes have been made to the Capital Structure (Authorized, Issued and Subscribed) of the Company.

II. Clause II – About the Issuer (Details of Branches) – Updated in Annexure XII

III. Details of any inquiry, inspections or investigations initiated or conducted under the securities law, or Companies Act, 2013 or any previous companies law in the last three years immediately preceding the year of issue of General Information Document or the circulation of offer letter in the case of company and all of its subsidiaries, and if there were any prosecutions filed (whether

pending or not), fines imposed, offences compounded in the three years immediately preceding the year of the offer letter or General Information Document and if so, section-wise details thereof for the Company and all of its subsidiaries: NSE vide its letter dated 30 June, 2025 imposed a fine of Rs.1000/- for non-compliance of SEBI (LODR) Regulations, 2015 ("Listing Regulations"), which was paid on 7 July, 2025. Waiver plea has been filed by the Company on 03 July, 2025. The Company is awaiting for the revert from NSE.

IV. Capital Structure

The following changes have been made to the Capital Structure (Authorized, Issued and Subscribed) of the Company.

A. Capital Structure as on 30 June, 2025:

1. Authorized Share Capital: Rs. 1,500 Crore (1,500,000,000 Equity Shares of Rs. 10 each)
2. Issued and subscribed and paid up Share Capital: Rs. 371.16Crore (37,11,63,169 Equity Shares of Rs. 10 each).
3. Share Premium account: Rs. 963.74 Crores as on 30 June 2025

Particulars	Aggregate Nominal Value (Rs. Crores)	Number of Securities
<u>Authorized Share Capital</u>		
Equity Shares	1,500.00	1,500,000,000
Preference Shares	-	-
<u>Issued and Subscribed Share Capital</u>		
Equity Shares	371.16	37,11,63,169
Preference Shares	-	-
<u>Issued, Subscribed and Paid-up share Capital</u>		
Equity Shares	371.16	37,11,63,169

Preference Shares	-	-
<u>Size of Present Issue</u>		
Non-Convertible Debentures	325	32,500
(Without Green Shoe Option)		
<u>Paid-up Share Capital after the issue</u>		
Equity Shares	371.16	37,11,63,169
Preference Shares	-	-
<u>Paid-up Share Capital after the conversion of any convertible instruments</u>		
Equity Shares	NA	NA
Preference Shares	NA	NA
<u>Share Premium Amount before the issue</u>	963.74	-
<u>Share premium Amount after the issue</u>	963.74	-

B. Changes in Capital Structure:

(i) Details of share capital as at quarter end i.e., 30 June, 2025

Share capital	Amount in Rs.
Authorized share capital	1500,00,00,000 (Fifteen Hundred Crores)
Issued, subscribed and paid-up share capital	The issued and subscribed share capital of the Company is Rs. 371.16 Crore constituting of 37,11,63,169 equity shares with face value of Rs. 10 each.

V. Details of equity share capital for the preceding three financial years and current financial year:

Date of allotment	No. of Equity Shares	Face value (Rs)	Issue price (Rs)	Consideration (cash/ other than cash)	Nature of allotment	Cumulative			Remarks
						No. of Equity Shares	Equity Share capital (Rs)	Equity Share premium (Rs)	
February 3, 2023	1,04,49,320	10	95.7	Cash	Right Issue to SMICC	318,482,513	3,184,825,130	4,915,174,823	Right Issue to SMICC
August 17, 2023	77,39,938	10	96.9	Cash	Right Issue to SMICC	326,222,451	3,262,224,510	5,587,775,436	Right Issue to SMICC
April 26, 2024	1,50,60,240	10	99.6	Cash	Right Issue to SMICC	34,12,82,691	3,41,28,26,910	6,93,71,72,940	Right Issue to SMICC
December 24, 2024	2,98,80,478	10	100.40	Cash	Right Issue to SMICC	37,11,63,169	3,71,16,31,690	9,638,368,151	Right Issue to SMICC

VI. Details of the shareholding of the Company as on 30 June, 2025, as per the format specified by the LODR:

Table I - Summary Statement holding of specified securities – NA

Table II - Statement showing shareholding pattern of the Promoter and Promoter Group

Category and name of the shareholders	Entity type i.e. promoter OR promoter group	PAN	No. of shareholders	No. of fully paid-up equity shares	Partly paid-up equity shares held	No. of shares held	Total shares held	Shareholding %	Number of voting rights held in each class of securities	No. of shares underlying outstanding conversion of	Shareholding, as a % assuming full conversion of	No. of locked in shares	No. of shares pledged or otherwise encumbered	No. of equity shares held in dem
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		p entit y (exc ept pro mote r)			he ld		e rly ing Dep osit or y Rec eip ts	e sh eld	a l cu lat ed as per S C R R , 1 9 5 7	No. o f v ot ing ri gh ts			T o t a l as a % o f T o t al v ot ing ri gh ts	nv ert ible se cur itie s (as a per ce nta ge of dil ute d sh are ca pit al	con vert ible sec uriti es (as a per ce nta ge of dil ute d sh are ca pit al)	N o .	A s a % o f t o t al sh ar es h eld	N o .	A s a % o f t o t al sh ar es h eld	at er iali zed for m
										C la ss X	C l a ss Y	T o t al								
1)	Indian	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil
(a)	Individu als/ Hindu undivid ed Family	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil
(b)	Central Govern ment/ State Govern me nt(s)	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil
(c)	Financi al Instituti ons/ Banks	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil
	SMFG India Credit Compa ny Limited (Includi ng 6 Nomine	Promot er	AAAC D1707 C	7	37,1 1,63, 169	Nil	Nil	37,1 11, 63, 169	100	100	NA	100	100	Nil	-	-	-	-	-	37,1 1,63, 169

	e shareholders)																		
(d)	Any Other (specify)	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil
	Sub- Total (A)(1)	-	-	7	37,1 1,63, 169	Nil	Nil	37, 11, 63, 169	100	100	NA	10 0	100	Nil	-	-	-	-	37,1 1,63, 169
2)	Foreign	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil
(a)	Individuals (Non-Resident Individuals/ Foreign individuals)	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil
(b)	Government	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil
(c)	Institutions	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil
(d)	Foreign Portfolio Investors	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil
(e)	Any Other (specify)	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil
	Sub- total (A)(2)	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil

VII. The number of persons to whom allotment on preferential basis/private placement/rights issue has already been made during the year (FY26), in terms of number of securities as well as price:

Series of NCS	ISIN	Tenor / Period of Maturity Remaining in days	Coupon	Amt outstanding	Date of allotment	Redemption Date/ Schedule	Credit rating	Secured/Unsecured	Security
NIL									

VIII. List of top 10 Holders of Equity Shares of the Company as at the quarter end 30 June, 2025

Sr. No.	Name of shareholders	Total no. of Equity Shares	No of Shares in demat form	Total shareholding as % of total number of equity shares
1	SMFG India Credit Company Limited, the holding company and its nominees*	37,11,63,169	37,11,63,169	100
Total		37,11,63,169	37,11,63,169	100

*including 6 shares held by Individuals as Nominee Shareholders of M/s. SMFG India Credit Company Limited

IX. Details of Promoters holding in the Company as on 30 June, 2025:

Sr. No.	Name of shareholders	No. of Equity Shares	No of Shares in demat form	Amount of Paid-up Capital (in Rs.)	Shareholding (in %)
1	SMFG India Credit Company Limited, the holding company and its nominees*	37,11,63,169	37,11,63,169	3,711,6,31,690	100
Total		37,11,63,169	37,11,63,169	3,711,6,31,690	100

*including 6 shares held by Individuals as Nominee Shareholders of M/s. SMFG India Credit Company Limited. The pre-issue and post-issue shareholding pattern of the company in the following format:

Sl. No.	Category	Pre-issue		Post-issue	
		No. of shares held	% of share holding	No. of shares held	% of share holding
A	Promoters' holding				
1	Indian				
	Individual	Nil	Nil	Nil	Nil
	Bodies corporate	37,11,63,169	100	37,11,63,169	100
	Sub-total	37,11,63,169	100	37,11,63,169	100
2	Foreign promoters				
	Individual	Nil	Nil	Nil	Nil
	Bodies corporate	Nil	Nil	Nil	Nil
	Sub-total	Nil	Nil	Nil	Nil
	Sub-total (A)	37,11,63,169	100	37,11,63,169	100
B	Non-promoters' holding				
1	Institutional investors	Nil	Nil	Nil	Nil
2	Non-institutional investors	Nil	Nil	Nil	Nil
3	Private corporate bodies	Nil	Nil	Nil	Nil
4	Directors and relatives	Nil	Nil	Nil	Nil
5	Indian public	Nil	Nil	Nil	Nil
6	Others (including Non-resident Indians (NRIs))	Nil		Nil	
	Sub-total (B)	Nil	Nil	Nil	Nil
	GRAND TOTAL	37,11,63,169	100	37,11,63,169	100

X. Debt Equity Ratio

The Gross Debt-Equity Ratio prior to, and after the Issue of Debentures is given below:

Particulars	Debt Equity Ratio as per Balance Sheet
Debt Equity ratio Pre-Issuance of the Debentures as on 30th June 2025 (audited)	6.1
Debt Equity ratio Post Issuance of the Debentures	6.6

*The above is calculated as per debt and equity as on 30 June 2025. The current proposed issuance of INR 325 (Base issue) Crores is added to debt and the above is calculated.

XI. Key Operational and Financial Parameters (in Rs. Crores and on standalone Basis for the preceding 3 audited years) as per IND_AS accounting:

PROFIT AND LOSS	Q1FY26	FY25	FY 2024	FY 2023
Revenue from operations	369	1306	1008	685
Other Income	0.28	1	1	1
Total Income	370	1307	1009	686
Total Expense	352	1146	885	633
Profit after tax for the year	13	120	93	40
Other Comprehensive income	-5	-2	-1	0
Total Comprehensive Income	8	118	92	40
Earnings per equity share (Basic)	0.34	3.43	2.87	1.3
Earnings per equity share (Diluted)	0.34	3.43	2.87	1.3
Cash Flow				
Net cash from / used in (-) operating activities	-	-2559	-1258	-1666
Net cash from / used in (-) investing activities	-	-137	-94	272
Net cash from / used in (-) financing activities	-	2958	1617	1429
Net increase/decrease (-) in cash and cash equivalents	-	262	265	35
Cash and cash equivalents as per Cash Flow Statement as at end of Year	-	599	337	7175
Additional Information				
Net worth *	1,543.81	1,533.16	967	804
Cash and cash equivalents	622.30	598.96	337	72

Loans	10,587.20	9,979.41	7965	5981
Loans (Principal Amount)	10,473.77	9,872.53	7886	5928
Total Debts to Total Assets	0.83	0.83	0.77	0.81
Interest Income	340.09	1,152.01	893	638
Interest Expense	200.56	687.31	517	359
Impairment on Financial Instruments	35.63	34.54	23.97	32
Bad Debts to Loans	0.00054	0.01	0.00	0.02
% Stage 3 Loans on Loans (Principal Amount)	1.92%	1.64%	1.92	2.33
% Net Stage 3 Loans on Loans (Principal Amount)	1.22%	1.00%	1.07	1.2
Tier I Capital Adequacy Ratio (%)	17.67%	18.35%	14.24%	15.78%
Tier II Capital Adequacy Ratio (%)	3.75%	3.92%	5.24%	6.49%

Key Operational and Financial Parameters (In Rs. Crores and on Consolidated Basis) for the preceding 3 audited years as per IND_AS accounting

Particulars (Rupees in Crores)	FY 2025	FY 2024	FY 2023
BALANCE SHEET			
Assets			
Property, Plant and Equipment	26	18	11
Intangible Assets	8	4	3
Financial Assets	11029	8519	6107
Non-financial Assets excluding property, plant and equipment	132	141	120
Total Assets	11195	8682	6,240
Liabilities			
Financial Liabilities	9591	7645	5384
-Derivative financial instruments	13		0
-Trade Payables	35	38	40
-Debt Securities	2382	2121	1680
-Borrowings (other than Debt Securities)	6632	4338	3105

-Subordinated liabilities	254	253	253
-Other financial liabilities	277	895	306
Non-Financial Liabilities	46	47	279
-Current tax liabilities (net)	0	0	0
-Provisions	13	17	12
-Deferred tax liabilities (net)	0	0	-
-Other non-financial liabilities	33	30	32
			43
Equity (Equity Share Capital and Other Equity)	1558	990	812
Total Liabilities and Equity	11195	8682	6240

* Net worth is calculated as Shareholders Fund less prepayments

Note: Pursuant to Regulation 52(1) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, the Company is only required to prepare Standalone financial results during the interim periods of the financial year.

XII. Details of the following liabilities of the Issuer, as at the preceding quarter i.e., as on 30 September 2025, or if available at a later date:

a. Details of Outstanding Secured Loan Facilities: As mentioned in Annexure IX

Name of lender	Type of facility	Amount Sanctioned	Principal amount outstanding	Repayment date/ schedule	Security	Credit rating, if applicable	Asset classification
-	-	-	-	-	-		

b. Details of Outstanding Unsecured Loan Facilities: As mentioned in Annexure IX

Name of lender	Type of facility	Amount Sanctioned	Principal amount outstanding	Repayment date/ schedule	Credit rating, if applicable
-	-	-	-	-	

c. Details of Outstanding Non-Convertible Securities as on 30 September 2025:

Series of NCS	ISIN	Tenor / Period of Maturity Remaining in days	Coupon	Amount outstanding	Date of allotment	Redemption Date/ Schedule	Credit rating	Secured/Unsecured	Security
Series 19	INE213W07202	38	8.20%	11.7	7-Nov-22	7-Nov-25	AAA by CRISIL	Secured	First Pari Passu charge on Receivables + Fixed Deposits as secondary security incase of shortfall
Series 21 Option II	INE213W07228	87	8.40%	100	27-Dec-22	26-Dec-25	AAA by CARE	Secured	First Pari Passu charge on Receivables + Fixed Deposits as secondary security incase of shortfall
Series 22	INE213W07244	132	8.45%	75	9-Feb-23	9-Feb-26	AAA by CRISIL	Secured	First Pari Passu charge on Receivables + Fixed Deposits as secondary security incase of shortfall
Series 23	INE213W07251	227	8.35%	350	17-May-23	15-May-26	AAA by CRISIL	Secured	First Pari Passu charge on Receivables + Fixed Deposits as secondary security incase of shortfall
Series 24	INE213W07269	340	8.15%	120	5-Sep-23	5-Sep-26	AAA by CRISIL & CARE	Secured	First Pari Passu charge on Receivables + Fixed Deposits as secondary security incase of shortfall
Series 25	INE213W07277	472	8.35%	425	17-Jan-24	15-Jan-27	AAA by CRISIL	Secured	First Pari Passu charge on Receivables + Fixed Deposits as secondary security incase of shortfall

Series 26	INE2 13W 0728 5	605	8.25 %	200	28-May-24	28-May-27	AAA by CRISIL	Secured	First Pari Passu charge on Receivables + Fixed Deposits as secondary security incase of shortfall
Series 27	INE2 13W 0729 3	710	8.07 %	200.005	11-Sep-24	10-Sep-27	AAA by CARE	Secured	First Pari Passu charge on Receivables + Fixed Deposits as secondary security incase of shortfall
Series 28	INE2 13W 0730 1	759	7.61 %	200	29-Oct-24	29-Oct-27	AAA by CARE	Secured	First Pari Passu charge on Receivables + Fixed Deposits as secondary security incase of shortfall
Series 27 (Reissuance)	INE2 13W 0729 3	710	8.04 %	375	2-Dec-24	10-Sep-27	AAA by CARE	Secured	First Pari Passu charge on Receivables + Fixed Deposits as secondary security incase of shortfall
Series 29	INE2 13W 0731 9	962	7.40 %	250	19-May-25	19-May-28	AAA by CARE	Secured	First Pari Passu charge on Receivables + Fixed Deposits as secondary security incase of shortfall
Series 30	INE2 13W 0732 7	1,070	7.25 %	100	6-Jun-25	4-Sep-28	AAA by CARE	Secured	First Pari Passu charge on Receivables + Fixed Deposits as secondary security incase of shortfall
Series 31	INE2 13W 0733 5	849	7.17 %	300	1-Aug-25	27-Jan-28	AAA by CARE	Secured	First Pari Passu charge on Receivables + Fixed Deposits as secondary security incase of shortfall
	Sub total			2707					
Series 1	INE2 13W 0801 0	1,711	8.50 %	30	8-Jun-20	7-Jun-30	AAA by CRISIL and CARE	UnSecured	

Series 2	INE213W08028	1,919	7.63%	40	1-Jan-21	1-Jan-31	AAA by CRISIL and CARE	UnSecured	
Series 3	INE213W08036	2,142	7.70%	25	12-Aug-21	12-Aug-31	AAA by CRISIL and CARE	UnSecured	
Series 4	INE213W08044	2,487	8.40%	100	22-Jul-22	22-Jul-32	AAA by CRISIL and CARE	UnSecured	
Series 5	INE213W08051	2,508	8.40%	50	12-Aug-22	12-Aug-32	AAA by CRISIL and CARE	UnSecured	
	Sub total			245.00					
	Total			2,951.71					

d. Details of Commercial Paper issuances as at the end of the last quarter, i.e., as on 30 September 2025:
NIL

Series of NCS	ISIN	Tenor / Period of Maturity	Coupon	Amount outstanding (in crs)	Date of allotment	Redemption Date/ Schedule	Credit rating	Secured/ Unsecured	Security
NIL									

e. List of top ten holders of non-convertible securities in terms of value (on a cumulative basis) as of 30 September 2025

S No.	Name of the holders	Category of holders	Face value of holding	Amount in crs	Holding as a % of total outstanding non-convertible securities of the Issuer
1	Aditya Birla Sun life Mutual Fund	Mutual Fund	100000	650	22%
2	SBI Mutual Fund	Mutual Fund	100000	475	16%
3	ICICI Prudential Mutual Fund	Mutual Fund	100000	400	14%
4	HDFC Mutual Fund	Mutual Fund	100000	325	11%
5	Kotak Mutual Fund	Mutual Fund	100000	250	8%
6	STAR HEALTH AND ALLIED INSURANCE COMPANY LIMITED (POLICY HOLDER ACCOUNT)	Insurance	100000	200	7%
7	STATE BANK OF INDIA	Bank	100000	200	7%
8	CANARA BANK-MUMBAI	Bank	100000	100	3%
9	INDIAN OIL CORPORATION LTD (REFINERIES DIVISION) EMPLOYEES PROVIDENT FUND	Pension/Trust	100000	90	3%
10	KOTAK MAHINDRA BANK LIMITED	Bank	100000	75	3%

f. List of top ten holders of commercial papers in terms of value (in cumulative basis) - **NIL**

S No.	Name of the holders	Category of holder	Face value of holding	Amount (Rupees in Crores)	Holding as a % of total commercial papers outstanding of the Issuer
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NIL					
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- g. Details of the bank fund based facilities/rest of the borrowing as on [30 September 2025] (if any including hybrid debt like FCCB, Optionally Convertible Debentures / Preference Shares) from financial institutions or financial creditors:

Name of Party (in case of facility)/ Name of Instrument	Type of facility/ Instrument	Amount sanctioned / issued	Principal Amount outstanding	Date of Repayment / Schedule	Credit Rating	Secured/ Unsecured	Security
NIL							

- h. Details of any outstanding borrowings taken/ the debt securities issued for consideration other than cash as on 30 September 2025. This information shall be disclosed whether such borrowing/ debt securities have been taken/ issued:

- (i) in whole or part,
- (ii) at a premium or discount, or
- (iii) in pursuance of an option or

The Company has re-issued Series 17, Series 27 at a discount/ premium to issue price.

XIII. Disclosures on Asset Liability Management for the latest audited financials audited (as on 31st March 2025)

Sl. No.	Particulars of disclosure	Details
1.	Details with regard to lending done out of the issue proceeds of earlier issuances of debt securities (whether public issue or private placement) by the Issuer	<ul style="list-style-type: none"> Lending Policy: Refer to "Annexure XI" in General Information Document Classification of loans/advances given to associate or entities/ person related to board, Key Managerial Personnel, Senior Management, promoters, etc.: - NIL Classification of loans/advances given, according to type of loans, denomination of loan outstanding by loan to value, sectors, denomination of loans outstanding by ticket size, geographical classification of borrowers, maturity profile etc.: see paragraphs below

		<ul style="list-style-type: none"> Aggregated exposure to top 20 borrowers with respect to the concentration of advances, exposures to be disclosed in the manner as prescribed by RBI in its stipulations on Corporate Governance for NBFCs: Refer to “Annexure VII” in this Key Information Document Details of loans, overdue and classified as Non-performing assets (NPA): Refer to “Annexure VIII” in this Key Information Document.
2.	Details of borrowings granted by the Issuer	Portfolio summary of borrowings made by the Issuer Quantum and percentage of secured vs unsecured borrowings - Refer to “Annexure IX” in this Key Information Document.
3.	Details of change in shareholding	Any change in promoters’ shareholding in the Issuer during the preceding financial year beyond the threshold prescribed by the RBI: Refer to Section V of the General Information Document.
4	Disclosure of Assets under management	Segment wise break up and type of loan Refer to X (a) & (g) below
5.	Details of borrowers	Geographical location wise: Refer to X (e) below
6.	Details of Gross NPA	Segment Wise: Refer to X (g) below
7.	Details of Assets and Liabilities	Residual maturity profile wise into several bucket: Refer to X (h) below
8.	Disclosure of latest ALM statements to stock exchange	Enclosed as Annexure XI of this Key Information Document.

a) Types of loans

Details of types of loans as on 31st March, 2025

Sl. No.	Types of loans	Rs. Crore
(1)	Secured	11,691.64
(2)	Unsecured	0.00
(3)	Total assets under management (AUM)*^	11,691.64

Details of types of loans as on 30th June, 2025

Sl. No.	Types of loans	Rs. Crore
(1)	Secured	12,283.26
(2)	Unsecured	0.00
(3)	Total assets under management (AUM)*^	12,283.26

**Information required at borrower level (and not by loan account as customer may have multiple loan accounts); ^Issuer is also required to disclose off balance sheet items*

b) Denomination of loans outstanding by loan-to-value:

Denomination of loans outstanding by loan-to-value as on 31st March, 2025

Sl. No.	LTV (at the time of origination)	Percentage of AUM
(1)	Upto 40%	23.5%
(2)	40-50%	14.3%
(3)	50-60%	17.4%
(4)	60-70%	14.7%
(5)	70-80%	18.1%
(6)	80-90%	11.9%
(7)	>90%	0.0%
	Total	100.0%

Denomination of loans outstanding by loan-to-value as on 30th June, 2025

Sl. No.	LTV (at the time of origination)	Percentage of AUM
(1)	Upto 40%	23.6%
(2)	40-50%	14.4%
(3)	50-60%	17.6%
(4)	60-70%	14.5%
(5)	70-80%	17.9%
(6)	80-90%	12.0%
(7)	>90%	0.0%
	Total	100.0%

c) Sectoral exposure:

Details of sectoral exposure as on 31st March, 2025

Sl. No.	Segment-wise break-up of AUM	Percentage of AUM
(1)	Retail	
A.	Mortgages (home loans and loans against property)	73.41%
B.	Gold loans	NA
C.	Vehicle finance	0.00%
D.	MFI	NA
E.	MSME	16.77%
F.	Capital market funding (loans against shares, margin funding)	0.00%
G.	Others	0.00%
(2)	Wholesale	

A.	Infrastructure	NA
B.	Real estate (including builder loans)	9.82%
C.	Promoter funding	NA
D.	Any other sector (as applicable)	NA
E.	Others	NA
	Total	100.00%

Details of sectoral exposure as on 30th June, 2025

Sl. No.	Segment-wise break-up of AUM	Percentage of AUM
(3)	Retail	
H.	Mortgages (home loans and loans against property)	72.72%
I.	Gold loans	NA
J.	Vehicle finance	0.00%
K.	MFI	NA
L.	MSME	17.34%
M.	Capital market funding (loans against shares, margin funding)	0.00%
N.	Others	0.00%
(4)	Wholesale	
F.	Infrastructure	NA
G.	Real estate (including builder loans)	9.93%
H.	Promoter funding	NA
I.	Any other sector (as applicable)	NA
J.	Others	NA
	Total	100.00%

d) Denomination of loans outstanding by ticket size *:

Details of outstanding loans category wise as on 31st March, 2025

Sl. No.	Ticket size (at the time of origination)	Percentage of AUM
(1)	Upto Rs. 2 lakh	0.26%
(2)	Rs. 2-5 lakh	3.22%
(3)	Rs. 5-10 lakh	12.47%
(4)	Rs. 10-25 lakh	42.48%
(5)	Rs. 25-50 lakh	24.29%
(6)	Rs. 50 lakh – 1 crore	6.72%

(7)	Rs. 1 – 5 crore	5.68%
(8)	Rs. 5 – 25 crore	4.57%
(9)	Rs. 25 – 100 crore	0.30%
	Total	100.0%

Details of outstanding loans category wise as on 30th June, 2025

Sl. No.	Ticket size (at the time of origination)	Percentage of AUM
(1)	Upto Rs. 2 lakh	0.03%
(2)	Rs. 2-5 lakh	1.07%
(3)	Rs. 5-10 lakh	9.85%
(4)	Rs. 10-25 lakh	43.53%
(5)	Rs. 25-50 lakh	27.22%
(6)	Rs. 50 lakh – 1 crore	7.64%
(7)	Rs. 1 – 5 crore	1.03%
(8)	Rs. 5 – 25 crore	6.50%
(9)	Rs. 25 – 100 crore	3.13%
	Total	100.0%

e) Geographical classification of borrowers:

Top 5 states borrower wise as on 31st March, 2025

Sl. No.	Top 5 states	Percentage of AUM
(1)	MAHARASHTRA	16.4%
(2)	DELHI	13.1%
(3)	RAJASTHAN	11.5%
(4)	PUNJAB	9.7%
(5)	GUJARAT	9.4%

Top 5 states borrower wise as on 30th June, 2025

Sl. No.	Top 5 states	Percentage of AUM
(1)	MAHARASHTRA	16.4%
(2)	RAJASTHAN	11.5%
(3)	UTTAR PRADESH	10.6%
(4)	GUJARAT	9.3%
(5)	DELHI	8.3%

f) Details of loans overdue and classified as non-performing in accordance with RBI's stipulations:

Movement of Gross NPA - March 2025		Movement of provisions for NPA - March 2025	
Movement of gross NPA*	Rs. Crore	Movement of provisions for NPA	Rs. Crore
Opening gross NPA as on March 2024	204.07	Opening balance as on March 2024	77.44
Additions during FY 25	301.37	Provisions made during FY 25	110.54
Reductions during FY 25	270.59	Write-off/ write-back of excess provisions during FY 25	112.72
Closing balance of gross NPA as on March 2025	234.85	Closing balance as on March 2025	75.26

g) Segment-wise gross NPA

Segment wise gross NPA as on 31st March, 2025

Sl. No.	Segment-wise gross NPA	Gross NPA (%)
(1)	Retail	
A.	Mortgages (home loans and loans against property)	2.1%
B.	Gold loans	NA
C.	Vehicle finance	0.00%
D.	MFI	NA
E.	MSME	0.0%
F.	Capital market funding (loans against shares, margin funding)	0.0%
G.	Others	0.0%
(2)	Wholesale	
A.	Infrastructure	NA
B.	Real estate (including builder loans)	0.0%
C.	Promoter funding	NA
D.	Any other sector (as applicable)	NA
E.	Others	NA
	Total	2.1%

Segment wise gross NPA as on 30th June, 2025

Sl. No.	Segment-wise gross NPA	Gross NPA (%)
(1)	Retail	
A.	Mortgages (home loans and loans against property)	2.06%
B.	Gold loans	NA
C.	Vehicle finance	0.00%
D.	MFI	NA
E.	MSME	0.40%
F.	Capital market funding (loans against shares, margin funding)	0.00%
G.	Others	0.00%
(2)	Wholesale	
A.	Infrastructure	NA
B.	Real estate (including builder loans)	0.00%
C.	Promoter funding	NA
D.	Any other sector (as applicable)	NA
E.	Others	NA
	Total	2.46%

h) Residual maturity profile of assets and liabilities (in line with the RBI format):

Residual maturity profile of assets and liabilities as on 31st March, 2025 (Unaudited Nos.)

Category	Up to 30/31 days	>1 month – 2 months	>2 months – 3 months	>3 months – 6 months	>6 months – 1 year	>1 years – 3 months	>3 years – 5 years	>5 years	Total
Deposit	-	-	-	-	-	-	-	-	-
Advances	230.91	137.59	142.88	457.56	849.71	2292.89	1265.28	4463.84	9840.66
Investments	272.04	138.38							410.42
Borrowings #	71.36	368.67	223.09	354.34	900.36	4810.82	1399.6	1139.25	9267.49
FCA*									
FCL*	-	-	-	-	-	-	-	-	-

***FCA- Foreign Currency Assets; FCL – Foreign Currency Liabilities**

Residual maturity profile of assets and liabilities as on 30 June, 2025

Category	Up to 30/31 days	>1 month – 2 months	>2 months – 3 months	>3 months – 6 months	>6 months – 1 year	>1 years – 3 months	>3 years – 5 years	>5 years	Total
Deposit	-	-	-	-	-	-	-	-	-
Advances	242.58	146.66	153.26	499.31	914.52	2,434.75	1,340.12	4,515.29	10,246.49
Investments	124.04	49.62	49.34	-	-	-	-	-	223.00

Borrowings#	70.15	168.90	263.82	530.68	1,151.00	4,840.93	1,590.59	972.98	9,589.06
FCA*	-	-	-	-	-	-	-	-	-
FCL*	-	-	-	-	-	-	-	-	-

XIV. A portfolio summary with regards to industries/ sectors to which borrowings have been granted by the Issuer:

Sr. No.	Product	Nature	Mar-25 (Rupees in Crores)
1	Housing	Secured	8,582.40
2	LAP	Secured	1,960.90
3	Developer Funding	Secured	1,148.33
URBAN			11,691.64

Sr. No.	Product	Nature	June-25 (Rupees in Crores)
1	Housing	Secured	7,046
2	LAP	Secured	4,017
3	Developer Funding	Secured	1,220
URBAN			12,283

XV. Quantum and percentage of secured vis-à-vis unsecured borrowings granted by the Issuer as on 30 September 2025:

Secured and Unsecured Borrowings (As on 30 September 2025):

Sr. No	Instrument	Outstanding Amount (Rupees in Crores)	%
1	Secured Borrowings	9,263	97%
2	Unsecured Borrowings	245	3%
	Total	9,508	100%

XVI. List of Top 10 Debenture Holders as on 30 September 2025:

S No.	Name of the holders	Amount in crs	Holding as a % of total outstanding non-convertible securities of the Issuer
1	Aditya Birla Sun Life Mutual Fund	650	22%
2	SBI Mutual Fund	475	16%
3	ICICI Prudential Mutual Fund	400	13%
4	HDFC Mutual Fund	325	11%
5	Kotak Mutual Fund	250	8%
6	Star Health and Allied Insurance Company Limited	200	7%
7	State Bank of India	200	7%
8	Canara Bank	100	3%
9	IOCL (Refineries Division) Employees Provident Fund	90	3%
10	Kotak Mahindra Bank Limited	75	2%
	Total	2,765	

XVII. Disclosure of any other Contingent liability based on the latest audited financial statements including amount and nature of liability:

Contingent Liability and commitments

The Company has assessed its obligations arising in the normal course of business, including pending litigations, proceedings pending with tax authorities and other contracts including derivative and long-term contracts. The Company does not expect the outcome of these proceedings to have a materially adverse effect on its financial statements.

a) Contingent liabilities: As on 30 June 2025

Particulars	As at	As at	As at	As at
	30-Jun-25	31-Mar-25	31-Mar-24	31-Mar-23
	(₹ lakhs)	(₹ lakhs)	(₹ lakhs)	(₹ lakhs)
Guarantees	25	25	25	25

Contingent liability for litigations pending against the Company	434	446	110	5
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b) Capital and other commitments

The Company is obligated under various capital contracts. Capital contracts are work/purchase orders of a capital nature, which have been committed. Further, the commitments have fixed expiration dates and are contingent upon the borrower's ability to maintain specific credit standards.

1. Estimated amount of contracts remaining to be executed on capital account and not provided for as at 31 March 2025 is ₹ 429 Lakhs (31 March 2024 is ₹ 884 Lakhs).
2. Loans sanctioned not yet disbursed as at 31 March 2025 were ₹ 1,72,924 Lakhs (31 March 2024 were ₹ 1,10,388 Lakhs).

XVIII. Details of acts of material frauds committed against the Issuer in the preceding three financial years and current financial year, if any, and if so, the action taken by the Issuer.

There is no observation with material impact on the business or profits of the Company.

Particular	Year ended 31-Mar-25 (₹ lakhs)	Year ended 31-Mar-24 (₹ lakhs)	Year ended 31-Mar-23 (₹ lakhs)
Amount Involved	122	243	-
Amount Recovered	NA	0	13.86
Amount written off/provided	122	243	-
Balance	NA	0	-

I. Change In Accounting Policies During Preceding Three Years And Its Effect On Profit And Reserves Of The Company

For FY25: No change

For FY24: No change

For FY23: No Change

II. Profits Of The Company, Before And After Making Provision For Tax, For The Three

Financial Years Immediately Preceding The Date Of Circulation Of The General Information Document:

Particulars	Q1FY26	FY25	FY24	FY23
Profit before Tax	17	161	124	54
Profit after Tax	13	120	93	40

III. Dividend declared by the Company and interest coverage ratio (Cash profit after tax plus interest paid/ interest paid)

Year	Dividend declared	Interest coverage ratio	Cash profit before Interest after tax (INR Crores)	Interest paid (INR Crores)
Q1FY26	NIL	NA	255	201
2025	NIL	NA	866	687
2024	NIL	NA	652	517
2023	Nil	NA	442	359

XIX. Related Party Transaction entered during the preceding three financial years and current financial year with regard to loans made or, guarantees given or securities provided.

Nature of Transaction	March'25 (₹ lakhs)	March'24 (₹ lakhs)	March'23 (₹ lakhs)
Equity investment made by the parent company			
SMFG India Credit Co. Ltd.	45,000	7,500	-
Income as per Resource sharing agreement			
SMFG India Credit Co. Ltd.	51	89	124
Expense as per Resource sharing agreement*			
SMFG India Credit Co. Ltd.	4,610	3,058	2,409
Transfer of standard assets through assignment to parent company			

SMFG India Credit Co. Ltd.	38,153	32,520	-
Corporate Guarantee obtained for NHB refinance	23,559	30,000	-
Commitment Charges on Committed lines provided by parent Company			
SMFG India Credit Co. Ltd.	183	186	221

Remuneration to Company's Key Management Personnel	March'25
Salary, bonus and allowances (including short term benefits)	
Mr. Deepak Patkar	124
Mr. Ashish Chaudhary	39
Ms. Akanksha Kandoi	7
Mr. Parthasarathy Iyengar	15
Director's sitting fees	
Ms. Sudha Pillai	9
Mr. Radhakrishnan Menon	7
Mr. Colathur Narayanan Ram	8
Ms. Dakshita Das	19
Director's Commission	
Ms. Sudha Pillai	14
Mr. Radhakrishnan Menon	25
Mr. Colathur Narayanan Ram	22
Ms. Dakshita Das	33

XX. Details regarding auditors of the Issuer:

Details of Auditors of the Issuer:

Name of the Auditor	Address	Date of Appointment
B. K. Khare & Co, Chartered Accountants (Firm Registration No.: 105102W)	B. K. Khare & Co, Chartered Accountants (Firm Registration No.: 105102W) Address: 706/708, Sharda Chambers, New Marine	19 th June, 2024 Appointment done in Annual General Meeting

	<p>Lines, Mumbai – 400 020, India</p> <p>Tel No.: 9820069994</p> <p>Email address: info@bkkahreco.com</p> <p>Contact person Ms. Padmini Khare</p>	dated 19 th June, 2024
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Details of change in auditors for preceding three financial years and current financial year:

Name of the Auditor	Address	Date of Appointment	Date of cessation, if applicable	Date of resignation, if applicable
M.P. Chitale & Co., Chartered Accountants (Firm Registration No. 101851W)	Hamam House, Ambalal Doshi Marg, Fort, Mumbai-400001	6 th September, 2021 (Appointment done in AGM dated 6 th September, 2021)	19 June, 2024	-
B. K. Khare & Co, Chartered Accountants (Firm Registration No.: 105102W)	706/708, Sharda Chambers, New Marine Lines, Mumbai – 400 020, India	19 June, 2024 (Appointment done in AGM dated 19 June, 2024)	-	-

I. Name and Address of the Directors as on date

Sr. No.	Name	Address	Designation	DIN	Occupation
1.	Mr. Colathur Narayanan Ram	2 nd Floor, Waheeda 19, Nargis Dutt Road, Pali Hill, Bandra West, Mumbai – 400050	Chairman, Independent Director	00211906	MD&CEO, FYNDNA TECHCORP Private Limited
2.	Mr. Deepak Patkar	B 2001 Oberoi Exquisite, Off Western Express Highway,	Managing Director and CEO	09731775	Employment

		Goregaon East, Near Oberoi, International School, Mumbai, Mumbai Suburban, Maharashtra – 400063			
3.	Ms. Dakshita Das	C/o Devendra Singh, Flat No. 4092, First Floor with Scooter Garage, Sector D Pocket 4, Vasant Kunj, New Delhi, Delhi, Delhi 110070	Independent Director	07662681	Retired Civil Servant
4.	Mr. Surya Prakash Rao Pendyala	Villa No. 38, Aditya Empress Park Shaikpet, Golconda Fort Road, Hyderabad 500008, Telangana	Additional Director (Non- Executive, Non- Independent)	02888802	Management Consulting

II. Details of the current Directors the Company as on date

Name, Designation and DIN	Age	Address	Date of appointment	Details of other directorship
Mr. Colathur Narayanan Ram Designation: Chairman, Independent Director DIN: 00211906	68	2 nd Floor, Waheeda 19, Nargis Dutt Road, Pali Hill, Bandra West, Mumbai – 400050	20/08/2024	Public Companies: SMFG India Credit Company Limited; Aditya Birla Health Insurance Company Limited; Private Company: Perfios Software Solutions Private Limited FYNDNA Techcorp Private Limited
Mr. Deepak Patkar Designation: Managing Director and CEO DIN: 09731775	52	B 2001 Oberoi Exquisite, Off Western Express Highway, Goregaon East, near Oberoi, International School, Mumbai, Mumbai Suburban, Maharashtra – 400063	2/2/2023	Public Companies: NIL Private Companies: NIL
Ms. Dakshita Das Designation: Independent Director DIN: 07662681	63	C/o Devendra Singh, Flat No. 4092, First Floor with Scooter Garage, Sector D Pocket 4, Vasant Kunj, New Delhi, Delhi-110070	20/01/2023	Public Companies : SMFG India Credit Company Limited; NSE Indices Limited; Protium Finance Limited; Private Companies: NIL
Mr. Surya Prakash Rao Pendyala Designation: Additional Director (Non-Executive, Non-Independent) DIN: 02888802	66	Villa No. 38, Aditya Empress Park Shaikpet, Golconda Fort Road, Hyderabad 500008, Telangana	11/09/2025	Public Companies: Kerala Infrastructure Fund Management Limited SBI Ventures Limited Private Companies: SMBC Global Services Private Limited

There are no directors who are appearing in the RBI's defaulters list or ECGC default list.

III. Details of change in directors in the preceding three financial years and current financial

year

Name Designation and DIN	Date of appointment	Date of Cessation, if applicable	Date of resignation, if applicable	Remarks
<p>Mr. Pavan Kaushal</p> <p>Designation: Non-Executive Director</p> <p>DIN: 07117387</p>	15-Jan-2021		31-May-2022	<p>Appointed Additional Director in Non- executive capacity w.e.f. 15th January, 2021 and Change in designation from Additional Director to Non-Executive Director w.e.f. 06th September, 2021.</p> <p>Further He resigned as a Non-Executive Director of the Company due to attaining superannuation from SMICC, Holding Company.</p>
<p>Mr. Shantanu Mitra</p> <p>Designation: Non-Executive Director</p> <p>DIN: 03019468</p>	22-Dec-2021	13-06-2025		<p>Appointed Chairman, Non-Executive Director of the Company w.e.f. 22nd December, 2021</p> <p>Ceased to be Chairman of the Company w.e.f. 20th August, 2024</p> <p>Mr. Shantanu Mitra retired as Non-Executive Director of the Company at the 15th Annual General Meeting ("AGM") of the Company held on 13 June, 2025.</p>

Mr. Radhakrishnan B. Menon Designation: Independent Director DIN: 01473781	22-Dec-2021	22-Dec-24		Appointed Independent Director of the Company w.e.f. 22 nd December, 2021 Ceased to be an Independent Director w.e.f. 22 December, 2024 due to completion of his tenure.
Mr. Ajay Pareek Designation: Non-Executive Director DIN: 08134389	22-Dec-2021		19-Aug-2024	Appointed Non-Executive Director of the Company w.e.f. 22 nd December, 2021 Further, he resigned from the board with w.e.f. close of business hours 19 th August, 2024.
Ms. Sunita Sharma Designation: Independent Director DIN: 02949529	26-Apr-2022		24-Nov-2022	Appointed Additional Director in an Independent Director of the Company w.e.f. 26 th April, 2022 and Change in designation from Additional Director to Non-Executive Director w.e.f. 20 th September, 2022. Further she resigned from the board with w.e.f. 24 th November 2022.
Ms. Dakshita Das Designation:	20- Jan-2023			Appointed Additional Director in (Non- executive,

Independent Director DIN: 07662681				Independent) capacity w.e.f. 20 th January, 2023 and Change in designation from Additional Director to Independent Director w.e.f. 2 nd February, 2023.
Mr. Deepak Patkar Designation: Managing Director & CEO DIN: 09731775	2- Feb-2023			Appointed as Managing Director & CEO w.e.f. 2 nd February, 2023
Ms. Sudha Pillai Designation: Independent Director DIN: 02263950	21-Aug-2019	20-Aug-2024	-	Ms. Sudha Pillai ceased to be an Independent Director of the Company due to completion of her tenure w.e.f. close of business hours of 20 th August, 2024.
Mr. Colathur Narayanan Ram Designation: Chairman, Independent Director DIN: 00211906	20-Aug-2024	-	-	Appointed as Independent Director w.e.f. 20 th August, 2024
Mr. Surya Prakash Rao Pendyala Designation: Additional Director (Non-Executive, Non-Independent) DIN: 02888802	11-Sep-2025	-	-	Appointed as an Additional Director (Non-Executive, Non-Independent) w.e.f. 11 th September, 2025.

XXI. Details of directors' remuneration, and such particulars of the nature and extent of their interests in the Issuer (during the current year and preceding three financial years):

Remuneration payable or paid to a director by the Issuer, its subsidiary or associate company, shareholding of the director in the Issuer, its subsidiaries and associate companies on a fully diluted basis.

Sr. No.	Name of the director	Remuneration payable or paid by the Company, its subsidiary or associate company#				Shareholding in the Company, its subsidiaries and associate company (on a fully diluted basis)		
		For current year till 11 November, 2025***	For Year ended March 31, 2025**	For year ended 31 March, 2024*	For Year ended March 31, 2023	For Year ended March 31, 2025	For Year ended March 31, 2024	For Year ended March 31, 2023
1.	Mr. Deepak Patkar ¹	81,893,459	9,54,19,806	3,20,81,924	2,534,205	1	1	1
2.	Ms. Sudha Pillai ²	12,85,714	20,75,714	40,80,000	30,90,000	NIL	NIL	NIL
3.	Mr. Ajay Pareek ³	NIL	NIL	NIL	NIL	1	1	1
4.	Mr. Shantanu Mitra ⁴	NIL	NIL	NIL	NIL	1	1	1
5.	Mr. Pavan Kaushal ⁵	NIL	NIL	NIL	NIL	NA	NA	NA
6.	Mr. Radhakrishnan B. Menon ⁶	17,14,286	23,94,286	3,450,000	28,80,000	NIL	NIL	NIL

Sr. No.	Name of the director	Remuneration payable or paid by the Company, its subsidiary or associate company#				Shareholding in the Company, its subsidiaries and associate company (on a fully diluted basis)		
		For current year till 11 November, 2025***	For Year ended March 31, 2025**	For year ended 31 March, 2024*	For Year ended March 31, 2023	For Year ended March 31, 2025	For Year ended March 31, 2024	For Year ended March 31, 2023
7.	Ms. Sunita Sharma ⁷	NIL	NIL	1,600,000	22,80,000	NIL	NIL	NIL
8.	Ms. Dakshita Das ⁸	16,20,000	47,50,000	41,50,000	7,10,000	NIL	NIL	NIL
9.	Mr. Colathur Narayanan Ram ⁹	15,50,000	30,35,714	NIL	NIL	NIL	NIL	NIL
10.	Mr. Surya Prakash Rao Pendyala ¹⁰	3,40,000	NIL	NIL	NIL	NIL	NIL	NIL

1. Mr. Deepak Patkar has been appointed as Managing Director & CEO w.e.f. 2nd February, 2023.
2. Ms. Sudha Pillai Appointed w.e.f. 21 August, 2019 and ceased to be an Independent Director w.e.f. 20 August, 2024
3. Mr. Ajay Pareek was appointed Non-Executive Director of the Company w.e.f. 22nd December, 2021 and resigned w.e.f. 19 August, 2024
4. Mr. Shantanu Mitra was appointed Chairman, Non-Executive Director of the Company w.e.f. 22nd December, 2021. Further he ceased to be a Chairman w.e.f. 20 August, 2024. He retired as Non-Executive Director of the Company at the 15th Annual General Meeting ("AGM") of the Company held on 13 June, 2025.
5. Mr. Pavan Kaushal appointed w.e.f. 15 January, 2021 and resigned w.e.f. 31st May, 2022.
6. Mr. Radhakrishnan B. Menon appointed w.e.f. 22nd December, 2021 and ceased to be an Independent Director w.e.f. 22 December, 2024.
7. Ms. Sunita Sharma appointed w.e.f. 26 April, 2022, and resigned w.e.f. November 24, 2022.
8. Ms. Dakshita Das has been appointed as an Independent Director) with effect from 20 January 2023 up to 19 January 2026 (both days inclusive).
9. Mr. Colathur Narayanan Ram has been appointed as Chairman, Independent Director with effect from 20 August 2024.
10. Mr. Surya Prakash Rao Pendyala has been appointed as an Additional Director (Non-Executive, Non-Independent) with effect from 11 September, 2025.

* Commission/remuneration paid to Independent Directors for FY 2022-23 in FY 2023-24 was also included.
 ** Commission/remuneration paid to Independent Directors for FY 2023-24 in FY 2024-25 was also included.
 *** Commission/remuneration paid to Independent Directors for FY 2024-25 in FY 2025-26 was also included.

Please note that, Board has approved through its circular resolution dated 26 April, 2022 for revision in the sitting fees caps to Independent Directors with effect from 1 April, 2021, as under:

- From INR 50,000/- to INR 70,000/- for attending every meeting of the Committees of the Board
- From 75,000/- to INR 100,000/- for attending every Board meeting and other statutory meetings

XXII. Update to clause nn. on Page 81 of General Information Document:

Company Secretary and Compliance Officer

In case of any pre-issue/ post-issue related problems such as non-receipt of Letters of Allotment/ refund orders etc., the Investors are requested to contact the Secretarial Department.

In case of any pre-issue/ post-issue related problems such as non-receipt of Letters of Allotment/ refund orders etc., the Investors are requested to contact the Compliance Officer.

Ms. Archana Nadgouda
Inspire BKC, Unit No. 503 & 504, 5th Floor, Main Road, G Block BKC, Bandra Kurla Complex, Bandra East,
Mumbai – 400051
Tel: +91 22 4163 5800
E-mail: secretarial@grihashakti.com

XXIII. Change in Registered Office of the Company

Originally, the Registered Office of the Company was located in the State of Tamil Nadu at 3rd Floor, No-307, Venkat Towers, PH Road, Maduravoyal, Chennai 600095, Tamil Nadu. Subsequently, with the approval of the Board of Directors obtained at the Board Meeting held on 18th June, 2012, the Registered Office of the Company was changed to Megh Towers, Third Floor, Old No. 307, New No. 165, Poonamallee High Road, Maduravoyal, Chennai – 600095. Further, the Registered Office of the Company, with the approval of the Board of Directors obtained at the Board Meeting held on 7 November, 2024, was changed to Commerzone IT Park, Tower B, 1st Floor, No: 111, Mount Poonamallee Road, Porur, Chennai, Tamil Nadu, India, Pin – 600116 with effect from 13 November, 2024.

IV. DECLARATION BY DIRECTORS

Mr. Ashish Chaudhary, Chief Financial officer and Ms. Archana Nadgouda, Company Secretary are authorized by the Board of Directors of the Company vide its resolution dated 24 October, 2024 to sign this form and declare that all the requirements of the Act and the rules made thereunder in respect of the subject matter of this form and matters incidental thereto have been complied with and declares to the best of the knowledge that:

- a. the Issuer has complied with the relevant provisions of the Securities Contracts (Regulation) Act, 1956(SCRA), Securities and Exchange Board of India Act, 1992, the Act and the rules and regulations made thereunder;
- b. the compliance with the Act and the rules and regulations does not imply that payment of dividend or interest or repayment of debentures, if applicable, is guaranteed by the Central Government;
- c. the monies received under the offer shall be used only for the purposes and objects indicated in this Key Information Document; and
- d. whatever is stated in this form and in the attachments thereto is true, correct and complete and no information material to the subject matter of this form has been suppressed or concealed and is as per the original records maintained by the promoters subscribing to the Memorandum of Association and Articles of Association.
- e. The contents of the document have been perused by the Board and they have taken note of the contents thereof.

It is further declared and verified that all the required attachments have been completely, correctly and legibly attached to this form.

Date: 14 November, 2025
Place: Mumbai

For SMFG India Home Finance Company Limited

For SMFG India Home Finance Company Limited

Name: Ashish Chaudhary
Title: Chief Financial Officer
Date: 14 November, 2025

Name: Ms. Archana Nadgouda
Title: Company Secretary
Date: 14 November, 2025

ILLUSTRATION OF DEBENTURE CASH FLOWS

Series Name	Series 33		
Face Value (per security)	Rs. 1,00,000/-		
Issue Size (Rs.)	Base issue of INR 325		
Issue Price	Rs. 1,00,000 (Rupees One Lakh only) per Debentures		
Residual Tenor in Days	3651 days		
Redemption Date	16 th November 2035		
Coupon Rate	7.71% p.a		
Interest Payment dates	Tuesday, November 17, 2026		
	Wednesday, November 17, 2027		
	Friday, November 17, 2028		
	Saturday, November 17, 2029		
	Sunday, November 17, 2030		
	Monday, November 17, 2031		
	Wednesday, November 17, 2032		
	Thursday, November 17, 2033		
	Friday, November 17, 2034		
	Friday, November 16, 2035		
Redemption/Maturity Value	At Par		
Day Count Convention	Actual/Actual		

Cash flow per NCD (Face value: INR 100,000/-)

Cash flows	Due Date	Payment date as per holiday convention	No of days in coupon period	Amount in Rs.
Allotment	Monday, November 17, 2025	Monday, November 17, 2025	-	-100,000
1st Coupon	Tuesday, November 17, 2026	Tuesday, November 17, 2026	365	7,710
2nd Coupon	Wednesday, November 17, 2027	Wednesday, November 17, 2027	365	7,710
3rd Coupon	Friday, November 17, 2028	Friday, November 17, 2028	366	7,710
4th Coupon	Saturday, November 17, 2029	Monday, November 19, 2029	365	7,710

5th Coupon	Sunday, November 17, 2030	Monday, November 18, 2030	365	7,710
6th Coupon	Monday, November 17, 2031	Monday, November 17, 2031	365	7,710
7th Coupon	Wednesday, November 17, 2032	Wednesday, November 17, 2032	366	7,710
8th Coupon	Thursday, November 17, 2033	Thursday, November 17, 2033	365	7,710
9th Coupon	Friday, November 17, 2034	Friday, November 17, 2034	365	7,710
10th Coupon	Friday, November 16, 2035	Friday, November 16, 2035	364	7,689
Redemption Date	Friday, November 16, 2035	Friday, November 16, 2035	-	100,000

If the coupon/ dividend payment date of the non- convertible securities falls on a Sunday or a holiday, the coupon payment shall be made on the next working day. However, the dates of the future payments would continue to be as per the schedule originally stipulated in the offer document.

If the maturity date of the debt securities, falls on a Sunday or a holiday, the redemption proceeds shall be paid on the previous working day.

Working day shall mean:

- (i) in relation to announcement of bid or issue period, a day, other than Saturdays, Sundays and public holidays, on which commercial banks in Mumbai are open for business;
- (ii) in relation to time period between the Issue closing date and the listing of the Debentures on the Exchange, a day on which NSE is open for trading, other than Saturdays, Sundays and bank holidays, as specified by SEBI; and
- (iii) in all other cases, a day on which commercial banks in Mumbai are open for general business in Mumbai.

ANNEXURE I Rating Letter & Rating Rationale & Press Release



No. CARE/HO/RL/2025-26/3547

Shri Ashish Chaudhary
Chief Financial Officer
SMFG India Home Finance Company Limited
2nd North Avenue, maker maxity
Floor 10, BKC Bandra East
Mumbai
Maharashtra 400051



November 10, 2025

Confidential

Dear Sir,

Credit rating for proposed Debt Issue / Non-Convertible Debentures and Subordinate Debt Issue

Please refer to our letter no. CARE/HO/RL/2025-26/3256 dated October 13, 2025, and your request for revalidation of the rating assigned to the Non-Convertible Debentures and Subordinate Debt issue of your company, for a limit of Rs.8,417.00 crore.

2. The following rating(s) have been reviewed:

Sr. No.	Instrument	Amount (* crore)	Rating ¹	Rating Action
1.	Non Convertible Debentures	146.00	CARE AAA; Stable	Reaffirmed
2.	Non Convertible Debentures	1,471.00	CARE AAA; Stable	Reaffirmed
3.	Non Convertible Debentures	1,000.00	CARE AAA; Stable	Reaffirmed
4.	Non Convertible Debentures	2,000.00	CARE AAA; Stable	Reaffirmed
5.	Non Convertible Debentures	3,000.00	CARE AAA; Stable	Reaffirmed
6.	Subordinate Debt	300.00	CARE AAA; Stable	Reaffirmed
7.	Subordinate Debt	500.00	CARE AAA; Stable	Reaffirmed

¹Complete definitions of the ratings assigned are available at www.careratings.com and in other CARE Ratings Ltd.'s publications.

CARE Ratings Limited

4th Floor, Godrej Colliseum, Somaia Hospital Road, Off Eastern Express Highway, Sion (East), Mumbai
Phone: +91-22-6754 3456 • www.careedge.in

CIN-L67190MH1993PLC071691

Page 1 of 3

3. Please arrange to get the rating revalidated, in case the proposed issue is not made within **six months** from the date of this letter.
4. Please inform us the below-mentioned details of issue immediately, but not later than 7 days from the date of placing the instrument:

Instrument type	ISIN	Issue Size (Rs cr.)	Coupon Rate	Coupon Payment Dates	Terms of Redemption	Redemption date	Name and contact details of Trustee/IPA	Details of top 10 Investors
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5. CARE Ratings Ltd. reserves the right to undertake a surveillance/review of the rating from time to time, based on circumstances warranting such review, subject to at least one such review/surveillance every year.
6. CARE Ratings Ltd. reserves the right to revise/reaffirm/withdraw the rating assigned as a result of periodic review/surveillance, based on any event or information which in the opinion of CARE Ratings Ltd. warrants such an action. In the event of failure on the part of the entity to furnish such information, material or clarifications as may be required by CARE Ratings Ltd. so as to enable it to carry out continuous monitoring of the rating of the debt instruments, CARE Ratings Ltd. shall carry out the review on the basis of best available information throughout the life time of such instruments. In such cases the credit rating symbol shall be accompanied by "ISSUER NOT COOPERATING". CARE Ratings Ltd. shall also be entitled to publicize/disseminate all the afore-mentioned rating actions in any manner considered appropriate by it, without reference to you.
7. Our ratings do not factor in any rating related trigger clauses as per the terms of the facility/instrument, which may involve acceleration of payments in case of rating downgrades. However, if any such clauses are introduced and if triggered, the ratings may see volatility and sharp downgrades.
8. Users of this rating may kindly refer our website www.careratings.com for latest update on the outstanding rating.
9. CARE Ratings Ltd. ratings are **not** recommendations to buy, sell, or hold any securities.

If you need any clarification, you are welcome to approach us in this regard.

Thanking you,
Yours faithfully,



CARE Ratings Limited

4th Floor, Godrej Coliseum, Somaiya Hospital Road, Off Eastern Express Highway, Sion (East), Mumbai
Phone: +91-22-6754 3456 • www.careedge.in

CIN-L67190MH1993PLC071691



Pranjal Mulekar
Analyst
pranjal.mulekar@careedge.in



Jitendra Meghrajani
Associate Director
jitendra.meghrajani@careedge.in

Encl.: As above

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RL/FHFCL/376438/NCD/1125/133172/153221072
November 10, 2025

Mr. Neeraj Surana
Assistant Vice President- Treasury
SMFG India Home Finance Company Limited
10th Floor Office No.101, 102 & 103,
2 North Ave, Near MAKER MAXITY,
Bandra Kurla Complex, Bandra East,
Mumbai City - 400051

Dear Mr. Neeraj Surana,

Re: Crisil rating on the Rs.1000 Crore Non Convertible Debentures of SMFG India Home Finance Company Limited.

All ratings assigned by Crisil Ratings are kept under continuous surveillance and review.

Please refer to our rating letter dated October 13, 2025 bearing Ref. no: RL/FHFCL/376438/NCD/1025/131222/153221072

Rating outstanding on the captioned debt instruments is "Crisil AAA/Stable" (pronounced as "Crisil triple A rating" with Stable outlook). Securities with this rating are considered to have the highest degree of safety regarding timely servicing of financial obligations. Such securities carry lowest credit risk.

In the event of your company not making the issue within a period of 180 days from the above date, or in the event of any change in the size or structure of your proposed issue, a fresh letter of revalidation from Crisil Ratings will be necessary.

As per our Rating Agreement, Crisil Ratings would disseminate the rating along with outlook through its publications and other media, and keep the rating along with outlook under surveillance for the life of the instrument. Crisil Ratings reserves the right to withdraw, or revise the rating / outlook assigned to the captioned instrument at any time, on the basis of new information, or unavailability of information, or other circumstances which Crisil Ratings believes may have an impact on the rating. Please visit www.crisilratings.com and search with the name of the rated entity to access the latest rating/s.

As per the latest SEBI circular (reference number: CIR/IMD/DF/17/2013; dated October 22, 2013) on centralized database for corporate bonds/debentures, you are required to provide international securities identification number (ISIN; along with the reference number and the date of the rating letter) of all bond/debenture issuances made against this rating letter to us. The circular also requires you to share this information with us within 2 days after the allotment of the ISIN. We request you to mail us all the necessary and relevant information at debtissue@crsil.com. This will enable Crisil Ratings to verify and confirm to the depositories, including NSDL and CDSL, the ISIN details of debt rated by us, as required by SEBI. Feel free to contact us for any clarifications you may have at debtissue@crsil.com

Should you require any clarifications, please feel free to contact us.

With warm regards,

Yours sincerely,


Sonica Gupta
Associate Director - Crisil Ratings


Nivedita Shiba
Director - Crisil Ratings



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Corporate Identity Number: U67100MH2019PLC326247
Registered Office: Lightbridge IT Park, Saki Vihar Road, Andheri East, Mumbai 400 072, India.
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69

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RL/FHIFCL/376438/NCD/1125/133176/84228700
November 10, 2025

Mr. Neeraj Surana
Assistant Vice President- Treasury
SMFG India Home Finance Company Limited
10th Floor Office No.101, 102 & 103,
2 North Ave. Near MAKER MAXITY,
Bandra Kurla Complex, Bandra East,
Mumbai City - 400051



Crisil
Ratings

Dear Mr. Neeraj Surana,

Re: Crisil rating on the Rs.3000 Crore Non Convertible Debentures of SMFG India Home Finance Company Limited.

All ratings assigned by Crisil Ratings are kept under continuous surveillance and review.

Please refer to our rating letter dated October 13, 2025 bearing Ref. no: RL/FHIFCL/376438/NCD/1025/131219/168552853

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Should you require any clarifications, please feel free to contact us.

With warm regards,

Yours sincerely,


Sonica Gupta
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Nivedita Shibu
Director - Crisil Ratings



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Corporate Identity Number: U67100MH2018PLC328247
Registered Office: Lightbridge IT Park, Sakinaka, Andheri East, Mumbai 400 072, India.
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RL/FIHFCL/376438/NCD/1125/133174/168552853
November 10, 2025



Mr. Neeraj Surana
Assistant Vice President- Treasury
SMFG India Home Finance Company Limited
10th Floor Office No.101, 102 & 103,
2 North Ave, Near MAKER MAXITY,
Bandra Kurla Complex, Bandra East,
Mumbai City - 400051

Dear Mr. Neeraj Surana,

Re: Crisil rating on the Rs.480 Crore Non Convertible Debentures of SMFG India Home Finance Company Limited.

All ratings assigned by Crisil Ratings are kept under continuous surveillance and review.

Please refer to our rating letter dated October 13, 2025 bearing Ref. no: RL/FIHFCL/376438/NCD/1025/131221/84228700

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Should you require any clarifications, please feel free to contact us.

With warm regards,

Yours sincerely,



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SMFG India Home Finance Company Limited

September 24, 2025

Facilities/Instruments	Amount (₹ crore)	Rating ¹	Rating Action
Long-term bank facilities	23,000.00 (Enhanced from 20,000.00)	CARE AAA; Stable	Reaffirmed
Long-term instruments	500.00	CARE AAA; Stable	Reaffirmed
Long-term instruments	300.00	CARE AAA; Stable	Reaffirmed
Non-convertible debentures	1,471.00	CARE AAA; Stable	Reaffirmed
Non-convertible debentures	146.00	CARE AAA; Stable	Reaffirmed
Non-convertible debentures	1,000.00	CARE AAA; Stable	Reaffirmed
Non-convertible debentures	2,000.00	CARE AAA; Stable	Reaffirmed
Commercial paper	500.00	CARE A1+	Reaffirmed
Non-convertible debentures	3,000.00	CARE AAA; Stable	Assigned

Details of Instruments/Facilities in Annexure-1.

Rationale and key rating drivers

Ratings reaffirmed to bank facilities and debt instruments and assigned to non-convertible debenture (NCD) of the SMFG India Home Finance Company's (SMHFC) continue to derive strength from its strong linkages with the Sumitomo Mitsui Financial group (SMFG) through its immediate parent, SMFG India Credit Company Limited (SMICC/Parent: rated CARE AAA; Stable/ CARE A1+). CARE Ratings Limited (CareEdge Ratings) understands from the management that the investment in SMICC by SMFG is long term, underscoring the group's commitment. CareEdge Ratings expects SMHFC to receive continued capital, managerial, and other forms of support as needed from SMICC. Ratings continue to factor in SMHFC's adequate funding profile, adequate capitalisation metrics, improving scale of operations and comfortable liquidity position although remains constrained considering moderate asset quality, moderate profitability and low operating vintage.

Rating sensitivities: Factors likely to lead to rating actions

Positive factors: Factors that could individually or collectively lead to positive rating action/upgrade:

- Not applicable

Negative factors: Factors that could, individually or collectively lead to negative rating action/downgrade:

- Material dilution in the ownership below 51%, expected support from, and strategic importance to, SMICC or SMFG.
- Any negative rating action on the parent company, SMICC (rated "CARE AAA; Stable").
- Deterioration in the asset quality on a sustained basis and/or deterioration in the profitability, leading to losses on a sustained basis.

Analytical approach: Standalone

Ratings are based on standalone assessment of SMHFC and factoring in capital, managerial linkage with its immediate parent, SMICC, and benefits derived thereon with demonstrated and expected support from the ultimate parent, SMFG.

¹Complete definition of ratings assigned are available at www.careedge.com, and other CARE Ratings Limited's publications.

1 |

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Outlook: Stable

Stable outlook factors in that group will continue to remain strategically important to the SMICC and ultimately SMFG and will continue receiving financial, managerial, and other forms of support, as needed. The outlook also reflects that the company will continue growing its portfolio, while maintaining strong liquidity and healthy financial profile.

Detailed description of key rating drivers:

Key strengths

Strong promoter group with demonstrated and expected support, business synergies and a common brand

SMHFC is a wholly owned subsidiary of SMICC, which is held by SMFG. Being a parent-subsidiary relationship, it benefits from synergies in the form of managerial, operational, and business support from the parent. SMFG one of the world's largest and diversified banking and financial services groups, with over 400 years of history in Japan, holds 100% stake in SMICC. Over the years, SMFG demonstrated efforts to diversify across segments and geographies, which has translated into balance sheet size of ~₹17,803,673 crore as on June 30, 2025. SMFG's earnings have remained resilient supported by healthy internal accruals and well-diversified business lines. In FY25, SMFG reported consolidated profit after tax (PAT) of ~₹65,875 crore in FY25 followed by ~₹22,566 crore in Q1FY26 contributing to a steady growth in net worth from ~₹638,755 crore to ~₹658,336 crore in the same period.

With market capitalisation of ~₹9,35,710 crore (as on September 17, 2025), SMFG operates across retail, banking, card business and investment banking sectors globally, with India being a key market in its multi-franchise strategy for Asia. SMFG's Indian operations hold strategic importance, representing SMFG's third-largest exposure in Asia and Oceania. This enables the group to leverage India's growth potential in mass-market retail, small and medium enterprise (SME), and housing finance through SMHFC.

SMICC has consistently supported SMHFC through regular capital infusions, the latest being ₹450 crore in FY25, and a corporate guarantee of ₹300 crore, with outstanding balance of ₹235.59 crore to National Housing Bank (NHB). CareEdge Ratings expects ongoing financial and managerial support from SMICC to SMHFC to continue. Dilution in level of management control, strategic importance and moderation in linkages with the group that reduces intent and ability to support, would remain a key rating monitorable.

Experienced management team

SMHFC derives benefits from extensive experience of its management team and strategic synergies with its ultimate parent SMFG. SMHFC is led by Deepak Patkar, Managing Director and Chief Executive Officer, who has over 25 years of experience across leadership roles spanning risk management, sales distribution and collections. Ashish Chaudhary has been designated as the Chief Financial Officer (CFO) of SMHFC, bringing over 14 years of extensive experience in the BFSI sector is a chartered accountant and holds degree in management development program from IIM Ahmedabad. The business franchise is further strengthened by Vishwas Shrungarpure, Chief Business Officer of SMHFC who brings 24+ years of experience, in housing finance, project construction finance, and the retail mortgage business, across geographies. Abbasi Sadikot, Chief Risk Officer, has experience over two decades in the BFSI sector, with strategic contributions made across business planning, risk management, finance, mergers and acquisitions, and operational transformation.

Change in the level of management control and moderation in managerial linkages with the SMICC resulting in reduced intent and ability to support, will remain a key rating monitorable.

2 |

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Adequate capitalisation metrics

For SMHFC, tangible net worth (TNW) continues to be comfortable at ₹1,496 crore in Q1FY26, compared to ₹1,515 crore as on March 31, 2025, and ₹941 crore as on March 31, 2024, primarily driven by equity infusion and positive internal accruals in the period. Since inception, aggregated capital infused amounted to ₹1,335 crore highlighting the strategic importance of the housing finance business within the broader SMFG India platform. On the leverage front, overall gearing (Total borrowings/TNW) reduced to 6.12x as on March 31, 2025, against 7.13x as on March 31, 2024, driven by the equity infusion. Gearing rose moderately to 6.41x in Q1FY26² reflecting incremental borrowings to support business growth. Despite this uptick, leverage levels remain aligned with the company's growth trajectory and is considered manageable in the context of its capital position.

As of June 30, 2025, SMHFC has a CAR of 21.42% and a Tier 1 CAR of 17.67% comfortably above regulatory requirements. The current capitalisation levels are sufficient to support the company's medium-term growth targets, though maintaining adequate capital buffers for future growth is key. Given SMFG's demonstrated track record of timely capital support, CareEdge Ratings expects such backing to continue, ensuring that SMHFC remains well-positioned to pursue expansion opportunities while preserving prudent leverage and regulatory comfort.

Diversified resource profile

SMHFC derives a significant advantage in resource mobilisation from its association with the SMFG brand. Strong parentage enables the company access funding from reputed institutions at competitive rates, a benefit CareEdge Ratings expects to sustain in the medium term. On a standalone basis, SMHFC also has a diversified mix in terms of its resource profile. As of June 30, 2025³, term loans (including WCDL and refinance from NHB) contributed to 62.00% of the resource profile (March 31, 2025: 65.75%), which is the majority proportion, followed by capital market borrowings in the form of NCDs and commercial papers, which has 28.92% of overseas borrowing of 9.08% (March 31, 2025: 4.60%). The company has large public and private sector banks as its lenders and continues to diversify its lender profile. The company also receives refinance from NHB, which contributed to 8.84% of the total borrowing as on March 31, 2025. Due to the SMFG strong brand image, the company has been able to and is expected to avail funds from reputed institutions at competitive rates.

Improving scale of operations with limited seasoning

On a standalone basis, SMHFC demonstrated strong growth in disbursements, reflecting its expanding operational scale and increasing market penetration. Disbursements rose from ₹4,324 crore in FY24 to ₹5,092 crore in FY25, registering a year-on-year growth of nearly 18%. The momentum continued in the current fiscal, with disbursements of ₹1,264 crore in Q1FY26. This growth has translated into a significant expansion of the company's assets under management (AUM). After being relatively stagnant in the range of ₹4,200–₹4,500 crore in FY20–FY22 due to the pandemic, AUM more than doubled, reaching ₹8,951 crore as on March 31, 2024, and further increasing to ₹11,692 crore as on March 31, 2025. The company sustained its growth trajectory in Q1FY26, with the AUM rising by 5.05% sequentially to ₹12,283 crore as on June 30, 2025.

Of total loan book as on June 30, 2025, housing loans made up 61.65% of total loan portfolio (March 31, 2025: 62.32%), followed by loan against property (LAP) with 26.64% (March 31, 2025: 25.99%), providing yield diversification. The balance 11.70% is contributed by developer loan/construction finance (March 31, 2025: 11.69%). As a housing finance company, the company operates in a relatively low-risk asset class, as the lending is secured through collateral. Since inception, the company has disbursed loans aggregating to over ₹14 thousand crore, of which ~50% have been disbursed in the last three years reflecting

² All gearing and resource profile ratios of Q1FY26 of SMHFC are calculated on principal outstanding.

³ All gearing and resource profile ratios of Q1FY26 of SMHFC are calculated on principal outstanding.

3

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its accelerated growth phase. Given that majority loans have a tenor of over 15 years, its portfolio relatively unseasoned, which will be a key monitorable in terms of asset quality performance as the book matures.

SMHFC has been aggressive in terms of increasing its branches and presence across the nation with number of branches increasing from 125 in FY23 to 171 in FY24, to further 177 branches as on June 30, 2025. Even though network of branches has grown across states, leading three states for the last four years have consistently been shared between Maharashtra, Rajasthan, and Delhi. Top three state concentration stood at 40.94% as on March 31, 2025 (As on March 31, 2024: 41.82%). Hence, the company's ability to continue to increase its scale of operations, reduce geographical concentration while maintaining profitability and healthy asset quality metrics over time will be a key monitorable.

Key weaknesses

Moderate profitability and asset quality

In FY25, SMHFC reported increase in absolute profitability, with its profit after tax (PAT) rising to ₹120 crore for FY25, up from ₹93 crore in FY24 increasing by 28.86% while AUM grew by 30.62%. In FY25, increase in PAT was supported by increase in fee and commission income at 1.57% of average total assets (ATA: FY24:1.47%), which slightly offset the contraction in net income margin (NIM) at 4.74% (FY24:5.21%) of ATA average total assets. Operating expenses (opex) moderated slightly to 4.33% of ATA (FY24: 4.68%), and credit costs remained contained at 0.35% of ATA (FY24: 0.32%). As a result, return on total assets⁴ (ROTA) stood at 1.21% in FY25, broadly stable compared to 1.25% in FY24. The company has guided that operating expenses are expected to remain elevated in the near term, as it continues to expand its branch network to strengthen penetration in the affordable housing segment. Consequently, ROTA is expected to remain range-bound until operating leverage benefits from scale begin to accrue.

In Q1FY26, SMHFC reported a lower PAT of ₹13 crore, translating into an annualised ROTA of 0.41%. This decline was primarily due to higher provisioning requirements, arising from a change in policy of providing for expected credit loss (ECL) based on behavioural loan tenor. In the medium term, the company's ability to improve profitability through operating efficiencies, maintain tight control over opex, and prudently manage credit costs will remain a key monitorable.

On the asset quality front gross non-performing assets (GNPA) and net NPA (NNPA) improved substantially in the last fiscal year, with GNPA declining from 2.56% in FY24 to 2.35% in FY25. The NNPA remained stagnant at 1.61% in FY25 in comparison to FY24. Gross stage 3 (GS3) and net S3 (NS3) stood at 1.72% and 1.08% as on March 31, 2025 (GS3: 2.06% and NS3: 1.21% as on March 31, 2024). Improvement in its asset quality is majorly considering lower slippages and higher recoveries as with minimal net write-offs in FY25 (-0.53% of gross advances). Provision coverage metrics showed some moderation, with S3 provision coverage declining to 37.68% as of March 2025 from 42.28% as of March 2024 while overall provision coverage ratio decreased to 1.39% in FY25. NS3 to TNW stood at 7.04% in FY25 compared to 10.06% in FY24. GNPA inched slightly up to 2.68%, while NNPA stood at 1.78%, as of June 30, 2025.


CareEdge Ratings believes that SMHFC's asset quality shall continue to remain anchored on income profile of underlying borrowers and their cash flows remain vulnerable to economic shocks. However, the management team's knowledge on this target customer segment provides comfort and the risk is mitigated to an extent as AUM is of secured loans, which are majorly backed by mortgage. As portfolio is moderately seasoned, asset quality performance across economic cycles is yet to be established, and hence, remains to be a key rating monitorable going forward.

⁴ For all the calculations of the ROTA chain, the intangible assets and deferred tax assets are reduced from total assets.

4

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Liquidity: Strong

SMHFC had unencumbered liquid assets of ₹1,009 crore as on March 31, 2025, which is further supported by inflows from advances to the tune of ₹869 crore in the next six months, making it sufficient to meet debt obligations of ₹911 crore maturing in the same period. SMHFC maintains a committed line of credit from banks by paying a commitment fee, which provides additional liquidity buffer. As on March 31, 2025, SMHFC had unutilised lines of ₹1,493 crore. Comfort is derived from the parentage of SMICC and ultimate parentage of SMFG to obtain additional funding from banks.

Applicable criteria

[Definition of Default](#)

[Factoring Linkages Parent Sub JV Group](#)

[Rating Outlook and Rating Watch](#)

[Financial Ratios - Financial Sector](#)

[Withdrawal Policy](#)

[Housing Finance Companies](#)

[Short-Term Instruments](#)

About the company and industry

Industry classification

Macroeconomic indicator	Sector	Industry	Basic industry
Financial Services	Financial Services	Finance	Housing Finance Company

Incorporated in August 2010, SMHFC (erstwhile Fullerton India Home Finance Company – SMHFC) is a housing finance company promoted by SMICC. SMHFC offers home loans under 'Grihashakti' brand. It received registration license from NHB in July 2015 and commenced lending operations from December 2015. In FY24, SMHFC's name changed, reflecting strong association with SMFG. SMHFC is focused on affordable housing segment comprising target segment of salaried and self-employed professionals in satellite townships around metros and tier I cities and under-served tier II and III cities. About 62.32% of the onward loan book as on March 31, 2025, constitutes of housing loans. The company completed over 9.5 years of operations and as on March 31, 2025, has an AUM of ₹11,692 crore (March 31, 2024: ₹8,951 crore). It is headquartered in Mumbai, and its operations are spread across 15 states and UTs with top three states Maharashtra, Delhi and Rajasthan contributing 40.48% of the AUM.

Standalone financials of SMHFC:

Brief Financials (₹ crore)	March 31, 2024 (A)	March 31, 2025 (A)	Q1FY26 (UA)
Total income	1,009	1,307	370
PAT	93	120	13
Interest coverage (times)	1.28	1.27	1.12
Total assets [^]	8,628	11,152	13,347
Net NPA (%)	1.61	1.61	1.78
RoTA (%) [^]	1.25	1.21	0.41 [*]

A: Audited UA: Unaudited; Note: these are latest available financial results

[^]Adjusted for intangible assets and deferred tax assets

^{*}Annualised

Status of non-cooperation with previous CRA: Not applicable

Any other information: Not applicable

Rating history for last three years: Annexure-2

Detailed explanation of covenants of rated instrument / facility: Annexure-3

5 |

CARE Ratings Ltd.

Press Release					CareEdge RATINGS			
Sr. No.	Name of the Instrument/Bank Facilities	Current Ratings			Rating History			
		Type	Amount Outstanding (₹ crore)	Rating	Date(s) and Rating(s) assigned in 2025-2026	Date(s) and Rating(s) assigned in 2024-2025	Date(s) and Rating(s) assigned in 2023-2024	Date(s) and Rating(s) assigned in 2022-2023
							(06-Jul-23)	
4	Debentures-Non Convertible Debentures	LT	1471.00	CARE AAA; Stable	-	1)CARE AAA; Stable (11-Oct-24)	1)CARE AAA; Stable (14-Dec-23) 2)CARE AAA; Stable (09-Oct-23) 3)CARE AAA; Stable (06-Jul-23)	1)CARE AAA; Stable (07-Jul-22)
5	Debentures-Non Convertible Debentures	LT	146.00	CARE AAA; Stable	-	1)CARE AAA; Stable (11-Oct-24)	1)CARE AAA; Stable (14-Dec-23) 2)CARE AAA; Stable (09-Oct-23) 3)CARE AAA; Stable (06-Jul-23)	1)CARE AAA; Stable (07-Jul-22)
6	Fund-based - LT-Term Loan	LT	9529.00	CARE AAA; Stable	-	1)CARE AAA; Stable (11-Oct-24)	1)CARE AAA; Stable (14-Dec-23) 2)CARE AAA; Stable (09-Oct-23)	1)CARE AAA; Stable (07-Jul-22)

Press Release					CareEdge RATINGS			
Sr. No.	Name of the Instrument/Bank Facilities	Current Ratings			Rating History			
		Type	Amount Outstanding (₹ crore)	Rating	Date(s) and Rating(s) assigned in 2025-2026	Date(s) and Rating(s) assigned in 2024-2025	Date(s) and Rating(s) assigned in 2023-2024	Date(s) and Rating(s) assigned in 2022-2023
							3) CARE AAA; Stable (06-Jul-23)	
7	Debentures-Non Convertible Debentures	LT	1000.00	CARE AAA; Stable	-	1) CARE AAA; Stable (11-Oct-24)	1) CARE AAA; Stable (14-Dec-23)	-
8	Debt-Subordinate Debt	LT	300.00	CARE AAA; Stable	-	1) CARE AAA; Stable (11-Oct-24)	1) CARE AAA; Stable (14-Dec-23)	-
9	Debentures-Non Convertible Debentures	LT	2000.00	CARE AAA; Stable	-	1) CARE AAA; Stable (11-Oct-24)	-	-
10	Debentures-Non Convertible Debentures	LT	3000.00	CARE AAA; Stable				

LT: Long term; ST: Short term

Annexure-3: Detailed explanation of covenants of rated instruments/facilities
Not applicable


Annexure-4: Complexity level of instruments rated

Sr. No.	Name of the Instrument	Complexity Level
1	Commercial Paper-Commercial Paper (Standalone)	Simple
2	Debentures-Non Convertible Debentures	Simple
3	Debt-Subordinate Debt	Complex
4	Fund-based - LT-Term Loan	Simple

Annexure-5: Lender details

To view lender-wise details of bank facilities please [click here](#)

Note on complexity levels of rated instruments: CareEdge Ratings has classified instruments rated by it based on complexity. Investors/market intermediaries/regulators or others are welcome to write to care@careedge.in for clarifications.



Press Release

Media Contact

Mradul Mishra
Director
CARE Ratings Limited
Phone: +91 22 6754 3596
E-mail: mradul.mishra@careedge.in

Relationship Contact

Pradeep Kumar V
Senior Director
CARE Ratings Limited
Phone: +91 44 8850 1001
E-mail: pradeep.kumar@careedge.in

Analytical Contacts

Sanjay Agarwal
Senior Director
CARE Ratings Limited
Phone: +91 22 6754 3500
E-mail: Sanjay.agarwal@careedge.in

Vineet Jain

Senior Director
CARE Ratings Limited
Phone: +91 22 6754 3623
E-mail: vineet.jain@careedge.in

Jitendra Meghrajani

Associate Director
CARE Ratings Limited
Phone: +91 22 6754 3526
E-mail: Jitendra.Meghrajani@careedge.in

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10 |

CARE Ratings Ltd.



Rating Rationale
September 04, 2025 | Mumbai

SMFG India Home Finance Company Limited
Ratings reaffirmed at 'Crisil AAA/Stable/Crisil A1+'

Rating Action

Total Bank Loan Facilities Rated	Rs.2000 Crore
Long Term Rating	Crisil AAA/Stable (Reaffirmed)
Rs.3000 Crore Non Convertible Debentures	Crisil AAA/Stable (Reaffirmed)
Rs.1000 Crore Non Convertible Debentures	Crisil AAA/Stable (Reaffirmed)
Rs.480 Crore (Reduced from Rs.1000 Crore) Non Convertible Debentures	Crisil AAA/Stable (Reaffirmed)
Rs.500 Crore Subordinated Debt	Crisil AAA/Stable (Reaffirmed)
Rs.500 Crore Commercial Paper	Crisil A1+ (Reaffirmed)

Note: None of the Directors on Crisil Ratings Limited's Board are members of rating committee and thus do not participate in discussion or assignment of any ratings. The Board of Directors also does not discuss any ratings at its meetings.
1 crore = 10 million
Refer to Annexure for Details of Instruments & Bank Facilities

Detailed Rationale

Crisil Ratings has reaffirmed its ratings on bank facilities and other debt instruments of SMFG India Home Finance Company Limited (SMHFC) at 'Crisil AAA/Stable/Crisil A1+'.

Crisil Ratings has also **withdrawn** its rating on Rs 321 crore non-convertible debentures (See 'Annexure - Details of Rating Withdrawn' for details) in line with its withdrawal policy. Crisil Ratings has received independent confirmation that these instruments are fully redeemed.

SMHFC, together with its parent, SMFG India Credit Company Ltd (SMICC), are together referred herein as SMICC group.

The ratings continue to factor in strong support from the parent, SMFG (rated 'A-/Stable' by S&P Global) on an ongoing basis and in the form of need-based equity/debt capital support and operational/managerial synergies.

Crisil Ratings understands that SMFG is committed to providing equity capital or liquidity to support SMICC group's growth plans or in the event of any exigency. The ratings also reflect the comfortable capitalisation profile and the scale up in the portfolio. However, asset quality remains vulnerable to slippages given the borrower profile and earnings profile also remains modest.

Analytical Approach

For arriving at the ratings, Crisil Ratings has considered the consolidated business and financial risk profiles of SMICC and its wholly owned subsidiary, SMHFC, together referred herein as SMICC group. The companies have strong operational and financial linkages, common senior management, and shared brand. The ratings also continue to factor in strong support from SMFG, the parent, given the strategic importance of SMICC group to SMFG, full ownership, complete management control and shared brand name.

Please refer Annexure - List of Entities Consolidated, which captures the list of entities considered and their analytical treatment of consolidation.

Key Rating Drivers & Detailed Description

Strengths:

Strategic Importance to, and expectation of continued support from, SMFG: The rating factors in expectations of continued support in the form of both equity and debt from SMFG (rated 'A-/Stable' by S&P Global) on an ongoing basis and in the event of any exigency. SMFG has senior level representation on the Board and various committees of SMICC group and is involved in key decisions taken by the company. India continues to be one of the focus markets for SMFG Group, with the group tapping into the Indian market through its presence via Sumitomo Mitsui Banking Corporation (SMBC) which is more entrenched towards large corporate lending, and SMICC, wherein the latter allows SMFG to build a comprehensive financial service offering and also cater to the retail segment, thus increasing its clientele base on a global demographic.

Healthy Capitalisation: On a standalone basis, the net worth of SMHFC continues to remain comfortable at Rs 1533 crores as on March 31, 2025, as compared to Rs 967 crores as on March 31, 2024, driven by positive internal accruals during the period. Although, on a leverage front, adjusted gearing remains high at 7.3 times as on March 31, 2025, because of higher borrowings availed during the period, compared to lower addition in net-worth. In terms of capital adequacy ratio (CAR), as on March 31, 2025, SMHFC's overall CAR stood at 22.3% with tier 1 CAR at 18.4%, well above the regulatory requirements.

At a group level also, the networth stood at Rs 10,518 crore as on March 31, 2025, with adjusted gearing at 5 times as on March 31, 2025 (7.1 times as on March 31, 2024). The group follows a conservative capitalisation policy by maintaining a buffer over the regulatory capital requirement based on a stress test. Crisil Ratings does not expect any change in the capital philosophy of the group, and capitalisation metrics is expected to continue to remain at healthy levels going forward.

Increasing scale of business: The AUM of the group increased by 25% (annualized) to Rs 56989 crore as on March 31, 2025, as against Rs 45,441 crore as on March 31, 2024. The growth was broad based across segments with personal loans (rural and urban areas) 27%, digital lending personal loans 20%, Loans against property (LAP, 33%), Housing (12%) and the rest towards a mix of secured and unsecured product categories. Consequently, at the consolidated level, the share of unsecured loans stood at 52% as on March 31, 2025.

SMHFC's AUM witnessed an annualized growth of ~30% of fiscal 2025 to Rs. 11,692 crore, as against Rs. 8,951 crore as on March 31, 2024, driven by higher demand for housing credit on a macro-economic basis. Of this, housing loans constituted the bulk at 58%, followed by LAP at 32% and construction finance which was around 10%.

Weaknesses:

Modest, albeit improving asset quality metrics: The group's gross Stage 3 stood at 2.2% as on March 31, 2025, as compared to 3.1% as on March 31, 2024. On a standalone basis, SMHFC's GNPA and NNPA stood at 2.4% and 1.8% as on March 31, 2025, as compared to 2.6% and 1.6% respectively, as on March 31, 2024.

Over the years, risk management processes and data analytics capability have been strengthened. Underwriting norms and monitoring mechanisms have been reinforced. The lending business has also been supported through investments in risk analytics and technology. Underwriting and collection norms have been tightened based on portfolio performance trends and early warning indicators. Nevertheless, the ability to manage collections and improve asset quality metrics while the portfolio scales up remains a key monitorable.

Moderate profitability metrics: On a standalone basis, return on managed assets (RoMA) stood at 1.2% for fiscal 2025 and also for FY 24

PAT of the group stood at Rs 442 crore for the same fiscal 2025 as compared to Rs 670 crores for fiscal 2024, with RoMA of 0.8% and 1.4% respectively.

The earnings profile of the group is supported by a large proportion of high-yield businesses and competitive borrowing costs. Group's borrowings profile and costs should continue to benefit both directly and indirectly leveraging SMFG's global presence. The ability of the group to improve profitability whilst maintaining credit costs remains a key monitorable.

Liquidity: Superior

Liquidity profile of the group remained superior owing to presence of unencumbered liquidity surplus of Rs. 7,306 crore in the form of cash and short-term investment balance as on July 31, 2025. This was further supported by unutilized bank lines amounting to Rs. 5,767 crore and inflows from advances. Against the same, the group had total instalment repayments amounting to Rs 10,721 crore till January 2026. The diversified lender base, low reliance on short term funding (commercial paper) and well-matched asset-liability profile to minimise tenor and refinancing risks provide adequate support.

Outlook: Stable

Crisil Ratings believes SMICC group will remain strategically important to, and continue to receive support from, SMFG, and will sustain its growth momentum while maintaining its healthy financial risk profile.

Rating sensitivity factors

Downward Factors:

- If there is a significant diminution in the stake held by, or the support expected from, SMFG, or a change in SMFG's ratings by S&P Global by 2 notch or higher
- Continued deterioration in asset quality of group's loan book with weak earnings profile on a sustained basis.

About the Company

The company started its operation in December 2015, offering home loan and loan against property in the affordable segment to the salaried and self-employed professionals. SMHFC is a 100% owned subsidiary of SMICC.

Product offerings include secured products which comprise primarily of mortgages/loans against property, and commercial vehicle loans. It currently operates out of 179 distribution points as on 30th September 2024.

About the Group

SMICC was formed in December 2005 through the acquisition of Dove Finance (DF) by Asia Financial Holding Pte, Singapore (through its investment arm, Angelica Investment Pte Ltd). After the acquisition, the name was changed to First India Credit Company Ltd, which was then renamed to Fullerton India Credit Company Ltd deriving its name from the parent.

SMFG had acquired 74.9% stake in the company on November 30, 2021, and completed the acquisition of remaining 25.1% stake on March 6, 2024, thus making it a wholly owned subsidiary. Product offerings include secured products which comprise primarily of mortgages/loans against property, and commercial vehicle loans. The unsecured product offerings comprise personal loans and rural group loans. The company operates through 180 branches as on Mar 31, 2025 distribution points.

Key Financial Indicators (SMHFC- Standalone):

As on / for the year ended	Unit	30-Jun-25	31-Mar-25	31-Mar-24	31-Mar-23	31-Mar-22
Total Assets (Reported)	Rs crore	11,607	11,195	8,677	6,240	4,529
Total income	Rs crore	370	1,307	1,009	686	504
Profit after tax	Rs crore	13	120	93	40	17
Gross NPA	%	2.7	2.4	2.6	3.7	6.2
Adjusted Gearing [#]	Times	7.3	7.1	7.9	6.8	5.9
Return on assets [*]	%	0.4	1.2	1.2	0.7	0.4

^{*}based on total managed assets

[#]Direct Assignment is included in Borrowings for calculation of Adjusted Gearing

Ratios are Crisil Ratings Adjusted

Key Financial Indicators (SMICC- Consolidated):

As on / for the year ended	Unit	31-Mar-25	31-Mar-24	31-Mar-23	31-Mar-22
Total Assets (Reported)	Rs crore	62,204	48,411	40,904	27,246
Total income	Rs crore	10,148	8,083	5,712	4,093

Profit after tax	Rs crore	442	670	710	74
Gross Stage 3	%	2.2	2.5	3.2	6.7
Adjusted Gearing [#]	Times	5.0	7.3	6.9	5.1
Return on assets	%	0.8	1.4	2.0	0.3

[#]based on total managed assets

[#]Direct Assignment is included in Borrowings for calculation of Adjusted Gearing
Ratios are Crisil Ratings Adjusted

Any other information: Not Applicable

Note on complexity levels of the rated instrument:

Crisil Ratings' complexity levels are assigned to various types of financial instruments and are included (where applicable) in the 'Annexure - Details of Instrument' in this Rating Rationale.

Crisil Ratings will disclose complexity level for all securities - including those that are yet to be placed - based on available information. The complexity level for instruments may be updated, where required, in the rating rationale published subsequent to the issuance of the instrument when details on such features are available.

For more details on the Crisil Ratings' complexity levels please visit www.crisilratings.com. Users may also call the Customer Service Helpdesk with queries on specific instruments.

Annexure - Details of Instrument(s)

ISIN	Name Of Instrument	Date of Allotment	Coupon Rate (%)	Maturity Date	Issue Size (Rs. Crore)	Complexity Levels	Rating Outstanding with Outlook
NA	Commercial Paper	NA	NA	7-365 days	500	Simple	Crisil A1+
INE213W07202	Non Convertible Debentures	07-Nov-22	8.20	07-Nov-25	11.7	Simple	Crisil AAA/Stable
INE213W07244	Non Convertible Debentures	09-Feb-23	Variable-Others	09-Feb-26	75	Simple	Crisil AAA/Stable
INE213W07251	Non Convertible Debentures	17-May-23	8.35	15-May-26	350	Simple	Crisil AAA/Stable
INE213W07269	Non Convertible Debentures	06-Sep-23	8.15	04-Sep-26	120	Simple	Crisil AAA/Stable
INE213W07277	Non Convertible Debentures	17-Jan-24	8.35	15-Jan-27	425	Simple	Crisil AAA/Stable
INE213W07285	Non Convertible Debentures	28-May-24	8.25	28-May-27	200	Simple	Crisil AAA/Stable
NA	Non Convertible Debentures [#]	NA	NA	NA	298.3	Simple	Crisil AAA/Stable
NA	Non Convertible Debentures [#]	NA	NA	NA	3000	Simple	Crisil AAA/Stable
INE213W08010	Subordinated Debt	08-Jun-20	8.50	07-Jun-30	30	Complex	Crisil AAA/Stable
INE213W08028	Subordinated Debt	01-Jan-21	7.63	01-Jan-31	40	Complex	Crisil AAA/Stable
INE213W08036	Subordinated Debt	12-Aug-21	7.70	12-Aug-31	25	Complex	Crisil AAA/Stable
INE213W08044	Subordinated Debt	22-Jul-22	8.40	22-Jul-32	100	Complex	Crisil AAA/Stable
INE213W08051	Subordinated Debt	12-Aug-22	8.40	12-Aug-32	50	Complex	Crisil AAA/Stable
NA	Subordinated Debt [#]	NA	NA	NA	255	Complex	Crisil AAA/Stable
NA	Cash Credit & Working Capital Demand Loan	NA	NA	NA	25	NA	Crisil AAA/Stable
NA	Proposed Long Term Bank Loan Facility	NA	NA	NA	1375	NA	Crisil AAA/Stable
NA	Term Loan	NA	NA	24-Sep-21	100	NA	Crisil AAA/Stable
NA	Term Loan	NA	NA	24-Sep-21	200	NA	Crisil AAA/Stable
NA	Term Loan	NA	NA	23-Aug-21	250	NA	Crisil AAA/Stable
NA	Term Loan	NA	NA	24-Sep-21	50	NA	Crisil AAA/Stable

[#] Yet to be issued

Annexure - Details of Rating Withdrawn

ISIN	Name Of Instrument	Date of Allotment	Coupon Rate (%)	Maturity Date	Issue Size (Rs. Crore)	Complexity Levels	Rating Outstanding with Outlook
INE213W07129	Non Convertible Debentures	12-Feb-20	8.65	12-Feb-25	121	Simple	Withdrawn
INE213W07194	Non Convertible Debentures	25-May-22	8.10	23-May-25	200	Simple	Withdrawn

Annexure - List of entities consolidated

Names of Entities Consolidated	Extent of Consolidation	Rationale for Consolidation
SMFG India Credit Company Limited	Full	Parent
SMFG India Home Finance Company Limited	Full	Subsidiary

Annexure - Rating History for last 3 Years

Instrument	Type	Current		2026 (History)		2024		2023		2022		Start of 2022
		Outstanding Amount	Rating	Date	Rating	Date	Rating	Date	Rating	Date	Rating	Rating

Fund Based Facilities	LT	2000.0	Crisil AAA/Stable	–	24-12-24	Crisil AAA/Stable	07-07-23	Crisil AAA/Stable	08-03-22	Crisil AAA/Stable	Crisil AAA/Watch Developing
			–	–	19-04-24	Crisil AAA/Stable	08-06-23	Crisil AAA/Stable	–	–	–
			–	–	–	–	21-04-23	Crisil AAA/Stable	–	–	–
			–	–	–	–	03-03-23	Crisil AAA/Stable	–	–	–
Commercial Paper	ST	500.0	Crisil A1+	–	24-12-24	Crisil A1+	07-07-23	Crisil A1+	08-03-22	Crisil A1+	Crisil A1+
			–	–	19-04-24	Crisil A1+	08-06-23	Crisil A1+	–	–	–
			–	–	–	–	21-04-23	Crisil A1+	–	–	–
			–	–	–	–	03-03-23	Crisil A1+	–	–	–
Non Convertible Debentures	LT	4480.0	Crisil AAA/Stable	–	24-12-24	Crisil AAA/Stable	07-07-23	Crisil AAA/Stable	08-03-22	Crisil AAA/Stable	Crisil AAA/Watch Developing
			–	–	19-04-24	Crisil AAA/Stable	08-06-23	Crisil AAA/Stable	–	–	–
			–	–	–	–	21-04-23	Crisil AAA/Stable	–	–	–
			–	–	–	–	03-03-23	Crisil AAA/Stable	–	–	–
Subordinated Debt	LT	500.0	Crisil AAA/Stable	–	24-12-24	Crisil AAA/Stable	07-07-23	Crisil AAA/Stable	08-03-22	Crisil AAA/Stable	Crisil AAA/Watch Developing
			–	–	19-04-24	Crisil AAA/Stable	08-06-23	Crisil AAA/Stable	–	–	–
			–	–	–	–	21-04-23	Crisil AAA/Stable	–	–	–
			–	–	–	–	03-03-23	Crisil AAA/Stable	–	–	–

All amounts are in Rs. Cr.

Annexure - Details of Bank Lenders & Facilities

Facility	Amount (Rs.Crore)	Name of Lender	Rating
Cash Credit & Working Capital Demand Loan	25	Axis Bank Limited	Crisil AAA/Stable
Proposed Long Term Bank Loan Facility	1375	Not Applicable	Crisil AAA/Stable
Term Loan	100	Corporation Bank	Crisil AAA/Stable
Term Loan	200	HDFC Bank Limited	Crisil AAA/Stable
Term Loan	250	Axis Bank Limited	Crisil AAA/Stable
Term Loan	50	National Housing Bank	Crisil AAA/Stable

Criteria Details

Links to related criteria
Basics of Ratings (including default recognition, assessing information adequacy)
Criteria for consolidation
Criteria for Finance and Securities companies (including approach for financial ratios)
Criteria for factoring, parent, group and government linkages

Media Relations	Analytical Contacts	Customer Service Helpdesk

<p>Ramkumar Uppara Media Relations Crisil Limited M: +91 98201 77907 B: +91 22 6137 3000 ramkumar.uppara@crsil.com</p> <p>Kartik Behl Media Relations Crisil Limited M: +91 90043 33899 B: +91 22 6137 3000 kartik.behl@crsil.com</p> <p>Divya Pillai Media Relations Crisil Limited M: +91 88573 53090 B: +91 22 6137 3000 divya.pillai@ext-crsil.com</p>	<p>Ajit Velonie Senior Director Crisil Ratings Limited B: +91 22 6137 3000 ajit.velonie@crsil.com</p> <p>Malvika Bhotika Director Crisil Ratings Limited B: +91 22 6137 3000 malvika.bhotika@crsil.com</p> <p>Lakshy Anand Rating Analyst Crisil Ratings Limited B: +91 22 6137 3000 lakshyanand1@crsil.com</p>	<p>Timings: 10.00 am to 7.00 pm Toll free Number: 1800 267 3850</p> <p>For a copy of Rationales / Rating Reports: CRISILratings@crsil.com</p> <p>For Analytical queries: ratingsinvestordeals@crsil.com</p>
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ANNEXURE II

In-principle approval from NSE



Ref. No.: NSE/LIST/9146

May 30, 2025

The Company Secretary
SMFG India Home Finance Company Limited
Inspire BKC, Unit No. 503 & 504, 5th Floor, Main Road,
G Block BKC, Bandra Kurla Complex,
Bandra East, Mumbai – 400051

Dear Sir/Madam,

Sub.: In-principle approval for listing of Non-Convertible Securities on private placement basis.

This is with reference to your application requesting in-principle approval for General Information Document dated May 30, 2025 for proposed listing of Non-Convertible Securities on private placement basis to be issued in various tranches by SMFG India Home Finance Company Limited. In this regard, the Exchange is pleased to grant in-principle approval for the said issue, subject to adequate disclosures to be made in the General Information Document / Key Information Document in terms of SEBI (Issue and Listing of Non-Convertible Securities) Regulations, 2021 as amended from time to time, applicable SEBI Circulars and other applicable laws in this regard and provided the Company prints the Disclaimer Clause as given below in the General Information Document / Key Information Document after the SEBI disclaimer clause:

“As required, a copy of this General Information Document / Key Information Document has been submitted to National Stock Exchange of India Limited (hereinafter referred to as NSE). It is to be distinctly understood that the aforesaid submission or in-principle approval given by NSE vide its letter via ref. No.: NSE/LIST/9146 dated May 30, 2025 or hosting the same on the website of NSE in terms of SEBI (Issue And Listing of Non-Convertible Securities) Regulations, 2021 as amended from time to time, should not in any way be deemed or construed that the document has been cleared or approved by NSE; nor does it in any manner warrant, certify or endorse the correctness or completeness of any of the contents of this document; nor does it warrant that this Issuer's securities will be listed or will continue to be listed on the Exchange; nor does it take any responsibility for the financial or other soundness of this Issuer, its promoters, its management or any scheme or project of this Issuer.

Every person who desires to apply for or otherwise acquire any securities of this Issuer may do so pursuant to independent inquiry, investigation and analysis and shall not have any claim against the Exchange whatsoever by reason of any loss which may be suffered by such person consequent to or in connection with such subscription /acquisition whether by reason of anything stated or omitted to be stated herein or any other reason whatsoever”

Please note that the approval given by us should not in any way be deemed or construed that the General Information Document / Key Information Document has been cleared or approved by NSE; nor does it in any manner warrant, certify or endorse the correctness or completeness of any of the contents of this document.

National Stock Exchange of India Limited | Exchange Plaza, C-1, Block C, Bandra
India +91 22 26590100 | www.nseindia.com | CIN U51210913992PL0369709



Signer: PRIYA KASLETHIYER
Date: 31 May 2025 17:36:12 IST
Location: NSE
Bandra E, Mumbai – 400051



Continuation Sheet

Ref. No.: NSE/LIST/9146

May 30, 2025

nor does it warrant that the securities will be listed or will continue to be listed on the Exchange; nor does it take any responsibility for the financial or other soundness of the Company, its promoters, its management or any scheme or project.

The in-principle approval granted by the Exchange is subject to the Issuer submitting to the Exchange prior to opening of the issue and at the time of listing, a valid credit rating letter/rationale covering the total issuance amount under the Key Information Document.

Kindly also note that these debt instruments may be listed on the Exchange after the allotment process has been completed, provided the securities of the issuer are eligible for listing on the Exchange as per our listing criteria and the issuer fulfills the listing requirements of the Exchange. The issuer is responsible to ensure compliance with all the applicable guidelines issued by appropriate authorities from time to time including SEBI (Issue and Listing of Non-Convertible Securities) Regulations, 2021 as amended from time to time, applicable SEBI Circulars, and other applicable laws in this regard.

Specific attention is drawn towards Para 1 of Chapter XV of SEBI Operational Circular No. SEBI/HO/DDHS/P/CIR/2021/613 dated August 10, 2021. Accordingly, Issuers of privately placed debt securities in terms of Securities and Exchange Board of India (Issue and Listing of Non-Convertible Securities) Regulations, 2021 and for whom accessing the electronic book platform (EBP) is not mandatory shall upload details of the issue with any one of the EBPs within one working day of allotment of securities. The details can be uploaded using the following links:

<https://www.nse-ebp.com>
<https://www.nseebp.com/ebp/rest/reportingentity?new=true>

This in-principle approval shall be valid for a period of one year from the date of opening of the first issue of securities under this General Information Document. Kindly note that such first issue of securities under this General Information Document should be opened within one year from the date of this letter.

Kindly note, this Exchange letter should not be construed as approval under any other Act /Regulation/Rule/Bye laws (except as referred above) for which the Company may be required to obtain approval from other department(s) of the Exchange. The Company is requested to separately take up matter with the concerned departments for approval, if any.

Yours faithfully,
For National Stock Exchange of India Limited

Priya Iyer
Chief Manager

This Document is Digitally Signed



Signed: PRIYA KANUTHIA IYER
Date: 31 May 2025 17:28:12 IST
Location: India

National Stock Exchange of India Limited | Exchange Plaza, C-1, Block G, Band
India • 411 22 20501100 | www.nseindia.com | CIN U67120MH1992PLC06971

Box, Bandra (E), Mumbai - 400 051.

ANNEXURE III

Corporate Authorisations



Nayi Asha. Naya Vishwas.

CERTIFIED TRUE COPY OF RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF SMFG INDIA HOME FINANCE COMPANY LIMITED (FORMERLY FULLERTON INDIA HOME FINANCE CO. LTD.) AT THE MEETING HELD ON 13 FEBRUARY, 2025

Issuance of debt securities up to Rs 6,000 crores

"RESOLVED THAT in supersession of all earlier resolutions passed by the board in this regard and pursuant to the provisions of section 42, 71, 179(3) and other applicable provisions, if any, of the Companies Act, 2013 (including any statutory modifications or re-enactment thereof, for the time being in force), and the relevant regulations/directions as may be prescribed by the Securities and Exchange Board of India and Reserve Bank of India from time to time (including any amendment(s), modification(s) thereof), the Articles of Association of the Company, the approval of the Board be and is hereby granted to issue Long Term Non-Convertible Redeemable Debentures, either as Senior secured debentures or unsecured debentures of Rs. 1 Lac each, on private placement basis, in one or more tranches or series, subject to the total outstanding debentures not exceeding Rs. 6,000 crores at any time, as per the following terms and conditions:

Sr. No.	Particulars	Terms
a.	Type of Instrument	Long Term Non-Convertible Redeemable Debentures
b.	Issue Size	To be issued in one or more tranches provided the total outstanding debentures do not exceed Rs. 6,000 crores at any time
c.	Face Value	Rs. 1,00,000/- each
d.	Rate of Interest	Not Exceeding 12% p.a.
e.	Tenure	Up to 10 Years
f.	Purpose	As specified in the RBI guidelines including onward lending and/or any other purposes as may be approved by the Borrowing Committee

RESOLVED FURTHER THAT any two members of the Borrowing Committee be and are hereby authorized jointly to decide the terms of the issue, including, deciding the rate of interest, disclosure of material contracts, all in cost, coupon rate, Issue Date, Redemption, Minimum Application Money, Interest on Application Money, Put and Call Options, Security and Allotment date and on listing the Debentures on the Stock Exchanges, and do all such acts and deeds required to give effect to the foregoing.

RESOLVED FURTHER THAT any two of the following Authorized Signatories of the Company or any two members of the Borrowing Committee be and are hereby authorized to identify the investors to whom Non-Convertible Redeemable Debentures are to be offered, to allot the Non-Convertible Redeemable Debentures in accordance with the terms approved by the Board and/or Borrowing Committee, to such person(s) subscribing to the issue of Debentures on private placement basis, to issue allotment letter to such person(s) to allot the Non-Convertible Redeemable Debentures in accordance with the terms approved by the Shareholders, Board and the Borrowing Committee and issue allotment letter to persons subscribing to the issue of Debentures on a private placement basis and do all such things as required under Electronic Book Mechanism or otherwise if the bonds are unlisted.

RESOLVED FURTHER THAT pursuant to the Master Circular for issue and listing of Non-Convertible Securities, Securitised Debt Instruments, Security Receipts, Municipal Debt Securities and

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(Formerly Fullerton India Home Finance Co. Ltd.)

Corporate Office: 503 & 504, 5th Floor, G-Block, Inspire BKC, BKC Main Road, Bandra Kurla Complex, Bandra (E), Mumbai - 400051.
Registered Office: Commerzone IT Park, Tower B, 1st Floor, No. 111, Mount Poonamallee Road, Porur, Chennai - 600118.

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Nayi Asha. Naya Vishwas.

Commercial Paper dated May 22, 2024 as amended from time to time read with SEBI circular no. SEBI/HO/DDHS/DDHS_Div1/P/CIR/2022/147 dated October 31, 2022 ("ISIN reissuance circular") issued under the SEBI (Issue and Listing of Non-Convertible Securities) Regulations, 2021, the Board or the Borrowing Committee of the Company or such person/s or such committee (by whatever name called) be and are hereby authorized to approve reissuance of Debentures with/without modifications in terms and/or structure in order to comply with ISIN reissuance circular provided such reissue is in line with the procedure as has been laid out in Regulation 59 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 and Regulation 49 of the SEBI (Issue and Listing of Non-Convertible Securities) Regulations, 2021.

RESOLVED FURTHER THAT any two persons among the following executives ("Authorized Signatories") of the Company and/or executives/ officers of the parent company i.e. SMFG India Credit Company Limited (Formerly Fullerton India Credit Co. Ltd.) ("SMICC"):


Sr. No.	Names of the Authorised Signatories	Emp. Grade
i.	Mr. Stephen Williams	SM4, SMICC
ii.	Mr. Sandeep Khosla	SM4, SMICC
iii.	Mr. Ashish Chaudhary	SM2
iv.	Mr. Sunderraman Subramanian	SM3, SMICC
v.	Mr. Mohit Agrawal	SM2, SMICC
vi.	Mr. Krishnakumar R	SM2, SMICC
vii.	Mr. P.M. Mani	SM2, SMICC
viii.	Ms. Sharada Kamath	SM2, SMICC
ix.	Mr. Devendra Mani Shrivastava	SM2
x.	Mr. Arun Raman	SM2, SMICC

be and are hereby jointly authorized to execute all the necessary forms, returns, other documents, undertakings, agreements, deeds, acknowledgements and to complete all other formalities to give effect to this resolution.

RESOLVED FURTHER THAT Mr. Shantanu Mitra, Non-Executive Director, Mr. Deepak Patkar, Managing Director and CEO, Mr. Ashish Chaudhary, Chief Financial Officer or Company Secretary, be and are hereby severally authorized to sign and file necessary forms, documents or returns or such other things as may be required with the Registrar of Companies or any other regulatory and/or statutory authority/ies, and to do all such other acts and things as may be necessary.

RESOLVED FURTHER THAT a copy of the aforesaid resolution certified to be true duly signed by any one of the Directors or Chief Financial Officer or the Company Secretary be furnished to the concerned parties and they be requested to act thereon."

For SMFG India Home Finance Company Limited
(Formerly Fullerton India Home Finance Co. Ltd.)


Parthasarathy Iyengar
Company Secretary
Membership No. A21472
Date: 28 February 2025



SMFG India Home Finance Co. Ltd.

(Formerly Fullerton India Home Finance Co. Ltd.)

Corporate Office: 503 & 504, 5th Floor, G-Block, Inspire BKC, BKC Main Road, Bandra Kurla Complex, Bandra (E), Mumbai - 400051.

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CIN: U65922TN2010PLC076972



CERTIFIED TRUE COPY OF RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF SMFG INDIA HOME FINANCE COMPANY LIMITED (FORMERLY FULLERTON INDIA HOME FINANCE CO. LTD.) AT THE MEETING HELD ON 13 FEBRUARY, 2025

Revision in overall borrowing limits and authorisation for borrowing powers

"RESOLVED THAT in supersession of all earlier resolutions passed on the matter and pursuant to the provisions of Section 179(3), 180(1)(c) and other applicable provisions, if any, of the Companies Act, 2013 (including any statutory modifications or re-enactment thereof, for the time being in force), and the relevant regulations/directions as may be prescribed by the Securities and Exchange Board of India and Reserve Bank of India from time to time (including any amendment(s), modification(s) thereof), the Articles of Association of the Company consent of Board be and is hereby accorded to borrow, by obtaining loans, overdraft facilities, lines of credit, commercial papers, non-convertible debentures, Subordinated Bonds (Tier II bonds), Perpetual Debt Instruments (PDIs), external commercial borrowings (loans/bonds), INR denominated offshore bonds or in any other forms from Banks, Financial Institutions, Insurance Companies, Mutual Funds or other Corporates or other eligible investors/lenders, including by way of availing credit limits through Non-Fund based limits i.e. Bank Guarantee, Letter of Credit, etc. or by any other means as deemed fit by it, against the security of term deposits, movables, immovable or such other assets as may be required or as unsecured, at any time or from time to time, any sum or sums of money(ies) which together with monies already borrowed by the Company (apart from temporary loans obtained or to be obtained from the Company's bankers in the ordinary course of business), exceeding the aggregate of paid-up share capital of the Company, its free reserves and Securities Premium, provided that the total amount so borrowed shall not at any time exceed INR 20,000 crores (Rupees Twenty Thousand Crores only) subject to twelve times of the aggregate of the net owned fund based on audited financial statements of the Company as of March 31st of the immediate previous financial year and any incremental capital issued during the financial year duly certified by the Statutory Auditors of the Company from time to time.

RESOLVED FURTHER THAT the Borrowing Committee shall comprise of the following executives of the Company and/or executives/ officers of the parent company i.e. SMFG India Credit Company Limited (Formerly Fullerton India Credit Co. Ltd.) ('SMICC');

Sr. No.	Names of the Members	Emp. Grade
i.	Mr. Deepak Patkar	MD & CEO
ii.	Mr. Vishwas Shrungarpure	SM4
iii.	Mr. Ashish Chaudhary	SM2
iv.	Mr. Vibhor Chugh	SM3
v.	Mr. Abbasi Sadikot	SM2
vi.	Mr. Suman Deb (Permanent Invitee)	EVP, SMICC
vii.	Mr. Pankaj Malik (Permanent Invitee)	EVP, SMICC

RESOLVED FURTHER THAT the Borrowing Committee be and is hereby authorised to borrow, not exceeding the maximum limit of INR 20,000 Crores, subject to twelve times of the aggregate of the net owned fund based on audited financial statements as of March 31st of the previous financial year and incremental capital issued during the current financial year duly certified by the Statutory Auditors of the Company from time to time, by obtaining Loans, Overdraft facilities, lines of credit, Commercial Papers, Non-Convertible Debentures, Subordinated Bonds (Tier II bonds), Perpetual Debt Instruments (PDIs), External Commercial Borrowings (loans/bonds), INR denominated offshore bonds or in any

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Nayi Asha. Nayi Vishwas.

other forms from Banks, Financial Institutions, Insurance Companies, Mutual Funds or other Corporates or other eligible investors, including by way of availing credit limits through Non-Fund based limits i.e. Bank Guarantee, Letter of Credit, etc. or by any other means as deemed fit by it, against the security of term deposits, movables, immovable or such other assets as may be required or as unsecured.

RESOLVED FURTHER THAT any two members of the Borrowing Committee be and are hereby jointly authorized to borrow up to a limit of INR 1,000 crore in a single transaction to do the following:

- to negotiate, finalise and periodically review, the terms of borrowings, rate of interest, the tenure, fees or commission payable, nature and extent of security to be provided, approve prepayment of borrowings and any amendments or modifications therein;
- to approve borrowing monies denominated in one or more foreign currencies in international markets investments within the limits approved by the Board;
- to undertake the foreign exchange transactions as sanctioned by the banks including the Forward Contracts;
- to undertake Foreign Currency Swaps and Options, Interest Rate Swaps and Options whether in Foreign Exchange or Indian Rupees or from one to another within the limits approved by the Board of Directors and to sign the required application(s); and
- to sign/ execute documents pertaining to the foregoing and do all such acts, deeds and things as may be necessary or expedient for carrying out of the aforesaid activities.

RESOLVED FURTHER THAT any two persons amongst the following executives of the Company and/or executives/ officers of the parent company i.e. SMFG India Credit Company Limited (Formerly Fullerton India Credit Co. Ltd.) ('SMICC'):

Sr. No.	Names of the Authorised Signatories	Emp. Grade
i.	Mr. Stephen Williams	SM4, SMICC
ii.	Mr. Sandeep Khosla	SM4, SMICC
iii.	Mr. Ashish Chaudhary	SM2
iv.	Mr. Sunderraman Subramanian	SM3, SMICC
v.	Mr. Mohit Agarwal	SM2, SMICC
vi.	Mr. Krishnakumar R	SM2, SMICC
vii.	Ms. Sharada Kamath	SM2, SMICC
viii.	Mr. P. M. Mani	SM2, SMICC
ix.	Mr. Devendra Mani Shrivastava	SM2
x.	Mr. Arun Raman	SM2, SMICC

be and are hereby jointly authorized to:

- sign and execute (either through the wet signatures or via digital signatures) the required documents like the Loan Documents, deeds of hypothecation, etc.
- sign and execute (either through the wet signatures or via digital signatures) such undertakings and other writings as may be necessary or required for the aforesaid and any changes therein, acknowledgement of debt/balance confirmation(s) and/or any renewal documents.
- place such security as may be required from time to time.

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Nayi Asha, Naya Vishwas.

RESOLVED FURTHER THAT copy of the aforesaid resolution certified to be true duly signed by any one of the Directors or Chief Financial Officer or the Company Secretary be furnished to the lenders and they be requested to act thereon."

For SMFG India Home Finance Company Limited
(Formerly Fullerton India Home Finance Co. Ltd.)


Parthasarathy Iyengar
Company Secretary
Membership No. A21472



Date: 28 February 2025

SMFG India Home Finance Co. Ltd.
(Formerly Fullerton India Home Finance Co. Ltd.)

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Nayi Asha, Naya Vishwas.

CERTIFIED TRUE COPY OF THE SPECIAL RESOLUTION PASSED AT THE ANNUAL GENERAL MEETING OF SMFG INDIA HOME FINANCE COMPANY LIMITED (FORMERLY FULLERTON INDIA HOME FINANCE CO. LTD.), HELD ON 19 JUNE, 2024

To approve the power to create charge on the assets of the Company to secure borrowings up to INR 15,000 Crores, pursuant to section 180(1)(a) of the Companies Act, 2013

"RESOLVED THAT in supersession of all the resolution passed by the shareholders of the Company on the matter and pursuant to the provisions of Section 180(1)(a) of the Companies Act, 2013, rules made thereunder (including any statutory modification or re-enactment thereof) and other applicable provisions, if any, consent of the members be and is hereby accorded for creation of such mortgages, charges and hypothecations as may be necessary, in addition to the existing charges, mortgages and hypothecation created by the Company, on the moveable or immovable properties of the Company, both present and future, in such manner as the Board of Directors or to such person/s or such committee (by whatever name called), as may be authorized by the Board in this regards as may deem fit, together with power to take over the substantial assets of the Company in certain events in favour of financial institutions, investment institutions, banks, mutual funds, trusts, other bodies corporate (hereinafter referred to as the "Lending Agencies") and Trustees for the holders of debentures/bonds and/or other instruments to secure borrowings of the Company availed/to be availed by way of rupee term loans/INR denominated offshore bonds/foreign currency loans, debentures, bonds and other instruments, provided that the total amount of such loans/borrowings together with interest thereon, additional interest, compound interest, liquidated damages, commitment charges, premium or prepayment or on redemption, costs, charges, expenses and all other monies payable by the Company in respect of the said Loans for which the charge is to be created, shall not at any time exceed INR 15,000 (Rupees Fifteen Thousand Crores only) or the aggregate of the paid up capital and free reserves of the Company, whichever is higher, subject to twelve times of the aggregate of the net owned fund based on audited financial statements of the Company as of March 31st of the immediate previous financial year and any incremental capital issued during the financial year duly certified by the Statutory Auditors of the Company from time to time.

RESOLVED FURTHER THAT for the purpose of giving effect to this resolution, the Board or such person/s or such committee (by whatever name called), as may be authorized by the Board in this regards, be and are hereby authorized to finalize and settle and further to execute such documents/ deeds/ writings/ papers/ agreements as may be required and to do all such acts, deeds, matters and things, as they may, in their absolute discretion deem necessary, proper or desirable and to settle any question, difficulty or doubt that may arise with respect to creation of mortgage/ charge as aforesaid."

**For SMFG India Home Finance Company Limited
(Formerly Fullerton India Home Finance Co. Ltd.)**

**ASHISH
CHOUDHARY**

**Ashish Chaudhary
Chief Financial Officer**

Date: 25 November, 2024

SMFG India Home Finance Co. Ltd.
(Formerly Fullerton India Home Finance Co. Ltd.)

Corporate Office: 503 & 504, 5th Floor, G-Block, Inspire BKC, BKC Main Road, Bandra Kurla Complex, Bandra (E), Mumbai - 400051.
Registered Office: Commerce IT Park, Tower B, 1st Floor, No. 111, Mount Poonamallee Road, Porur, Chennai - 600116.

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Nayi Asha, Naya Vishwas.

CERTIFIED TRUE COPY OF EXTRACT OF THE EXPLANATORY STATEMENT PURSUANT TO SECTION 102 OF THE COMPANIES ACT, 2013

As explained above, consequent to increase in the borrowing limits of the Company, it would be necessary to revise the approval for creation of charge/mortgage on properties of the Company, pursuant to the provisions of Section 180(1)(a) of the Companies Act, 2013.

The Board had in its meeting held on 9 May, 2024, accorded consent to create security to secure borrowings up to INR 15,000 Crores. Creation of security on the assets of the Company may mean or include whole or substantially the whole of undertaking of the Company thus requiring consent of shareholders.

None of the Directors, Key Managerial Personnel of the Company and their relatives are in any way, directly or indirectly, concerned or interested financially or otherwise in the said Resolution.

The Board recommends the above Special Resolution for your approval.

**For SMFG India Home Finance Company Limited
(Formerly Fullerton India Home Finance Co. Ltd.)**

**ASHISH
CHOUHARY**

**Ashish Chaudhary
Chief Financial Officer**

Date: 25 November, 2024

SMFG India Home Finance Co. Ltd.

(Formerly Fullerton India Home Finance Co. Ltd.)

Corporate Office: 503 & 504, 5th Floor, C-Block, Regalia BKC, BKC Main Road, Bandra Kurla Complex, Bandra (E), Mumbai - 400051.
Registered Office: Commercial IT Park, Tower B, 1st Floor, No. 111, Mount Poonamallee Road, Porur, Chennai - 600116.

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Nayi Asha, Naya Vishwas.

CERTIFIED TRUE COPY OF THE SPECIAL RESOLUTION PASSED AT THE ANNUAL GENERAL MEETING OF SMFG INDIA HOME FINANCE COMPANY LIMITED (FORMERLY FULLERTON INDIA HOME FINANCE CO. LTD.), HELD ON 19 JUNE, 2024

To approve the power to borrow funds pursuant to the provisions of section 180(1)(c) of the Companies Act, 2013, not exceeding INR 15,000 Crores

"RESOLVED THAT in supersession of all the earlier resolutions passed by the shareholders of the Company on the matter and pursuant to the provisions of Section 180(1)(c) and other applicable provisions, if any, of the Companies Act, 2013 (including any statutory modifications or re-enactment thereof, for the time being in force), and the relevant regulations/directions as may be prescribed by the Reserve bank of India from time to time (including any amendment(s), modification(s) thereof), the Articles of Association of the Company, consent of the members of the Company be and is hereby accorded to the Board of Directors or to such person/s or such committee (by whatever name called), as may be authorized by the Board in this regard, to borrow, by obtaining loans, overdraft facilities, lines of credit, commercial papers, non-convertible debentures, Subordinated Bonds (Tier II bonds), Perpetual Debt Instruments (PDIs), external commercial borrowings (loans/bonds), INR denominated offshore bonds or in any other forms from Banks, Financial Institutions, Insurance Companies, Mutual Funds or other Corporates or other eligible investors/lenders, including by way of availing credit limits through Non-Fund based limits i.e. Bank Guarantee, Letter of Credit, etc. or by any other means as deemed fit by it, against the security of term deposits, movables, immovable or such other assets as may be required or as unsecured, at any time or from time to time, any sum or sums of money(ies) which together with monies already borrowed by the Company (apart from temporary loans obtained or to be obtained from the Company's bankers in the ordinary course of business), exceeding the aggregate of paid-up share capital of the Company, its free reserves and Securities Premium, provided that the total amount so borrowed shall not at any time exceed INR 15,000 crores (Rupees Fifteen Thousand Crores only) subject to twelve times of the aggregate of the net owned fund based on audited financial statements of the Company as of March 31st of the immediate previous financial year and any incremental capital issued during the financial year duly certified by the Statutory Auditors of the Company from time to time.

RESOLVED FURTHER THAT the Board of Directors or such person/s or such committee (by whatever name called), as may be authorized by the Board in this regards, be and are hereby authorized to arrange or settle the terms and conditions on which all such monies are to be borrowed from time to time as to interest, repayment, security or otherwise howsoever as it may think fit and to do all other acts, deeds, matters and things as may be deemed necessary and incidental for giving effect to the above, including execution of all such documents, instruments and writings, as may be required."

**For SMFG India Home Finance Company Limited
(Formerly Fullerton India Home Finance Co. Ltd.)**

**ASHISH
CHOUDHARY**

**Ashish Chaudhary
Chief Financial Officer**

Date: 25 November, 2024

SMFG India Home Finance Co. Ltd.
(Formerly Fullerton India Home Finance Co. Ltd.)

Corporate Office: 503 & 504, 5th Floor, G-Block, Inspire BKC, BKC Main Road, Bandra Kurla Complex, Bandra (E), Mumbai - 400051,
Registered Office: Commerce IT Park, Tower B, 1st Floor, No. 111, Mount Poonamallee Road, Porur, Chennai - 600116.

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CERTIFIED TRUE COPY OF EXTRACT OF THE EXPLANATORY STATEMENT PURSUANT TO SECTION 102 OF THE COMPANIES ACT, 2013

The current borrowing limit for the Company of INR 12,000 crores was approved by the members at their Extra Ordinary General Meeting held on 2 February, 2023, pursuant to the provisions of Section 180(1)(c) of the Companies Act, 2013.

In order to support growth and continue business momentum it is proposed to increase the current borrowing limits from INR 12,000 crores to INR 15,000 crores. The approval of the members is sought pursuant to Section 180(1)(c) of the Companies Act, 2013 and rules made thereunder.

None of the Directors, Key Managerial Personnel of the Company and their relatives are in any way, directly or indirectly, concerned or interested financially or otherwise in the said Resolution.

The Board recommends the above Special Resolution for your approval.

**For SMFG India Home Finance Company Limited
(Formerly Fullerton India Home Finance Co. Ltd.)**

**ASHISH
CHOUDHARY**

Ashish Chaudhary
Chief Financial Officer

Date: 25 November, 2024

SMFG India Home Finance Co. Ltd.
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Toll Free No.: 1800 102 1033 | Email: grihashakti@grihashakti.com | Website: www.grihashakti.com | CIN: U65922TN2010PLC078972



CERTIFIED TRUE COPY OF RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF SMFG INDIA HOME FINANCE COMPANY LIMITED (FORMERLY FULLERTON INDIA HOME FINANCE CO. LTD.) AT THE MEETING HELD ON 7 NOVEMBER, 2024

Reconstitution of the Borrowing Committee and authorisation for borrowing powers

"RESOLVED THAT in supersession of all earlier resolutions passed on the matter and pursuant to the provisions of Section 179(3), 180(1)(c) and other applicable provisions, if any, of the Companies Act, 2013 (including any statutory modifications or re-enactment thereof, for the time being in force), and the relevant regulations/directions as may be prescribed by the Securities and Exchange Board of India and Reserve Bank of India from time to time (including any amendment(s), modification(s) thereof), the Articles of Association of the Company consent of Board be and is hereby accorded to borrow, by obtaining loans, overdraft facilities, lines of credit, commercial papers, non-convertible debentures, Subordinated Bonds (Tier II bonds), Perpetual Debt Instruments (PDIs), external commercial borrowings (loans/bonds), INR denominated offshore bonds or in any other forms from Banks, Financial Institutions, Insurance Companies, Mutual Funds or other Corporates or other eligible investors/lenders, including by way of availing credit limits through Non-Fund based limits i.e. Bank Guarantee, Letter of Credit, etc. or by any other means as deemed fit by it, against the security of term deposits, movables, immovable or such other assets as may be required or as unsecured, at any time or from time to time, any sum or sums of money(ies) which together with monies already borrowed by the Company (apart from temporary loans obtained or to be obtained from the Company's bankers in the ordinary course of business), exceeding the aggregate of paid-up share capital of the Company, its free reserves and Securities Premium, provided that the total amount so borrowed shall not at any time exceed INR 15,000 crores (Rupees Fifteen Thousand Crores only) subject to twelve times of the aggregate of the net owned fund based on audited financial statements of the Company as of March 31st of the immediate previous financial year and any incremental capital issued during the financial year duly certified by the Statutory Auditors of the Company from time to time.

RESOLVED FURTHER THAT the Borrowing Committee shall comprise of the following executives of the Company and/or executives/ officers of the parent company i.e. SMFG India Credit Company Limited (Formerly Fullerton India Credit Co. Ltd.) ('SMICC');

Sr. No.	Names of the Members	Emp. Grade
i.	Mr. Deepak Patkar	MD & CEO
ii.	Mr. Vishwas Shrungarpure	SM4
iii.	Mr. Ashish Chaudhary	SM2
iv.	Mr. Vibhor Chugh	SM3
v.	Mr. Abbasi Sadikot	SM2
vi.	Mr. Suman Deb (Permanent Invitee)	EVP, SMICC
vii.	Mr. Pankaj Malik (Permanent Invitee)	EVP, SMICC

RESOLVED FURTHER THAT the Borrowing Committee be and is hereby authorised to borrow, not exceeding the maximum limit of INR 15,000 Crores, subject to twelve times of the aggregate of the net owned fund based on audited financial statements as of March 31st of the previous financial year and incremental capital issued during the current financial year duly certified by the Statutory Auditors of the Company from time to time, by obtaining Loans, Overdraft facilities, lines of credit, Commercial Papers, Non-Convertible Debentures, Subordinated Bonds (Tier II bonds), Perpetual Debt Instruments (PDIs), External Commercial Borrowings (loans/bonds), INR denominated offshore bonds or in any

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Registered Office: Megh Towers, 3rd Floor, Old No. 307, New No. 165, Poonamallee High Road, Madhavayal, Chennai - 600095.

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Nayi Asha, Naya Vishwas.

other forms from Banks, Financial Institutions, Insurance Companies, Mutual Funds or other Corporates or other eligible investors, including by way of availing credit limits through Non-Fund based limits i.e. Bank Guarantee, Letter of Credit, etc. or by any other means as deemed fit by it, against the security of term deposits, movables, immovable or such other assets as may be required or as unsecured.

RESOLVED FURTHER THAT any two members of the Borrowing Committee be and are hereby jointly authorized to borrow up to a limit of INR 500 crore in a single transaction to do the following:

- to negotiate, finalise and periodically review, the terms of borrowings, rate of interest, the tenure, fees or commission payable, nature and extent of security to be provided, approve prepayment of borrowings and any amendments or modifications therein;
- to approve borrowing monies denominated in one or more foreign currencies in international markets investments within the limits approved by the Board;
- to undertake the foreign exchange transactions as sanctioned by the banks including the Forward Contracts;
- to undertake Foreign Currency Swaps and Options, Interest Rate Swaps and Options whether in Foreign Exchange or Indian Rupees or from one to another within the limits approved by the Board of Directors and to sign the required application(s); and
- to sign/ execute documents pertaining to the foregoing and do all such acts, deeds and things as may be necessary or expedient for carrying out of the aforesaid activities.

RESOLVED FURTHER THAT any two persons amongst the following executives of the Company and/or executives/ officers of the parent company i.e. SMFG India Credit Company Limited (Formerly Fullerton India Credit Co. Ltd.) ('SMICC'):

Sr. No.	Names of the Authorised Signatories	Emp. Grade
i.	Mr. Stephen Williams	SM4, SMICC
ii.	Mr. Ram Kolli	SM3
iii.	Mr. Sandeep Khosla	SM4, SMICC
iv.	Mr. Ashish Chaudhary	SM2
v.	Mr. Sunderraman Subramanian	SM3, SMICC
vi.	Mr. Mohit Agarwal	SM2, SMICC
vii.	Mr. Krishnakumar R	SM2, SMICC
viii.	Ms. Sharada Kamath	SM2, SMICC
ix.	Mr. P. M. Mani	SM2, SMICC
x.	Mr. Devendra Mani Shrivastava	SM2
xi.	Mr. Arun Raman	SM2, SMICC

be and are hereby jointly authorized to:

- sign and execute (either through the wet signatures or via digital signatures) the required documents like the Loan Documents, deeds of hypothecation, etc.
- sign and execute (either through the wet signatures or via digital signatures) such undertakings and other writings as may be necessary or required for the aforesaid and any changes therein, acknowledgement of debt/balance confirmation(s) and/or any renewal documents.
- place such security as may be required from time to time.

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Nayi Asha. Naya Vishwas.

RESOLVED FURTHER THAT copy of the aforesaid resolution certified to be true duly signed by any one of the Directors or Chief Financial Officer or the Company Secretary be furnished to the lenders and they be requested to act thereon."

For SMFG India Home Finance Company Limited
(Formerly Fullerton India Home Finance Co. Ltd.)


Akanksha Kandoi
Company Secretary
Membership No. F6883



Date: 7 November, 2024

SMFG India Home Finance Co. Ltd.
(Formerly Fullerton India Home Finance Co. Ltd.)

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Nayi Asha. Naya Vishwas.

CERTIFIED TRUE COPY OF RESOLUTION PASSED BY CIRCULATION BY THE BOARD OF DIRECTORS OF SMFG INDIA HOME FINANCE COMPANY LIMITED (FORMERLY FULLERTON INDIA HOME FINANCE CO. LTD.), ON 24 OCTOBER, 2024

To provide authority for making attestation on behalf of the Board of Directors in the offer letter/ offer document/ General Information Document ('GID')/ Key Information Document ('KID')

"RESOLVED THAT in supersession of all the earlier resolutions passed in this regard pursuant to section 42 of the Companies Act, 2013 read with Rule 14(1) of Companies (Prospectus and Allotment of Securities) Rules, 2014 and other applicable provisions of the Companies Act, 2013, if any, and SEBI (Issue and Listing of Non-Convertible Securities) Regulations, 2021 as amended from time to time, any two of the Key Managerial Personnel of the Company viz., Managing Director and CEO, Chief Financial Officer and Company Secretary and SEBI Compliance Officer of the Company, be and are hereby jointly authorized to provide a declaration/attestation on behalf of the Board of Directors in the offer letter in form PAS-4 / offer document/ General Information Document ('GID')/ Key Information Document ('KID') or in any such other form, return, etc. as may be (hereinafter referred to as 'issue document') required for the purpose of issuance of Non-Convertible Securities, that:

- the company has complied with the provisions of the Securities Contracts (Regulation) Act, 1956 and the Securities and Exchange Board of India Act, 1992, Companies Act, 2013 and the rules and regulations made thereunder in respect of the subject matter of this form and matters incidental thereto;
- the compliance with the Act and the rules and regulations as mentioned at point no. a above does not imply that payment of dividend or interest or repayment of Non-Convertible Securities, if applicable, is guaranteed by the Central Government;
- the monies received under the offer shall be used only for the purposes and objects indicated in the issue document;
- whatever is stated in the issue document and in the attachments thereto is true, correct and complete and no information material to the subject matter of this issue document has been suppressed or concealed and is as per the original records maintained by the promoters subscribing to the Memorandum of Association and Articles of Association;
- the following clause on 'General Risk' is suitably incorporated in the issue document in box format:
"Investment in non-convertible securities is risky, and investors should not invest any funds in such securities unless they can afford to take the risk attached to such investments. Investors are advised to take an informed decision and to read the risk factors carefully before investing in this offering. For taking an investment decision, investors must rely on their examination of the issue including the risks involved in it. Specific attention of investors is invited to statement of risk factors contained under Section [] of this issue document. These risks are not, and are not intended to be, a complete list of all risks and considerations relevant to the non-convertible securities or investor's decision to purchase such securities."*
- the contents of the issue document have been perused by the Board of Directors, and the final and ultimate responsibility of the contents mentioned herein shall also lie with the Board of Directors;
- they are duly authorised to attest by the Board of Directors, by a resolution, a copy of which is also disclosed in the issue document."

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"RESOLVED FURTHER THAT the Managing Director and CEO, Chief Financial Officer and Company Secretary and SEBI Compliance Officer of the Company, be and are hereby severally authorised to do all other acts, deeds, matters and things as may be deemed necessary and expedient to give effect to this resolution."

For SMFG India Home Finance Company Limited
(Formerly Fullerton India Home Finance Co. Ltd.)


Akanksha Kandoi
Company Secretary
Membership No. F6883



Date: 25 October, 2024

SMFG India Home Finance Co. Ltd.
(Formerly Fullerton India Home Finance Co. Ltd.)

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CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BORROWING COMMITTEE ("COMMITTEE") OF THE BOARD OF DIRECTORS (THE "BOARD") OF SMFG INDIA HOME FINANCE COMPANY LIMITED ("COMPANY") ON 11 NOVEMBER, 2025

Approval for Issuance of Non-Convertible Debentures up to INR 325 Crores under Series 33:

"RESOLVED THAT pursuant to the authorization granted by resolutions passed by shareholders at the Annual General Meeting held on 19 June, 2024 and Board Resolution dated 7 November, 2024 read with Board Resolutions dated 13 February, 2025 and 20 March, 2025, subject to overall borrowings of the Company not exceeding the limit approved by the shareholders of the Company on 19 June, 2024 and subject to the total outstanding debentures of the Company not exceeding INR 60,00,00,00,000 (Rupees Six Thousand Crores only), consent of the Committee be and is hereby granted for the issue of rated, listed, secured, redeemable, non-convertible Debentures of face value INR 1,00,000 (Rupees One Lakh) each, aggregating to not more than INR 325,00,00,000 (Rupees Three Hundred and Twenty Five Crores only) under Series 33 (the "Debentures"), by the Company in dematerialized form on a private placement basis to certain eligible investors as may be permitted under applicable law, including mutual funds, banks, financial institutions, foreign portfolio investors (the "Identified Investor(s)") on the terms and conditions as may be finalised under the Debenture Trust Deed to be entered into between the Company and the Catalyst Trusteeship Limited as the Debenture Trustee ("Debenture Trustee") (the "Debenture Trust Deed").

RESOLVED FURTHER THAT in respect of the aforesaid issuance of Debentures, the consent of the Committee, be and is hereby accorded to prepare and issue a Key Information Document under the General Information Document dated 30 May, 2025, in accordance with the applicable law, rules and regulations, including the Companies Act, 2013, and regulations of the Securities and Exchange Board of India (the "Disclosure Document") and a draft of which was placed before the Borrowing Committee and the contents of the Key Information Document and the disclosure document be and is hereby approved by the Borrowing Committee.

RESOLVED FURTHER THAT the consent of the Committee be and is hereby accorded to secure the Debentures in accordance with the terms of the Transaction Documents (as listed below) by creation as: (i) primary security of first ranking *pari passu* charge over, amongst other things, all book debts, all cash flows, receivables and proceeds arising from / in connection with standard loan assets; (ii) secondary security of first ranking *pari passu* floating charge over, amongst other things, rupee denominated fixed term deposit accounts opened and maintained in the name of the Company with scheduled commercial banks, of the Company on a *pari passu* basis with existing secured lenders in accordance with the terms under the Transaction Documents.

RESOLVED FURTHER THAT the consent of the Committee be and is accorded to the following agreements and documents that are proposed to be executed by the Company in connection with the Debentures and the transactions contemplated therein:

- (i) the Debenture Trust Deed;
- (ii) the Debenture Trustee Agreement;
- (iii) the Deed of Hypothecation in relation to among other things, the receivables;
- (iv) the Deed of Hypothecation in relation to the fixed deposits;
- (v) any fee letter which may be executed with any debenture holder;

SMFG India Home Finance Co. Ltd.

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Registered Office: Commerzone IT Park, Tower B, 1st Floor, No. 111, Mount Poonamallee Road, Porur, Chennai - 600116;
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Nayi Asha, Naya Vishwas.

- (vi) the key information document; and
- (vii) all other agreements, instruments, indentures, deeds, declarations, letters, writings and other documents (whether financing, security or otherwise) as required by the Debenture Trustee, or the holders of the Debentures in relation, or pertaining, to the transactions contemplated by, or in relation to the Debentures, creation of security or the above documents.

(the documents listed in (i) to (vii) above are collectively referred to as "Transaction Documents").

RESOLVED FURTHER THAT the consent of the Committee be and is hereby accorded to appoint Catalyst Trusteeship Limited as the Debenture Trustee in relation to the proposed issue of Debentures, and appoint such other intermediaries as may be required and appoint/change the Debenture Trustees and such other intermediaries and prepare, finalise the terms of appointment and execute such documents as may be requested.

RESOLVED FURTHER THAT any two of the authorized signatories as identified by the Board of Directors pursuant to its resolutions dated 7 November, 2024, 13 February, 2025 and 20 March, 2025 or any two members of the Committee be and are hereby jointly authorized to identify the investors to whom the Debentures are to be offered, to allot the Debentures in accordance with terms approved by the Committee to such person(s) subscribing to the offer of Debentures on private placement basis, to issue allotment letter to such person(s) and do all such things as required under the electronic book mechanism.

RESOLVED FURTHER THAT the authorised signatories of the Company as identified by the Board pursuant to its resolutions dated 7 November, 2024 read with 13 February, 2025 and 20 March, 2025 be authorised to execute all the necessary forms, returns, other documents, undertakings, agreements, deeds, acknowledgements and do such other acts as in relation to the issue of Debentures pursuant to the authority granted by the Board under the aforementioned resolution.

RESOLVED FURTHER THAT copy of the aforesaid resolution certified to be true duly signed by any one of the members of the Borrowing Committee or Chief Financial Officer or the Company Secretary, be furnished to the lenders, if required, and they be requested to act thereon.

For SMFG India Home Finance Company Limited

Digitally signed by ARCHANA
PRAVIN NADGOUDA
NADGOUDA
Date: 2025.11.12 20:53:05
+05'30'

Archana Nadgouda
Membership No. A17140
Company Secretary

Date: 12 November, 2025
Place: Mumbai

SMFG India Home Finance Co., Ltd.

Corporate Office: 503 & 504, 5th Floor, O-Block, Inspire BKC, BKC Main Road, Bandra Kurla Complex, Bandra (E), Mumbai - 400051.
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ANNEXURE IV

Consents

CATALYST

Business in your world... Trust us!

CTL/MUM/25-26/DEB/21068/10982

Date: 12th November 2025

Vistra ITCL (India) Limited (Debtenture Trustee & Security Trustee) The IL&FS Financial Centre, Plot C-22 G Block, 7 th Floor, Bandra Kurla Complex, Bandra (E), Mumbai – 400051.	SMFG India Home Finance Company Ltd. 504, Adani Inspire, Bandra Kurla Complex Rd., G Block BKC, Bharat Nagar, Bandra East Mumbai, Maharashtra-400051
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Dear Sir,

Sub: Letter Ceding Pari-Passu charge for various NCD Issuances of SMFG India Home Finance Company Ltd for the month of November 2025.

With reference to the above subject, we have to state as under:

We are acting as Debenture Trustee in respect of the "Secured, Redeemable, Non-Convertible Debentures" issued by your company aggregating to **Rs. 3220.02 Crores** as referred in Schedule-I and also as Security Trustee for the lenders referred in Schedule-L, aggregating to **Rs 6265 Crores**, secured by present and future loan receivables, Fixed Deposits and immovable property, on pari-passu basis between the Security Trustee and Debenture Trustee.

1. You have requested us vide your letter dated November 11th, 2025 to convey our consent for ceding pari-passu charge on the loan receivables, for various NCD issuances up to Rs. 325 crores.
 - a. You have also submitted a 'Security Cover Certificate' dated November 11th, 2025 issued by Vivek Gokhale, Chartered Accountants, thereby certifying the adequacy of the security cover including the amount of proposed issue of NCDs having UDIN 25128723BMQUT3441.
2. In view of above, we hereby in the capacity of Debenture Trustee for the "Secured Redeemable, Non-Convertible Debentures" issued by your company aggregating to **Rs. 3220.02 Crores** and also as Security Trustee for Bank Borrowings **Rs. 6265 Crores**, convey our consent for ceding pari-passu charge in respect of various NCD issuances up to **Rs. 325 crores**.
3. The consent mentioned above is subject to following conditions:
 - (i) Obtain and provide similar NOC from all other charge holders of the company's assets in our favor.
 - (ii) Company maintaining security cover ratio of not less than as stipulated in the respective disclosure documents of respective issues of "Secured, Redeemable, Non-Convertible Debentures".
 - (iii) In the event the purpose of issuing this NOC is not initiated within 30 calendar days then this NOC shall automatically stand cancelled/invalid and would not have any legal force and effect. Please note that this NOC is issued based on the information/records available with Catalyst Trusteeship Limited and this shall not be construed as making any recommendation in any manner.

Yours faithfully,

Authorized Signatory
Name: Nikita Darge
Designation: Manager

CATALYST TRUSTEESHIPS LIMITED

Registered Office: Suite 200, Ground Floor, 2nd Floor, 3rd Floor, 4th Floor, 5th Floor, 6th Floor, 7th Floor, 8th Floor, 9th Floor, 10th Floor, 11th Floor, 12th Floor, 13th Floor, 14th Floor, 15th Floor, 16th Floor, 17th Floor, 18th Floor, 19th Floor, 20th Floor, 21st Floor, 22nd Floor, 23rd Floor, 24th Floor, 25th Floor, 26th Floor, 27th Floor, 28th Floor, 29th Floor, 30th Floor, 31st Floor, 32nd Floor, 33rd Floor, 34th Floor, 35th Floor, 36th Floor, 37th Floor, 38th Floor, 39th Floor, 40th Floor, 41st Floor, 42nd Floor, 43rd Floor, 44th Floor, 45th Floor, 46th Floor, 47th Floor, 48th Floor, 49th Floor, 50th Floor, 51st Floor, 52nd Floor, 53rd Floor, 54th Floor, 55th Floor, 56th Floor, 57th Floor, 58th Floor, 59th Floor, 60th Floor, 61st Floor, 62nd Floor, 63rd Floor, 64th Floor, 65th Floor, 66th Floor, 67th Floor, 68th Floor, 69th Floor, 70th Floor, 71st Floor, 72nd Floor, 73rd Floor, 74th Floor, 75th Floor, 76th Floor, 77th Floor, 78th Floor, 79th Floor, 80th Floor, 81st Floor, 82nd Floor, 83rd Floor, 84th Floor, 85th Floor, 86th Floor, 87th Floor, 88th Floor, 89th Floor, 90th Floor, 91st Floor, 92nd Floor, 93rd Floor, 94th Floor, 95th Floor, 96th Floor, 97th Floor, 98th Floor, 99th Floor, 100th Floor, 101st Floor, 102nd Floor, 103rd Floor, 104th Floor, 105th Floor, 106th Floor, 107th Floor, 108th Floor, 109th Floor, 110th Floor, 111th Floor, 112th Floor, 113th Floor, 114th Floor, 115th Floor, 116th Floor, 117th Floor, 118th Floor, 119th Floor, 120th Floor, 121st Floor, 122nd Floor, 123rd Floor, 124th Floor, 125th Floor, 126th Floor, 127th Floor, 128th Floor, 129th Floor, 130th Floor, 131st Floor, 132nd Floor, 133rd Floor, 134th Floor, 135th Floor, 136th Floor, 137th Floor, 138th Floor, 139th Floor, 140th Floor, 141st Floor, 142nd Floor, 143rd Floor, 144th Floor, 145th Floor, 146th Floor, 147th Floor, 148th Floor, 149th Floor, 150th Floor, 151st Floor, 152nd Floor, 153rd Floor, 154th Floor, 155th Floor, 156th Floor, 157th Floor, 158th Floor, 159th Floor, 160th Floor, 161st Floor, 162nd Floor, 163rd Floor, 164th Floor, 165th Floor, 166th Floor, 167th Floor, 168th Floor, 169th Floor, 170th Floor, 171st Floor, 172nd Floor, 173rd Floor, 174th Floor, 175th Floor, 176th Floor, 177th Floor, 178th Floor, 179th Floor, 180th Floor, 181st Floor, 182nd Floor, 183rd Floor, 184th Floor, 185th Floor, 186th Floor, 187th Floor, 188th Floor, 189th Floor, 190th Floor, 191st Floor, 192nd Floor, 193rd Floor, 194th Floor, 195th Floor, 196th Floor, 197th Floor, 198th Floor, 199th Floor, 200th Floor, 201st Floor, 202nd Floor, 203rd Floor, 204th Floor, 205th Floor, 206th Floor, 207th Floor, 208th Floor, 209th Floor, 210th Floor, 211st Floor, 212nd Floor, 213th Floor, 214th Floor, 215th Floor, 216th Floor, 217th Floor, 218th Floor, 219th Floor, 220th Floor, 221st Floor, 222nd Floor, 223rd Floor, 224th Floor, 225th Floor, 226th Floor, 227th Floor, 228th Floor, 229th Floor, 230th Floor, 231st Floor, 232nd Floor, 233rd Floor, 234th Floor, 235th Floor, 236th Floor, 237th Floor, 238th Floor, 239th Floor, 240th Floor, 241st Floor, 242nd Floor, 243rd Floor, 244th Floor, 245th Floor, 246th Floor, 247th Floor, 248th Floor, 249th Floor, 250th Floor, 251st Floor, 252nd Floor, 253rd Floor, 254th Floor, 255th Floor, 256th Floor, 257th Floor, 258th Floor, 259th Floor, 260th Floor, 261st Floor, 262nd Floor, 263rd Floor, 264th Floor, 265th Floor, 266th Floor, 267th Floor, 268th Floor, 269th Floor, 270th Floor, 271st Floor, 272nd Floor, 273rd Floor, 274th Floor, 275th Floor, 276th Floor, 277th Floor, 278th Floor, 279th Floor, 280th Floor, 281st Floor, 282nd Floor, 283rd Floor, 284th Floor, 285th Floor, 286th Floor, 287th Floor, 288th Floor, 289th Floor, 290th Floor, 291st Floor, 292nd Floor, 293rd Floor, 294th Floor, 295th Floor, 296th Floor, 297th Floor, 298th Floor, 299th Floor, 300th Floor, 301st Floor, 302nd Floor, 303rd Floor, 304th Floor, 305th Floor, 306th Floor, 307th Floor, 308th Floor, 309th Floor, 310th Floor, 311st Floor, 312nd Floor, 313th Floor, 314th Floor, 315th Floor, 316th Floor, 317th Floor, 318th Floor, 319th Floor, 320th Floor, 321st Floor, 322nd Floor, 323rd Floor, 324th Floor, 325th Floor, 326th Floor, 327th Floor, 328th Floor, 329th Floor, 330th Floor, 331st Floor, 332nd Floor, 333rd Floor, 334th Floor, 335th Floor, 336th Floor, 337th Floor, 338th Floor, 339th Floor, 340th Floor, 341st Floor, 342nd Floor, 343rd Floor, 344th Floor, 345th Floor, 346th Floor, 347th Floor, 348th Floor, 349th Floor, 350th Floor, 351st Floor, 352nd Floor, 353rd Floor, 354th Floor, 355th Floor, 356th Floor, 357th Floor, 358th Floor, 359th Floor, 360th Floor, 361st Floor, 362nd Floor, 363rd Floor, 364th Floor, 365th Floor, 366th Floor, 367th Floor, 368th Floor, 369th Floor, 370th Floor, 371st Floor, 372nd Floor, 373rd Floor, 374th Floor, 375th Floor, 376th Floor, 377th Floor, 378th Floor, 379th Floor, 380th Floor, 381st Floor, 382nd Floor, 383rd Floor, 384th Floor, 385th Floor, 386th Floor, 387th Floor, 388th Floor, 389th Floor, 390th Floor, 391st Floor, 392nd Floor, 393rd Floor, 394th Floor, 395th Floor, 396th Floor, 397th Floor, 398th Floor, 399th Floor, 40

Schedule-I

Secured Borrowing as on 10.11.2025

Amount in INR crore

Instruments	Trustee	Sanction Borrowing	Principal O/S as on 10.11.202 5	Security Cover Ratio	Security required on Outstanding
Term Loans					
Axis Bank	Catalyst	200.00	64.81	1.10	71.29
Axis Bank	Catalyst	200.00	60.00	1.10	66.00
Axis Bank	Catalyst	500.00	23.75	1.10	26.13
Bank of Baroda	Catalyst	500.00	500.00	1.10	550.12
Bank of India	Catalyst		77.46	1.10	85.23
Bank of India	Catalyst	400.00	77.46	1.10	85.23
Bank of India	Catalyst		77.46	1.10	85.23
Bank of India	Catalyst		80.65	1.10	88.74
Canara Bank	Catalyst	250.00	31.24	1.11	34.73
Canara Bank	Catalyst	500.00	374.96	1.11	417.82
Canara Bank	Catalyst	200.00	177.78	1.11	197.38
HDFC Bank					
HDFC Bank	Catalyst	175.00	0.83	1.10	0.93
HDFC Bank			15.48	1.10	17.14
HDFC Bank	Catalyst	120.00	48.00	1.10	53.21
HDFC Bank	Catalyst	80.00	40.00	1.10	44.29
HDFC Bank	Catalyst	210.00	140.00	1.10	154.52
HDFC Bank	Catalyst	200.00	162.50	1.10	179.86
HDFC Bank	Catalyst	100.00	95.00	1.10	104.89
HSBC Bank			4.17	1.11	4.63
HSBC Bank	Catalyst	150.00	12.50	1.11	13.88
HSBC Bank			8.33	1.11	9.25
HSBC Bank	Catalyst	125.00	41.67	1.11	46.26
HSBC Bank			2.50	1.11	2.78
HSBC Bank	Catalyst	75.00	35.00	1.11	38.86
HSBC Bank			16.67	1.11	18.50
HSBC Bank	Catalyst	300.00	133.33	1.11	148.04
HSBC Bank			41.67	1.11	46.26
IDBI Bank			37.50	1.10	41.27
IDBI Bank	Catalyst	200.00	125.00	1.10	137.52
ICICI Bank Ltd	Catalyst	200.00	150.00	1.10	165.00
Indian Bank			111.11	1.10	122.22
Indian Bank	Catalyst	300.00	55.56	1.10	61.11
Karnataka Bank			5.00	1.10	5.50
Karnataka Bank			15.00	1.10	16.50
Karnataka Bank	Catalyst	200.00	200.00	1.10	220.00
State Bank of India	Catalyst	250.00	156.19	1.10	173.07
State Bank of India	Catalyst	300.00	720.00	1.10	241.90
State Bank of India	Catalyst	400.00	366.65	1.10	406.18
SIDBI			244.00	148.20	163.74
The Federal Bank Limited	Catalyst	100.00	11.11	1.10	12.22

CALVERT TOWERSHIP LIMITED

Registration Office: 6000 Highway 100, Box 50, Whistler, British Columbia, Canada V8E 1Z1. Phone: +1 (604) 938-8888 Fax: +1 (604) 938-8889
 Training Office: 310-010, 2-11 Avenue, Richmond, British Columbia, Canada V6V 1G6. Phone: +1 (604) 273-8888 Fax: +1 (604) 273-8889
 Corporate Office: 305, 5-11 Avenue, Vancouver, British Columbia, Canada V6C 1A5. Phone: +1 (604) 681-1111 Fax: +1 (604) 681-1112
 Tel: +1 (604) 681-1111 Fax: +1 (604) 681-1112
 Web: www.12345678901234567890.com Website: www.12345678901234567890.com



CATALYST					
Balance as on 30.09.2025					
The Federal Bank Limited	Catalyst	60.00	27.69	1.10	30.46
UCO Bank	Catalyst	500.00	50.00	1.10	55.01
	Catalyst	150.00			
Union Bank of India			8.33	1.10	9.17
Union Bank of India			24.94	1.10	27.44
Union Bank of India	Catalyst	300.00	250.77	1.10	275.91
Union Bank of India	Catalyst	500.00	476.92	1.10	524.73
TOTAL - I - A		8289.00	4783.18		5282.10
NCD Series 21 (Option II)	Catalyst	100.00	100.00	1.00	106.40
NCD Series 22	Catalyst	75.00	75.00	1.00	75.81
NCD Series 23	Catalyst	350.00	350.00	1.00	360.97
NCD Series 24	Catalyst	120.00	120.00	1.00	120.67
NCD Series 25	Catalyst	425.00	425.00	1.00	449.99
NCD Series 26	Catalyst	200.00	200.00	1.00	205.70
NCD Series 27	Catalyst	200.00	200.00	1.00	200.88
NCD Series 27	Catalyst	375.00	375.00	1.00	376.66
NCD Series 28	Catalyst	200.00	200.00	1.10	235.94
NCD Series 29	Catalyst	250.00	250.00	1.00	256.84
NCD Series 30	Catalyst	100.00	100.00	1.00	102.32
NCD Series 31	Catalyst	300.00	300.00	1.00	303.59
NCD Series 32	Catalyst	600.00	18.00	1.00	18.00
NCD Series 33 (PROPOSED)	Catalyst	325.00	0.00	1.25	406.25
Total - II - B		4085.00	2713.00		3220.02
ECB Bond/ ECB Term loan facilities					
ECB - SHI (\$ 50 Mn)	Catalyst	437.05	443.96	1.10	490.45
ECB - HSBC (\$ 50 Mn)	Catalyst	433.75	443.96	1.10	492.45
Total - III - C		870.80	887.93	2.20	982.90
Particulars					(Amt in Crs)
Standard Loan receivable Security available under pari passu arrangement as on 30-September-25 (Excluding NPA) = (i)					10739.04
Add: Interest Receivables = (ii)					115.29
Less: NPA = (iii)					320.27
Less : Assets Assigned to NHB					1031.27
Standard Loan receivable Security available under pari passu arrangement (i+ii-iii-iv) = VII					9502.79
Security to be provided as per Outstanding = VIII					9485.02
Excess Assets over required security cover as on 10-November-2025 = (VII-VIII+IX)					17.78



November 12, 2025

To,

SMFG India Home Finance Co. Ltd. 503-504, 5th Floor, G-Block, Inspire BKC, BKC Main Road, Bandra Kurla Complex, Bandra (E), Mumbai- 400 051	CATALYST Trusteeship Ltd GDA House, Plot no.85, Bhusari Colony (Right), Paud Road, Pune - 411038
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Re: SMFG India Home Finance Co. Ltd. (the Company)
(Issue details: Term Loans and Working Capital Loans aggregating to Rs.2,500 Crores)

Sub: No Objection Certificate ("NOC") for First pari passu charge on Receivables of the Company
in favour of below Secured Lenders of the Company:

Sr. No.	Particulars (Proposed)	Amount (Rs. in Crores)	Security Cover Required (Rs. in Crores)
	Non-convertible Debentures /Term Loans		
1	CATALYST Trusteeship Limited – Various NCD Series 33 (Proposed)	325	406.25

Dear Sir/Madam,

This is with reference to your letter dated November 11, 2025 regarding the issue of No Objection for the extension of charge on first pari-passu basis on Receivables of the Company in favour of Secured Lenders for Rs.325 Crores

We, in our capacity as Security Trustee for the Lenders referred in **Schedule I** hereto, based on the Copy of Certificate from Vivek Gokhru (Chartered Accountants Certificate) dated November 11, 2025 vide UDIN 25128723BBIQUT3441 confirming maintenance of security cover hereunder stated that we have no objection in you creating charge on first pari passu basis on receivables of the Company as charged in our favour, in favour of below Secured Lenders of the Company:

Sr. No.	Particulars (Proposed)	Amount (Rs. in Crores)	Security Cover Required (Rs. in Crores)
	Non-convertible Debentures /Term Loans		
1	CATALYST Trusteeship Limited – Various NCD Series 33 (Proposed)	325	406.25

This NOC is subject to the following conditions:

1. Obtain and provide us similar NOC from all the charge holders of the Company's assets in our favour.

Registered office:
The Gateway Floor A Wing
Huron Road Road,
Mumbai Industrial Estate, Marol
Andheri (East) Mumbai 400059

Tel: +91 22 2650 0026
Fax: +91 22 2650 0026
Email: crystal@vistra.com
www.vistraltd.com

Vistra (PCL) India Limited
Corporate Identity Number (CIN): U68020MH1999PLC069507



2. Company maintaining security coverage ratio of not less than as stipulated in the respective transaction documents of respective Lender during the currency of the loans and NCD's.

This is for your information.

Yours faithfully,

For Vistra ITCL (India) Limited
Digitally signed by: Rajesh
Gangadhar Dasari
Date: 2025.11.12 15:42:35
+05'30'
Authorised Signatory

Encl: Lenders covered under Security Trustee Arrangement with us.
(as mentioned in Schedule -I)

Without Prejudice:

This No Objection Certificate (NOC) is issued by Vistra ITCL (India) Ltd ("Vistra") in its capacity as a Security Trustee to the Company and this shall be valid for thirty (30) calendar days from the date of its issue. In the event the purpose of issuing this NOC is not initiated within 30 calendar days then this NOC shall automatically stand cancelled/invalid and would not have any legal force and effect. Please note that this NOC is issued based on the information/records available with Vistra and this shall not be construed as making any recommendation in any manner.

Registered office:
The Quire, 3rd floor, A Wing,
Hasan Pado Road,
Mittal Industrial Estate, Morai,
Andhra Pradesh 400038

Tel: +91 22 2660 0028
Fax: +91 22 2660 0029
Email: regaffairs@vistra.com
www.vistraitcl.com

Vistra ITCL (India) Limited
Corporate Identity Number (CIN) U68020MH1999PLC095907



Schedule-I

List of Lenders covered under Security Trustee Arrangement with Vistra ITCL (India) Limited as on November 10, 2025:

Secured Borrowing as on as on 10.11.2025*					
Amount in INR Crores					
Sr No.	Instruments	Limits Sanctioned	Outstanding as on 10.11.2025	Security Cover	Security to be provided on Limit
1	<u>Term Loans</u>				
1	Canara Bank	100	0	1.1	0
2	DCB Bank	50	0	1.1	0
3	HDFC Bank TL	50	0	1.1	0
	TOTAL - A	200	0		0
	<u>Working Capital/ Demand Loan</u>				
1	HDFC Bank Ltd	10	0	1.05	0
2	Standard Chartered Bank	30	0	1.05	0
	TOTAL - B	40	0		0
	Gross Total = C (A+B)	240	0		0

*Facilities are redeemed and NIL outstanding as on date

Registered office
The Qube, 2nd floor, A Wing
Hason Pado Road,
Mitsui Industrial Estate, Marol
Anchli (East) Mumbai 400059

Tel: +91 22 2850 0028
Fax: +91 22 2850 0029
Email: corporate@vistra.com
www.vistratd.com

Vistra ITCL (India) Limited
Corporate Identity Number (CIN): U68020MH48059PLC089507

B. K. Khare & Co.
Chartered Accountants

706/708, Sharda Chambers, New Marine
Lines, Mumbai - 400 020, India

Statutory Auditor Consent letter

To,

Board of Directors
SMFG India Home Finance Company Limited
Inspire BKC, Unit No. 503 & 504, 5th Floor, Main Road,
G Block BKC, Bandra Kurla Complex, Bandra East,
Mumbai - 400051

Dear Ma'am/Sir

Sub: PROPOSED ISSUE OF DEBT SECURITIES BY SMFG INDIA HOME FINANCE COMPANY LIMITED FROM TIME TO TIME WHICH MAY COMPRISE (I) RATED, LISTED, REDEEMABLE, TRANSFERABLE, NON CONVERTIBLE DEBENTURES OF FACE VALUE INR 1,00,000/- (RUPEES ONE LAKH ONLY) EACH, INCLUDING SUBORDINATED DEBT INSTRUMENTS WITH FACE VALUE INR 1,00,000/- (RUPEES ONE LAKH ONLY) EACH AND SUBORDINATED DEBT INSTRUMENTS ISSUED BY WAY OF A REISSUANCE WITH FACE VALUE INR 1,00,00,000/- (RUPEES ONE CRORE ONLY) EACH OR SUCH OTHER FACE VALUE AS PER EXTANT APPLICABLE LAW, (II) ISSUANCE OF DEBT INSTRUMENTS FORMING PART OF ISSUER'S 'NON-EQUITY REGULATORY CAPITAL' FOR FACE VALUE INR 1,00,00,000/- (RUPEES ONE CRORE ONLY) EACH OR SUCH OTHER FACE VALUE AS PER EXTANT APPLICABLE LAW, AND (III) RATED, LISTED COMMERCIAL PAPER FOR FACE VALUE OF Rs 5,00,000/- (RUPEES FIVE LAKH ONLY) EACH OR SUCH OTHER FACE VALUE AS PER EXTANT APPLICABLE LAW, AGGREGATING UP TO INR 6,000,00,00,000 (RUPEES SIX THOUSAND CRORES ONLY), ISSUED AT PAR/ PREMIUM/DISCOUNT ON PRIVATE PLACEMENT BASIS

We **B. K. Khare & Co.** Chartered Accountants (Firm's Registration No: 105102W), hereby give our consent to act as the Statutory auditor to the Issue, and include our name being as the Statutory Auditors of the Company and to include our Audit Report dated 07 May 2025, related to audit of financial statements for the financial year ended 31 March 2025 in the General Information Document and relevant Key Information Document to be filed by the Company with the [BSE/NSE Limited] ("**Stock Exchange**") in terms of Securities and Exchange Board of India (Issue and Listing of Non-Convertible Securities) Regulations, 2021, as amended from time to time ("**SEBI NCS Regulations**") (collectively the "**Issue Documents**").

We hereby consent that the following details along with any information as required to be disclosed pursuant to the SEBI NCS Regulations, with respect to us may be disclosed, in the General Information Document, relevant Key Information Document and other Issue related material:

Name	:	B. K. Khare & Co., Chartered Accountants
Address	:	706-708, Sharda Chambers, New Marine Lines, Mumbai 400020
Tel	:	022-62439500
Email	:	shirishrahalkar@bkkhareco.com
Peer Review No.	:	020104
Contact Person	:	Mr. Shirish Rahalkar
Website	:	www.bkkhare.com



B. K. Khare & Co.
Chartered Accountants

We hereby consent to inclusion of the extracts of this letter in the General Information Document, relevant Key Information Document or any other document in terms of the SEBI NCS Regulations.

We confirm that we will immediately inform the Company of any change, additions or deletions in respect of the matters covered in this letter till the date when the NCDs commence trading on the Stock Exchange, if we become aware of the same. In the absence of any such communication from us, the above information should be taken as updated information until commencement of trading of the NCDs on the Stock Exchange.

We also agree to keep strictly confidential, until such time as the proposed transaction is closed, (i) the nature and scope of this transaction; and (ii) our knowledge of the proposed transaction of the Company.

This letter has been issued at the request of the Company for use in connection with the Issue and may accordingly be relied on by the Company and the legal counsel appointed in relation to the Issue, and may, *inter alia*, be submitted to the Stock Exchange and/or any other regulatory/statutory/governmental or any other authority, and be produced in any actual/potential proceeding or actual/potential dispute relating to or connected with the General Information Document, relevant Key Information Document or otherwise in connection with the Issue.

Yours faithfully,
For B. K. Khare & Co
Chartered Accountants
Firm Registration No: 105102W



Shirish Rahalkar
Partner Membership No: 111212
Date: 24 May 2025
Place: Mumbai





The Institute of Chartered Accountants of India

(Setup by an Act of Parliament)

Peer Review Board

Peer Review Certificate No.: 020104

This is to certify that the Peer Review of

M/s B K Khare & Co

706-708, Sharda Chambers,

New Marine Lines,

Mumbai-400020

FRN: 105102W

has been carried out for the period

2021-2024

pursuant to the *Peer Review Guidelines 2022*, issued by the Council of the Institute of Chartered Accountants of India.

This Certificate is effective from: 01-04-2025

The Certificate shall remain valid till: 31-03-2028

Issued at New Delhi on 01-04-2025

P. H. Khandelwal

CA. Purushottamlal
Khandelwal

Chairman
Peer Review Board

Gyan Chandra Misra

CA. Gyan Chandra Misra

Vice-Chairman
Peer Review Board

Mohit Baijal

CA. Mohit Baijal

Secretary
Peer Review Board

Note : The Certificate is issued on behalf of the Peer Review Board of ICAI and ICAI or any of its functionaries are not liable for any non-compliance by the Practice Unit. The Certificate can be revoked for the reason stated in the 'Peer Review Guidelines 2022'.



ANNEXURE V Debenture Trustee Consent Letter and Due Diligence Certificate

CATALYST
Believe in yourself... Trust us!

CL/DEB/25-26/270/006

Date : 11-Nov-2025

To,
Mr. Prashant Poojary,
SMFG INDIA HOME FINANCE COMPANY LIMITED,
Second Floor, Unit No:-21-22, Kalpataru Square,
Kondivita Rd, off Andheri - Kurla Road, Bhim Nagar,
Andheri East, Mumbai 400059

Dear Sir/ Madam,

Re: Consent to act as a Debenture Trustee for Private Placement of Fully Paid, Rated, Listed, Redeemable, Transferable, Secured, Non-Convertible Debentures of ₹ 325.00 Crores – Series 33

We refer to your letter dated 10.11.2025, requesting us to convey our consent to act as the Debenture Trustee for captioned issue of Debentures.

We hereby convey our acceptance to act as Debenture Trustees for the said issue Debentures, subject to execution of Debenture Trustee Agreement as per Regulation 13 of SEBI (Debenture Trustee) Regulations, 1993, thereby agreeing to execute Debenture Trust Deed and to create the security if applicable within the timeline as per relevant Laws / Regulations and in the Offer Document / Information Memorandum / Disclosure Document / Placement Memorandum and company agreeing / undertaking to comply with the provisions of SEBI (Debenture Trustee) Regulations, 1993, SEBI (Issue and Listing of Non-Convertible Securities) Regulations, 2021, SEBI (Listing Obligations & Disclosure Requirements) Regulation, 2015, Companies Act, 2013 and Rules thereunder and other applicable laws as amended from time to time.

Fee Structure for the proposed transaction will be as per annexure A.

Assuring you of the best professional services.
Thanking you.

Yours faithfully,
Name : Nikita Darge
Designation : Manager

CATALYST TRUSTEESHIP LIMITED (INCORPORATED UNDER THE COMPANIES ACT, 1956)
Registered Office: Unit No. 801, 8th Floor, Tower B, Prestige Business Park, Saraspali Road, Worli, Mumbai - 400013. Tel: +91 (022) 4022 0000 Fax: +91 (022) 4022 0001
Regional Office: 22A House, Plot No. 85, Bhamburda Colony (Right), Post Road, Pune 411 008. Tel: +91 (020) 25280051 Fax: +91 (020) 25280075
Delhi Office: Office No. 810, 8th Floor, Kulkarni Building 2B, Kirti Kirti Road, New Delhi - 110001. Tel: +91 11 430 2810100
CIN No. U74999PN1901PL110202 Email: info@catallysttrustee.com Website: www.catallysttrustee.com
Pune | Mumbai | Bangalore | Delhi | Chennai

CL/DEB/25-26/270/006

CATALYST
Believe in yourself... Trust us!

CL/ 25-26/21073

(Annexure IIA)



DUE DILIGENCE CERTIFICATE TO BE GIVEN BY THE DEBENTURE TRUSTEE AT THE TIME OF FILING THE DRAFT OFFER DOCUMENT/ INFORMATION MEMORANDUM

[In reference to Chapter II, Clause 2.2.4 of SEBI Master Circular for Debenture Trustees dated August 13, 2025]

To,
The Manager,
National Stock Exchange of India Limited.
Exchange Plaza, 5 Floor, Plot C/1, G Block,
Bandra - Kurla Complex, Bandra (E),
Mumbai 400 051

Dear Sir / Madam,

SUB: ISSUE OF UPTO 32,500 (THIRTY TWO THOUSAND FIVE HUNDRED ONLY ONLY) RATED, LISTED, SENIOR, REDEEMABLE, SECURED, FIXED RATE, NON CONVERTIBLE DEBENTURES OF FACE VALUE INR 1,00,000/- (RUPEES ONE LAKH ONLY) EACH, AGGREGATING TO INR 325,00,00,000/- (RUPEES THREE HUNDRED AND TWENTY FIVE CRORES), ISSUED AT PAR/PREMIUM/DISCOUNT ("DEBENTURES") ONLY BY SMFG INDIA HOME FINANCE COMPANY LIMITED ON PRIVATE PLACEMENT BASIS (THE "ISSUE").

We, the debenture trustee(s) to the above-mentioned forthcoming issue state as follows:

- 1) We have examined documents pertaining to the said issue and other such relevant documents, reports and certifications.
- 2) On the basis of such examination and of the discussions with the Issuer, its directors and other officers, other agencies and on independent verification of the various relevant documents, reports and certifications:

We confirm that:

- a) The Issuer has made adequate provisions for and/or has taken steps to provide for adequate security for the debt securities to be issued and listed.
- b) The Issuer has obtained the permissions / consents necessary for creating security on the said property(ies).
- c) The Issuer has made all the relevant disclosures about the security and its continued obligations towards the holders of debt securities.
- d) Issuer has adequately disclosed all consents/ permissions required for creation of further charge on assets in offer document / information memorandum and all disclosures made in the offer document / information memorandum with respect to creation of security are in confirmation with the clauses of debenture trustee agreement.

CATALYST TRUSTEESHIP LIMITED

Registered Office : CDA House, Plot No. 85, Bhamburda Colony (Right), Paud Road, Pune - 411 058 Tel : +91 (20) 6680 7200
Delhi Office : 910-811, 9th Floor, Kalash Building, 28 Kasturba Gandhi Marg, New Delhi - 110 001 Tel : +91 (11) 4302 9301/02
Corporate Office : 901, 9th Floor, Tower-B, Peninsula Business Park, Senapati Bapat Marg, Lower Parel (W), Mumbai - 400013
Tel : +91 (22) 4922 0658 Fax : +91 (22) 4922 0505
CIN No. U74999MH2007PLC103282 Email : info@trustee.com Website : www.catalysttrustee.com
Pune | Mumbai | Bangalore | Delhi | Chennai | GIFT City | Kolkata | Hyderabad



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e) Issuer has given an undertaking that charge shall be created in favour of debenture trustee as per terms of issue before filing of listing application.

f) Issuer has disclosed all covenants proposed to be included in debenture trust deed (including any side letter, accelerated payment clause etc.), offer document / placement memorandum.

We have satisfied ourselves about the ability of the Issuer to service the debt securities.

Place: Mumbai

Date: November 12, 2025

For Catalyst Trusteeship Limited



Pratyush Singh
Manager

CATALYST TRUSTEESHIP LIMITED

Registered Office : GDA House, Plot No. 85, Bhusari Colony (Right), Paud Road, Pune - 411 038 Tel. : +91 (20) 6680 7200
Delhi Office : 910-911, 9th Floor, Kalash Building, 28 Kasturba Gandhi Marg, New Delhi - 110 001 Tel. : +91 (11) 4302 9101/02
Corporate Office : 501, 9th Floor, Tower-8, Peninsula Business Park, Searoad, Rajpet Marg, Lower Panel (W), Mumbai - 400013
Tel. : +91 (22) 4922 0555 Fax : +91 (22) 4922 0505
CIN No. U74899MH2007PLC100262 Email : catalysttrustee.com Website : www.catalysttrustee.com
Pune | Mumbai | Bangalore | Delhi | Chennai | GIFT City | Kolkata | Hyderabad



ANNEXURE VI

All Covenants of the Issue

1. INTEREST PAYABLE ON DEBENTURES.

- (i) For the Debentures issued under Series 33, the interest will be payable annually and at maturity at the Coupon Rate from Date of Allotment. The Company shall pay interest on the principal amount of the Debentures outstanding on maturity, as mentioned in the Key Information Document (subject to deduction of income tax at source at the rates for the time being prescribed under the Income Tax Act, 1961 and the Rules made thereunder or any statutory modification or re-enactment thereof for the time being in force).
- (ii) In case the coupon payment date falls on a day which is not a Business Day, then succeeding Business Day shall be considered as the effective date for payment of interest. However, the dates of the future payments would continue to be as per the schedule originally stipulated in the Term Sheet.
- (iii) In case the Redemption Date falls on a day which is not a Business Day, then preceding Business Day shall be considered as the effective date for payment of principal.
- (iv) No interest/ interest on interest shall accrue on the Debentures after the date of maturity of the Debentures.

2. REDEMPTION

The Company shall redeem the Debentures basis the Issue Structure, Terms & Conditions above on the Redemption Date more particularly mentioned in the Key Information Document i.e. as per term sheet (being tenor as per term sheet) from the Date of Allotment (mentioned in the Key Information Document).

3. MODE OF PAYMENT

Payment of the principal, all interest as per the Term Sheet appended hereinabove, and other monies will be made to the registered Debenture Holders and in case of joint holders to the one whose name stands first in the list of beneficial owners. Such payments shall be made by electronic mode or cheque or demand drafts drawn by the Company on its bankers (subject to deduction of income tax at source at the rates for the time being prescribed under the Income Tax Act, 1961 and the Rules made thereunder or any statutory modification or re-enactment thereof for the time being in force).

4. UNDERTAKING TO PAY

- a. The Company covenants with the Trustee that it shall pay to the beneficial owner(s) / the Debenture Holders, the principal amount of the Debentures, the interest amount payable, and all other monies due and payable to the Debenture Holders as and when due, as per the terms and conditions as mentioned in the Debenture Trust Deed and this Key Information Document in pursuance of which the Debentures are issued by the Company and other Transaction Documents.
- b. Provided that if so called upon by the Trustee for the beneficial owner(s) / Debenture Holders, the Company shall make payment as aforesaid to or to the order of or for the account of the Trustee and such payment shall be deemed to be in satisfaction of the aforesaid covenant of the Company to make such payments to the beneficial owner(s) / Debenture Holder(s).

- c. The Company shall, at all times until all amounts in relation to the Debentures have been repaid in full, maintain the Redemption Account from which it proposes to pay the coupon and the principal amount unless it is changed in the manner provided below.
- d. The Company hereby grants irrevocable and unconditional authority to the Debenture Trustee to liaise with the Account Bank and seek information relating to the debt redemption payment status and interest payment status for the aforementioned account for ascertaining and monitoring the redemption payment status and interest payment status of the Debentures until the Debentures have been repaid in full. The Company has issued/will issue a duly executed pre-authorisation letter dated on or about the date of the Debenture Trust Deed to the Account Bank in this regard. In case of a change of the Account Bank, the Debenture Trustee shall accept such change only upon submission of the duly acknowledged and accepted pre-authorisation letter.
- e. The Company further covenants to pay interest, additional interest, liquidated damages, premia on prepayment, costs, charges and expenses, including fees and expenses of the Debenture Trustee and all other monies payable by the Company in respect of the Debentures under the Debenture Trust Deed and Key Information Document.

5. OTHER COVENANTS IN RELATION OF SECURITY

- a. The Company shall not create further charge or encumbrance over the Secured Property without the approval of the Trustee except as permitted in the Debenture Trust Deed or the Security Documents.
- b. The Secured Property shall become enforceable upon the occurrence of an Event of Default, in accordance with the provisions of Part B of the Debenture Trust Deed.
- c. The Company shall ensure that books of accounts of the Company and the Secured Property shall at all reasonable times be open for inspection of the Trustee and such person or persons as the Trustee shall, from time to time, in writing for the purposes, appoint.

6. POWER OF COMPANY TO WITHDRAW PROPERTY ON SUBSTITUTING WITH OTHER PROPERTY

The Company shall be at liberty at any time during the continuance of this Security Interest, (a) with the prior permission in writing of the Trustee to withdraw any of the Secured Property from such of the trusts, powers and provisions hereof as exclusively relate to the Secured Property upon substituting other property whether of the same or different tenure or kind but of a value equal to or greater than the value of the property proposed to be withdrawn; and (b) create security over any additional assets to cover any shortfall in the Required Security Cover, without the prior consent of Debenture Holders or the Debenture Trustee. But, before the Trustee permits the Company to withdraw any property under the clause, the Company must prove to the satisfaction of the Trustee that the property proposed to be substituted for the same is of a value equal to or greater than the value of the property proposed to be withdrawn and that such property is suitable for the purpose of business of the Company and upon such proof being given, must convey or assign or cause to be conveyed or assigned such property to the Trustee in such manner as they shall direct UPON THE TRUSTS hereof relating to the Secured Property and thereupon the Trustee shall be at liberty to re-convey to the Company or as the Company may direct the property to be withdrawn TO HOLD the same free from such of the Trusts, powers and provisions hereof as exclusively relate to the Secured Property and a declaration in writing signed by the Trustee that the proof aforesaid has been furnished to their satisfaction shall be conclusive evidence in favour of the Trustee and the following provisions shall have the effect, that is to say:-

- a) The Trustee may accept a certificate signed by any one of the key managerial personnel or the Directors of the Company to the effect that any such property proposed to be substituted is in his opinion suitable for the purpose of business of the Company as sufficient evidence of the fact; and

- b) The Trustee shall be at liberty to accept the fact that the Company has given a specified price for any such property proposed to be substituted as sufficient evidence that the same is worth such price but the Trustee may in their discretion require a written report of a valuer appointed/ approved by them.
7. The Company hereby covenants with the Trustee that the Company will at all times during the tenure of the Debentures (except as may otherwise be agreed in writing by the Trustee):
- (a) Inform the Trustee of any amalgamation, merger or reconstruction scheme proposed by the Company.
 - (b) Inform the Trustee of all orders, directions, notices, of court/tribunal affecting the Secured Property;
 - (c) Not create further charge or encumbrance over the Secured Property without the approval/ intimation of / to the Trustee unless Required Security Cover is maintained;
 - (d) Maintain, preserve and keep in proper order, as applicable, repair and in good condition the Secured Property. In case the Company fails to keep in proper order, repair and in good condition, the Secured Property or any part thereof, then, in such case, the Trustee may, but shall not be bound to maintain in proper order or repair or condition the Secured Property or any part thereof and any expense incurred by the Trustee and their costs and charges therefore shall be reimbursed by the Company.
 - (e) Insure, if applicable and keep insured up to the replacement value thereof or on such other basis as approved by the Trustee (including surveyor's and architect's fees) the Secured Property, as may be specified by the Trustee and shall duly pay all premia and other sums payable for that purpose and effect renewal of such insurance and deliver to and leave with the Trustee every such policy of insurance and the receipt for the last premium payable thereunder. The insurance, if applicable in respect of the Secured Property shall be taken in joint names of the Company, the Trustee and any other person having a pari-passu charge on the Secured Property and acceptable to the Trustee. If so required by the Debenture Holders, the Company shall deliver to the Trustee a chartered accountant's certificate at the end of relevant financial year certifying the adequacy of insurance coverage for the Security Interest.
 - (f) Keep proper books of account as required by the Act and therein make true and proper entries of all dealings and transactions of and in relation to the Secured Property and the business of the Company and keep the said books of account and all other books, registers and other documents relating to the affairs of the Company at its Registered Office or where permitted by law, at other place or places where the books of account and documents of a similar nature may be kept and the Company will ensure that all entries in the same relating to the Secured Property and the business of the Company shall at all reasonable times be open for inspection of the Trustee and such person or persons as the Trustee shall, from time to time, in writing for the purposes, appoint;
 - (g) Give to the Trustee or to such person or persons as aforesaid such information as they or be or any of them shall require as to all matters relating to the business, property and affairs of the Company which are relevant in relation to this transaction and at the time of the issue thereof to the shareholders of the Company furnish to the Trustee, two copies of every report, balance sheet, profit and loss account issued to the shareholders of the Company.
 - (h) Permit the Trustee and such person, as they shall from time to time in writing for that purpose appoint to enter into or upon and to inspect the Secured Property and pay all reasonable traveling, hotel and other expenses of any person whom the Trustee may depute for the purpose of such inspection and if the Trustee shall for any reason, decide that it is necessary to employ an expert, to pay the fees and all traveling hotel and other expenses of such expert provided all the aforesaid expenses are reasonable and pre-approved as per the rules of the Company.

- (i) Punctually pay all rents, royalties, taxes, rates, levies, cases, assessments, impositions and outgoings, governmental, municipal, or otherwise imposed upon or due and payable by the Company as and when the same shall become due and payable and when required by the Trustee produce the receipts of such payment and also punctually pay and discharge all debts and obligations and liabilities which may have priority over the security created hereunder and observe, perform and comply with all covenants and obligations which ought to be observed and performed by the Company in respect of or any part of the Secured Property.
- (j) Not declare or pay any dividend to the shareholders, whether equity or preference, in any year until the Company has paid or made satisfactory provision for the payment of the instalments of principal and interest due and payable to the Debentures. or has made provision satisfactory to the Trustee for making such payment. Provided always that, the Company shall not require to obtain any permission of the Trustee if there is no default in relation the Debentures issued herein. Notwithstanding anything contained in this paragraph, if the Company has defaulted in payment of coupon or redemption of the Debentures or in creation of security in accordance with the terms of the Key Information Document, any distribution of dividend shall require the prior written approval of the Debenture Trustee.
- (k) Inform the Trustee about any material change in nature and conduct of business by the Company in Memorandum of Association which will adversely affect the rights of the investors in this transaction.
- (l) Shall furnish to the Trustee, the following particulars in respect of the Series 33:
 - (i) Quarterly report to the Trustee:
 - (ii) Updated list of the names and address of the Debenture Holders.
 - (iii) Provide details of the interest due but unpaid and reasons thereof.
 - (iv) Provide the number and nature of grievances received from the Debenture Holders, resolved by the Company and if unresolved within the period of 30 days, the reason stating for the delay of the same.
 - (v) Provide a statement that the assets of the Company in the form of Movable Property which are available by way of Security Interest are sufficient to discharge the claims of the Debenture Holders as and when they become due.
- (m) Promptly inform the Trustee of any change in its name, any major change in the composition of its Board of Directors which may amount to change in control as defined in SEBI (Substantial Acquisition of Shares and Takeovers) Regulations, 2011, as amended.
- (n) The Company shall, if and for as long as it is required to do so under the Applicable Laws, create and maintain a debenture redemption reserve ("DRR") in accordance with Section 71 of the Companies Act, 2013, Rule 18 of the Companies (Share Capital and Debenture) Rules 2014 and any other Applicable Laws, until the Amounts Outstanding under the Debenture Trust Deed are completely discharged and paid in full to the satisfaction of the Trustee.
- (o) The Company shall provide relevant documents/information, as applicable, to enable the Trustee to submit the following reports/certification to NSE within the timelines mentioned below or as amended from time to time by applicable regulations or circulars of SEBI:

Reports/Certificate	Periodicity
Security cover certificate in the format as specified by SEBI	Quarterly basis within 75 days of each quarter except for the last quarter of each year for which the certificate has to be

	submitted within 90 days from the end of financial year.
A statement of value for Debt Service Reserve Account or any other form of security offered (as applicable)	Half yearly basis within 75 days from end of each half-year.

(p) The Company shall:

- (i) within 15 (fifteen) days from the end of every half year (i.e. April 15 and October 15), submit a statement to the NSE, as well as to the Depositories containing data in the format as prescribed in the SEBI NCS Regulations;
- (ii) inform the Depositories in case of any modification in terms or structure of the Debentures viz. change in terms of payment, change in interest pay-out frequency, etc. as specified above;
- (iii) intimate to NSE, the Depositories and the Debenture Trustee the status of payment of the Debentures within one working day of any coupon payment date or the Redemption Date;
- (iv) while intimating the status of payment to the Debenture Trustee in accordance with subparagraph (iii) above, also intimate to the Debenture Trustee that they have informed the status of payment or otherwise to the NSE and the Depositories;
- (v) Comply with all Applicable Law in relation to the Debentures;
- (vi) Submit any such information as may be required by the Trustee, from time to time or as per Applicable Laws, rules, regulations and notifications as amended from time to time;
- (vii) record details including asset details (and their verification), allotment, listing and payment of interest or redemption with the Depositories as required in compliance with the DT-Master Circular for Debenture Trustees;
- (viii) The Company shall create the security as set out in the Term Sheet above prior to listing application of the Debentures. Further, the charge created by Company shall be registered with Sub-registrar, Registrar of Companies, CERSAI, Depository etc., as applicable, within 30 days of creation of such charge. In case the charge is not registered anywhere or is not independently verifiable, then the same shall be considered a breach of covenants/ terms of the issue by the Company.

8. MISCELLANEOUS

a. Stamp Duty

The Company shall at all times during the tenure of the Debentures pay all such stamp duty (including any additional stamp duty), including the stamp duty on the Debenture Trust Deed, other duties, taxes, charges and penalties, if and when the Company may be required to pay according to the Applicable Laws for the time being in force in the state in which its properties are situated or otherwise, and in the event of the Company failing to pay such stamp duty, other duties, taxes and penalties as aforesaid, the Debenture Trustee will be at liberty (but shall not be bound) to pay the same and the Company shall reimburse the same to the Debenture Trustee on demand.

b. Redressal Of Debenture Holders' Grievances

The Company shall furnish to the Trustee details of all grievances received from the Debenture Holders / beneficial owners and the steps taken by the Company to redress the same. At the request of any Debenture Holder / beneficial owner, the Trustee shall, by notice to the Company call upon the Company to take appropriate steps to redress such grievance(s) and the Company shall after receipt of such notice, shall redress the complaint of Debenture Holder and shall report the same simultaneously to the Trustee.

c. Meetings of Debenture Holders

Any decision made by the Debenture Holders under Trust Deed or in relation to the Debentures shall be made at a meeting of the Debenture Holders convened in accordance with Schedule III of Debenture Trust Deed.

d. Other Financial Covenants

- I. In case of default in payment of interest and/or principal redemption on the due dates, additional interest of at 2% p.a. over the Coupon Rate will be payable by the Company for the defaulting period.
- II. In case of delay in execution of the Debenture Trust Deed and Security Documents beyond statutorily permitted timelines, the Company will refund the subscription with agreed rate of interest or will pay penal interest of at least 2% p.a. over the Coupon Rate till these conditions are complied with at the option of the investor.
- III. In case of delay in listing of the Debentures beyond the timelines prescribed in the SEBI Master Circular, (i) the Company will pay penal interest of 1 % p.a. over the Coupon Rate for the period of delay (from the Date of Allotment to the date of listing) to the investor, and (ii) the Company shall be permitted to utilise the issue proceeds of its subsequent two privately placed issuances of securities only after receiving final list approval from the NSE.
- IV. The Debentures shall be issued partly at par and the remaining portion at premium and shall rank pari-passu inter-se without any preference or priority of one over the other or others in respect of Debentures issued under Series 33.

9. COMPANY'S COVENANTS

The Company declares, represents and covenants as follows: -

- a. The Company further covenants to duly observe and perform all the terms, covenants, conditions and stipulations contained in the Transaction Documents.
- b. Subject to sub-clause (c) below, that the Secured Property herein before expressed to be granted, assigned and assured are the absolute property of the Company and is not subject to any lis pendens, attachment or other process issued by any Court or other authority.
- c. That the Secured Property is also charged to other lenders of the Company as security for the credit facilities granted by such lenders on a pari-passu basis and that the Trustee has given its respective consents for ceding pari-passu charge on behalf of the said lenders, on the Secured Property, as security for redemption of the Debentures under Series 33 and that the Company shall ensure that the charge in favour of all the said lenders, including the Trustee, shall be with such margin/ security coverage requirements as stipulated by the said lenders and the Trustee and without affecting any particular lender.
- d. That notwithstanding anything done or executed or omitted to be done or executed or knowingly suffered to the contrary, the Company has power to grant, assure and assign into the Trustee the Secured Property.

- e. That the Company shall intimate the Trustee in relation to any amalgamation, merger or reconstruction scheme proposed by the Company.
- f. That the Company shall execute all such deeds, documents and assurances and do all such acts and things as the Trustee and the beneficial owner(s)/ the Debenture Holders may reasonably require for exercising the rights under these presents and the Debentures or for effectuating and completing the Security Interest intended to be hereby created and shall, from time to time and at all times after the Security Interest hereby constituted shall become enforceable, execute and do all such deeds, documents, assurances, acts, and things as the Trustee may require for facilitating realization of the Secured Property and for exercising all the powers, authorities and discretions hereby conferred on the Trustee or any Receiver and in particular the Company shall execute all transfers, conveyances, assignments and assurances of the Secured Property whether to the Trustee or to their nominees and shall give all notices, orders and directions which the Trustee may think expedient and shall perform or cause to be performed all acts and things requisite or desirable for the purpose of giving effect to the exercise of any of the said powers, authorities and discretions and further shall, for such purposes or any of them make or consent to such application to any government or local authority as the Trustee may require for the consent, sanction or authorization of such authority to or for the sale and transfer of the Secured Property or any part thereof and it shall be lawful for the Trustee to make or consent to make any such applications in the name of the Company and for the purposes aforesaid a certificate in writing signed by the Trustee to the effect that any particular assurance or thing required by them is reasonably required by them shall be conclusive evidence of the fact.

10. AFFIRMATIVE COVENANTS

The Company hereby covenants with the Trustee that the Company will at all times during the tenure of the Debentures (except as may otherwise be agreed in writing by the Trustee):

- a. The Articles of Association of the Company does not include any clause which restricts consolidation and/ or re-issuance of non-convertible debentures.
- b. Carry out and conduct its business with due diligence and efficiency and in accordance with sound engineering, technical, managerial and financial standards and business practices, with qualified and experienced management and personnel and pay all rents, cesses and other payments and outgoings payable out of or in respect of the Secured Property falling to be paid by the Company and carry out all covenants, obligations, agreements, stipulations, conditions and terms and on its part to be performed or carried out in respect of the Secured Property or any part thereof.
- c. Strictly abide by the Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021 dated 17 February, 2021, and other applicable regulations of the NHB and the RBI, each as amended from time to time, and accordingly utilize for eligible end-uses allowed under the relevant regulations and Applicable Law for deployment of funds for creation of its own balance sheet/ assets and not to facilitate resource requests of or utilization by group entities/parent company/associates. The Issuer shall use the proceeds from the issue of the Debentures for assets growth/ development and shall furnish to the Trustee a statement showing the manner in which the said monies have been utilized.
- d. At the end of each financial year procure and furnish to the Trustee, a certificate from the Company's statutory auditors in respect of the utilization of funds raised by the issue of Debentures.
- e. Insure, if applicable and keep insured up to the replacement value thereof or on such other basis as approved by the Trustee (including surveyor's and architect's fees) the Secured

Property, as may be specified by the Trustee and shall duly pay all premia and other sums payable for that purpose and effect renewal of such insurance and deliver to and leave with the Trustee every such policy of insurance and the receipt for the last premium payable thereunder. The insurance, if applicable in respect of the Secured Property shall be taken in joint names of the Company, the Trustee and any other person having a pari-passu charge on the Secured Property and acceptable to the Trustee. If so required by the Debenture Holders, the Company shall deliver to the Trustee a chartered accountant's certificate at the end of relevant financial year certifying the adequacy of insurance coverage for the assets provided as Security Interest.

- f. Keep proper books of account as required by the Act and therein make true and proper entries of all dealings and transactions of and in relation to the Secured Property and the business of the Company and keep the said books of account and all other books, registers and other documents relating to the affairs of the Company at its Registered Office or where permitted by law, at other place or places where the books of account and documents of a similar nature may be kept and the Company will ensure that all entries in the same relating to the Secured Property and the business of the Company shall at all reasonable times be open for inspection of the Trustee and such person or persons as the Trustee shall, from time to time, in writing for the purposes, appoint.
- g. Give to the Debenture Trustee or to such person or persons as aforesaid such information as they or be or any of them shall require as to all matters relating to the business, property and affairs of the Company which are relevant in relation to this transaction and at the time of the issue thereof to the shareholders of the Company furnish to the Trustee, two copies of every report, balance sheet, profit and loss account issued to the shareholders of the Company.
- h. Permit the Trustee and such person, as they shall from time to time in writing for that purpose appoint to enter into or upon and to inspect the Secured Property and pay all reasonable traveling, hotel and other expenses of any person whom the Trustee may depute for the purpose of such inspection and if the Trustee shall for any reason, decide that it is necessary to employ an expert, to pay the fees and all traveling hotel and other expenses of such expert provided all the aforesaid expenses are reasonable and pre-approved as per the rules of the Company.
- i. Punctually pay all rents, royalties, taxes, rates, levies, cases, assessments, impositions and outgoings, governmental, municipal, or otherwise imposed upon or due and payable by the Company as and when the same shall become due and payable and when required by the Trustee produce the receipts of such payment and also punctually pay and discharge all debts and obligations and liabilities which may have priority over the security created hereunder and observe, perform and comply with all covenants and obligations which ought to be observed and performed by the Company in respect of or any part of the Secured Property.
- j. Forthwith give notice in writing to the Trustee of admission of any proceedings adversely affecting the Secured Property.
- k. Duly cause these presents to be registered in all respects so as to comply with the provision of the Act and also cause these presents to be registered in conformity with the provision of or any act, ordinance or regulation of or relating to any part of India, within which any portion of the Secured Property, is or may be situated, by which the registration of deeds is required and generally do all other acts (if any) necessary for the purpose of assuring the legal validity of these premises, and in accordance with the Company's Memorandum and Articles of Association;
- l. Diligently preserve its corporate existence and status and all rights, contacts, now held or hereafter acquired by it in the conduct of its business and comply with all acts, rules, regulations, orders and directions of any legislative, executive, administrative or judicial body applicable to the Secured Property or any part thereof PROVIDED THAT the Company may contest in good faith the validity of any such acts, rules, regulations, orders and directions and

- pending the determination of such contest may postpone compliance therewith if the rights enforceable under the Debentures or the security of the Debentures is not thereby materially endangered or impaired. The Company will not do or voluntarily suffer or permit to be done any act or thing whereby its right to transact its business might or could be terminated or whereby payment of the principal of, interest on the Debenture might or would be hindered or delayed;
- m. Reimburse all sums paid or expenses incurred by the Trustee or any Receiver, attorney, manager, agent or other person appointed by the Trustee for all or any of the purposes mentioned in these presents immediately on receipt of a notice of demand from them in this behalf together with supporting invoices.
 - n. Promptly inform Debenture Holder/ Debenture Trustee if it has notice of any application for winding up having been made or any statutory notice of winding up under the provisions of the Companies Act, 2013, or otherwise of any suit or other legal processes admitted against the Company and affecting the title to the properties of the Company or an insolvency resolution process has been admitted in relation to the Company under the Insolvency and Bankruptcy Code, 2016 or if a receiver is appointed of any of its properties of the Company or if a receiver is appointed of any of its properties or businesses or undertakings;
 - o. Promptly inform the Trustee of the happening of any event likely to have a substantial effect on the Company's profits or business and of any material charges in the sales of the Company affecting performance of its obligations under the Debenture Trust Deed with any explanation of the reasons therefore.
 - p. Promptly inform the Trustee of any loss or damages which the Company may suffer due to any force majeure circumstance or act of God, such as earthquake, flood, tempest or typhoon etc. against which the Company may not have insured its Secured Property (if applicable);
 - q. Inform the Trustee about any material change in nature and conduct of business by the Company in its Memorandum of Association which will adversely affect the rights of the investors in this transaction.
 - r. Shall furnish to the Trustee, the following particulars in respect of the Series 33:
 - i. Quarterly report to the Trustee:
 - ii. Updated list of the names and address of the Debenture Holders.
 - iii. Details of the interest due but unpaid and reasons thereof.
 - iv. The number and nature of grievances received from the beneficial owner(s)/ the Debenture Holders, resolved by the Company and if unresolved within the period of 30 days, the reason stating for the delay of the same.
 - v. A statement that the assets of the Company in the form of Movable Property which are available by way of Security Interest are sufficient to discharge the claims of the Debenture Holders as and when they become due.
 - s. Promptly and expeditiously attend to and address the grievances, if any, of the beneficial owner(s)/ the Debenture Holders. The Company further undertakes that it shall advise the Trustee periodically of the compliance. The Company shall appoint a compliance officer as required under SEBI/ NSE directions.
 - t. A certificate from director/managing director/ key managerial personnel of the Company, on quarterly basis, certifying the value of the books debts/receivables is sufficient to discharge the claims of the Debenture Holder.
 - u. A quarterly certificate from statutory auditor certifying the value of receivables and compliance with the covenants and terms and conditions of issue of Debentures contained in the Key Information Document.

- v. A compliance certificate certified by a Director/Managing director/ key managerial person, in respect of compliance with the terms and conditions of issue of Debentures contained in the Key Information Document, with such periodicity as prescribed by the Applicable Law and rules / regulations or as may be required by the Trustee.
- w. A confirmation certificate to the Trustee, on a yearly basis, that the security created by the Company over the Movable Property in favor of the Debenture Holders is properly maintained and is adequate to meet the payment obligations of the Company under the Debentures towards the Debenture Holders in case of an Event of Default;
 - i. A certificate from the statutory auditor on yearly basis giving the value of book debts/receivables.
 - ii. Submit to the Trustee its duly audited annual accounts, within six months from the close of its financial year or such extended time as may be permissible under Companies Act, 2013 or such extended period.
 - iii. Submit statement that the assets of the Company available as security are sufficient to discharge the claims of the Debenture Holders as and when the same become due, as duly certified by Company Secretary/ Chief Operating Officer of the Company on quarterly basis and by a Chartered Accountant on half-yearly basis.
 - iv. Promptly inform the Trustee of any change in its name, any major change in the composition of its Board of Directors which may amount to change in control as defined in SEBI (Substantial Acquisition of Shares and Takeovers) Regulations, 2011, as amended.
- x. Submit to the stock exchange for dissemination along with the quarterly/ annual financial results, a quarterly communication and a certificate by the Debenture Trustee containing inter alia the following information(as applicable):
 - i. debt-equity ratio;
 - ii. debt service coverage ratio;
 - iii. interest service coverage ratio;
 - iv. outstanding redeemable preference shares (quantity and value);
 - v. capital redemption reserve/debenture redemption reserve;
 - vi. net worth;
 - vii. net profit after tax;
 - viii. earnings per share;
 - ix. current ratio;
 - x. long term debt to working capital;
 - xi. bad debts to account receivable ratio;
 - xii. current liability ratio;
 - xiii. total debts to total assets;
 - xiv. debtors turnover;
 - xv. inventory turnover;
 - xvi. operating margin (%);
 - xvii. net profit margin (%);
 - xviii. sector specific equivalent ratios, as applicable
- y. The investor should note that, the Company will not create or build any sinking fund for pooling of any accrued interest or other proceeds in zero coupon bond issuances or issues of similar nature and investor is required to conduct its own due diligence and appraisal before investing. The Company will not be responsible in any manner, whatsoever for the investment decision made by an investor.
- z. In accordance with SEBI Master Circular, the Company may from time to time consolidate one or more issuances of non-convertible debentures maturing in the same financial year, by adjusting the price of securities, as howsoever may be required for such consolidation, and

issue/ re-issue the consolidated securities under the cover of single/ same ISIN for any amount, whatsoever. The Company hereby reserves its rights to use, reuse, and extinguish the said ISIN at its sole and exclusive discretion.”

- aa. Submit such information as may be reasonably required by the Debenture Trustee, to perform its obligations from time to time.
- bb. In accordance with SEBI Master Circular the Company shall provide bank details (from which it proposes to pay the redemption amount). Company shall also inform the Debenture Trustee(s) of any change in bank details within 1 working day of such change. The Company hereby submits a letter duly acknowledged by the said bank agreeing to provide debt redemption payment related information to the Debenture Trustee.
- cc. The Company shall maintain a recovery expense fund in the form and manner as may be specified in the SEBI NCS Regulations and the SEBI Master Circular from time to time.
- dd. The Company shall provide an asset cover certificate in the format specified by SEBI as under any other applicable regulations and Acts on a quarterly basis within 75 days of end of each financial quarter which is applicable for first three financial quarters / 90 days from the end of the financial year which is applicable for the last financial quarter from end of each financial quarter or within such timelines as prescribed under Applicable Law.
- ee. The Company shall:
 - i. within 15 (fifteen) days from the end of every half year (i.e. April 15 and October 15), submit a statement to the NSE, as well as to the Depositories containing data in the format as prescribed in the SEBI NCS Regulations;
 - ii. inform the Depositories in case of any modification in terms or structure of the Issue viz. change in terms of payment, change in interest pay-out frequency, etc. as specified above;
 - iii. intimate to NSE, the Depositories and the Debenture Trustee the status of payment of the Debentures within one working day of any coupon payment date or the Redemption Date; and
 - iv. while intimating the status of payment to the Debenture Trustee in accordance with subparagraph (iii) above, also intimate to the Debenture Trustee that they have informed the status of payment or otherwise to the NSE and the Depositories.
 - v. provide relevant documents/ information, as applicable, to enable the Debenture Trustee(s) to conduct continuous and periodic due diligence and monitoring of Security created if any.
- ff. The Company shall submit, a copy of the financial results submitted to Stock Exchange as per Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 shall also be provided to Debenture Trustee on the same day the information is submitted to the Stock Exchange.
- gg. The Company shall comply with all the applicable regulations as per the SEBI (Listing Obligations and Disclosure Requirements), Regulations, 2015 as amended from time to time.
- hh. The Company shall appoint the person nominated by the Debenture Trustee in terms of clause (e) of sub-regulation (1) of regulation 15 of the Securities and Exchange Board of India (Debenture Trustees) Regulations, 1993, as a director on its board of directors at the earliest and not later than one month from the date of receipt of nomination from the Debenture Trustee. The Company shall take steps to amend its Articles of Association for the purpose if the need arises.
- ii. Within 45 days of the end of each financial year quarter (i.e. within 45 days of each of the dates 30th June, 30th September, 31st December and 31st March), procure and furnish to the Trustee its shareholding details.

11. MISCELLANEOUS

a. Force Majeure

The Company shall not be liable for any failure or delay in performing an obligation under this Key Information Document that is beyond its reasonable control, arising out of acts of God, acts or decrees of governmental or military bodies, accident, riots, war, terrorist act, epidemic, pandemic, quarantine, fire, casualty, flood, earthquake, strike, lockout, fire, explosion, civil commotion, destruction of production facilities, breakdown of communication facilities, breakdown of web host, natural catastrophes, governmental acts or omissions or natural disaster. If the Company desires to rely upon any of the foregoing for default or breach, it shall, when the cause arises, give to the Trustee prompt notice of the facts which constitute such cause; and, when the cause ceases to exist, give prompt notice thereof to the Trustee.

b. Moratorium

In the event the Government of India or Reserve Bank of India or any other relevant governmental agency, statutory/ regulatory body declares a general moratorium or "standstill" (or makes or passes any order or regulation or issues any guidelines, notification having a similar effect) ("**the Moratorium Framework**") in respect of the payment or repayment of any financial indebtedness (whether in the nature of principal, interest or otherwise) owed by the Company (and/or whether such declaration, order or regulation is of general application, applies to a class of persons which includes a guarantor or a security provider), the Company and the Debenture Trustee (on behalf of the Debenture Holders) agree (i) to comply with the Moratorium Framework and shall make it applicable to the Issue immediately without any further request/ notification from each other and (ii) such implementation of Moratorium Framework shall not be construed as an Event of Default under the Transaction Documents.

c. Covenants

Upon proof being given to the reasonable satisfaction of the Trustee that all the Debentures entitled to the benefit of the trusts hereof together with interest and all other monies and Amounts Outstanding payable hereunder have been paid off or satisfied in accordance with the tenor thereof and upon payment of all costs, charges and expenses incurred by the Trustee or by any Receiver in relation to these presents (including the remuneration of the Trustee and of any Receiver and all interest thereon) and upon observance and performance of the terms and conditions and covenants herein contained the Trustee shall, at the request and cost of the Company, release, re-assign or recovery to the Company or as the Company may direct or to such other person entitled thereto the Secured Property or such part thereof as may remain freed and discharged from the trusts and security hereby created.

d. Further Borrowings

The Company shall be entitled to make further issue(s) of debentures and / or avail of further deferred payments / guarantees and / or financial facilities from time to time from Indian and / or international financial institutions, banks and / or any other person(s) on the security of the properties charged in favour of the Trustee or any part thereof and / or such other assets

and properties, as long as there is no default in payment of principal and / or interest to the Debenture Holders and the Required Security Cover is maintained.

12. Change of Control Event

- (i) The Company shall notify the Trustee in writing of the occurrence a Change of Control Event within 5 days of the occurrence of such event. The Trustee shall inform the Debenture Holders of the occurrence of such Change of Control Event promptly upon receiving the notice from the Company and in any case within 2 Business Days from the date of receiving such notice from the Company.
- (ii) Upon the occurrence of a Change of Control Event, each Debenture Holder shall have the right to review the terms and conditions of the Issue and the Debentures.
- (iii) Within 15 days of the receipt of the written intimation by the Trustee pursuant to a Change of Control Event as stated in paragraph (i) above, each Debenture Holder shall have the right to notify the Trustee in writing and the Trustee shall, on the written instructions of any such Debenture Holder, promptly send a notice to the Company to redeem in full, the Debentures held by that Debenture Holder and make payments of the Amounts Outstanding and all other amounts payable in respect of the Debentures being redeemed in accordance with the Transaction Documents (the **“CoC Redemption Notice”**).
- (iv) Within 30 days of receiving the CoC Redemption Notice, the Company shall redeem in full the Debentures held by the Debenture Holder on whose behalf the Trustee had sent the CoC Redemption Notice by paying the relevant Amounts Outstanding in respect of such Debentures due as on the date of redemption in accordance with the Transaction Documents.

“Change of Control Event” means an event whereby Sumitomo Mitsui Financial Group, either directly or indirectly, owns less than 51% of the paid-up share capital of the Company.

13. Events of Default and Consequences of Events of Default

Events of Default and Remedies

If one or more of the events specified hereunder (hereinafter called ‘the Event(s) of Default’) happen(s), the Trustee may, in its discretion and shall upon request in writing of the Debenture Holders of an amount representing not less than 75% in value of the nominal amount of the Debentures for the time being outstanding and 60% by number at the ISIN level or by a Special Resolution duly passed at the meeting of the Debenture Holders convened in accordance with the provisions set out hereunder, by a notice in writing to the Company and subject to the 45 day cure period other than payment defaults (or such other cure period as has been specifically agreed in relation to an event in the paragraphs below), declare the principal of, premium any and all interest payable if any on the Debentures as per the Transaction Documents, to be due and payable forthwith and subject to “Consequences of Event of Default”, and the Security Interest created hereunder shall become enforceable.

- (i) Default is committed in payment of the principal amount of the Debentures on the due date(s), provided that where such non-payment has occurred on account of a technical error, an Event of Default would occur under this paragraph only if such default continues un-remedied for a further period of 5 Business Days from the relevant due date.
- (ii) Default is committed in the payment of the interest which ought to have been paid in accordance with the terms of the Issue, provided that where such non-payment has occurred on account of a technical error, an Event of Default would occur under this

paragraph only if such default continues un-remedied for a further period of 5 Business Days from the relevant due date.

- (iii) Default is committed in payment within 30 days from the date of the CoC Redemption Notice sent by Trustee to the Company pursuant to the Change of Control Event, of the principal amount of the Debentures, the accrued interest and all other amounts payable in respect of the relevant Debentures required to be redeemed in accordance with the Transaction Documents.
- (iv) Default is committed in the performance or observance of any covenant, condition or provision contained in these presents (other than the obligation to pay principal, interest if any) which in the reasonable opinion of the Trustee, results in a material adverse effect or puts the Security Interest of the Debenture Holders in serious jeopardy by making the Security Documents unenforceable. Provided that nothing under this paragraph shall be an Event of Default if such failure to perform/observe is capable of being remedied and is remedied within 45 days of the earlier of: (i) the Trustee giving notice of breach or failure to the Company; and (ii) the date on which the Company becomes aware of such failure or breach.
- (v) If the Company has admitted in writing that it is unable to pay its debts as per the provisions of Applicable Law or proceedings for taking it into liquidation, whether voluntarily or compulsorily, have been admitted by the relevant adjudicating authority and an adverse order is passed against the Company.
- (vi) If, without the approval of the Trustee or Debenture Holders and other than as permitted herein or under the Security Documents, the Secured Property or any part thereof is sold, disposed of, charged without maintaining the Required Security Cover stipulated, encumbered or alienated without maintaining the Required Security Cover stipulated subject to the earlier charges created
- (vii) The Company has voluntarily become the subject of proceedings under any bankruptcy or insolvency law or the Company is voluntarily dissolved for which action has not been defended by the Company after receipt of notice;
- (viii) The corporate insolvency resolution order has been issued leading to appointment of Insolvency Resolution Professional (IRP) by the appropriate authority against the Company under the Insolvency and Bankruptcy Code, 2016 ("IBC") as amended from time to time.
- (ix) If a petition for winding up of the Company shall have been admitted or if an order of a Court of competent jurisdiction is made for the winding up of the Company or a special resolution has been passed by the members of the Company for winding up of the Company, otherwise than in pursuance of a scheme of amalgamation or reconstruction previously approved in writing by the Trustee and duly carried into effect to the conclusion without being contested by the Company.
- (x) A Receiver or a Liquidator has been appointed or allowed to be appointed of all or any material part of the undertaking of the Company and the same act is not contested by the Company;
- (xi) If, an attachment or distress has been levied on the Secured Property or any part thereof or execution proceedings have been taken or commenced for recovery of any dues from the Company for which action has not been defended by the Company after receipt of notice which leads to fall in security cover below stipulated levels.
- (xii) The Company without the consent of Debenture Holders or the Trustee ceases to carry on its housing business or any substantial part of its business.

- (xiii) When an order has been made by a court or a tribunal or a special resolution has been passed by the members of the Company for winding up of the Company.
- (xiv) If it becomes illegal under the laws of India to maintain the Debentures or the Company becomes obligated in any manner to withdraw the Debentures.
- (xv) The government of India or any other relevant governmental authority nationalises, compulsorily acquires, expropriates or seizes all or any part of the business or assets of the Company.
- (xvi) If any of the Transaction Documents in relation to the Debentures are found to be invalid or unenforceable under the laws of India and the Company has not taken any action to rectify the same.

If any Event of Default or any event of which, after the notice, or lapse of time, or both, would constitute an Event of Default has happened, the Company shall, forthwith give notice thereof to the Debenture Holders/ Trustee in writing specifying the nature of such Event of Default or of such event. Provided that, for the avoidance of doubt, the failure of the Company to give such notice shall not limit or affect the exercise by the Debenture Trustee and the Debenture Holders of their rights under the Transaction Documents.

All expenses incurred by Debenture-holders / Trustee after an Event of Default has occurred in connection with:

- (i) Preservation of the Company's assets (whether then or thereafter existing); and
 - (ii) Collection of amounts due under the Transaction Documents,
- shall be payable by the Company.

14. Consequences of Event of Default

The Secured Property shall be and remain security to the Trustee till the Debentures are fully redeemed, and the Trustee shall permit the Company, until the happening of one or more of the events upon the happening of which the security hereby constituted shall become enforceable as on the instruction of the Debenture Holders herein provided, to hold and enjoy the Secured Property and to carry on therein and therewith the business authorized by the Memorandum of Association of the Company.

Upon the happening of an Event of Default and only if Event of Default shall be subsisting and upon receipt of a request in writing from the Debenture Holders of an amount representing not less than 75% in value of the nominal amount of the Debentures for the time being outstanding and 60% by number at the ISIN level or by a Special Resolution duly passed at a meeting of the Debenture Holders convened in accordance with the provisions set out in Schedule III, the Trustee (subject to the provisions herein contained as to notice where such provision is applicable) shall send a notice to the Company pointing out the occurrence of the Event of Default and demanding repayment of all amounts due under the Transaction Documents, and subject to the provisions of this Key Information Document and other Transaction Documents enforce the Security Interest created pursuant to the Security Documents in accordance with the terms thereof, and enter upon or take possession of and/or receive the rents, profits and income of the Secured Property or any of them or any part thereof, and (subject to and with the rights hereby conferred on it) may at its discretion and shall, upon request of the Debenture Holders as mentioned above sell, call in, assign, transfer, recover collect and convert into monies the same or any part thereof with full power to sell any of the Secured Property either by public auction or by private contract or otherwise and either for a lump sum or for a sum payable by installments or for a sum on account and a mortgage or charge for the balance and with full power upon every such sale to make any special or other stipulations as to title or evidence or commencement of title or as to the removal of any property which may be

sold separately or otherwise as the Trustee shall think proper and with full power to buy in or rescind or vary any contract for sale of the Secured Property or any part thereof and to re-sell the same without being responsible for any loss which may be occasioned thereby and with full power to compromise and effect compositions and for the purposes aforesaid or any of them to execute and do all such acts, assurances and things as they shall think fit and to bring, take, arrange, defend, settle, compromise, submit to arbitration and discontinue any actions, suits or proceedings whatsoever whether civil or criminal against the debtors of the Company, the receivables from whom are charged to the Trustee, either in the name of the Company or in its own name as power of attorney holder of the Company, for recovery of the amounts due from them to the Company and to realise the underlying securities thereof.

On occurrence of an Event of Default specified in paragraphs (a) and (b) (Events of Default and Remedies) above, the procedure prescribed in the DT-Master Circular shall be followed by the Trustee in relation to enforcement of Security Interest.

PROVIDED ALWAYS that before making any such entry or taking possession as aforesaid or making any sale, calling in, collection or conversion under the aforesaid power in that behalf (hereinafter referred to as **the 'Power of Sale'**) the Trustee shall give prior written notice of 7 working days its intention to the Company, but the Trustee shall not be bound to give any such notice in any case where in their opinion further delay would imperil the interests of the beneficial owner(s)/the Debenture Holders, or in any case where an order or resolution for the winding up of the Company as mentioned herein shall have been made or passed.

PROVIDED further that the Trustee shall act in accordance with the SEBI Master Circular with respect to the enforcement of security upon the occurrence and continuation of an Event of Default.

After the enforcement of Security Interest over the Movable Property in accordance with Key Information Document, if any Amounts Outstanding still remain due and payable, the Trustees (subject to the provisions herein contained and the terms of the Security Documents) may enforce the Security Interest created over the Fixed Deposits, to recover an amount equal to the difference in the Required Security Cover and the security cover calculated based on the value of the Movable Property (as reflected in the books of accounts of the Company).

Notwithstanding anything contained in this Key Information Document and other Transaction Documents, the Parties agree that (a) the Movable Property is the primary security in relation to the Debentures and the Amounts Outstanding, and if the security cover calculated based on the value of the Movable Property (as reflected in the books of accounts of the Company) is at least equal to the Required Security Cover, neither any Debenture Holder nor the Trustee shall take any action to enforce the Security Interest created over the Fixed Deposits by the Company (even if such Security Interest over Fixed Deposits has not yet been released); and (b) subject to paragraph (a) above, if the Security Interest over the Movable Property and the Fixed Deposits becomes enforceable in accordance with the terms of this Key Information Document, Security Interest over the Movable Property shall be enforced in the first instance as the primary security, and after applying the proceeds of such enforcement, the Security Interest over the Fixed Deposits as secondary security may be enforced, to recover an amount equal to the difference in the Required Security Cover and the security cover calculated based on the value of the Movable Property (as reflected in the books of accounts of the Company).

Annexure VII

Aggregated exposure to top 20 borrowers as on 31 March 2025

Amount in Crores

Sr. No.	Total Sanctioned	Total Principal Outstanding
1	40.0	35.0
2	35.0	32.4
3	60.0	29.5
4	40.0	28.8
5	25.0	21.8
6	45.0	19.4
7	30.0	19.0
8	25.0	18.6
9	52.5	18.4
10	40.0	18.2
11	45.8	18.2
12	40.0	17.6
13	17.5	17.3
14	30.0	17.3
15	25.0	17.3
16	30.0	17.3
17	25.0	16.4
18	20.0	15.4
19	45.0	15.4
20	21.0	15.0
Total	691.8	408.2

Aggregated exposure to top 20 borrowers as on 30 June 2025

Sr. No.	Total Sanctioned	Total Principal Outstanding
1	40.0	33.4
2	35.0	31.9
3	40.0	29.6
4	30.0	27.0
5	45.0	21.1
6	30.0	20.8
7	25.0	20.5
8	40.0	19.8
9	55.0	19.3
10	30.0	18.8
11	55.0	18.6
12	21.0	17.9
13	40.0	17.8
14	17.5	17.2
15	25.0	17.1
16	35.0	16.2
17	25.0	15.5
18	30.0	15.3
19	40.0	15.2
20	20.0	15.1
Total	678.5	408.1

Annexure VIII

Details of Top 20 NPAs as on 31 March 2025

Amount in Crores

Sr. No.	Total Sanctioned	Total Principal Outstanding
1	4.91	5.13
2	1.94	1.94
3	1.50	1.47
4	1.76	1.47
5	1.04	1.11
6	1.06	1.09
7	1.11	1.09
8	1.00	1.08
9	1.30	1.04
10	0.99	0.99
11	0.79	0.90
12	0.82	0.81
13	0.83	0.81
14	0.75	0.74
15	0.75	0.73
16	0.67	0.72
17	0.72	0.69
18	0.84	0.67
19	0.65	0.67
20	0.75	0.66
Total	24.16	23.83

Details of Top 20 NPAs as on 30 June 2025

Sr. No.	Total Sanctioned	Total Principal Outstanding
1	4.91	5.13
2	1.50	1.47
3	1.76	1.47
4	1.04	1.11
5	1.06	1.09
6	1.11	1.09
7	1.06	1.09
8	1.00	1.08
9	1.30	1.03
10	0.99	0.99
11	0.99	0.97
12	0.79	0.90
13	0.82	0.81
14	0.83	0.80
15	0.75	0.74
16	0.75	0.73
17	0.75	0.72
18	0.74	0.71
19	0.70	0.69
20	0.72	0.68
Total	23.56	23.33

Annexure IX

Details of debt incurred by the Issuer

i. Secured and Unsecured Borrowings as on 30 September 2025

Sr. No.	Instrument	Outstanding Amount (Rupees in Crores)	%
1	Secured Borrowings	9,263	97%
2	Unsecured Borrowings	245	3%
	Total	9,508	100%

ii. Details of outstanding secured loan facilities as on 30 September 2025

Name of lender	Type of facility	Amount Sanctioned	Principal amount outstanding	Repayment date/schedule	Security	Credit rating, if applicable	Asset classification
Axis Bank	Term Loan	100	64.81	31-Mar-35	1.1	CARE	Standard
Axis Bank	Term Loan	100	60.00	30-Sep-28	1.1	CARE	Standard
Axis Bank	Term Loan	500	25.00	30-Jun-30	1.1	CARE	Standard
Bank of Baroda	Term Loan	500	500.00	30-Apr-31	1.1	CARE	Standard
Canara Bank	Term Loan	250	31.24	25-Mar-26	1.11	CARE	Standard
Canara Bank	Term Loan	500	374.96	15-Jun-28	1.11	CARE	Standard
Canara Bank	Term Loan	200	177.78	30-Sep-29	1.11	CARE	Standard
Federal Bank	Term Loan	100	11.11	26-Mar-26	1.1	CARE	Standard
Federal Bank	Term Loan	60	27.69	30-Sep-28	1.1	CARE	Standard
HSBC	Term Loan	150	4.17	5-Mar-26	1.11	CARE	Standard
HSBC	Term Loan		12.50	12-Mar-26	1.11	CARE	Standard
HSBC	Term Loan		16.67	17-Apr-26	1.11	CARE	Standard
HSBC	Term Loan	125	41.67	16-Sep-26	1.11	CARE	Standard
HSBC	Term Loan	375	2.50	31-Mar-27	1.11	CARE	Standard
HSBC	Term Loan		46.67	20-Apr-27	1.11	CARE	Standard
HSBC	Term Loan	300	16.67	30-Aug-27	1.11	CARE	Standard
HSBC	Term Loan		166.67	14-Oct-27	1.11	CARE	Standard

HSBC	Term Loan		41.67	19-Nov-27	1.11	CARE	Standard
HDFC Bank	Term Loan	175	0.00	26-Sep-25	1.1	CARE	Standard
HDFC Bank	Term Loan		1.25	30-Dec-25	1.1	CARE	Standard
HDFC Bank	Term Loan		16.07	30-Dec-27	1.1	CARE	Standard
HDFC Bank	Term Loan	120	60.00	14-Oct-27	1.1	CARE	Standard
HDFC Bank	Term Loan	80	44.00	31-Mar-28	1.1	CARE	Standard
HDFC Bank	Term Loan	210	60.00	27-Sep-28	1.1	CARE	Standard
HDFC Bank	Term Loan		35.00	26-Mar-29	1.1	CARE	Standard
HDFC Bank	Term Loan		45.00	3-May-29	1.1	CARE	Standard
HDFC Bank	Term Loan	200	162.50	29-Jun-29	1.1	CARE	Standard
HDFC Bank	Term Loan	100	95.00	31-Mar-30	1.1	CARE	Standard
Karnataka Bank	Term Loan	100	0.00	30-Jun-25	1.1	CARE	Standard
Karnataka Bank	Term Loan		5.00	31-Dec-25	1.1	CARE	Standard
Karnataka Bank	Term Loan		15.00	30-Sep-26	1.1	CARE	Standard
Karnataka Bank	Term Loan	200	200.00	20-Feb-28	1.1	CARE	Standard
Indian Bank	Term Loan	300	111.11	28-Nov-27	1.1	CARE	Standard
Indian Bank	Term Loan		55.56	20-Dec-27	1.1	CARE	Standard
State Bank of India	Term Loan	250	156.19	25-May-30	1.1	CARE	Standard
State Bank of India	Term Loan	300	220.00	22-Mar-31	1.1	CARE	Standard
State Bank of India	Term Loan	400	366.65	15-Jun-32	1.1	CARE	Standard
Union Bank	Term Loan	150	33.33	30-Jun-26	1.11	CARE	Standard
Union Bank	Term Loan	300	250.77	31-Dec-30	1.11	CARE	Standard
Union Bank	Term Loan	500	476.92	11-Nov-31	1.1	CARE	Standard
UCO	Term Loan	500	50.00	30-Sep-32	1.1	CARE	Standard
Bank of India	Term Loan	400	313.03	31-Dec-31	1.1	CARE	Standard
IDBI Bank	Term Loan	200	162.50	30-Dec-28	1.1	CARE	Standard
NHB	Term Loan	300	114.30	1-Oct-30	1.25	CARE	Standard
NHB	Term Loan		62.73	1-Oct-33	1.25	CARE	Standard
NHB	Term Loan		43.12	1-Oct-33	1.25	CARE	Standard

NHB	Term Loan	200	17.00	1-Apr-31	1.35	CARE	Standard
NHB	Term Loan		68.66	1-Apr-34	1.35	CARE	Standard
NHB	Term Loan		87.92	1-Apr-34	1.35	CARE	Standard
NHB	Term Loan	500	31.77	1-Jan-32	1.3	CARE	Standard
NHB	Term Loan		248.19	1-Jan-35	1.3	CARE	Standard
NHB	Term Loan		94.98	1-Jan-32	1.3	CARE	Standard
SIDBI	Term Loan	244	148.20	10-May-31	1.1	CARE	Standard
ICICI Bank	Term Loan	200	150.00	29-Sep-28	1.1	CARE	Standard

iii. ECB Loan/ECB Bond/Masala Bond as on 30 September 2025

Lender's Name	Type of facility	Drawdown Date	Sanctioned	Disbursed	Principal o/s (Cr)	Repayment date	Security
State Bank of India	ECB	27-Mar-25	USD 50 Mn	USD 50 Mn	437.05	27-Mar-28	Standard
HSBC Bank	ECB	15-May-25	USD 50 Mn	USD 50 Mn	433.75	16-Aug-28	Standard

iv. Details of outstanding unsecured loan facilities/ as on 30 September 2025
- Nil

v. Details of outstanding non-convertible securities as on 30 September 2025

Series of NCS	ISIN	Tenor / Period of Maturity Remaining in days	Coupon	Amount outstanding	Date of allotment	Redemption Date/Schedule	Credit rating	Secured/Unsecured	Security
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Series 19	INE21 3W072 02	38	8.2 0%	11.7	7- Nov- 22	7- Nov- 25	AAA by CRISIL	Secured	First Pari Passu charg e on Recei vables + Fixed Depos its as secon dary securi ty incase of shortf all
Series 21 Option II	INE21 3W072 28	87	8.4 0%	100	27- Dec- 22	26- Dec- 25	AAA by CARE	Secured	First Pari Passu charg e on Recei vables + Fixed Depos its as secon dary securi ty incase of shortf all
Series 22	INE21 3W072 44	132	8.4 5%	75	9- Feb- 23	9- Feb- 26	AAA by CRISIL	Secured	First Pari Passu charg e on Recei vables + Fixed Depos its as secon dary securi ty incase of shortf all

Series 23	INE21 3W072 51	227	8.3 5%	350	17- May- 23	15- May- 26	AAA by CRISIL	Secured	First Pari Passu charg e on Recei vables + Fixed Depos its as secon dary securi ty incase of shortf all
Series 24	INE21 3W072 69	340	8.1 5%	120	5- Sep- 23	5- Sep- 26	AAA by CRISIL & CARE	Secured	First Pari Passu charg e on Recei vables + Fixed Depos its as secon dary securi ty incase of sshort fall
Series 25	INE21 3W072 77	472	8.3 5%	425	17- Jan- 24	15- Jan- 27	AAA by CRISIL	Secured	First Pari Passu charg e on Recei vables + Fixed Depos its as secon dary securi ty incase of shortf allhotf all

Series 26 (Base issue 200 Green Shoe 200)	INE21 3W072 85	605	8.2 5%	200	28- May- 24	28- May- 27	AAA by CRISIL	Secured	First Pari Passu charg e on Recei vables + Fixed Depos its as secon dary securi ty incase of shortf all
Series 27 (Base issue 200 Green Shoe 200)	INE21 3W072 93	710	8.0 7%	200.0 05	11- Sep- 24	10- Sep- 27	AAA by CARE	Secured	First Pari Passu charg e on Recei vables + Fixed Depos its as secon dary securi ty incase of shortf all
Series 28 (Base issue 200 Green Shoe 100)	INE21 3W073 01	759	7.6 1%	200	29- Oct- 24	29- Oct- 27	AAA by CARE	Secured	First Pari Passu charg e on Recei vables + Fixed Depos its as secon dary securi ty incase of shortf all

Series 27 (Reissuance) (Base issue 325 Green Shoe 50)	INE21 3W072 93	710	8.0 4%	375	2- Dec- 24	10- Sep- 27	AAA by CARE	Secured	First Pari Passu charg e on Recei vables + Fixed Depos its as secon dary securi ty incase of shortf all
Series 29 (Base issue 200 Green Shoe 200)	INE21 3W073 19	962	7.4 0%	250	19- May- 25	19- May- 28	AAA by CARE	Secured	First Pari Passu charg e on Recei vables + Fixed Depos its as secon dary securi ty incase of shortf all
Series 30 (Base issue 100 Green Shoe 200)	INE21 3W073 27	1,07 0	7.2 5%	100	6- Jun- 25	4- Sep- 28	AAA by CARE	Secured	First Pari Passu charg e on Recei vables + Fixed Depos its as secon dary securi ty incase of shortf all

Series 31(Base issue 300 Green Shoe 300)	INE21 3W073 35	849	7.1 7%	300	1- Aug- 25	27- Jan- 28	AAA by CARE	Secured	First Pari Passu charg e on Recei vables + Fixed Depos its as secon dary securi ty incase of shortf all
	Sub total			2707					
Series 1	INE21 3W080 10	1,71 1	8.5 0%	30	8- Jun- 20	7- Jun- 30	AAA by CRISIL and CARE	UnSecur ed	
Series 2	INE21 3W080 28	1,91 9	7.6 3%	40	1- Jan- 21	1- Jan- 31	AAA by CRISIL and CARE	UnSecur ed	
Series 3	INE21 3W080 36	2,14 2	7.7 0%	25	12- Aug- 21	12- Aug- 31	AAA by CRISIL and CARE	UnSecur ed	
Series 4	INE21 3W080 44	2,48 7	8.4 0%	100	22- Jul- 22	22- Jul- 32	AAA by CRISIL and CARE	UnSecur ed	
Series 5	INE21 3W080 51	2,50 8	8.4 0%	50	12- Aug- 22	12- Aug- 32	AAA by CRISIL and CARE	UnSecur ed	
	Sub total			245.0 0					
	Total			2,951 .71					

vi.

vii. Details of commercial paper issuances as at the end of the last quarter i.e., as at 30 September 2025 - NIL

Series of NCS	I S I N	Tenor / Period of Maturity	Co up on	Amount outstanding (in crs)	Date of allotme nt	Redemption Date/ Schedule	Credi t ratin g	Secured/ Unsecur ed	Sec uriti y
NIL									

viii. List of top ten holders of non-convertible securities in terms of value (on a cumulative basis) as on 30 September 2025

S No.	Name of the holders	Amount in crs	Holding as a % of total outstanding non-convertible securities of the Issuer
1	Aditya Birla Sun Life Mutual Fund	650	22%
2	SBI Mutual Fund	475	16%
3	ICICI Prudential Mutual Fund	400	13%
4	HDFC Mutual Fund	325	11%
5	Kotak Mutual Fund	250	8%
6	Star Health and Allied Insurance Company Limited	200	7%
7	State Bank of India	200	7%
8	Canara Bank	100	3%
9	IOCL (Refineries Division) Employees Provident Fund	90	3%
10	Kotak Mahindra Bank Limited	75	2%
	Total	2,765	

*including NCD, subdebt,

ix. List of top ten holders of Commercial Paper in terms of value (in cumulative basis) - NIL

S. No.	Name of the holders	Category of holder	Face value of holding	Amount (Rupees in Crores)	Holding as a % of total commercial papers outstanding of the Issuer
NIL	NIL	NIL	NIL	NIL	NIL

x. Details of PTC (as on 30 September 2025)

Lender's Name	Type of facility	Drawdown Date	Amount (Crores)	Maturity Date	Repayment Schedule
HL PTC Trust 01	PTC	31-Oct-23	61	28-May-48	Monthly

xi. Details of any corporate guarantee(s) issued by the Issuer:

The Company has not issued any corporate guarantee.

xii. Details of bank fund based facilities/ rest of the borrowing (if any including hybrid debt like FCCB, Optionally Convertible Debentures/Preference Shares) (As on [30 September 2025]):

- NIL

xiii. Total Borrowing Outstanding as on 30 September 2025

Sr. No	Instrument	Outstanding Amount (In Crs.)
1	Term Loans	4,855
1	NHB	769
2	Non-Convertible Debentures	2,707
3	ECB Loan	871
4	Commercial Papers	0
5	Tier II Capital	245
6	Perpetual Debt Instruments (PDI)	0
7	PTC	63
8	CC/WCDL	0
	Total	9,508

Annexure X Reviewed Financials as of June 2025



SMFG India Home Finance Co. Ltd.
Registered office address: Commerzone IT Park, Tower B, 1st Floor, No. 111, Mount Poonamallee Road, Perur, Chennai - 600116, Tamil Nadu
Toll free no. 18001021003 / Email: grihashakti@grihashakti.com
Website : www.grihashakti.com/CIN: U65922TN2010PLC076972

Statement of Unaudited Financial Results for the quarter ended June 30, 2025

	Quarter ended June 30, 2025 (₹ lakhs) Unaudited (refer note 7)	Quarter ended March 31, 2025 (₹ lakhs) Audited (refer note 7)	Quarter ended June 30, 2024 (₹ lakhs) Unaudited (refer note 7)	Year ended March 31, 2025 (₹ lakhs) Audited (refer note 7)
Revenue from operations				
Interest income	34,009	32,061	25,577	1,15,201
Fee and commission income	1,097	1,091	820	4,072
Gain on derecognition of financial instruments held at amortized cost	1,454	2,772	2,396	10,466
Net gain on financial asset at FVTPL	225	164	94	400
Ancillary income	146	137	77	442
Total revenue from operations (a)	36,935	36,205	28,934	1,30,581
Other income (b)	28	68	1	130
Total Income (c) = (a) + (b)	36,963	36,273	28,935	1,30,711
Expenses				
Finance costs	20,056	18,885	15,164	68,731
Impairment on financial instruments	3,563	1,941	1,078	3,454
Employee benefits expense	7,140	5,852	7,115	26,681
Depreciation and amortisation	619	652	549	2,500
Other expenses	3,862	3,807	2,841	13,237
Total expenses (d)	35,240	31,137	26,747	1,14,603
Profit/(Loss) before tax (e) = (c) - (d)	1,723	5,136	2,188	16,108
Tax expense				
Current tax	1,227	1,082	829	3,232
Deferred tax expense / (credit)	(734)	221	(253)	924
Income tax for earlier years	(113)	-	-	-
Total tax expense (f)	456	1,303	576	4,156
Net profit/(loss) after tax (g) = (e) - (f)	1,267	3,833	1,612	11,952
Other comprehensive income/(loss)				
Items that will not be reclassified to profit or loss, net of tax				
Re-measurement of defined benefit plan	(74)	(12)	(43)	(56)
Tax relating to above	19	3	10	14
Items that will be reclassified to profit or loss				
Gain / (loss) on Derivatives designated at Cash flow hedge	(531)	(177)	-	(177)
Tax relating to above	134	45	-	45
Other comprehensive income/(loss) (h)	(452)	(141)	(33)	(174)
Total comprehensive income/(loss) for the period (i) = (g) + (h)	815	3,692	1,581	11,778
Earnings per equity share:				
Basic earnings per share* (in ₹)	0.34	1.10	0.48	3.43
Diluted earnings per share* (in ₹)	0.34	1.10	0.48	3.43
Face value per share (in ₹)	10.00	10.00	10.00	10.00

*EPS for the quarters end are not annualised



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SME India Home Finance Co. Ltd

Notes:

1 SME India Home Finance Company Limited (The Company) is a public limited company domiciled in India and incorporated under the provisions of Companies Act, 1956. The Company is a Housing Finance Company (HFC) registered with Registration number DCR-00822 dated May 15, 2023 with the Reserve Bank of India (RBI), erstwhile Registration number 07 0372 15 dated July 14, 2015 with the National Housing Bank (NHB).

2 These financial result have been prepared in accordance with Regulation 52 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended (the "Listing Regulations") and recognition and measurement principles laid down in Indian Accounting Standards, notified under Section 133 of the Companies Act, 2013 read with Companies (Indian Accounting Standards) Rules, 2015, as amended by the Companies (Indian Accounting Standards) Rules, 2016, other relevant provisions of the Act, guidelines issued by the RBI as applicable to HFCs, HFCs and other accounting principles generally accepted in India.

3 Financial results for the quarter ended June 30, 2025, were reviewed by the Audit Committee and approved by the Board of Directors at their meeting held on August 4, 2025 and reviewed by statutory auditor, pursuant to Regulation 52 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended. Information as required by Regulation 52(4) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 is given in Annexure 1 attached.

4 All the secured non-convertible debentures of the Company including those issued during the current quarter are fully secured by first pari passu charge by mortgage of the Company's immovable property at Chennai and/or by hypothecation of book debt/loan receivables and fixed deposits to the extent as stated in the information memorandum. Further, the Company has maintained asset cover as stated in the information memorandum which is sufficient to discharge the principal amount at all times for the non-convertible debt securities issued.

5 The Company's operating segments are established in the manner consistent with the information regularly reviewed by the Chief Operating Decision Maker as defined in Ind AS 108 - Operating Segments. The Company operates in a single business segment i.e. financing, which has similar risks and returns. The Company operates in a single geographic segment i.e. domestic.

6 Disclosures pursuant to Master Direction - Reserve Bank of India (Transfer of loan Exposures) Directions, 2021 in terms of RBI circular RBI/CDR/2023-22/6000R.STR.BEC/SL/22.04.046/2023-22 Dated September 26, 2023.

a. Details of transfers through Assignments in respect of loans not in default

Particulars	Q1 FY 25-26
Entry	Bank
Number of loans assigned	422
Amount of loans assigned (₹ lakhs)	9,178
Weighted average maturity (in months)	160
Weighted average holding period (in months)	9
Retention of loan/loan economic interest	10%
Coverage of tangible security	100%
Holding-wise distribution of rated loans	N/A

b. The Company did not acquire any loans not in default/ or in default during the quarter ended June 30, 2025.

c. The company did not transfer or acquire stressed assets during the quarter ended June 30, 2025

7 The figures for the quarter ended 30 June 2025 and 30 June 2024 are the unaudited figures which was subject to limited review. Results for the quarter ended 31 March 2025 are the audited figures between the audited figures of the full financial year ended 31 March 2025 and for the nine month ended 31 December 2024 which was subject to limited review.

8 Previous period / year figures have been regrouped / reclassified, wherever necessary, to conform to current period / year classification.



For and on behalf of the Board of Directors of
SME India Home Finance Co. Ltd.

[Signature]
Managing Director & CEO
Date: 09/08/25
Date: August 04, 2025






Annexure-1
Additional disclosures required by Regulation 52 (4) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, for the quarter ended June 30, 2023

Particulars	Quarter ended June 30, 2023 (₹ lakhs) Unaudited	Quarter ended March 31, 2023 (₹ lakhs) Audited	Quarter ended June 30, 2022 (₹ lakhs) Unaudited	Year ended March 31, 2022 (₹ lakhs) Audited
Debt equity ratio (Refer note 3)	6.1x	6.0x	6.4x	6.0x
Debt service coverage ratio	Not Applicable	Not Applicable	Not Applicable	Not Applicable
Interest service coverage ratio	Not Applicable	Not Applicable	Not Applicable	Not Applicable
Outstanding redeemable preference shares (quantity and value)	Nil	Nil	Nil	Nil
Capital redemption reserve	Nil	Nil	Nil	Nil
Dividend redemption reserve (Refer note 2)	Nil	Nil	Nil	Nil
Networth (₹ lakhs) (Refer note 3)	1,54,363	1,53,315	1,13,877	1,53,315
Net profit after tax (₹ lakhs)	1,267	3,833	1,612	11,957
Earning per share (not annualised)				
(a) Basic	0.34	1.10	0.48	3.42
(a) Diluted	0.34	1.10	0.48	3.42
Current ratio (Refer note 4)	Not Applicable	Not Applicable	Not Applicable	Not Applicable
Long term debt to working capital (Refer note 4)	Not Applicable	Not Applicable	Not Applicable	Not Applicable
Fixed debts to Account receivable ratio (Refer note 4)	Not Applicable	Not Applicable	Not Applicable	Not Applicable
Current liability ratio (Refer note 4)	Not Applicable	Not Applicable	Not Applicable	Not Applicable
Debtors turnover (Refer note 4)	Not Applicable	Not Applicable	Not Applicable	Not Applicable
Inventory turnover (Refer note 4)	Not Applicable	Not Applicable	Not Applicable	Not Applicable
Operating margin (Refer note 4)	Not Applicable	Not Applicable	Not Applicable	Not Applicable
Total debt to total assets (Refer note 3)	0.83	0.83	0.83	0.83
Net profit margin (Refer note 4)	0.4%	10.4%	1.4%	9.1%
Sector specific equivalent ratios (Refer note 7)				
(a) Gross Non-performing Assets (NPA)	2.7%	2.4%	2.7%	2.4%
(b) Net NPA	1.8%	1.8%	1.8%	1.6%
(c) Provision coverage Ratio (PCR)	36.2%	32.0%	36.5%	32.0%

- Note:**
- Debt-equity ratio = (Debt securities + Borrowings + Subordinated liabilities) / Shareholders fund.
 - The Company is not required to create dividend redemption reserve in terms of the Companies (Share Capital and Debenture) Rules, 2018 read with the Companies (Share Capital and Debenture) Amendments Rules, 2019.
 - Networth is calculated as defined in section 2(57) of Companies Act 2013
 - The Company is a Housing Finance Company registered under the Reserve Bank of India Act, 1934 hence these ratios are generally not applicable.
 - Total debts to total assets = (Debt securities+ Borrowings + Subordinated liabilities) / total assets
 - Net profit margin= Net profit after tax / total income
 - Gross NPA % = Gross NPA/Gross carrying value of portfolio loans
Net NPA % = (Gross NPA- NPA provision)/Gross carrying value of portfolio loans- NPA provision
PCR = NPA provision / Gross NPA



Abridged Financials – Standalone & Consolidated as of March 2025

**SMFG**
Grihashakti
Nayi Asha, Nayi Vishwas.

7 May, 2025

To
The General Manager
Listing Department
National Stock Exchange of India Limited
Exchange Plaza, 5th Floor, Plot No. C-1, Block G
Bandra Kurla Complex, Bandra (East)
Mumbai – 400 051

Ref: Our letter dated 30 April, 2025 on prior intimation under Regulation 50(1) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

Sub: Outcome of Board Meeting and submission of the Audited Financial Results for the year ended 31 March, 2025

Dear Sir/ Madam,

Pursuant to Regulation 51(2) and Regulation 52 read with Para A of Part B of Schedule III of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ('Listing Regulations') (as amended from time to time), we hereby inform that the Board of Directors of the Company at its meeting held today i.e. Wednesday, 7 May, 2025, approved the following:

1. Audited standalone financial results for the quarter and year ended 31 March, 2025 along with reports issued by the Statutory Auditors on the financial results for the year ended 31 March, 2025.
2. Change in tenure of appointment of M/s. Vinod Kothari & Co., Practising Company Secretaries (Registration No. P1996WB042300) as Secretarial Auditors of the Company to conduct Secretarial Audit from five consecutive years i.e. from FY 2025-26 to FY 2029-30 to two consecutive years i.e. from FY 2025-26 to FY 2026-27 pursuant to provisions of Sections 179 and 204 of the Companies Act, 2013 read with relevant rules made thereunder and Regulation 62M of Listing Regulations.

Accordingly, please find enclosed the following:

- Audited standalone financial results for the quarter and year ended 31 March, 2025 along with reports issued by the Statutory Auditors on the financial results for the year ended 31 March, 2025.
- Disclosures of items specified in Regulation 52(4) of the Listing Regulations.
- Disclosures of related party transactions for the half year ended 31 March, 2025, pursuant to Regulation 23(9) read with Regulation 62K (9) of the Listing Regulations.
- Disclosure of security cover in terms of Regulation 54(3) of the Listing Regulations read with SEBI Master Circular No. SEBI/HO/DDHS-PoD3/P/CIR/2024/46 dated 16 May, 2024.

Further, please note that the Statutory Auditors of the Company have given an unmodified opinion in the auditors report for the year ended 31 March, 2025.

Pursuant to Regulation 52(7) and 52(7A) of the Listing Regulations read with SEBI Master Circular SEBI/HO/DDHS-PoD-1/P/CIR/2024/48 dated 21 May, 2024 (as amended from time to time), the Company hereby confirms that the issue proceeds of Non-Convertible Debentures raised up to 31 March, 2025 were fully utilized for the purpose for which the same were raised by the Company

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(Formerly Fullerton India Home Finance Co. Ltd.)
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Nayi Asha, Naya Vishwas.

and there is no deviation in the utilization of their issue proceeds. The said confirmation as duly placed before the Audit Committee, is enclosed in the format as specified under the Listing Regulations.

The Board Meeting commenced at 3.30 P.M. and concluded at 05.05 P.M.

Request you to take the same on record.

Thanking You

**For SMFG India Home Finance Company Limited
(Formerly Fullerton India Home Finance Co. Ltd.)**

PARTHASARATHY Digitally signed by P ARTHASARATHY
RAJAGOPAL IYENGAR DN: RAJAGOPAL IYENGAR, Date: 2023.05.07 12:14:17 +05'30'

Parthasarathy Iyengar
Company Secretary and Compliance Officer
Membership No: A21472

Encl: As above

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B. K. Khare & Co.
Chartered Accountants
706/708, Sharda Chambers, New Marine
Lines, Mumbai – 400 020, India.

Independent Auditors' Report on the Quarterly and Year to Date Audited Financial Results of the SMFG India Home Finance Co. Ltd. (Formerly Fullerton India Home Finance Co. Ltd.) Pursuant to Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended

To
The Board of Directors of
SMFG India Home Finance Co. Ltd.
(Formerly Fullerton India Home Finance Co. Ltd.)

Report on the Audit of financial results

Opinion

We have audited the accompanying annual financial Results of **SMFG India Home Finance Co. Ltd.** (Formerly Fullerton India Home Finance Co. Ltd.) ("the Company") for the quarter and year ended March 31, 2025, 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:

- i. is presented in accordance with the requirements of regulation 52 of the Listing Regulations in this regard; and
- ii. give a true and fair view in conformity with the recognition and measurement principles laid down in the applicable accounting standards and other accounting principles generally accepted in India of the net profit, other comprehensive income and other financial information of the Company for the quarter and year ended March 31, 2025.

Basis for Opinion

We conducted our audit of these annual financial results in accordance with the Standards on Auditing ("SA's"), specified under Section 143(10) of the Companies Act, 2013 ("the Act"). Our responsibilities under those Standards are further described in the Auditors' Responsibilities for the Audit of the Annual 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 results 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 annual financial results.



B. K. Khare & Co.
Chartered Accountants

Board of Directors' Responsibility for the Financial Results

These annual financial results have been compiled from the Annual Financial Statements. The Company's Board of Directors are responsible for the preparation of these annual financial results that gives a true and fair view of the net profit, other comprehensive income and other financial information in accordance with the recognition and measurement principles laid down in Indian Accounting Standard prescribed under section 133 of the Act and rules issued thereunder, the relevant provision of the National Housing Bank Act, 1987, the relevant circulars, guidelines and directions issued by the National Housing Bank ("NHB") and Reserve Bank of India ("RBI") from time to time ("NHB & RBI Guidelines") and other accounting principles generally accepted in India and in compliance with 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 design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the annual financial results, that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing these annual financial results, 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 are also responsible for overseeing the Company's financial reporting process.

Auditor's Responsibilities for the Audit of the Annual Financial Results

Our objectives are to obtain reasonable assurance about whether the annual 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 annual financial results.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the annual 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,



B. K. Khare & Co.
Chartered Accountants

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 on whether the company has adequate internal financial controls with reference to 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 Board of Directors.
- Conclude on the appropriateness of management's 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 Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' report to the related disclosures in the annual 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 annual financial results, including the disclosures, and whether the annual financial results represent the underlying transactions and events in a manner that achieves fair presentation.

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

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.



B. K. Khare & Co.
Chartered Accountants

Other Matter

The numbers and details pertaining to financial year ended March 31, 2024 and notes related thereto, in the annual financial results, have been traced from the Financial Results of the Company audited by M.P. Chitale & Co, Chartered Accountants ('the predecessor Auditor') who expressed an unmodified opinion the results dated May 09, 2024. Our report is not modified in respect of this matter.

For B. K. Khare & Co
Chartered Accountants
Firm Registration Number: 105102W


Shirish Rahalkar
Partner
Membership No.: 111212
UDIN: 25111212BMKYCE6466
Place: Mumbai
Date: 07 May 2025





SMFG India Home Finance Co. Ltd.
(Formerly "Fullerton India Home Finance Co. Ltd.")
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Toll free no. 18001021003 / Email: grihashakti@grihashakti.com
Website: www.grihashakti.com/CIN-U68822TN2010PLC076972

Statement of Audited Financial Results for the quarter and year ended March 31, 2025

	Quarter ended March 31, 2025 (₹ lakhs) Audited (refer note 10)	Quarter ended December 31, 2024 (₹ lakhs) Unaudited (refer note 10)	Quarter ended March 31, 2024 (₹ lakhs) Audited (refer note 10)	Year ended March 31, 2025 (₹ lakhs) Audited (refer note 10)	Year ended March 31, 2024 (₹ lakhs) Audited (refer note 10)
Revenue from operations					
Interest income	52,261	30,562	24,821	1,15,201	89,983
Fee and commission income	1,091	985	815	4,072	2,635
Gain on derecognition of financial instruments held at amortized cost	2,772	3,223	5,126	30,446	7,510
Net gain on financial asset at FVTPL	144	36	97	809	419
Auxiliary income	137	119	86	442	184
Total revenue from operations (a)	36,205	34,945	31,145	1,30,181	1,00,731
Other income (b)	68	37	101	130	130
Total income (c)=(a) + (b)	36,273	34,982	31,246	1,30,311	1,00,861
Expenses					
Finance costs	18,885	18,134	16,154	66,791	51,717
Impairment on financial instruments	1,541	2,005	3	3,454	2,387
Employee benefits expense	5,853	6,782	7,359	26,481	33,209
Depreciation and amortisation	602	683	504	2,500	1,748
Other expenses	3,807	3,243	1,912	13,257	5,359
Total expenses (d)	31,187	30,749	28,932	1,16,485	86,430
Profit/(loss) before tax (e)=(c)-(d)	5,186	4,233	2,314	16,108	12,431
Tax expense					
Current tax	1,082	759	1,450	3,232	2,372
Deferred tax expense / (credit)	221	341	418	924	784
Total tax expense (f)	1,303	1,100	1,868	4,156	3,156
Net profit/(loss) after tax (g)=(e)-(f)	3,883	3,133	446	11,952	9,275
Other comprehensive income/(loss)					
Items that will not be reclassified to profit or loss, net of tax					
Re-measurement of defined benefits plan	(12)	(6)	(15)	(34)	(82)
Tax relating to above	3	1	9	14	23
Items that will be reclassified to profit or loss					
Gain / (loss) on Derivatives designated at Cash Flow Hedge	(175)	-	-	(175)	-
Tax relating to above	45	-	-	45	-
Other comprehensive income/(loss) (h)	(141)	(5)	(26)	(174)	(59)
Total comprehensive income/(loss) for the period (i)=(g)+(h)	3,692	3,128	420	11,778	9,216
Earnings per equity share					
Basic earnings per share* (in ₹)	1.10	0.92	1.09	3.43	2.87
Diluted earnings per share* (in ₹)	1.05	0.92	1.09	3.43	2.87
Face value per share (in ₹)	10.00	10.00	10.00	10.00	10.00

*The EPS for the quarters end are not annualised



SMFG India Home Finance Co. Ltd.
(Formerly Fullerton India Home Finance Co. Ltd.)
Corporate Office: 503 & 504, 5th Floor, G-Block, Inspire BKC, BKC Main Road, Bandra Kurla Complex, Bandra (E), Mumbai - 400051.
Registered Office: Commerzone IT Park, Tower B, 1st Floor, No. 111, Mount Poonamallee Road, Porur, Chennai - 600116.
Toll Free No.: 1800 102 1003 | grihashakti@grihashakti.com | www.grihashakti.com | CIN: U68822TN2010PLC076972



SMFG India Home Finance Co. Ltd.
(Formerly "Fullerton India Home Finance Co. Ltd.")

Notes to the financial results :

1. Statement of assets and liabilities as at March 31, 2025

	As at March 31, 2025 (₹ lakhs) Audited	As at March 31, 2024 (₹ lakhs) Audited
ASSETS		
Financial assets		
Cash and cash equivalents	59,896	33,671
Bank balances other than cash and cash equivalents	800	799
Derivative Financial Instruments	117	-
Investments	41,041	25,733
Trade receivables	174	208
Loans and advances	9,84,066	7,80,732
Other financial assets	16,951	10,368
	11,02,945	8,51,411
Non financial assets		
Current tax assets (net)	-	547
Deferred tax asset (net)	3,624	4,503
Other non financial assets	3,469	3,128
Property, plant and equipment	2,639	1,758
Right to use of asset	6,100	5,568
Intangibles assets	770	215
Intangible assets under development	-	170
	16,602	16,289
Total Assets	11,19,547	8,67,700
LIABILITIES AND EQUITY		
Liabilities		
Financial liabilities		
Derivative financial Instruments	1,261	-
Trade payables	713	591
(i) total outstanding dues to micro enterprises and small enterprises	-	-
(ii) total outstanding dues to creditors other than micro enterprises and small enterprises	2,740	3,108
Debt securities	2,38,155	2,12,138
Subordinated liabilities	25,357	25,315
Borrowings	6,63,237	4,33,144
Other financial liabilities	27,656	89,495
	9,59,127	7,64,683
Non financial liabilities		
Current tax liabilities (net)	12	-
Provisions	1,310	1,670
Other non financial liabilities	3,211	2,971
	4,633	4,641
Equity		
Equity share capital	37,116	32,632
Other equity	1,18,871	66,386
	1,55,987	99,018
Total liabilities and equity	11,19,547	8,67,700





SMFG India Home Finance Co. Ltd.
(Formerly "Tulsterin India Home Finance Co. Ltd.")

3. Statement of cash flow for the year ended March 31, 2025

	Year ended March 31, 2025 (₹ lakhs) Audited	Year ended March 31, 2024 (₹ lakhs) Audited
A. CASH FLOW FROM OPERATING ACTIVITIES		
Profit/(Loss) before tax	18,108	12,431
Adjustments for:		
Financial asset measured at amortised cost	(2,767)	(2,079)
Financial liabilities measured at amortised cost	4,042	3,048
Depreciation, amortisation and impairment	2,930	3,748
Interest income on fixed deposits, bonds and investments	(3,286)	(1,158)
Net (gain)/loss on financial assets at FVTPL	(802)	(423)
Impairment on financial instruments	1,454	2,187
Write off of fixed assets & intangible assets	2	-
Profit on sale of property, plant and equipment	(4)	(2)
Fair valuation of stock appreciation rights	731	744
Gain on derecognition of financial instruments held at amortised cost	(10,466)	(7,518)
Operating profit before working capital changes	9,803	8,050
Adjustments for working capital:		
-(Increase)/decrease in loans and advances	(2,04,027)	(1,89,000)
-(Increase)/decrease in other Assets (financial and non financial assets)	4,336	5,589
-(Increase)/(decrease) in other liabilities (Provision, financial and non financial liabilities)	(66,531)	62,755
Cash generated from/(used in) operating activities	(2,56,418)	(2,26,866)
Income tax paid (net)	519	802
Net cash generated from/(used in) operating activities (A)	(2,55,897)	(2,26,064)
B. CASH FLOW FROM INVESTING ACTIVITIES		
Purchase of property plant and equipment and intangibles	(2,470)	(1,645)
Proceeds from sale of property, plant and equipment and intangibles	302	92
Purchase of investments	(5,11,444)	(3,17,068)
Sale/maturity of investments	5,23,873	3,07,538
Fixed deposit placed during the year	(6,45,334)	(4,88,577)
Fixed deposit matured during the year	6,26,447	4,87,618
Interest received on fixed deposits and investment	3,149	3,327
Net cash generated from/(used in) investing activities (B)	(13,678)	(9,488)
C. CASH FLOW FROM FINANCING ACTIVITIES		
Proceeds from issuance of share capital (including share premium)	45,000	7,500
Proceeds from borrowings from banks and financial institutions	4,43,120	2,10,120
Repayment of borrowings from banks and financial institutions	(1,50,129)	(1,50,000)
Payment of ancillary borrowing costs	(1,150)	(886)
Principal payment of lease liability	(1,350)	(1,098)
Net cash generated from/(used in) financing activities (C)	2,95,769	3,61,636
Net increase / (decrease) in cash and cash equivalents D= (A+B+C)	26,325	26,484
Cash and cash equivalents as at the beginning of the period (E)	33,671	7,175
Closing balance of cash and cash equivalents (D+E)	59,896	33,671
Components of cash and cash equivalents:		
Cash on hand	85	35
Balance with banks:		
- in current accounts	17,171	8,162
- in fixed deposit with maturity less than 3 months	41,654	24,523
Cheques, drafts on hand	685	333
Cash and cash equivalents	59,896	33,671

Note:

The cash flow statement has been prepared under the indirect method as set out in Indian Accounting Standard (Ind AS 7) statement of cash flows.





SMFG India Home Finance Co. Ltd.
(Formerly "Pulstar India Home Finance Co. Ltd.")

Notes:

1 SMFG India Home Finance Company Limited ("the Company") (Formerly "Pulstar India Home Finance Co. Ltd.") is a public limited company domiciled in India and incorporated under the provisions of Companies Act, 2013. The Company is a Housing Finance company ("HFC") registered vide Registration number: DCR-00123 dated May 18, 2023 with the Reserve Bank of India ("RBI"), available Registration number 07.022.35 dated July 14, 2023 with the National Housing Bank ("NHB").

2 These financial results have been prepared in accordance with Regulation 52 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended (the "Listing Regulations") and recognition and measurement principles laid down in Indian Accounting Standards, notified under Section 133 of the Companies Act, 2013 read with Companies (Indian Accounting Standards) Rules, 2015, as amended by the Companies (Indian Accounting Standards) Rules, 2016, other relevant provisions of the Act, guidelines issued by the RBI as applicable to HFCs, HFCs and other accounting principles generally accepted in India.

3 Financial results for the quarter and year ended March 31, 2023, were reviewed by the Audit Committee and approved by the Board of Directors at their meeting held on May 7, 2023 and audited by Statutory Auditor(s), pursuant to Regulation 52 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended. Information as required by Regulation 52(4) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 is given in Annexure 1 attached.

4 All the secured non-convertible debentures of the Company including those issued during the current quarter are fully secured by first pari passu charge by mortgage of the Company's immovable property at Chennai and/or by hypothecation of stock debt/loan receivables and fixed deposits to the extent as stated in the information memorandum. Further, the Company has maintained asset cover as stated in the information memorandum which is sufficient to discharge the principal amount at all times for the non-convertible debt securities issued.

5 Disclosures pursuant to RBI Notification - RB/2020-21/14 DCR No.BP-BC/1723.DA.DAB/2020-21 dated 6 August 2020 and RB/2021-22/21/ DCR.STR.REC.12/21.04.048 / 2023-22 dated 3 May 2023

Type of Borrowers (₹ lakhs)	Exposure to accounts classified as Standard consequent to implementation of resolution plan- Positions as at 30 September 2024 (A)	Of (A) aggregate debt that slipped into NPA during the half year ended 31 March 2023**	Of (A) amount written off during the half-year 31 March 2023	Of (A) amount paid by the borrowers during the half year ended 31 March 2023	Exposure to accounts classified as Standard consequent to implementation of resolution plan- Position as at the end of this half year ended 31 March 2023*
Personal Loans	1,801	47	7	172	1,637
Offices (including NBFCs)	438	126	-	33	305
Total	2,239	173	7	205	1,956

* Includes interest capitalised post implementation of one time resolution plan.

** Part of upgradation from NPA to standard.

6 The Company's operating segments are established in the manner consistent with the information regularly reviewed by the Chief Operating Decision Maker as defined in Ind AS 108 - Operating Segments. The Company operates in a single business segment i.e. financing, which has similar risks and returns. The Company operates in a single geographic segment i.e. domestic.

7 Disclosures pursuant to Master Direction - Reserve Bank of India (Transfer of loan exposures) Directions, 2021 in terms of RBI circular RB/DOH/2021-22/84206.STR.REC.53/21.04.048/2021-22 dated September 24, 2021:

a. Details of transfers through Assignment, irrespective of loans not in default

Particulars	Year ended March 31, 2023
Entity	Bank / NBFC
Number of loans assigned	7,621
Amount of loans assigned (₹ lakhs)	102,285
Weighted average maturity (in months)	573
Weighted average holding period (in months)	18
Retention of beneficial economic interest	100%
Coverage of tangible security	100%
Rating and distribution of rated loans	NA

b. Details of transfer of stressed loans during the year ended March 31, 2023:

Particulars	Year ended March 31, 2023 (₹ lakhs)		
	To ARC	To permitted transferee	To Other Transferees
No. of accounts	Nil	407	Nil
Aggregate principal outstanding of loans transferred *	Nil	7,054	Nil
Weighted average residual term of the loans transferred (in months)	Nil	381	Nil
Net book value of loans transferred (at the time of transfer)	Nil	3,097	Nil
Aggregate consideration	Nil	3,023	Nil
Additional consideration realized in respect of accounts transferred in earlier periods	Nil	-	Nil

* Including set-off loans

c. The Company did not acquire any loans not in default/ or in default during the quarter and year ended March 31, 2023.





10 The figures for the last quarter of the current and previous financial year are the balancing figures between audited figures in respect of the full financial year and the published year to date figures upto the end of third quarter of the current and previous financial year which were subjected to limited review by statutory auditors.

11 The Company has allotted 150,00,000 equity shares of face value of ₹ 10 each at a premium of ₹ 85.60 per share on right issue basis amounting to ₹ 15,000 lakhs to its existing shareholders SMFG India Credit Company Limited (formerly "Fullerton India Credit Company Limited") on April 26, 2024. Additionally, the company has allotted 29,88,04.78 equity shares of face value of ₹ 10 each at a premium of ₹ 30.4 per share on right issue basis amounting to ₹ 30,000 lakhs to its existing shareholder SMFG India Credit Co. Ltd (formerly "Fullerton India Credit Co. (IN)") on December 24, 2024.

12 The registered office of the company has been shifted from High Towers, 3rd Floor, Old No. 307, New No. 365, Poonamallee High Road, Madhavapally, Chennai – 600095, Tamil Nadu to Commerce IT Park, Tower B, 1st Floor, No. 123, Mount Poonamallee Road, Porur, Chennai - 600126 w.e.f. November 13, 2024

13 Previous period / year figures have been regrouped / reclassified, wherever necessary, to conform to current period / year classification.



For and on behalf of the Board of Directors of
SMFG India Home Finance Co. Ltd.
(formerly "Fullerton India Home Finance Co. Ltd.")

Dragesh Kumar
Managing Director & CEO
DIN : 00193275
Date: May 07, 2025



Annexure-1
Additional disclosures required by Regulation 52 (4) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, for the quarter and year ended March 31, 2025

Particulars	Quarter ended March 31, 2025 (₹ lakhs) Audited	Year ended March 31, 2025 (₹ lakhs) Audited	Quarter ended March 31, 2024 (₹ lakhs) Audited	Year ended March 31, 2024 (₹ lakhs) Audited
Debt Equity ratio (Refer Note 2)	6.0x	6.0x	6.8x	6.8x
Debt service coverage ratio	Not Applicable	Not Applicable	Not Applicable	Not Applicable
Interest service coverage ratio	Not Applicable	Not Applicable	Not Applicable	Not Applicable
Outstanding redeemable preference shares (quantity and value)	Nil	Nil	Nil	Nil
Capital redemption reserve	Nil	Nil	Nil	Nil
Debenture redemption reserve (Refer Note 2)	Nil	Nil	Nil	Nil
Networth (₹ lakhs) (Refer Note 3)	1,53,315	1,53,316	96,731	96,731
Net profit after tax (₹ lakhs)	8,833	11,852	5,448	9,275
Earnings per share (not annualised):				
(a) Basic	1.10	3.43	1.69	2.87
(a) Diluted	1.10	3.43	1.69	2.87
Current ratio (Refer note 4)	Not Applicable	Not Applicable	Not Applicable	Not Applicable
Long term debt to working capital (Refer note 4)	Not Applicable	Not Applicable	Not Applicable	Not Applicable
Bad debts to Account receivable ratio (Refer note 4)	Not Applicable	Not Applicable	Not Applicable	Not Applicable
Current liability ratio (Refer note 4)	Not Applicable	Not Applicable	Not Applicable	Not Applicable
Debtors turnover (Refer note 4)	Not Applicable	Not Applicable	Not Applicable	Not Applicable
Inventory turnover (Refer note 4)	Not Applicable	Not Applicable	Not Applicable	Not Applicable
Operating margin (Refer note 4)	Not Applicable	Not Applicable	Not Applicable	Not Applicable
Total debt to total assets (Refer note 5)	6.83	6.83	6.77	6.77
Net profit margin (Refer note 6)	10.6%	8.1%	17.4%	9.2%
Sector specific equivalent ratios (Refer note 7):				
(a) Gross NPA %	2.4%	2.4%	2.6%	3.0%
(b) Net NPA	1.0%	1.0%	1.0%	1.0%
(c) Provision coverage Ratio (PCR)	32.0%	32.0%	37.9%	37.9%

- Notes:**
- Debt equity ratio = (Debt securities + Borrowings + Subordinated liabilities) / Shareholders fund.
 - The Company is not required to create debenture redemption reserve in terms of the Companies (Share Capital and Debenture) Rules, 2014 read with the Companies (Share Capital and Debenture) Amendments Rules, 2019.
 - Networth is calculated as defined in section 2(57) of Companies Act 2013.
 - The Company is a Housing Finance Company registered under the Reserve Bank of India Act, 1934 hence these ratios are generally not applicable.
 - Total debts to total assets = (Debt securities + Borrowings + Subordinated liabilities) / total assets.
 - Net profit margins Net profit after tax / total income.
 - Gross NPA % = Gross NPA/Gross carrying value of portfolio loans
Net NPA % = (Gross NPA - NPA provision)/Gross carrying value of portfolio loans -NPA provision
PCR = NPA provision / Gross NPA.



Amount in Lakhs																
Sl. No.	Details of the party	Details of the associate company	Type of related party transaction	Details of transactions as disclosed for each transaction	Value of transactions for the half year ended March 31, 2022	Cross-selling Reference	Additional disclosures of related party transactions applicable only to cases the related party transaction relates to loans, inter corporate deposits, advances or transactions made or given by the listed entity/subsidiary. These details need to be disclosed only once, during the reporting period when such transactions were undertaken									
							In case any financial subsidiaries is involved in credit or give loans, inter corporate deposits, advances or transactions		Details of loans, inter corporate deposits, advances or transactions							
							As at 31 March 21	As at 30 Sept 21	Nature of subsidiaries (loan / advances or other facilities etc.)	Loan	Termine	Interest Rate (%)	Security	Excluded as	Purpose of funds	
1	100% India Invest Finance Company Limited (Formerly "Indian Finance Company Limited")	100% India Invest Finance Company Limited (Formerly "Indian Finance Company Limited")	Financing Company	Interest on loans received during reporting period	0.00	1.00	1,43,000	1,43,000	-	-	-	-	-	-	-	-
				Interest on loans received during reporting period	0.00	01	22	00	-	-	-	-	-	-	-	-
				Security received from bank in account of employees	-	-	11,000	00	-	-	-	-	-	-	-	-
				Net cash on account of loan advanced by Public	-	Refer Note 3	00	1,00	1,00	00	-	-	-	-	-	-
				Net cash on account of loan advanced by Public	-	Refer Note 3	00	1,00	1,00	00	-	-	-	-	-	-
				Net cash on account of loan advanced by Public	-	Refer Note 3	00	1,00	1,00	00	-	-	-	-	-	-
				Net cash on account of loan advanced by Public	-	Refer Note 3	00	1,00	1,00	00	-	-	-	-	-	-
				Net cash on account of loan advanced by Public	-	Refer Note 3	00	1,00	1,00	00	-	-	-	-	-	-
				Net cash on account of loan advanced by Public	-	Refer Note 3	00	1,00	1,00	00	-	-	-	-	-	-
				Net cash on account of loan advanced by Public	-	Refer Note 3	00	1,00	1,00	00	-	-	-	-	-	-
				Net cash on account of loan advanced by Public	-	Refer Note 3	00	1,00	1,00	00	-	-	-	-	-	-
				Net cash on account of loan advanced by Public	-	Refer Note 3	00	1,00	1,00	00	-	-	-	-	-	-
				Net cash on account of loan advanced by Public	-	Refer Note 3	00	1,00	1,00	00	-	-	-	-	-	-
				Net cash on account of loan advanced by Public	-	Refer Note 3	00	1,00	1,00	00	-	-	-	-	-	-
				Net cash on account of loan advanced by Public	-	Refer Note 3	00	1,00	1,00	00	-	-	-	-	-	-
				Net cash on account of loan advanced by Public	-	Refer Note 3	00	1,00	1,00	00	-	-	-	-	-	-
				Net cash on account of loan advanced by Public	-	Refer Note 3	00	1,00	1,00	00	-	-	-	-	-	-
				Net cash on account of loan advanced by Public	-	Refer Note 3	00	1,00	1,00	00	-	-	-	-	-	-
				Net cash on account of loan advanced by Public	-	Refer Note 3	00	1,00	1,00	00	-	-	-	-	-	-
				Net cash on account of loan advanced by Public	-	Refer Note 3	00	1,00	1,00	00	-	-	-	-	-	-
				Net cash on account of loan advanced by Public	-	Refer Note 3	00	1,00	1,00	00	-	-	-	-	-	-
				Net cash on account of loan advanced by Public	-	Refer Note 3	00	1,00	1,00	00	-	-	-	-	-	-
				Net cash on account of loan advanced by Public	-	Refer Note 3	00	1,00	1,00	00	-	-	-	-	-	-
				Net cash on account of loan advanced by Public	-	Refer Note 3	00	1,00	1,00	00	-	-	-	-	-	-
				Net cash on account of loan advanced by Public	-	Refer Note 3	00	1,00	1,00	00	-	-	-	-	-	-
				Net cash on account of loan advanced by Public	-	Refer Note 3	00	1,00	1,00	00	-	-	-	-	-	-
				Net cash on account of loan advanced by Public	-	Refer Note 3	00	1,00	1,00	00	-	-	-	-	-	-
				Net cash on account of loan advanced by Public	-	Refer Note 3	00	1,00	1,00	00	-	-	-	-	-	-
				Net cash on account of loan advanced by Public	-	Refer Note 3	00	1,00	1,00	00	-	-	-	-	-	-
				Net cash on account of loan advanced by Public	-	Refer Note 3	00	1,00	1,00	00	-	-	-	-	-	-
				Net cash on account of loan advanced by Public	-	Refer Note 3	00	1,00	1,00	00	-	-	-	-	-	-
				Net cash on account of loan advanced by Public	-	Refer Note 3	00	1,00	1,00	00	-	-	-	-	-	-
				Net cash on account of loan advanced by Public	-	Refer Note 3	00	1,00	1,00	00	-	-	-	-	-	-
				Net cash on account of loan advanced by Public	-	Refer Note 3	00	1,00	1,00	00	-	-	-	-	-	-
				Net cash on account of loan advanced by Public	-	Refer Note 3	00	1,00	1,00	00	-	-	-	-	-	-
				Net cash on account of loan advanced by Public	-	Refer Note 3	00	1,00	1,00	00	-	-	-	-	-	-
				Net cash on account of loan advanced by Public	-	Refer Note 3	00	1,00	1,00	00	-	-	-	-	-	-
				Net cash on account of loan advanced by Public	-	Refer Note 3	00	1,00	1,00	00	-	-	-	-	-	-
				Net cash on account of loan advanced by Public	-	Refer Note 3	00	1,00	1,00	00	-	-	-	-	-	-
				Net cash on account of loan advanced by Public	-	Refer Note 3	00	1,00	1,00	00	-	-	-	-	-	-
				Net cash on account of loan advanced by Public	-	Refer Note 3	00	1,00	1,00	00	-	-	-	-	-	-
				Net cash on account of loan advanced by Public	-	Refer Note 3	00	1,00	1,00	00	-	-	-	-	-	-
				Net cash on account of loan advanced by Public	-	Refer Note 3	00	1,00	1,00	00	-	-	-	-	-	-
				Net cash on account of loan advanced by Public	-	Refer Note 3	00	1,00	1,00	00	-	-	-	-	-	-
				Net cash on account of loan advanced by Public	-	Refer Note 3	00	1,00	1,00	00	-	-	-	-	-	-
				Net cash on account of loan advanced by Public</												

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Note:
March 2025
<https://www.nseindia.com/companies-listing/corporate-filings-announcements>

Click on above link then follow below steps:
Click on Debt → Enter Company Name(SMFG India Home Finance Company Limited) → Click on 1Y tab → Search and Click on Financial Results Updates

Annexure XI
Audited ALM Statement
ALM Statement as on 31st March 2025



Nayi Asha. Naya Vishwas.

18 April, 2025

To,
The Manager,
National Stock Exchange of India Limited,
Exchange Plaza, C-1, Block-G,
Bandra Kurla Complex, Bandra (E),
Mumbai - 400 051.

Sub: Provisional Asset Liability Management ('ALM') Statement including Structural Liquidity Statement and Interest Rate Sensitivity Report as of March, 2025

Dear Sir / Madam,

In accordance with the disclosure requirement as per the Master Circular for issue and listing of Non-Convertible Securities, Securitised Debt Instruments, Security Receipts, Municipal Debt Securities and Commercial Paper dated 22 May, 2024 as amended from time to time, please find enclosed the provisional ALM Statement including Structural Liquidity Statement and Interest Rate Sensitivity Report in XBRL format as of March, 2025 as submitted to the National Housing Bank.

Kindly take the same on your records.

Thanking you,

For SMFG India Home Finance Company Limited
(Formerly Fullerton India Home Finance Co. Ltd.)

Parthasarathy Iyengar
Company Secretary and Compliance Officer
Membership No. A21472

SMFG India Home Finance Co. Ltd.
(Formerly Fullerton India Home Finance Co. Ltd.)

Corporate Office: 503 & 504, 5th Floor, G-Block, Inspire BKC, BKC Main Road, Bandra Kurla Complex, Bandra (E), Mumbai - 400051.
Registered Office: Cornerstone IT Park, Tower B, 1st Floor, No. 111, Mount Poonamallee Road, Porur, Chennai - 600116.

Toll Free No.: 1800 102 1003 | grihashakti@grifinshakti.com | www.grifinshakti.com | CIN: U88822MH0010PLC0070572

PART-1: STATEMENT OF STRUCTURAL LIQUIDITY AS ON PERIOD ENDING												
RESIDUAL MATURITY	1 day to 7 days	8 days to 14 days	15 days to 30/31 days (one month)	Over one month to 2 months	Over 2 months to 3 months	Over 3 months to 6 months	Over 6 months to 1 year	Over 1 year to 3 years	Over 3 years and upto 5 years	Over 5 years	Total	Row Code
Column Code	C290	C291	C292	C293	C294	C295	C296	C297	C298	C299	C300	
A. OUTFLOWS												
1. Capital Funds	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	371.16	371.16	R1569
a) Equity capital	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	371.16	371.16	R1570
b) Non-redeemable or perpetual preference capital	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	R1572
c) Others	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	R1573
d) Preference capital - redeemable/non-perpetual	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	R1574
2. Reserves & surplus	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1182.66	1182.66	R1575
3. Gifts, grants, donations & benevolences	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	R1576
4. Notes, bonds & debentures	0.00	0.00	0.00	200.00	0.00	25.00	186.70	1866.30	0.00	241.02	2519.02	R1577
a) Plain vanilla bonds/debentures	0.00	0.00	0.00	200.00	0.00	25.00	186.70	1866.30	0.00	241.02	2519.02	R1578
b) Bonds/debentures with embedded options (including zero-coupon/deep discount bonds)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	R1579
c) Fixed rate notes	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	R1580
5. Deposits	0.00	0.00	0.00	49.50	0.00	0.00	0.00	0.00	0.00	0.00	49.50	R1581
a) Term deposits from public	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	R1582
b) Inter Corporate Deposits (ICDs)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	R1583
c) Commercial Papers (CPs)	0.00	0.00	0.00	49.50	0.00	0.00	0.00	0.00	0.00	0.00	49.50	R1584
6. Borrowings	0.00	39.33	25.43	65.90	218.75	286.92	695.35	2944.52	1399.60	698.23	6574.03	R1585
a) Term money borrowings	0.00	39.33	25.43	65.90	218.75	281.22	643.95	2314.62	1194.00	567.08	5330.48	R1586
b) Bank borrowings in the nature of WCCL, CC etc.	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	R1587
c) From RBI, NHB, Govt. & others	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	R1588
7. Current Liabilities & provisions:	89.45	58.41	83.25	81.43	9.99	43.25	21.52	28.28	14.88	14.88	425.11	R1589
a) Sundry creditors	58.17	29.30	19.27	0.00	0.00	0.00	0.00	0.00	0.00	0.00	121.13	R1590
b) Expenses payable (other than interest)	28.28	28.28	61.19	8.18	5.65	0.60	2.32	13.81	9.88	8.39	166.49	R1591
c) Advance income received, receipts from borrowers pending adjustment	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	R1592
d) Interest payable on bonds/deposits	3.02	0.79	2.79	53.27	4.34	42.42	18.31	0.00	0.00	0.00	124.94	R1593
e) Provisions for NPAs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	R1594
f) Provisions (other than for NPAs)	0.00	0.00	0.00	0.00	0.00	0.23	0.89	5.17	0.00	6.26	12.95	R1595
8. Contingent Liabilities	86.69	144.72	210.67	338.27	254.52	294.42	593.75	1017.59	64.50	2.50	3007.54	R1596
a) Letters of credit/guarantees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	R1597
b) Loan commitments pending disbursement (outflows)	86.69	144.72	210.67	338.27	254.52	291.92	210.45	147.50	44.50	0.00	1729.24	R1598

PART-1: STATEMENT OF STRUCTURAL LIQUIDITY AS ON PERIOD ENDING												
RESIDUAL MATURITY	1 day to 7 days	8 days to 14 days	15 days to 30/31 days (one month)	Over one month to 2 months	Over 2 months to 3 months	Over 3 months to 6 months	Over 6 months to 1 year	Over 1 year to 3 years	Over 3 years and upto 5 years	Over 5 years	Total	Row Code
c) Lines of credit committed to other institutions (outflows)	0.00	0.00	0.00	0.00	0.00	2.50	383.30	870.00	20.00	2.50	1278.30	R1599
d) Outflows on account of forward exchange contracts, rupee/dollar swap & bills rediscounted	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	R1600
9. Others (Please specify, if any)	0.00	0.00	1.00	0.01	1.02	3.15	6.11	28.28	16.83	13.31	70.71	R1601
(A) TOTAL OUTFLOWS	176.14	242.46	320.35	716.11	484.28	652.74	1503.43	5884.88	1495.81	2723.53	14199.73	R1602
(A.1) CUMULATIVE OUTFLOWS	176.14	418.60	738.95	1455.06	1939.34	2592.08	4095.51	9980.39	11476.20	14199.73	47072.00	R1603
B. INFLOWS												
1. Cash	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	R1604
2. Remittance in transit	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	R1605
3. Balances with banks (in India only)	266.96	42.62	108.53	184.39	0.00	0.00	4.45	0.00	0.00	0.00	606.10	R1607
a) Current account	178.55	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	178.55	R1608
b) Deposit (short-term deposits)	87.51	42.62	108.53	184.39	0.00	0.00	4.45	0.00	0.00	0.00	427.55	R1609
c) Money at call & short notice	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	R1610
4. Investments (net of provisions)	99.38	49.25	123.41	138.38	0.00	0.00	0.00	0.00	0.00	0.00	410.42	R1611
a) Mandatory investments	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	R1612
b) Non Mandatory Listed	99.38	49.25	123.41	138.38	0.00	0.00	0.00	0.00	0.00	0.00	410.42	R1613
c) Non Mandatory unlisted securities (e.g. shares, etc.)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	R1614
d) Non-mandatory unlisted securities having a fixed term maturity	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	R1615
e) Venture capital units	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	R1616
5. Advances (Performing)	46.87	30.62	54.91	137.59	142.88	456.32	843.43	2292.89	1255.10	4313.98	9574.59	R1617
a) Bills of exchange and promissory notes (discounted & rediscounted)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	R1618
b) Term loans (only rupee loans)	46.87	30.62	54.91	137.59	142.88	456.32	843.43	2292.89	1255.10	4313.98	9574.59	R1619
c) Corporate loans/short term loans	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	R1620
6. Non-performing loans (May be shown net of the provisions, interest suspense held)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	R1621
a) Sub-standard												R1622
i) All overdues and instalments of principal falling due during the next three years	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	R1623
ii) Entire principal amount due beyond the next three years	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	111.21	111.21	R1624
b) Doubtful and loss												R1625
i) All instalments of principal falling due during the next five years as also all overdues	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	R1626
ii) Entire principal amount due beyond the next five years	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	27.07	27.07	R1627

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PART-2: STATEMENT OF INTEREST RATE SENSITIVITY													
RESIDUAL MATURITY	1 day to 7 days	8 days to 14 days	15 days to 30/31 days (one month)	Over one month to 2 months	Over 2 months to 3 months	Over 3 months to 6 months	Over 6 months to 1 year	Over 1 year to 3 years	Over 3 years and upto 5 years	Over 5 years	Non-sensitive	Total	Row Code
Column Code	C3B1	C3B2	C3B3	C3B4	C3B5	C3B6	C3B7	C3B8	C3B9	C3B10	C3B11	C3B12	
A. OUTFLOWS													R1643
1. Capital Funds	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	371.18	371.18	R1644
a) Equity capital	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	371.18	371.18	R1645
b) Non-redeemable or perpetual preference capital	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	R1646
c) Others	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	R1647
d) Preference capital - redeemable/non-preferred	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	R1648
2. Reserves & surplus	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1192.69	1192.69	R1649
3. Gifts, grants, donations & benefactions	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	R1650
4. Notes, bonds & debentures	0.00	74.99	199.97	200.00	0.00	24.42	117.71	1666.33	241.02	241.02	274.98	274.98	R1651
a) Floating rate	0.00	74.99	199.97	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	R1652
b) Fixed rate (plain vanilla) including zero coupon	0.00	0.00	0.00	200.00	0.00	25.00	117.71	1666.33	0.00	241.02	0.00	2244.05	R1653
c) Instruments with embedded options	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	R1654
5. Deposits/Borrowings	0.00	0.00	0.00	49.50	0.00	0.00	0.00	0.00	0.00	0.00	49.50	49.50	R1655
a) Deposits	0.00	0.00	0.00	49.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	49.50	R1656
i) Fixed rate	0.00	0.00	0.00	49.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	49.50	R1657
ii) Floating rate	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	R1658
b) Liabilities	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	R1659
B. Receipts	645.81	63.53	1074.50	1198.72	1733.93	250.45	903.01	575.63	77.14	51.33	0.00	6574.05	R1660
a) Term money borrowings	645.81	63.53	1074.50	1198.72	1567.82	242.09	428.45	84.69	10.26	14.67	0.00	5330.50	R1661
i) Bank borrowings in the nature of WCBS, CC etc.	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	R1662
ii) From RBI, NH&G, Govt.	0.00	0.00	0.00	0.00	166.11	8.36	474.56	66.89	66.89	36.66	0.00	819.45	R1663
d) From Others	0.00	0.00	0.00	0.00	0.00	0.00	0.00	424.10	0.00	0.00	0.00	424.10	R1664
i) Fixed rate	0.00	0.00	0.00	0.00	0.00	0.00	0.00	424.10	0.00	0.00	0.00	424.10	R1665
ii) Floating rate	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	R1666
7. Current Liabilities & provisions:	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	425.11	425.11	R1667
a) Short term deposits	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	425.11	425.11	R1668
b) Expenses payable	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	106.49	106.49	R1669
c) Swap adjustment acc.	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	R1670
d) Advance income received/receipts from borrowers pending adjustment	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	R1671
e) Interest payable on bonds/deposits	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	124.94	124.94	R1672
f) Provisions	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12.85	12.85	R1673
8. Repay bills discounted/forex swaps (sell / buy)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	R1674
9. Contingent Liabilities	86.58	144.72	210.87	339.27	254.52	294.22	593.75	1071.58	84.55	8.98	0.00	3007.54	R1675
a) Letters of credit/counter-guarantee	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	R1676
b) Loan commitments pending disbursement	86.58	144.72	210.87	339.27	254.52	294.22	593.75	1071.58	84.55	8.98	0.00	3739.34	R1677

PART-2: STATEMENT OF INTEREST RATE SENSITIVITY													Row Code
RESIDUAL MATURITY	1 day to 7 days	8 days to 14 days	15 days to 30/31 days (one month)	Over one month to 2 months	Over 2 months to 3 months	Over 3 months to 6 months	Over 6 months to 1 year	Over 1 year to 3 years	Over 3 years and upto 5 years	Over 5 years	Non-sensitive	Total	Row Code
c) Lines of credit committed to other institutions (outflows)	0.00	0.00	0.00	0.00	0.00	2.50	383.30	870.00	20.00	2.50	0.00	1278.30	R1678
d) Outflow on account of forward exchange contracts, rupee/dollar swap & bills rediscounted	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	R1679
10. Others (Please specify, if any)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	70.69	70.69	R1680
(A) TOTAL OUTFLOWS	732.50	283.24	1485.14	1786.49	1986.45	569.87	1698.47	3259.46	141.54	254.85	2049.82	14199.73	R1681
(A-1) CUMULATIVE OUTFLOWS	732.50	1015.74	2500.88	4287.37	6273.82	6845.69	8454.16	11713.62	11955.26	12160.11	14199.73	80037.59	R1682
B. INFLOWS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	R1683
1. Cash	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	R1684
2. Remittance in transit	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	R1685
3. Balances with banks (in India only)	87.51	42.62	196.53	184.39	0.00	0.00	4.45	0.00	0.00	0.00	178.55	806.10	R1686
a) Current account	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	178.55	178.55	R1687
b) Deposit short-term deposits	87.51	42.62	196.53	184.39	0.00	0.00	4.45	0.00	0.00	0.00	0.00	427.55	R1688
c) Money at call & short notice	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	R1689
4. Investments (net of provisions)	99.39	49.25	123.41	138.38	0.00	0.00	0.00	0.00	0.00	0.00	0.00	410.42	R1690
a) Fixed income securities (e.g. govt. securities, zero coupon bonds, bonds, debentures, cumulative, non-cumulative, redeemable preference shares, etc.)	99.39	49.25	123.41	138.38	0.00	0.00	0.00	0.00	0.00	0.00	0.00	410.42	R1691
b) Floating rate securities	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	R1692
c) Equity shares, convertible preference shares, shares of subsidiaries/joint ventures, venture capital units	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	R1693
5. Advances (Performing)	9564.96	0.00	0.02	0.02	0.02	0.07	0.15	0.72	0.94	7.69	0.00	9574.59	R1694
a) Bills of exchange and promissory notes (discounted & rediscounted)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	R1695
b) Term loans (only rupee loans)	0.00	0.00	0.02	0.02	0.02	0.07	0.15	0.72	0.94	7.69	0.00	9.63	R1696
i) Fixed Rate	9564.96	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9564.96	R1697
ii) Floating Rate	0.00	0.00	0.02	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	R1698
c) Corporate loans/short term loans	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	R1699
6. Non-performing loans (May be shown net of the provisions, interest suspense and claims received from ECGCI)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9.46	138.28	0.00	147.74	R1700
a) Sub-standard	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	R1701
i) All overdue and instalments of principal falling due during the next three years	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9.46	0.00	0.00	9.46	R1702
ii) Entire principal amount due beyond the next three years	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	111.21	0.00	111.21	R1703
b) Doubtful and loss	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	R1704
i) All instalments of principal falling due during the next five years as also all	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	R1705

PART-2: STATEMENT OF INTEREST RATE SENSITIVITY														
RESIDUAL MATURITY	1 day to 7 days	8 days to 14 days	15 days to 30/31 days (one month)	Over one month to 2 months	Over 2 months to 3 months	Over 3 months to 6 months	Over 6 months to 1 year	Over 1 year to 3 years	Over 3 years and upto 5 years	Over 5 years	Non-sensitive	Total	Row Code	
a) Entire principal amount due beyond the next five years	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	27.07	0.00	27.07	R1706	
7. Inflows from assets on lease	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	61.00	0.00	61.00	R1707	
8. Fixed assets (excluding assets on lease)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	28.39	0.00	28.39	R1708	
9. Other assets	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	385.05	0.00	385.05	R1709	
(a) Intangible assets and items not representing cash inflows	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7.70	7.70	R1710	
(b) Other items (such as accrued income, other receivables, staff loans, etc.)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	118.33	118.33	R1711	
c) Others (Please specify, if any)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	239.02	239.02	R1712	
10. Lines of credit committed by other institutions (inflows)	0.00	250.00	400.00	250.00	0.00	378.30	0.00	0.00	0.00	0.00	0.00	1278.30	R1713	
11. Bills rediscounted (inflow)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	R1714	
12. Inflows on account of forward exchange contracts, dollar/rupee swaps (sell/buy)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	R1715	
13. Others (Please specify, if any)	86.69	144.72	210.67	335.27	254.52	291.52	210.43	147.50	44.50	0.00	0.00	1729.34	R1716	
(B) TOTAL NET OWS	9638.54	486.59	842.63	911.06	254.54	670.34	215.65	148.22	54.90	148.97	631.84	14199.73	R1717	
C. Mismatch (B - A)	9106.04	203.35	-442.51	-875.43	-1733.91	190.47	-1393.43	-3111.24	-86.74	-148.88	-1417.73	0.00	R1718	
D. Cumulative mismatch	9106.04	9309.39	8666.88	7791.45	6057.54	6158.01	4764.58	1653.35	1568.61	1417.73	0.00	0.00	R1719	
E. Mismatch as % to Outflows (C as % of A)	1243.15%	916.51%	346.55%	181.73%	96.52%	89.95%	56.58%	14.11%	13.21%	11.87%	0.00%	-49.17%	R1720	
F. Cumulative Mismatch as % to Cumulative Outflows (D as % to A)													R1721	

Annexure XII

Sr. No	State	City	Branch Address
1	Maharashtra	Pune	1st Floor, Office No.202/202, Sr.No. 50,52,53A, P No.94, Walvekar Commercial Complex, Walvekar Nagar, Pune Satara Road, Above Ashtekar Jewellers, Pune, Maharashtra – 411009
2	Tamil Nadu	Chennai	3rd Floor, No.3362 – V, AE Block, 10th Main Road, Anna Nagar, Chennai, Tamil Nadu - 600040
3	Tamil Nadu	Madurai	1st Floor, No.39, Kalavasal Bypass Road, Madurai, Tamil Nadu – 625016
4	Gujarat	Ahmedabad	Fourth Floor 402, Satkar Complex, Adjoining Swagat, C.G Road, Ahmedabad, Gujarat – 380006.
5	Madhya Pradesh	Indore	7th Floor, Office No.704, 705 & 706, Benchmark Business Park, Opposite Gujarati Samaj School, Bombay Hospital Road, Indore, Madhya Pradesh – 452010
6	Gujarat	Vadodara	315, 3rd Floor, Rajshree Centre, Opposite Effotel Hotel, Sayajiganj, Vadodara, Gujarat – 390020
7	Rajasthan	Ajmer	3rd Floor 244-A, Above Great Eastern Limited Circular Road, Anasagar Link Road Vaishali Ajmer Rajasthan-305001
8	Rajasthan	Udaipur	3rd Floor, 301, Shreeji Chamber, 32 Panchwati, Udaipur, Rajasthan – 313001
9	Karnataka	Bangalore	1st Floor , NM Complex #6, service Road , Remco Layout Hampi Nagar RPC Layout Adj to Attuguppe Metro Station Vijayanagar Karnataka-560040
10	Tamil Nadu	Coimbatore	Ground Floor, No:178, Krishnasamy Mudaliyar Road , RS Puram, Coimbatore -641002, Tamil Nadu
11	West Bengal	Kolkata	6th Floor, Anar Chambers, 5 B.N., Sarkar Sarani, Kolkata, West Bengal – 700072
12	Karnataka	Mysore	1st Floor, No.615,Patel Complex, 4th Stage, New Kantha Raju URS Road , TK Layout Mysore, Karnataka -570023
13	Gujarat	Surat	Mezzanine Floor, Office No.2006, 21st Century, Main Darwaza Ring Road, Surat, Gujarat – 395002
14	Maharashtra	Nashik	Ground & Mezzanine floor, G-19, 20, 21 & 22, Opp. Police Parade Ground, Sharanpur Road, Nashik - 422002, Maharashtra
15	Madhya Pradesh	Ujjain	First Floor, B-13/2, Mahakal Vanijyik Kendra, Nanakheda, Ujjain, Block-B, Madhya Pradesh - 456 010
16	Gujarat	Rajkot	Second Floor, The City Centre, Office No.239,240 & 241, Near Amrapali Undar Bridge,Raiya Road,Rajkot, Gujarat-360007.
17	Tamil Nadu	Salem	First Floor, No:-296, Omalur Main Road, Angammal Colony, Salem - 636 009, Tamil Nadu
18	Madhya Pradesh	Bhopal	First Floor, HIG-10, Shivaji Nagar, Hoshangabad Road, Bhopal-462016, Madhya Pradesh
19	Maharashtra	Nagpur	2nd Floor, Block No:-223, Shri Ram Shyam Towers, Kingsway, Sadar, Nagpur - 440 001
20	Maharashtra	Jalgaon	Second Floor, Landmark Building, 31, Lokmanya Housing Society, Ring Road, Jalgaon - 425 001, Maharashtra
21	Maharashtra	Kolhapur	Second Floor, S-7, Krystal Plaza, Near Gold Gym, Tarabai Park, Kolhapur, Maharashtra – 416003

22	Rajastha n	Jaipur	First & Second Floor, Kesar Mall, 115A, Tonk Road, Bapu Nagar, Opp. Apex Mall, Rajasthan, Jaipur – 302015
23	Tamil Nadu	Trichy	Third Floor, Selva Nirmala Complex, No:-C-87/3,1-24, 5th Cross, Fort Station Road, Thillai Nagar, Trichy - 620018, Tamil Nadu
24	Maharas htra	Aurangabad	C-501, 5th Floor, C Wing, Space Olympia, Sutgirni Chowk, Garkheda, Aurangabad, Maharashtra – 431009
25	Tamil Nadu	Erode	1st Floor , J.B Towers, 15/2, Sathiya Sai Nagar, 2nd Street, Perundurai Road, Erode, Tamil Nadu – 638012
26	Telangan a	Hyderabad	Fourth Floor, Brij Tarang, No:-6-3-1192/1-6/4 AB, Kundan Bagh, Begumpet, Telangana - 500 016
27	Madhya Pradesh	Gwalior	Fourth Floor, 33, The Empire, City center, Lashkar, Gwalior, Madhya Pradesh - 474 001
28	Madhya Pradesh	Jabalpur	Second Floor, House No:-435/1, 509/510 (New) Najul Block No:-84, Marhatal Ward, Jabalpur - 482 001, Madhya Pradesh
29	Rajastha n	Jodhpur	1st Floor ,Plot No E-4,E-5, Near Vishnoi Dharamsala, Ratanda, Jodhpur Rajasthan-342001
30	Maharas htra	Sholapur	4th Floor, Oasis Mall, 11A, Murarji Peth, Solapur, Maharashtra – 413001
31	West Bengal	Durgapur	1st Floor Right Side, Plot No.UCP/012, Under Bengal Ambuja City, Centre Faridpur Mamra Durgapur-713216, West Bengal
32	Andhra Pradesh	Rajahmundry	4th Floor, 75-06-26/1, Prakash Nagar, Revenue Ward No.31, Rajahmundry, Andhra Pradesh – 533102.
33	Telangan a	Warangal	1st Floor, House No.15-1-237, Shop No.11 & 12, Warangal City Centre, Warangal, Greater Warangal – 506002
34	Maharas htra	Ahmednagar	Second Floor, Mauli Sankul, Savedi Road, Nagar Manmad Road, Near Zopadi Canteen, Opp. TVS Showroom, Savedi, Ahmednagar - 414 003, Maharashtra
35	Maharas htra	Amravati	Office No.13 & 20, Second Floor, Busylnd Heights, Jawahar Road, Chitra Chowk, Amravati, Maharashtra – 444601
36	Tamil Nadu	Dindigul	1st floor Door no-h-68, 80 Feet Road Rm Colony , Main Road Dindigul Tamil Nadu-624001
37	Andhra Pradesh	Vijayawada	First & Second Floor, H No:-39-9-8, Sri Nivasam, Temple Street, Labbipet, Vijayawada - 520010, Krishna Dist, Andhra Pradesh
38	Andhra Pradesh	Visakhapatana m	First Floor, 47-7-34, Puppaalas Elite Dwarakanagar Road, Visakhapatnam, Andhra Pradesh – 530016
39	Mumbai - MMR	Thane	16th Floor, 1602-1610, Mahavir Business Park, LBS Road, Teen Hath Naka, Thane West, Maharashtra - 400604.
40	Rajastha n	Pali	1st Floor, 83 Veer Durga Das Nagar, Guru Nanak Marg, Pali, 306401 (Rajasthan)
41	Rajastha n	Bhilwara	Third Floor, 303 Govindam Tower, Old RTO Road, Bhilwara, Rajasthan – 311001
42	Telangan a	Nizamabad	First Floor, D No:-5-6-572, Pragathi Nagar, Nizamabad, Telangana – 503001
43	Maharas htra	Akola	3rd Floor Yamuna Plaza, Plot No.9 Survey No.37 Nazul Plot No.1/9 Nazul Sheet No.79-80, Murtizapur Road Akola Maharashtra -444001

44	Mumbai - MMR	Mumbai (Andheri)	Second Floor, Unit No:-21-22, Kalpatru Square, Kondivita Road, Off. Andheri Kurla Road, Andheri (e), Mumbai – 400059
45	Andhra Pradesh	Nellore	3rd Floor, Unit No.7 & 8, Sridhar's Krishna Tower, Anammayya Circle, Mini Bypass Road, Nellore, Andhra Pradesh – 524001
46	Telangana	Karimnagar	Third Floor, House No:-2-8-294, Saharsa Towers, Mukarampura, Karimnagar, Beside Raghavendra Mess, Telangana – 505001
47	Andhra Pradesh	Kakinada	1st Floor, 6-3-22/1, Dantu Vari Street Surya, Rao Peta, Kakinada, East Godavari, Andhra Pradesh – 533001
48	West Bengal	Siliguri	First Floor, 2nd Mile, City Plaza, Sevoke Road, Off. Payal Cinema Hall, Siliguri, Darjeeling, West Bengal – 734001
49	Tamil Nadu	Vellore	620/4, Near Chittoor Bus Stop, Vellore Road, Katpadi, Vellore, Tamil Nadu – 632007
50	Gujarat	Bhavnagar	102, 1st Floor, Sopan Complex, Wagha Wadi Road Bhavnagar. 364002
51	Delhi & NCR	Delhi	Plot No-35, 2nd Floor, DLF Industrial Area-Kirti Nagar, Nazafgarh Road, Moti Nagar, New Delhi-110015
52	Uttarakhand	Haridwar	Second Floor, Sant Bhawan, Ranipur Road, Arya Nagar, Jwalpur, Haridwar, Uttarakhand – 249407
53	Uttar Pradesh	Lucknow	7th Floor, TC-34/V-2, Cyber Tower, Vibhuti Khand, Gomti Nagar, Lucknow, Uttar Pradesh – 226010
54	Uttarakhand	Dehradun	2nd Floor, 55 Balaji Tower, Rajpur Road, Behind MJ Tower, Dehradun, Uttarakhand – 248001
55	Uttar Pradesh	Kanpur	2nd Floor, B-Block, J.S Tower, 16/106, M.G Road, The Mall, Kanpur, Uttar Pradesh – 208001
56	Uttar Pradesh	Meerut	Third Floor, 139/141, PNB Building, Mangal Panday Nagar, Meerut, Uttar Pradesh – 250002
57	PCH	Jalandhar	First floor, SCO 47, Opp. District Courts, Jalandhar – 144001
58	PCH	Panipat	1st Floor Sco-32, Sector -11 ,Urban Estate , Huda , Painpat, Haryana-132103
59	PCH	Yamunanagar	2nd floor, SCF-37, KD Complex Opp.Madan Gas , Near Masih Hospital and Bus Stand, Yamuna Nagar, Haryana-135001
60	PCH	Patiala	1st Floor, Backside Portion, Malwa Cinema Road, Bank Square, Chhoti Baradari, Patiala, Punjab – 147001
61	PCH	Karnal	1st Floor , Plot No.210, Main Market, Sector -12, Part-1, Urban Estate, Huda , Karnal, Haryana-132001
62	PCH	Chandigarh	2nd Floor, SCO No.118-19, Sector 8-C, Madhya Marg, Chandigarh – 160008
63	Delhi & NCR	Agra	3rd Floor, Vrindavan Tower, Near Prateek Tower, Sanjay Place, Civil Lines, Agra, Uttar Pradesh – 282002
64	Uttar Pradesh	Bareilly	Plot No.63, 2nd Floor, Sheel Kishan Tower, Chopla Road, Opp Railway Institute, Civil Lines, Bareilly, Uttar Pradesh – 243001
65	Uttar Pradesh	VARANASI	Second Floor, Ishwar Towers, D-48-141A, Mishir Pokhra, Luxa Road, Godowlia, Varasani, Utter Pradesh
66	PCH	Ludhiana	SCO 19, 1st Floor, Feroze Gandhi Market, Ludhiana, Punjab – 141001

67	Delhi & NCR	Noida	A-45,1st Floor, Block A, Sector 4, Noida, Uttar Pradesh-201301
68	PCH	Bhatinda	1st Floor, SCF 135, Rose Garden Complex, Bathinda, Punjab-151001
69	Rajasthan	Sikar	3rd Floor, Shop No.308 & 309, Murli Plaza, Rani Sati Road, Shastri Nagar Corner, Sikar, Rajasthan – 332001
70	Rajasthan	Chittorgarh	First Floor, Shri Kalyan Complex, Near Pvt Bus Stand, Gandhi Nagar, Chittorgarh, Rajasthan – 312001
71	Rajasthan	Alwar	2nd Floor, Plot No.4, Suraj Tower Tej Mandir Station Road, Alwar Pin Code - 301001 State – Rajasthan
72	Uttarakhand	Haldwani (Rudrapur)	2nd Floor, Shri Guru Angad Dev Complex, Hall No.01, Rudrapur, Uttarakhand – 263153
73	Uttar Pradesh	Gorakhpur	SCO 19, First Floor, House No.61, Kharaiya Pokhara, Basharatpur, Medical College, Gorakhpur - 273004, Uttar Pradesh
74	Uttar Pradesh	Moradabad	First Floor, Infront of Parshavvanath Plaza, Near PNB Bank, Delhi Road Majhola, Moradabad - 244001, Uttar Pradesh
75	Gujarat	Jamnagar	First Floor, Shop No. 101 - 105, Soham Complex, Gurudwara Road, Jamnagar, Gujarat - 361 001
76	Tamil Nadu	Tirunelveli	Ground Floor, Building No.124/2A, Trivandrum Road, Palayam Kottai, Tirunelveli, Tamil Nadu – 627002
77	Gujarat	Surendranagar	Shop 4, 2nd Floor, Rajvir Complex, Nr S T Road, Main Road, Surendranagar – 363001
78	Gujarat	Vapi	First Floor, Shop No.FB/07 & FB/08, B Building, Solitaire Business Centre, Vapi, District - Valsad, Gujarat – 396195
79	Madhya Pradesh	Ratlam	1st Floor, 734, Chhatripul Road, Ratlam, Madhya Pradesh - 457 001
80	Mumbai - MMR	Kalyan	3rd Floor Office No.307, Divadkar Commercial Building, Shivaji Chowk, Kalyan West, Maharashtra – 421301
81	Mumbai - MMR	Virar	1st Floor, Desai House, Above Bank of Baorda, Bhaji Gully, Virar West, Maharashtra – 401303
82	Maharashtra	PCMC (Pune)	Second Floor, Jai Ganesh Vision, Office-228-229, B wing, Akurdi, Pune, Maharashtra – 411035
83	Gujarat	Morbi	Second Floor, Akshardam - 1, Near Vishal Furniture, Opp. Sanpada Bypass, Morbi - 363 641, Gujarat
84	PCH	Moga	Ground Floor, Khewat No:-30, Near Union Bank, Gandhi Road, Moga, Punjab – 142001
85	West Bengal	Asansol	Nissan Building , 1st Floor G.T Road, Behind Punjab National Bank, Ushagram Asansol-713303, West Bengal
86	West Bengal	Rampurhat	Second Floor, Rampurhat Loturs Press, PO+PS, Rampurhat, Ward No:-9, Birbhum, West Bengal – 731224
87	Gujarat	Gandhidham	1st Floor, "Aum Corner", Plot No.336,337 &343, 12 / B, Banking Area, Near Jhanda Chowk, Gandhidham - 370 201.Gujrat
88	Gujarat	Junagadh	2nd Floor, Balaji Avenue, Motibaug, Opp Rajibaug, Junagadh – 362001
89	Gujarat	Palanpur	Second Floor, S-4, HK Tower, Hanuman Tekari, Abu Highway, Palanpur, Gujarat – 385001
90	Tamil Nadu	Theni	First Floor, No:-54 A, NRT Main Road, NRT Nagar, Theni, Tamil Nadu – 625531

91	Gujarat	Bharuch	First Floor, Shop.No.5 Shree Mangalam Complex Near Kasak Bharuch Gujarat-392002
92	Madhya Pradesh	Khargone	First Floor, S.P Building, Ravindra Nagar, Near SBI Bank, Jawahar Marg, Khargone, Madhya Pradesh - 451 001
93	Madhya Pradesh	Mandsaur	1st Floor, 204, Nai Abadi, above Union Bank of India Mahu Neemach Road, Mandsaur, Madhya Pradesh Pin Code – 458002
94	Madhya Pradesh	Guna	2nd Floor Business Park,Halka No.59, Survey No.277,ward no.19,Near Krishna Marriage Garden , kushmoda ,Guna,Madhya Pradesh – 473001
95	PCH	Sonipat	Second Floor, Model Town, Near ICICI Bank, Atlas Road, Sonipat, Haryana – 131001
96	Andhra Pradesh	Guntur	D.No:5-37-59, First Floor, Anvathi Complex, 4/7, Brodipet, Guntur – 522 002, Andhra Pradesh
97	Tamil Nadu	Nagercoil	First Floor, Office 2 Portion, Evans Complex, 14 Palace Road, Nagercoil, Kanniyakumari 629001
98	Andhra Pradesh	Tirupati	Second Floor Door No-19-18-213 Hathiramji colony, Bairagipatteda, Tirupati, Andhra Pradesh State – 517501
99	Mumbai - MMR	Palghar	First Floor, Gala No.115 & 109, Palghar Nagaparisad Property, No.2005187 and 2005188 of Zone B, Dhanani Complex, Near L.G Shop, AZbove Thane Bharat Sahakari Bank, Kacheri Road, Palghar, Maharashtra – 401404
100	Telangana	Hyderabad(LB Nagar)	3rd Floor, Plot No.15 & 28, Srinivasa Chambers, Mansorabad, LB Nagar, Ring Road, Rangareddy, Hyderabad, Telangana – 500074
101	Mumbai - MMR	Panvel	3rd Floor, Arham Developer's, Munoth Empress, Final Plot No.189 Near Ambedkar Statue, Opposite Panvel Bus Stand, Panvel-410206 State – Maharashtra
102	Gujarat	Anand	First Floor, "B S Chamber", Sardar Ganj, Anand – 388001
103	PCH	Kaithal	1st Floor, DS - 304, Sector 20, Urban Estate, Huda, Kaithal, Haryana – 136027
104	Karnataka	Hubli	Third Floor, V. A Kalburgi Hallmark, Beside Indusind Bank, Desai Cross Pinto Road, Deshpande Nagar, Hubli - 580020, Karnataka
105	Rajasthan	Jaipur(Sikar Road)	2nd Floor, S-1, Sunshine Bhagat, Plot No.MS-3, Khasra No.52,53, Gram Mahapura, Kukar Khera, Sikar Road, Jaipur, Rajasthan – 302039
106	Gujarat	Mehsana	Third Floor, T-1, Sigma Oasis Near Rajkamal Petrol Pump, Mehsana Highway, Mehsana, Gujarat – 384001
107	West Bengal	Sonarpur(Baripur)	1st Floor, Saha Mansion, Baruipur Dutta Para, Near Shibani Pith, Holding No.6, Ward No.5, Baruipur, Kolkata – 700144
108	West Bengal	Barrackpore	1st Floor, Lal Kuthi, Ghosh Para Road, Behind HP Petrol Pump, Barrackpore, West Bengal – 700122
109	Rajasthan	Kota	First Floor, Above Swastika Automobile, Aerodrome Circle, Jhalawar Road, Kota, Rajasthan – 324009
110	Rajasthan	Bikaner	Third Floor, B Portion, Riddhi Siddhi, Panchawati Circle, Bikaner, Rajasthan – 334001
111	Telangana	Mahbubnagar	2nd Floor, Above IIFL, Chandanagar Main Road, Padmathi Colony, Mahbubnagar, Hyderabad Road, Telangana – 509001

112	Telangana	Hyderabad (Kukatpally)	Plot 38, 3rd Floor, Sridevi Nialayam, Sardarpatel Nagar, Near JNTU Metro Station, Kukatpally, Telangana 500 072. Medchal-Malkajgiri Mandal.
113	Gujarat	Ahmedabad (Odhav)	1st Floor Shop No.114, Mangalam Arcade, Opp Odhav Lake, Odhav BRTS Road, Odhav Ahmedabad Gujarat-382415
114	Uttar Pradesh	Allahabad	1st Floor, 5th Elgin Road, Civil Lines, Prayagraj, Uttar Pradesh – 211001
115	Uttar Pradesh	Saharanpur	Third Floor, Part of Property No-T/A, South City Complex, Delhi Road, Saharanpur - 247001, Uttar Pradesh
116	Chhattisgarh	Raipur	1st Floor Dolpin Plaza Commercial Complex, Daldal Seoni Road, Mowa, Raipur - 492007, Chhattisgarh
117	Chhattisgarh	Durg	1st floor, Manohar Market, Motipara, Station Road, Durg 491001. Chhattisgarh
118	Chhattisgarh	Bilaspur	Second Floor, Cross Road Business Road, Office S1, Opposite Mahadev Hospital and Mahima Complex, Ward No.11 Vyapar Vihar, Bilaspur, Chhattisgarh – 495001
119	PCH	Sangrur	Ground Floor, Gaushala Road, Adjacent to Punjab National Bank, Agar Nagar, Sangrur, Punjab – 148001
120	Delhi & NCR	Mathura	Second floor, office no 7 B & 7 C Moti Manzil Pocket-C, Radjika Vihar, Phase-2, NH2, Mathura, Uttar Pradesh 281004
121	Tamil Nadu	Sivakasi	Ground Floor, 56 A/4, Chairman Shanmugam Road, Sivakasi, Tamil Nadu – 626123
122	Madhya Pradesh	Pithampur	Second Floor, Ship Tower, Pithampur Main Road, Near Chhatrachhaya, Near Madicap, Opp Police Chowki, Pithampur, Madhya Pradesh – 454775
123	Rajasthan	Jaipur (Sanganer Road)	2nd Floor, The Capital Ridge, Plot No.1, Sector 8, Pratap Nagar, Zone 82, Tonk Road, Jaipur, Rajasthan - 303906
124	Delhi & NCR	Faridabad	2nd Floor, Samadhan Chambers, Neelam Bata Road, NIT, Faridabad - 121007, Haryana
125	Delhi & NCR	Ghaziabad (Laxminagar)	WA-22, 1st Floor, Shakarpur, Mother Dairy Road, East Delhi, Delhi - 110092.
126	Rajasthan	Nagaur	1st Floor, J.K Complex, Near Sujan Singh Circle, Sanik Basti, Above Axis Bank, Nagaur, Rajasthan-341001
127	Maharashtra	Yavatmal	Ground Floor, Shop No.3, Radhai Building, Rana Pratap Gate, Arni Road, Near Auto Point, Yawatmal, Maharashtra – 445001
128	Haryana	Rohtak	2nd Floor, Plot No.866/21, Rajender Kinha Tower, Delhi Road, Rohtak, Haryana – 124001
129	Madhya Pradesh	Hoshangabad	1st Floor Opposite Bank of Baroda, Minakshi Chouraha, Hoshangabad, Madhya Pradesh-461001
130	Madhya Pradesh	Khandwa	2nd Floor, Trade Centre, Main Indore Road, Padhawa, Khandwa, Madhya Pradesh – 450001
131	Haryana	Hisar	2nd Floor, SCO 149, Red Square Market, Hisar, Haryana – 125001
132	Haryana	Sirsa	2nd Floor, SBI Bank Building, Opposite LIC Office, Old Hospital Road, Sirsa, Haryana – 125055
133	Uttar Pradesh	Aligarh	3rd Floor, J-77, Krishna Complex, Janakpuri Colony, Aligarh, Uttar Pradesh – 202001
134	Uttarakhand	Roorkee	1st Floor, Anand Complex, 425 Nehru Nagar, Roorkee, Uttarakhand – 247667

135	Andhra Pradesh	Eluru	No.23 B-5-7, 2nd Floor, Vasavi Plaza, R R Peta, Edara Vari Street, Opposite Post Office, Eluru, Andhra Pradesh – 534002
136	Madhya Pradesh	Sagar	First Floor, Chourasia Tower, Plot No.463, & 13/1, Gopal Ganj, Ward 55, Adarsh Nagar, Sagar, Madhya Pradesh - 470002
137	Mumbai - MMR	Badlapur	1st Floor, Office No.001, Metro Imperial, Kulgaon, Badlapur, Maharashtra - 421503
138	Rajasthan	Bhiwadi	2nd Floor, A-16, Bhagatsingh Commercial Complex, Bhiwadi, Rajasthan – 301019
139	Uttar Pradesh	Deoria	First Floor, S.K Tower, Unit No.781, Old No.437, Kotwali Road, Deoria, Uttar Pradesh – 274001
140	Karnataka	Davanagere	1st Floor, D.No3371/76/1-3/, 1st Floor, Shabhanur Road, Above Trends Junior, Near Mavina Thop Hospital, Davangere – 577004
141	West Bengal	Konnagar	1st Floor, Dev Villa, 39 G.T Road, Konnagar, Hooghly, West Bengal – 712235
142	Chhattisgarh	Raigarh	1st Floor, Patel House, Near Hotel ANSH, Opposite Indusind Bank, Jagatpur, Raigarh, Chhattisgarh – 496001.
143	Punjab	Hanumangarh	1st Floor, Pizza Hut Building, Shop No. 2 & 3, Near Bombay Hospital, Town Junction Road, Hanumangarh, Rajasthan – 335512
144	Tamil Nadu	Kancheepuram	1st Floor, 98/100, T.K Nambi Street, Kancheepuram, Tamil Nadu – 631501
145	Madhya Pradesh	Ashta	1st Floor, Sukan Sadan, Near Annapurna Complex, Tokij Chouraha, Kannod Road, Ashta - 466116, Madhya Pradesh
146	Maharashtra	Dhule	Office No.103, 1st Floor, Kai. Appasaheb R.R Patil Vyapari Sankool, CTS No. 1618+1618A, Lane No.6, Parola Road, Dhule, Maharashtra – 424001
147	Rajasthan	Kotputli	2nd Floor, Khasara No.1311 Bansur Road, Near Gaushalla, Opp Ram Vihar Colony, Kotputli, Rajasthan – 303108
148	Uttar Pradesh	Lucknow (LDA Colony)	1st Floor, Shukla Tower, Plot No.B-77, Sector-B, LDA Colony, Kanpur Road, Lucknow, Uttar Pradesh – 226023
149	Karnataka	Hosur	2nd Floor, Krishna Tower, Krishnagiri Bypass Road, Hosur Town, Krishnagiri, Hosur, Tamil Nadu – 635109
150	Tamil Nadu	Tiruvallur	2nd Floor, No.866, MGS Tower, TNHB, Kakkalor Bypass Road, Tiruvallur, Tamil Nadu – 602001
151	Uttar Pradesh	Raebareli	1st Floor, House No.1043/19, Pratap Plaza, Gandhi Nagar, Civil Line, Rae Bareli, Uttar Pradesh – 229001.
152	Tamil Nadu	Udumalpet	Shop No.24 & 25, First Floor, (North West Corner), 281, U.K.P.M Square, Palani Road, Udumalpet, Tamil Nadu - 642154.
153	Rajasthan	Beawar	2nd Floor, Siddhi Vinayak Tower, Opp City Cinema, Near Railway Station, Main Road, Beawar, Rajasthan - 305901.
154	Rajasthan	Balotra	First Floor, Khasra No.622, Ward No.2, Khed Road, Opp Bank of Baroda, Mahaveer Colony, Balotra, Rajasthan - 344022.
155	Tamil Nadu	Karaikudi	2nd Floor, Koppu Nilayam, 81 Sekklai Road, Kannupillai Street, Karaikudi, Tamil Nadu – 625107
156	Andhra Pradesh	Vizianagaram	3rd Floor, Shop No.11 & 12, PSN Estate, LTB Road, Vizianagaram, Andhra Pradesh – 535003

157	Rajasthan	Jhalawar	First Floor, Malhotra Agencies, First Floor, (B-3.), Khel Sankul Link Road, Jhalawar, Rajasthan – 326001
158	Andhra Pradesh	Kurnool	4th Floor, House No.40/29-X-4F-402, SP Square, Park Road, Kurnool, Andhra Pradesh – 518001
159	Telangana	Khammam	Second Floor, House No:-10-2-118, Mamillagudem Near BMB Guest House, Khammam, Telangana – 507001
160	Tamil Nadu	Thanjavur	First Floor, S.V Towers, Plot No.13, Gandhi Nagar, Thanjavur, Tamil Nadu – 613004
161	Tamil Nadu	Tiruppur	2nd Floor, Kovai Departmental Store Complex, 27-A, Gandhi Nagar, Main Road, Anuppapalayam, Tiruppur, Tamil Nadu – 641652
162	Maharashtra	Latur	Unit No.24, 1st Floor, Shivkamal Silver Arch, Nandi Stop, Ramnagar, AUSA Road, Latur, Maharashtra – 413531
163	Andhra Pradesh	Srikakulam	2nd Floor, Magatapalli Sambamurthy Complex, 6-3-24, Upstairs of CSB Bank, Rama Krishna Theatre Road, Srikakulam, Andhra Pradesh – 532001
164	Delhi & NCR	Ghaziabad (RDC)	1st Floor, C-53, RDC Building, Ghaziabad, Uttar Pradesh – 201002
165	Karnataka	Yelahanka	2nd Floor, Shree Nivasa, No.383, SFS 407, 10th Main 4th Phase, Yelahanka New Town, Bangalore, Karnataka – 560064
166	Tamil Nadu	Tiruvannamalai	3rd Floor, 1597/1, Annai Sri Mookambika Tower, Vellore Main Road, Nehru Nagar, Tiruvannamalai, Tamil Nadu – 606604
167	Uttar Pradesh	Hapur	2nd Floor, Namah By Emante, Bikanervala Building, Opposite Sabli Gate, Main Delhi Road, Hapur, Uttar Pradesh – 245101
168	Uttar Pradesh	Ayodhya	2nd Floor, Plot No.282, Lakshman Das Complex, Deokali BY Pass, Ayodhya, Uttar Pradesh-224001
169	Punjab	Barnala	2nd FLOOR, B- 013/00153, T R COMPLEX, COURT ROAD, BARNALA, PUNJAB 148101
170	Madhya Pradesh	Harda	1st Floor, 102, SLG Tower, Above BOI Ghanta Ghar, AB Road, Harda, Madhya Pradesh – 461331
171	Madhya Pradesh	Rajgarh	4th Floor, Neelu Trade Centre, AB Road, Above Hero Showroom, Biaora, Rajgarh, Madhya Pradesh – 465674
172	Gujarat	Botad	2nd Floor, Paikee South Side, Gautam Corner, Above Central Bank of India, Station Road, , Botad, Gujarat – 364710
173	Gujarat	Amreli	231, 2nd Floor, Amreli City Centre, Near Railway Station Road, Amreli, Gujarat - 365601.
174	Madhya Pradesh	Barwani	1st Floor, Sethi Plaza, AB Road, Barwani, Madhya Pradesh – 451551
175	Assam	Dibrugarh	Khemani Building, 1st Floor, Block B, Mancotta Road, Chowkidinghee, Dibrugarh, Assam – 786001
176	Assam	Guwahati	Third Floor, Madhab Tower, Amway Building, Above ICICI Bank, G S Road, Rukminigaon, Guwahati, District:- Kamrup, Assam - 781 022.
177	Tamil Nadu	Marthandam	1st Floor, Siraj Towers, Keezh Pammam, Kulashekharan Road, Marthandam, Tamil Nadu-629165.

Please refer to the below link for Branch-Locator.

<https://www.grihashakti.com/contact-us/branch-locator.aspx>

Annexure XIII

PART A

DEBENTURE TRUSTEE AGREEMENT

Access here: [SMFG DTA Dt 11-11-25.pdf](#)

DEBENTURE TRUST DEED

DTD Link:- [SMHFC_Series 33 NCDs_DTD cum DOH_121125-V2.pdf](#)