SATIN HOUSING FINANCE LIMITED

A Public Limited Company Incorporated under the Companies Act, 2013 on April 17, 2017, at Delhi and registered with the National Housing Bank as a Housing Finance Company.
Corporate Identification Number (CIN): U65929DL2017PLC316143
NHB Registration Number: 11.0161.17
Permanent Account Number (PAN): AAYCS5160Q
Website: https://satinhousingfinance.com/

REGISTERED OFFICE OF THE ISSUER	CORPORATE OFFICE OF THE ISSUER
505, 5th Floor, Kundan Bhawan Azadpur Commercial Complex, North Delhi, Delhi, Delhi, India, 110033 Tel No. – 0124-4346200	B Wing, 2nd Floor, Plot No 492, Udyog Vihar, Phase III, Gurugram, Haryana, India, 122016 Tel No. 0124-4346200
LATEST REGISTRATION / IDENTIFICATION	**CONTACT DETAILS**
(i) U65929DL2017PLC316143 issued by Registrar of Companies dated April 17, 2017 (ii) Certificate of registration dated November 14, 2017, bearing registration no. 11.0161.17 issued by the National Housing Bank.	**Chief Financial Officer:** Name: Mr. Sachin Sharma Tel: 0124-4346200; Email ID: Sachin.sharma@satinhousingfinance.com **Compliance Officer:** Name: Mr. Brajesh Kumar Tel: 0124-4346200 Email: compliance@satinhousingfinance.com

PROMOTER

Our Parent is Satin Creditcare Network Limited.
Contact Person – Mr. Vikas Gupta
Corporate Office: Plot No 492, Udyog Vihar, Phase III, Gurugram, Haryana, India, 122016
Tel: 0124-4715400
Email: secretarial@satincreditcare.com
PAN: AAACS0044B

STATUTORY AUDITORS	CREDIT RATING AGENCY	DEBENTURE TRUSTEE	MERCHANT BANKER
M/s S. P. Chopra & Co., 31-F, Connaught Place New Delhi -110 001 Tel: +91 - 9810277251 Email: spc1949@spchopra.in Contact person: Mr. Pawan K. Gupta	Name: **ICRA Limited** Address: Building No. 8, 2nd Floor, Tower A, DLF Cyber City, Phase II, Gurugram Haryana 122002, India Contact Person: Mr. Jatin Arora Tel: +91 124 4545300 Email: info@icraindia.com Website: www.icra.in Rating Assigned: 'ICRA A-/Stable'	Catalyst Trusteeship Limited 901, 9th Floor, Tower-B, Peninsula Bussiness Park, Senapati Bapat Marg, Lower Parel (W), Mumbai-400013 Tel: +91 (022) 4922 0555 Email: complianceCTL-Mumbai@ctltrustee.com Contact person: Assistant Manager	SKI Capital Services Ltd. 718, Dr. Joshi Road, Karol Bagh, New Delhi - 110005 Tel: +91-011-41189899 Email: dcm@skicapital.net Contact person: Manick Wadhwa/ Vivek Rana

GENERAL INFORMATION DOCUMENT ("GID")
THIS GENERAL INFORMATION DOCUMENT/ DISCLOSURE DOCUMENT IS ISSUED IN CONFORMITY WITH THE COMPANIES ACT, 2013, AS AMENDED FROM TIME TO TIME, SECURITIES AND EXCHANGE BOARD OF INDIA (ISSUE AND LISTING OF NON-CONVERTIBLE SECURITIES) REGULATIONS, 2021 DATED AUGUST 09, 2021, AS AMENDED FROM TIME TO TIME READ WITH THE MASTER CIRCULAR FOR ISSUE AND LISTING OF NON-CONVERTIBLE SECURITIES, SECURITISED DEBT INSTRUMENTS, SECURITY RECEIPTS, MUNICIPAL DEBT SECURITIES AND COMMERCIAL PAPER DATED MAY 22, 2024, AS AMENDED FROM TIME TO TIME, THE SECURITIES AND EXCHANGE BOARD OF INDIA (LISTING OBLIGATIONS AND DISCLOSURE REQUIREMENTS) REGULATIONS, 2015 DATED SEPTEMBER 02, 2015, AS AMENDED FROM TIME TO TIME; SECTION 42 OF THE COMPANIES ACT, 2013, THE COMPANIES (PROSPECTUS AND ALLOTMENT OF SECURITIES) RULES, 2014, MASTER DIRECTION – RESERVE BANK OF INDIA (NON-BANKING FINANCIAL COMPANY– SCALE BASED REGULATION) DIRECTIONS, 2023 AS AMENDED FROM TIME TO TIME AND THE MASTER DIRECTION – RESERVE BANK OF INDIA (COMMERCIAL PAPER AND NON-CONVERTIBLE DEBENTURES OF ORIGINAL OR INITIAL MATURITY UPTO ONE YEAR) DIRECTIONS, 2024 DATED JANUARY 03, 2024, AS AMENDED FROM TIME TO TIME. THE GENERAL INFORMATION DOCUMENT SHALL BE VALID FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF OPENING OF THE FIRST OFFER OF NON-CONVERTIBLE SECURITIES **(**SECURED/UNSECURED/RATED**)** MADE UNDER THIS GENERAL INFORMATION DOCUMENT.
DISCLOSURE DOCUMENT
THIS GENERAL INFORMATION DOCUMENT SHALL BE READ IN CONJUNCTION WITH KEY INFORMATION DOCUMENT(S), THE DEBENTURE TRUST DEED(S) AND THE OTHER TRANSACTION DOCUMENTS AND IT IS AGREED BETWEEN THE DEBENTURE TRUSTEE AND THE COMPANY THAT IN CASE OF ANY INCONSISTENCY OR CONFLICT BETWEEN THIS GENERAL INFORMATION DOCUMENT, RESPECTIVE KEY INFORMATION DOCUMENT AND THE DEBENTURE TRUST DEED, THE PROVISIONS OF THE DEBENTURE TRUST DEED SHALL PREVAIL AND OVERRIDE THE PROVISIONS OF THIS GENERAL INFORMATION DOCUMENT/ KEY INFORMATION DOCUMENT(S) IN CASE OF ISSUANCES OF NON-CONVERTIBLE SECURITIES **(**SECURED/ UNSECURED**),** AT PAR OR PREMIUM OR DISCOUNT, IN MULTIPLE SERIES/ TRANCHE(S) FROM TIME TO TIME ON A PRIVATE PLACEMENT BASIS FOR FRESH ISSUANCES THROUGH NEW ISIN'S (INCLUDING RE-ISSUANCES, IF ANY). THIS GENERAL INFORMATION DOCUMENT READ TOGETHER WITH THE RELEVANT KEY INFORMATION DOCUMENT(S) AND TERM SHEET SHALL BE REFERRED TO COLLECTIVELY AS THE **"DISCLOSURE DOCUMENT".** THE GENERAL INFORMATION DOCUMENT SHALL BE VALID FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF OPENING OF THE FIRST OFFER OF NON-CONVERTIBLE SECURITIES **(**SECURED/UNSECURED/RATED**)** MADE UNDER THIS GENERAL INFORMATION DOCUMENT. **NOTE: THE ISSUER UNDER THIS GENERAL INFORMATION DOCUMENT MAY SUBSEQUENTLY INTEND TO ISSUE (FRESH ISSUE/ RE-ISSUE) NON-CONVERTIBLE SECURITIES (SECURED/ UNSECURED) AND ANY OTHER SECURITIES AS SPECIFIED BY THE BOARD AND SEEKS LISTING THEREOF, DURING THE VALIDITY PERIOD OF THIS GENERAL INFORMATION DOCUMENT. THE ISSUER SHALL FILE A "KEY INFORMATION DOCUMENT" WITH STOCK EXCHANGE(S) ALONG WITH THE DISCLOSURES AS MAY BE SPECIFIED BY THE BOARD FOR ISSUANCE OF PROPOSED SECURITIES RESPECTIVELY.** IN RESPECT OF A SECOND OR SUBSEQUENT OFFER (FRESH ISSUE/ RE-ISSUE) OF NON-CONVERTIBLE SECURITIES (SECURED/ UNSECURED) AND ANY OTHER SECURITIES AS SPECIFIED BY THE BOARD**,** DURING THE PERIOD OF VALIDITY OF GENERAL INFORMATION DOCUMENT UNDER REGULATION 50A, SUB-REGULATION (2) OF CHAPTER VA / UNDER REGULATION 51, SUB-REGULATION (1A) OF CHAPTER VI OF THE SEBI (ISSUE AND LISTING OF NON-CONVERTIBLE SECURITIES) REGULATIONS, 2021, AS AMENDED FROM TIME TO TIME, NO FURTHER GENERAL INFORMATION DOCUMENT SHALL BE REQUIRED TO BE FILED WITH STOCK EXCHANGE(S).
ISSUE SIZE (BASE ISSUE OR GREEN SHOE)
AS SPECFIED IN THE RELEVANT KEY INFORMATION DOCUMENT
GENERAL RISK
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 2.16.4 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.

REGISTRAR TO THE ISSUE

Name: KFin Technologies Limited
Address: Selenium Tower B, Plot No 31 & 32, Gachibowli,
Financial District, Nanakramguda, Hyderabad-500032
Tel: +91 4067162222; Fax: 040-23001153
Email: srinivassudheer.venkatapuram@kfintech.com
Website: www.kfintech.com

ISSUE SCHEDULE

ISSUE / BID OPENING DATE	ISSUE / BID CLOSING DATE	PAY-IN DATE	DEEMED DATE OF ALLOTMENT	ISSUE / BID OPENING DATE
As per the relevant Key Information Document	As per the relevant Key Information Document	As per the relevant Key Information Document	As per the relevant Key Information Document	As per the relevant Key Information Document

THE ISSUER RESERVES THE RIGHT TO CHANGE THE ISSUE PROGRAMME INCLUDING THE DEEMED DATE OF ALLOTMENT (AS DEFINED HEREINAFTER) AT ITS SOLE DISCRETION IN ACCORDANCE WITH THE TIMELINES SPECIFIED IN THE SEBI NCS MASTER CIRCULAR, WITHOUT GIVING ANY REASONS OR PRIOR NOTICE.

CREDIT RATING

THE PROPOSED SECURITIES TO BE ISSUED BY THE ISSUER WILL BE RATED BY A MINIMUM NUMBER OF RATING AGENCIES AS REQUIRED BY REGULATION AND DISCLOSED IN THE KEY INFORMATION DOCUMENT FROM TIME TO TIME (EACH A **"RATING AGENCY"** AND COLLECTIVELY REFERRED TO AS THE **"RATING AGENCIES").**

THE CREDIT RATING OF THE NON-CONVERTIBLE SECURITIES (SECURED/ UNSECURED) TO BE ISSUED UNDER THIS GENERAL INFORMATION DOCUMENT **("GID")** SHALL BE AS PER THE RELEVANT KEY INFORMATION DOCUMENT ("**KID**").

THE CREDIT RATING AGENCY HAS ASSIGNED THE CREDIT RATING OF "[ICRA] A-(STABLE)" RATING TO THE DEBENTURES, CREDIT RATING LETTER DATED SEPTEMBER 24, 2026 ARE ENCLOSED AS **ANNEXURE-H.**

LISTING

THE DEBENTURES TO BE ISSUED UNDER THIS GENERAL INFORMATION DOCUMENT WILL BE LISTED ON THE OF THE BSE LIMITED (BSE). THE ISSUER SHALL COMPLY WITH THE REQUIREMENTS OF THE SEBI (LISTING OBLIGATIONS AND DISCLOSURE REQUIREMENTS) REGULATIONS, 2015 ("**SEBI LODR REGULATIONS**") TO THE EXTENT APPLICABLE TO IT ON A CONTINUOUS BASIS.

THE ISSUER SHALL APPLY FOR THE IN-PRINCIPLE APPROVAL WITH THE STOCK EXCHANGE (BOMBAY STOCK EXCHANGE) FOR THE NON-CONVERTIBLE SECURITIES (SECURED/ UNSECURED) ISSUANCES (AS THE CASE MAY BE). THE IN-PRINCIPAL LISTING APPROVAL FOR THIS GENERAL

INFORMATION DOCUMENT IS ATTACHED AS ANNEXURE D HEREIN. THE ISSUER HAS MAINTAINED THE RECOVERY EXPENSE FUND WITH THE BSE, AS REQUIRED UNDER THE APPLICABLE LAW.

THE DISCLOSURES MADE UNDER SEBI DEBT REGULATIONS SHALL BE MADE ON THE WEBSITES OF STOCK EXCHANGE(S) WHERE SUCH SECURITIES ARE PROPOSED TO BE LISTED AND SHALL BE MADE AVAILABLE FOR DOWNLOAD IN PDF OR ANY OTHER FORMAT AS MAY BE SPECIFIED BY THE BOARD.

ELIGIBLE INVESTOR(S)

THIS GENERAL INFORMATION DOCUMENT AND THE CONTENTS HEREOF ARE RESTRICTED TO ONLY THOSE RECIPIENTS WHO ARE PERMITTED TO RECEIVE IT AS PER EXTANT REGULATIONS AND LAWS AND ONLY SUCH RECIPIENTS ARE ELIGIBLE TO APPLY FOR THE DEBENTURES. THE CATEGORIES OF INVESTORS ELIGIBLE TO SUBSCRIBE TO THE SECURITIES ISSUED UNDER EACH TRANCHE/ SERIES WILL BE IDENTIFIED IN THE RELEVANT KEY INFORMATION DOCUMENT TO BE ISSUED WITH RESPECT TO RELEVANT TRANCHE/ SERIES OF THE DEBENTURES.

NOTE: EACH OF ELIGIBLE INVESTOR(S) IS REQUIRED TO CHECK AND COMPLY WITH EXTANT RULES/ REGULATIONS/ GUIDELINES, ETC. GOVERNING OR REGULATING THEIR INVESTMENTS AS ISSUED BY THEIR RESPECTIVE REGULATORY AUTHORITIES, AND THE COMPANY IS NOT, IN ANY WAY, DIRECTLY OR INDIRECTLY, RESPONSIBLE FOR ANY STATUTORY OR REGULATORY BREACHES BY ANY INVESTOR, NEITHER IS THE COMPANY REQUIRED TO CHECK OR CONFIRM THE SAME.

PROVIDED THAT NO OFFER OR INVITATION OF ANY SECURITIES WILL BE MADE TO A BODY CORPORATE INCORPORATED IN, OR A NATIONAL OF, A COUNTRY WHICH SHARES A LAND BORDER WITH INDIA, UNLESS SUCH BODY CORPORATE OR THE NATIONAL, AS THE CASE MAY BE, HAVE OBTAINED GOVERNMENT APPROVAL UNDER THE FOREIGN EXCHANGE MANAGEMENT (NON-DEBT INSTRUMENTS) RULES, 2019 (AS PER FIFTH PROVISO TO RULE 14 (1) OF COMPANIES (PROSPECTUS AND ALLOTMENT OF SECURITIES) RULES 2014 AMENDED BY MCA VIDE NOTIFICATION DATED MAY 05 2022).

ISSUE DETAILS (BASE ISSUE OR GREEN SHOE)

SERIES	COUPON AND COUPON TYPE	COUPON PAYMENT FREQUENCY (IF ANY)	REDEMPTION DATE	REDEMPTION AMOUNT
As per the relevant Key Information Document	As per the relevant Key Information Document	As per the relevant Key Information Document	As per the relevant Key Information Document	As per the relevant Key Information Document

THE ISSUE OF NON-CONVERTIBLE SECURITIES (SECURED / UNSECURED) SHALL BE SUBJECT TO THE PROVISIONS OF THE COMPANIES ACT, 2013, AS AMENDED (THE "**COMPANIES ACT**"), THE RULES NOTIFIED THEREUNDER, THE MEMORANDUM AND ARTICLES OF ASSOCIATION OF THE ISSUER, SEBI NCS REGULATIONS, SEBI LODR REGULATIONS AND THE RBI GUIDELINES. THE TERMS AND CONDITIONS OF THIS GENERAL INFORMATION DOCUMENT WITH APPLICATION FORM FILED WITH THE STOCK EXCHANGE, THE DEBENTURE TRUST DEED(S) AND OTHER DOCUMENTS IN RELATION TO SUCH ISSUE. THE ISSUE OF NON-CONVERTIBLE SECURITIES MAY BE UNDERWRITTEN. THE DETAILS OF THE NON-CONVERTIBLE SECURITIES, IF THE SAME ARE UNDERWRITTEN, SHALL BE DISCLOSED IN THE RELEVANT KEY INFORMATION DOCUMENT.

COMPLIANCE CLAUSE OF EBP

THE OFFER NON-CONVERTIBLE SECURITIES (SECURED/ UNSECURED) AND ANY OTHER SECURITIES UNDER THIS GENERAL INFORMATION DOCUMENT SHALL BE MADE ON THE ELECTRONIC BOOK BUILDING MECHANISM OF NSE/ BSE IN COMPLIANCE WITH SEBI NCS REGULATIONS AND CIRCULARS ISSUED BY NSE/ BSE AS AMENDED FROM TIME TO TIME. A COPY OF THIS GENERAL INFORMATION DOCUMENT ALONG WITH RELEVANT KEY INFORMATION DOCUMENT WILL BE UPLOADED ON THE EBP OF NSE / BSE.

ISSUER'S ABSOLUTE RESPONSIBILITY

THE ISSUER, HAVING MADE ALL REASONABLE INQUIRIES, ACCEPTS RESPONSIBILITY FOR AND CONFIRMS THAT THIS ISSUE DOCUMENT CONTAINS ALL INFORMATION WITH REGARD TO THE ISSUER AND THE ISSUE WHICH IS MATERIAL IN THE CONTEXT OF THE ISSUE, THAT THE

INFORMATION CONTAINED IN THE ISSUE DOCUMENT IS TRUE AND CORRECT IN ALL MATERIAL ASPECTS AND IS NOT MISLEADING, THAT THE OPINIONS AND INTENTIONS EXPRESSED HEREIN ARE HONESTLY STATED AND THAT THERE ARE NO OTHER FACTS, THE OMISSION OF WHICH MAKE THIS DOCUMENT AS A WHOLE OR ANY OF SUCH INFORMATION OR THE EXPRESSION OF ANY SUCH OPINIONS OR INTENTIONS MISLEADING.

UNDERTAKING OF THE ISSUER

A. INVESTORS ARE ADVISED TO READ THE RISK FACTORS CAREFULLY BEFORE TAKING AN INVESTMENT DECISION IN THEISSUE. FOR TAKING AN INVESTMENT DECISION, INVESTORS MUST RELY ON THEIR OWN EXAMINATION OF THE ISSUER AND THE OFFER INCLUDING THE RISKS INVOLVED. THE SECURITIES HAVE NOT BEEN RECOMMENDED OR APPROVED BY ANY OF THE REGULATORY AUTHORITY IN INDIA, INCLUDING THE SECURITIES AND EXCHANGE BOARD OF INDIA (SEBI) NOR DOES SEBI GUARANTEE THE ACCURACY OR ADEQUACY OF THIS DOCUMENT. SPECIFIC ATTENTION OF INVESTORS IS INVITED TO THE STATEMENT OF 'RISK FACTORS' GIVEN IN SECTION 2.16.4 OF THIS GENERAL INFORMATION DOCUMENT.

B. THE ISSUER HAVING MADE ALL REASONABLE INQUIRIES, ACCEPTS RESPONSIBILITY FOR, AND CONFIRMS THAT THIS ISSUE DOCUMENT CONTAINS ALL INFORMATION WITH REGARD TO THE ISSUER AND THE ISSUE, THAT THE INFORMATION CONTAINED IN THE ISSUE DOCUMENT IS TRUE AND CORRECT IN ALL MATERIAL ASPECTS AND IS NOT MISLEADING IN ANY MATERIAL RESPECT, THAT THE OPINIONS AND INTENTIONS EXPRESSED HEREIN ARE HONESTLY HELD AND THAT THERE ARE NO OTHER FACTS, THE OMISSION OF WHICH MAKE THIS DOCUMENT AS A WHOLE OR ANY OF SUCH INFORMATION OR THE EXPRESSION OF ANY SUCH OPINIONS OR INTENTIONS MISLEADING IN ANY MATERIAL RESPECT.

C. THE ISSUER HAS NO SIDE LETTER WITH ANY DEBT SECURITIES HOLDER EXCEPT THE ONE(S) DISCLOSED IN THE DISCLOSURE DOCUMENT. ANY COVENANTS LATER ADDED SHALL BE DISCLOSED ON THE STOCK EXCHANGE WEBSITE WHERE THE SECURITIES IS LISTED.

ELIGIBILITY OF THE ISSUER TO COME OUT WITH THE ISSUE.

AS ON THE DATE OF THIS GENERAL INFORMATION DOCUMENT:

i. THE ISSUER AND ITS DIRECTORS HAVE NOT BEEN PROHIBITED FROM ACCESSING THE CAPITAL MARKET UNDER ANY ORDER OR DIRECTIONS PASSED BY SEBI;
ii. NONE OF THE PROMOTERS/ CONTROLLING SHAREHOLDER OR DIRECTORS OF THE ISSUER IS A PROMOTER OR DIRECTOR OF ANOTHER COMPANY WHICH IS DEBARRED FROM ACCESSING THE CAPITAL MARKET OR DEALING IN SECURITIES BY SEBI;
iii. NEITHER THE ISSUER NOR ANY OF ITS PROMOTERS/ CONTROLLING SHAREHOLDER OR DIRECTORS IS A WILFUL DEFAULTER;
iv. NONE OF THE PROMOTERS/ CONTROLLING SHAREHOLDER OR WHOLE-TIME DIRECTORS OF THE ISSUER IS A PROMOTER OR WHOLE-TIME DIRECTOR OF ANOTHER COMPANY WHICH IS A WILFUL DEFAULTER;
v. NONE OF ITS PROMOTERS/ CONTROLLING SHAREHOLDER OR DIRECTORS IS A FUGITIVE ECONOMIC OFFENDER; AND (VI) NO FINES OR PENALTIES LEVIED BY SEBI /STOCK EXCHANGES ARE PENDING TO BE PAID BY THE ISSUER AT THE TIME OF FILING THE GENERAL INFORMATION DOCUMENT.

KEY INFORMATION DOCUMENT ("KID")

THE KEY INFORMATION DOCUMENT SHALL CONTAIN THE FOLLOWING INFORMATION:

A. DETAILS OF THE TRANCHE OF OFFER OF THE NON-CONVERTIBLE SECURITIES (SECURED/ UNSECURED) IN RESPECT OF WHICH THE KEY INFORMATION DOCUMENT IS BEING ISSUED;
B. FINANCIAL INFORMATION, IF SUCH INFORMATION PROVIDED IN THE GENERAL INFORMATION DOCUMENT IS MORE THAN SIX (6) MONTHS OLD;
C. MATERIAL CHANGES, IF ANY, IN THE INFORMATION PROVIDED IN THE GENERAL INFORMATION DOCUMENT;
D. ANY MATERIAL DEVELOPMENTS NOT DISCLOSED IN THE GENERAL INFORMATION DOCUMENT, SINCE THE ISSUE OF THE GENERAL INFORMATION DOCUMENT RELEVANT TO THE OFFER OF NON-CONVERTIBLE SECURITIES IN RESPECT OF WHICH THE KEY INFORMATION DOCUMENT IS BEING ISSUED; AND
E. DISCLOSURES APPLICABLE IN CASE OF PRIVATE PLACEMENT OF NON-CONVERTIBLE SECURITIES (SECURED/ UNSECURED) AS SPECIFIED IN SCHEDULE I OF THE NCS REGULATIONS,

IN CASE THE SECOND OR SUBSEQUENT OFFER IS MADE DURING THE VALIDITY OF THE GENERAL INFORMATION DOCUMENT HAS BEEN FILED WITH STOCK EXCHANGE(S).

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DEFINITIONS AND ABBREVIATIONS

In this General Information Document, unless the context otherwise requires, the terms defined, and abbreviations expanded below, have the same meaning as stated in this section. References to statutes, rules, regulations, guidelines and policies will be deemed to include all amendments and modifications notified thereto.

1.1 Issuer Related Terms

Term	Description
Affiliates	Means in case of any person (other than a natural person) mean any person which, directly or indirectly, Controls a party or is Controlled by the said party or is under common Control with the said party; or in case of any person which is a natural person, mean the relative of such natural person.
Allot/ Allotment/ Allotted	Means the allotment of the Debentures pursuant to this Issue.
Anti-Corruption Laws	Means laws relating to anti-bribery or anti-corruption (governmental or commercial), including, without limitation, laws that prohibit the corrupt payment, offer, promise, or authorization of the payment or transfer of anything of value (including gifts or entertainment), directly or indirectly, to any Government official, commercial entity, or any other Person to obtain a business advantage; such as, without limitation, the Unlawful Activities (Prevention) Act, 1967; the Prevention of Corruption Act, 1988; Whistle Blowers Protection Act, 2011; the U.S. Foreign Corrupt Practices Act, 1977, as amended from time to time; the UK Bribery Act, 2010 and all national and international laws enacted to implement the OECD Convention on Combating Bribery of Foreign Officials in International Business Transactions.
Anti-Money Laundering Laws	Means the Prevention of Money Laundering Act, 2002 and any rules issued under it together with any other anti-money laundering laws and guidelines and circulars as issued by a Governmental Authority.
Applicable Law	Means any statute, treaty, law, code, regulation, ordinance, rule, judgment, order, decree, bye-law, approval of any Governmental Authority, directive, guideline, policy, requirement or other governmental restriction or any similar form of decision of or determination by, or any interpretation or administration having the force of law, of any of the foregoing by any Governmental Authority having jurisdiction over the matter in question, whether in effect as of the date of the Debenture Trust Deed or thereafter and in each case as amended.
Authorisation	Means (a) a Clearance; (b) an authorisation, consent, approval, resolution, no- objection, licence, exemption, filing, notarisation, lodgement or registration (whether from a third party or a Governmental Authority); or (c) in relation to anything which will be fully or partly prohibited or restricted by Applicable Law if a Governmental Authority intervenes or acts in any way within a specified period after lodgement, filing, registration or notification, the expiry of that period without intervention or action.

Term	Description
Application Form	Means the application form forming part of this General Information Document to be submitted in the form and manner set out in Annexure E of this General Information Document.
Articles/ Articles of Association	Means articles of association of the Issuer, as amended from time to time.
Auditors	M/s Rajeev Bhatia & Associates or as further disclosed in the relevant Key Information Document
Board of Directors/ Board	Means the Board of Directors of the Company for the time being and from time to time.
BSE	BSE Limited
Business Day	'Business Day' or 'Working Day' shall be a day on which commercial banks are open for business in the city of Mumbai, Maharashtra and a day (other than a Saturday or a Sunday). If the date of payment of interest/redemption of principal does not fall on a Business Day, the payment of interest/principal shall be made in accordance as per the SEBI NCS Master Circular dated May 22, 2024, bearing reference SEBI/HO/DDHS/PoD1/P/CIR/2024/54 as amended from time to time. If any of the Coupon Payment Date(s), falls on a day that is not a Business Day, the payment shall be made by the Issuer on the immediately succeeding Business Day, which becomes the Coupon Payment Date for that coupon. However, the future coupon payment date(s) would be as per the schedule originally stipulated at the time of issuing the Debentures. In other words, the subsequent Coupon Payment Date(s) would not be changed merely because the payment date in respect of one particular coupon payment has been postponed earlier because of it having fallen on a non-Business Day. If the Redemption Date of the Debentures (also being the last Coupon Payment Date) falls on a day that is not a Business Day, the redemption amount shall be paid by the Issuer on the immediately preceding Business Day, which becomes the new redemption date, along with interest accrued on the Debentures until but excluding the date of such payment.
CDSL	Central Depository Services Limited.
Clearances	Means any consent, licence, approval, permit, ruling, exemption, no - objection certificate or other authorisation or permission of whatsoever nature which is required to be obtained from and/ or granted by any Governmental Authority or other authority from time to time.
Control	Means (a) in relation to a Person which is a body corporate, ownership or control (whether directly or otherwise) of more than 50% of the equity share capital, voting capital, or the like of the controlled entity or ownership of equity share capital, voting capital, or the like by contract or otherwise, control of, power to control the composition of, or power to appoint, majority of the members of the board of directors or other equivalent or analogous body of the controlled entity or the power to direct or cause the direction of the management of such Person; and (b) in relation to a Person which is not a body corporate or an individual, the right or power to direct, whether directly or indirectly, acting alone or together with another Person, the policy decisions or management of that

Term	Description
	Person, and the terms "Controlled by", "Controlling" and "under common Control with" shall be construed accordingly.
Coupon Payment Date(s)	As specified in the relevant Key Information Document
Credit Rating Agency/ Rating Agency	Either of the following: (i) ICRA Limited; or (ii) CRISIL Ratings Limited; or (iii) India Ratings and Research Private Limited; or (iv) CARE Ratings Limited; or (v) Any other credit rating agency as authorized to provide a credit rating under Applicable Law. The Credit Rating Agency with respect to each series or tranche of Debentures proposed to be issued shall be disclosed in the relevant Key Information Document. The Credit Rating Agency has assigned the credit rating of "[ICRA] A-(Stable)" rating to the Debentures, Credit Rating Letter dated September 24, 2026 are enclosed as **Annexure-H**.
Date of Subscription	Means the date of realisation of proceeds of subscription money in the bank account of the Issuer, as specified in the relevant Key Information Document.
Debentures	Shall mean Rated, Listed Secured Redeemable Non-Convertible Debentures ("**Secured Debentures**"), Rated, Listed, Tier II, Subordinated Rated, Listed Unsecured Redeemable Non-Convertible Debentures ("**Subordinated Bonds**"), including Perpetual Debt Instruments ("**PDIs**"), individually or collectively, as the context may require and shall also be deemed to include any further issue of Debentures made by the Company until the validity of this General Information Document and in terms hereof from time to time and as further specified in the relevant Key Information Document.
Debenture Holder(s) / Beneficial Owner(s)	Person(s) holding the Debenture(s) and whose name(s) is recorded as "Beneficial Owner" with the Depository (for Debentures held in dematerialized form) as defined under clause (a) of sub-section (1) of Section 2 of the Depositories Act, 1996, as amended or the person(s) whose name(s) appears as holder of Debenture(s) in the Register of Debenture Holder(s) (for Debenture(s) held in physical form).
Debenture Trust Deed	Means the debenture trust deed entered / to be entered into between the Issuer and the Debenture Trustee, as amended from time to time.
Debenture Trustee/ Trustee	Catalyst Trusteeship Limited
Debenture Trustee Appointment Agreement	Means the debenture trustee appointment agreement / entered to be entered between the Issuer and the Debenture Trustee for the appointment of the Debenture Trustee.
Debenture Trustee Regulations	Means the Securities and Exchange Board of India (Debenture Trustee) Regulations, 1993, as amended from time to time.
Deemed Date of Allotment	Means the date declared by the Issuer from which all benefits under the Debentures including interest on the Debentures shall be available to the

Term	Description
	Debenture Holder(s), which shall be disclosed in the relevant Key Information Document. The actual allotment of Debentures (i.e., approval from the Board of Directors or a Committee thereof) may take place on a date other than the Deemed Date of Allotment, as specified in the relevant Key Information Document.
Depository	Means the depository with whom the Company has made arrangements for dematerializing the Debentures namely, NSDL and/or CDSL.
Designated Stock Exchange	Means NSE/BSE, as further disclosed in the relevant Key Information Document.
Directors	Means Directors of Satin Housing Finance Limited
Disclosure Documents	Collectively means the General Information Document and the relevant Key Information Document(s).
Due Date	Means any date on which the Debenture Holders are entitled to any payment under the terms of the Debentures and any other Transaction Documents, including upon acceleration pursuant to occurrence of any Event of Default, as may be specified in the relevant Key Information Document.
Eligible Investors	Has the meaning set forth in the "Issue Details" section of this General Information Document.
Encumbrance	Means any right, title and/or interest or equity of any nature whatsoever (including any right to acquire, option or right of pre-emption) or any mortgage, pledge, deed of trust, hypothecation, right of others (including right of set-off or counterclaim), claim, security interest, burden, title defect, title retention agreement, lease, sublease, license, voting trust agreement, interest, option, proxy, lien, charge, covenant, condition, purchase agreement, actionable claim or any security agreement, security arrangement, other restriction/s, limitations or encumbrance of any nature whatsoever.
Event of Default	Means events of default as set out in the "Issue Details" section of this General Information Document read with events of default to be set out in the relevant Debenture Trust Deed.
Final Redemption Date	Means the date on which the Debentures will be fully redeemed as more particularly set out under "Issue Details" section of the relevant Key Information Document.
Final Settlement Date	Means the date on which the Debentures have been redeemed in full in accordance with the terms of the Debenture Trust Deed to the satisfaction of the Debenture Trustee, as confirmed in writing by the Debenture Trustee, as specified in the relevant Key Information Document.
Financial Indebtedness	Means borrowings of the Company classified as debt.
General Information Document / GID	Means this general information document for private placement of Debentures dated August 27, 2024.
Goods and Services Tax Acts	Means Central Goods and Services Tax Act, 2017, the state goods and service tax acts, and Integrated Goods and Services Tax Act, 2017, as applicable.

Term	Description
Governmental Authority	Means any national, supranational, regional or local government, or governmental, statutory, regulatory, administrative, fiscal, judicial, or government-owned body, department, commission, authority, tribunal, agency or entity, or central bank (or any Person whether or not government owned and howsoever constituted or called, that exercises the functions of the central bank).
Issue*/ Private Placement	As specified in the relevant Key Information Document. *Otherwise than as specified in respect of commercial papers, the term "issue"/ "Issue" as used in this General Information Document shall mean the issue of the Debentures by the Issuer, and the terms "issue", "issuance", "Issue" may be construed accordingly, as the context may require.
Issue Size	As specified in the relevant Key Information Document.
Key Information Document / KID	Means the key information document to be issued by the Company containing inter alia the issue price, issue size, interest rate (if any), redemption premium (if any), coupon (if any) and other terms and conditions regarding each series/ tranche of the Debentures issued under the Issue. The Company shall be free to amend the format of Key Information Document depending upon the terms and conditions of the Debentures being issued in each series/ tranche and the disclosures as required to be included in such Key Information Document pursuant to the SEBI Debt Regulations.
Memorandum or Memorandum of Association	Means the memorandum of association of the Issuer, as amended from time to time.
NSDL	National Securities Depository Limited
Principal Amount	The principal amount of the Debentures issued by the Company to the Debenture Holders
Promoter	Satin Creditcare Network Limited
Purpose	As specified in the relevant Key Information Document
RBI Guidelines	Master Direction – Reserve Bank of India (Non-Banking Financial Company– Scale Based Regulation) Directions, 2023 as amended from time to time.
Redemption Date	As specified in the relevant Key Information Document
Register of Debenture Holders	Means the register & index of beneficial owner maintained by depository under the applicable provisions of the Depositories Act, 1996 read with Section 88(3) of the Companies Act, 2013.
Registered Office	505, 5th Floor, Kundan Bhawan, Azadpur Commercial Complex, Azadpur, New Delhi-110033, India
Registrar/Registrar to the Issue	Means the registrar to this Issue, as specifically disclosed in the relevant Key Information Document.

Term	Description
SEBI Act	Means the Securities and Exchange Board of India Act, 1992, as amended from time to time.
SEBI Debt Regulations	Means SEBI (Issue and Listing of Non-Convertible Securities) Regulations, 2021 issued by SEBI, as amended from time to time.
SEBI DT Master Circular	Means the Master Circular for Debenture Trustees dated May 16, 2024 by SEBI bearing reference number SEBI/HO/DDHS-PoD3/P/CIR/2024/46, as amended from time to time.
SEBI LODR Master Circular	Means the Master Circular for listing obligations and disclosure requirements for Non-convertible Securities, Securitized Debt Instruments and/or Commercial Paper dated May 21, 2024 by SEBI bearing reference number SEBI/HO/DDHS/DDHS-PoD-1/P/CIR/2024/48as amended from time to time.
SEBI NCS Master Circular	Means the Master Circular for issue and listing of Non-convertible Securities, Securitised Debt Instruments, Security Receipts, Municipal Debt Securities and Commercial Paper dated May 22, 2024 by SEBI bearing reference number SEBI/HO/DDHS/PoD1/P/CIR/2024/54, as amended from time to time.
SEBI LODR Regulations	Means SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 issued by SEBI, as amended from time to time.
SEBI Regulations	Means collectively, SEBI Act, SEBI Debt Regulations, SEBI LODR Regulations and Debenture Trustee Regulations.
Special Resolution of Debenture Holders	Means a resolution passed by the Debenture Holders, holding not less than three- fourth in value of outstanding Debentures, at a duly convened meeting of the Debenture Holders and shall include only valid votes cast by members voting in Person or proxy.
Tax	Means any taxes including any stamp duty, interest tax, excise duties, customs duties, value added tax, sales tax, local taxes, charges, cess, GST, entry tax, octroi and any impost or surcharge of like nature (whether central, state or local) relating to the business of the Company and/or the transactions as contemplated under the Transaction Documents, charged, levied or imposed by any Governmental Authority, as per the requirements of Applicable Laws.

1.2 Conventional General Terms and Abbreviations

Abbreviation	Full form
CDSL	Central Depository Services (India) Limited
Companies Act or Act	The Companies Act, 2013 pursuant to the notification issued by the Ministry of Corporate Affairs and any amendments thereof
Companies Rules	The rules issued by the Ministry of Corporate Affairs pursuant to the Companies Act and any amendments thereof
Cr	Crore
Depositories Act	The Depositories Act, 1996, as amended from time to time

Abbreviation	Full form
Depository Participant / DP	A depository participant as defined under the Depositories Act
DPID	Depository Participant Identification Number
DRR	Debenture Redemption Reserve
EBIT	Earnings Before Interest and Tax
EBITDA	Earnings Before Interest, Tax, Depreciation and Amortization
ECS	Electronic Clearing System
Financial Year/ Fiscal Year/ FY	The accounting period commencing from 1 April of the previous year till 31 March of the year under reference.
GAAP	The generally accepted accounting principles or the Indian accounting standards, as applicable as on the date of this General Information Document, as prescribed by the Institute of Chartered Accountants of India/ notified by the Ministry of Corporate Affairs, Government of India and consistently applied by the relevant person.
RERA	The Real Estate (Regulation and Development) Act, 2016
RERA Rules	The rules issued pursuant to RERA by any applicable Governmental Authority
Ind AS	Indian Accounting Standards
KMP	Key Managerial Personnel, as defined under the SEBI Debt Regulations
INR/Rs.	Indian Rupees
NSDL	National Securities Depository Limited
KYC	Know Your Customer
QIB	Qualified Institutional Buyer, as defined in Regulation 2(1)(ss) of SEBI (Issue of Capital and Disclosure Requirements) Regulations, 2018, as amended
RBI	Reserve Bank of India
RBI Act	The Reserve Bank of India Act, 1934, as amended from time to time.
N.A.	Not Applicable
NEFT	National Electronic Fund Transfer
p.a.	Per annum
SEBI	Securities and Exchange Board of India constituted under the Securities and Exchange Board of India Act, 1992
PAN	Permanent Account Number
PAT	Profit After Tax
PBT	Profit Before Tax
PDI	Perpetual Debt Instrument
ROC	Registrar of Companies

Abbreviation	Full form
RTGS	Real Time Gross Settlement
TDS	Tax Deducted at Source

1.3 FINANCIAL POSITION OF THE COMPANY

<table>
<tr><th>Sr. No.</th><th>Particulars</th><th>Information</th></tr>
<tr><td>(a)(i)</td><td>1. The authorised, issued, subscribed and paid up capital (number of securities, description and aggregate nominal value) as on June 30, 2026</td><td>
<table>
<tr><th>Share Capital</th><th>Amount
Rs. in Crs)</th></tr>
<tr><td>Authorised Share Capital (18,40,00,000 Shares of Rs. 10 each)</td><td>184.00</td></tr>
<tr><td>Total</td><td>184.00</td></tr>
<tr><td>Issued, Subscribed and Paid-up Share Capital:
18,36,15,275 Shares of Rs. 10 each</td><td>183.62</td></tr>
<tr><td>Total</td><td>183.62</td></tr>
</table>
</td></tr>
<tr><td></td><td>2. Size of the present offer</td><td>As specified in the relevant Key Information Document
This issuance of Debentures will not alter the paid-up capital of the Issuer</td></tr>
<tr><td></td><td>3. Paid up equity capital
(i) After the offer;
(ii) after conversion of convertible instruments (if applicable)</td><td>As disclosed in the relevant Key Information Document</td></tr>
<tr><td></td><td>4. Securities premium account
(i) (before the offer)
(ii) (after the offer)</td><td>As disclosed in the relevant Key Information Document</td></tr>
<tr><td>(a)(ii)</td><td>Details of the existing share capital of the Issuer company in a tabular form, indicating therein with regard to each allotment, the date of allotment, the number of shares allotted, the face value of the shares allotted, the price and the form of consideration; and Number and price at which</td><td>Please refer to Paragraph 1(c) of the section titles ‘General Disclosures’ of this General Information Document</td></tr>
</table>

<table>
<tr><td></td><td>each of the allotments were made in the last 1 (one) year preceding the date of the GID separately indicating the allotments made for considerations other than cash and the details of the consideration in each case;</td><td></td></tr>
<tr><td>(b)</td><td>Profits of the company, before and after making provision for tax, for the 3 (three) financial years immediately preceding the date of circulation of GID;</td><td>
<table>
<tr><th>Particulars</th><th>31st March 2026 (Rs. In Crs)</th><th>31st March 2025(Rs. In Crs)</th><th>31st March 2024 (Rs. In Crs)</th></tr>
<tr><td>Profit / (Loss) before Tax</td><td>6.76</td><td>5.41</td><td>11.69</td></tr>
<tr><td>Profit / (Loss) after Tax</td><td>5.06</td><td>4.04</td><td>8.74</td></tr>
</table>
</td></tr>
<tr><td>(c)</td><td>Dividends declared by the Company in respect of the said 3 (three) financial years; interest coverage ratio for last 3 (three) years (Earnings before interest and tax / interest expense);</td><td>
<table>
<tr><th>Particulars</th><th>31st March 2026</th><th>31st March 2025</th><th>31st March 2024</th></tr>
<tr><td>Dividend amounts paid (Rs. In Crore)</td><td>NIL</td><td>NIL</td><td>NIL</td></tr>
<tr><td>Interest Coverage Ratio</td><td>NIL</td><td>NIL</td><td>NIL</td></tr>
</table>
</td></tr>
<tr><td>(d)</td><td>A summary of the financial position of the company as in the 3 (three) audited balance sheets immediately preceding the date of circulation of GID;</td><td>Please refer to Annexure G</td></tr>
<tr><td>(e)</td><td>Audited Cash Flow Statement for the 3 (three) years immediately preceding the date of circulation of GID; and</td><td>Please refer to Annexure C</td></tr>
<tr><td>(f)</td><td>Any change in accounting policies during the last 3 (three) years and their effect on the profits and the reserves of the company.</td><td>No change</td></tr>
</table>

DISCLAIMER

2.1 Disclaimer in relation to the General Information Document

This General Information Document is neither a prospectus nor a statement in lieu of a prospectus under the Companies Act. This General Information Document is prepared in conformity with the SEBI Regulations and the Companies Act and the rules thereunder. The distribution of this General Information Document and Issue of Debentures to be listed on the BSE is being made strictly on a private placement basis. This General Information Document is not intended to be circulated to more than 200 persons in the aggregate in a Financial Year and to any person other than an Eligible Investor. Multiple copies hereof given to the same entity shall be deemed to be given to the same person and shall be treated as such. This General Information Document does not constitute and shall not be deemed to constitute an offer or an invitation to subscribe to the Debentures to the public in general. This General Information Document is uploaded on the website of the relevant Stock Exchange to comply with the SEBI NCS Master Circular and offer will be made by issue of this General Information Document along with signed APPLICATION FORM after completion of the bidding, to successful bidders. This General Information Document discloses information pursuant to the SEBI Debt Regulations as amended from time to time and shall be uploaded on the BSE, as may be applicable, to facilitate invitation of bids. This General Information Document shall be available on BSE after the final listing of the Debentures. Upon Issue/Bid Closing Date, the Issuer shall issue this General Information Document along with a signed APPLICATION FORM to the successful bidders who shall be eligible to make an offer by submission of the completed Application Form.

This General Information Document has been prepared solely to provide general information about the Issuer to Eligible Investors to whom it is specifically addressed and who are willing and eligible to subscribe to the Debentures. This General Information Document does not purport to contain all the information that any Eligible Investor may require. Further, this General Information Document has been prepared for informational purposes relating to this transaction only and upon the express understanding that it will be used only for the purposes set forth herein.

Neither this General Information Document nor any other information supplied in connection with the Debentures is intended to provide the basis of any credit or other evaluation and any recipient of this General Information Document should not consider such receipt a recommendation to purchase any Debentures. Each Eligible Investor contemplating purchasing any Debentures should make its own independent investigation of the financial condition and affairs of the Issuer, and its own appraisal of the creditworthiness of the Issuer as well as the structure of the Issue. Potential Eligible Investors should consult their own financial, legal, tax and other professional advisors as to the risks and investment considerations arising from an investment in the Debentures and should possess the appropriate resources to analyze such investment and the suitability of such investment to such investor's particular circumstances. It is the responsibility of potential Eligible Investors to also ensure that they will sell these Debentures in strict accordance with this General Information Document and Applicable Laws, so that the sale does not constitute an offer to the public, within the meaning of the Companies Act, 2013. Neither the intermediaries nor their agents nor advisors associated with the Issue undertake to review the financial condition or affairs of the Issuer during the life of the arrangements contemplated by this General Information Document or have any responsibility to advise any Eligible Investor or potential Eligible Investor in the Debentures of any information coming to the attention of any other intermediary. By subscribing to the Issue, Eligible Investors shall be deemed to have acknowledged that the Issuer does not owe them a duty of care in this respect. Accordingly, none of the Issuer's officers (including principal officer and/or its Directors) or employees shall be held responsible for any direct or

consequential losses suffered or incurred by any recipient of this General Information Document as a result of or arising from anything expressly or implicitly contained in or referred to in this General Information Document or any information received by the recipient in connection with this Issue.

The Issuer confirms that, as of the date hereof, this General Information Document (including the documents incorporated by reference herein, if any) contains all information that is material in the context of the Issue, is accurate in all material respects and does not contain any untrue statement of a material fact or omit to state any material fact necessary to make the statements herein, in light of the circumstances under which they are made, and is not misleading. No person has been authorized to give any information or to make any representation not contained or incorporated by reference in this General Information Document or in any material made available by the Issuer to any potential Eligible investor pursuant hereto and, if given or made, such information or representation must not be relied upon as having been authorized by the Issuer. The Issuer certifies that the disclosures made in this General Information Document are adequate and in conformity with the SEBI Regulations. Further, the Issuer accepts no responsibility for statements made otherwise than in the General Information Document or any other material issued by or at the instance of the Issuer and anyone placing reliance on any source of information other than this General Information Document for investment in the Issue would be doing so at his own risk. No person has been authorized to give any information or to make any representation not contained or incorporated by reference in this General Information Document or in any material made available by the Issuer to any potential Eligible Investor pursuant hereto and, if given or made, such information or representation must not be relied upon as having been authorized by the Issuer. The legal advisors to the Issuer and any other intermediaries and their agents or advisors associated with the Issue of Debentures have not separately verified the information contained herein. Accordingly, no representation, warranty or undertaking, express or implied, is made and no responsibility is accepted by the legal advisor to the Eligible Investor or any such intermediary as to the accuracy or completeness of the information contained in this General Information Document or any other information provided by the Issuer. Accordingly, the legal advisors to the Issuer and other intermediaries associated with the Issue shall have no liability in relation to the information contained in this General Information Document or any other information provided by the Issuer in connection with the Issue.

The Issuer does not undertake to update the General Information Document to reflect subsequent events after the date of the General 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 General Information Document nor any Issue 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 General Information Document and the contents hereof are restricted providing information under the SEBI Debt Regulations for the purpose of inviting bids for the Eligible Investors. An offer of private placement shall be made by the Issuer by way of issue of the signed APPLICATION FORM to the successful bidders who have been addressed through a communication by the Issuer, and only such recipients are eligible to comply with the relevant regulations/guidelines applicable to them, including but not limited to SEBI NCS Master Circular for investing in this Issue. The contents of this General Information Document and any other information supplied in connection with this General Information Document or the Debentures are intended to be used only by those Eligible Investors to whom it is distributed. It is not intended for distribution to any other person and should not be reproduced or disseminated by the recipient.

No invitation to subscribe to the Debentures is being made to any persons other than the Eligible Investors to whom Application Forms along with this General Information Document have been sent. Any application by a person to whom the General Information Document and APPLICATION FORM has not been sent by the Issuer shall be rejected without assigning any reason.

Invitations offers, and allotment of the Debentures shall only be made pursuant to this General Information Document and APPLICATION FORM**.** You may not be and are not authorized to (1) deliver this General Information Document or any other information supplied in connection with this General Information Document or the Debentures to any other person; or (2) reproduce in part *or* full, this General Information Document or any other information supplied in connection with this General Information Document or the Debentures in any manner whatsoever. Any distribution or reproduction of this General Information Document in whole *or* in part or any public announcement or any announcement to third parties regarding the contents of this General Information Document or any other information supplied in connection with this General Information Document or the Debentures is unauthorized. Failure to comply with this instruction may result in a violation of the Companies Act, the SEBI Regulations or other Applicable Laws of India and other jurisdictions. This General Information Document has been prepared by the Issuer for providing information in connection with the proposed Issue described in this General Information Document.

Any person who is in receipt of this General Information Document, including the Eligible Investors, shall not reproduce or distribute in whole or part or make any announcement in public or to a third party regarding the contents without the consent of the Issuer. The recipient agrees to keep confidential all of such information provided (or made available hereafter), including, without limitation, the existence and terms of such transaction, any specific pricing information related to the transaction or the amount or terms of any fees payable to parties in connection with the Debentures. This General Information Document may not be photocopied, reproduced, or distributed to others (other than the advisors of the Eligible Investors) at any time without the prior written consent of the Issuer.

This General 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 General Information Document in any jurisdiction where such action is not permitted. Persons into whose possession this General Information Document comes are required to inform themselves about and to observe any such restrictions. The General Information Document is made available to the Eligible Investors in the Issue on the strict understanding that it is confidential.

2.2 Disclaimer in respect of jurisdiction

This Issue is made in India to investors as specified under *"Who Can Bid/Apply/Invest"* in the section *"Issue Procedure"* of this General Information Document, who shall be specifically approached by the Issuer. This General Information Document does not constitute an offer to sell or an invitation to subscribe to Debentures offered hereby to any person other than the Eligible Investors. Any disputes arising out of this Issue will be subject to the non-exclusive jurisdiction of the courts and tribunals of Delhi. This General Information Document does not constitute an offer to sell or an invitation to subscribe to the Debentures herein, in any other jurisdiction to any person to whom it is unlawful to make an offer or invitation in such jurisdiction.

2.3 FORCE MAJEURE

The Issuer reserves the right to withdraw the Issue at any time prior to the Issue Closing Date in the event of any unforeseen development adversely affecting the economic and/or regulatory environment or otherwise. In such an event, the Issuer will refund the application money, if any, collected without assigning any reason.

2.4 Disclaimer in respect of the Securities & Exchange Board of India

As per the provisions of the SEBI Regulations, a copy of this General Information Document has not been filed with or submitted to the SEBI.

IT IS TO BE DISTINCTLY UNDERSTOOD THAT THIS GENERAL INFORMATION DOCUMENT SHOULD NOT IN ANY WAY BE DEEMED OR CONSTRUED TO HAVE BEEN APPROVED OR VETTED BY SEBI. SEBI DOES NOT TAKE ANY RESPONSIBILITY EITHER FOR THE FINANCIAL SOUNDNESS OF ANY PROPOSAL FOR WHICH THE DEBENTURES ISSUED HEREOF IS PROPOSED TO BE MADE OR FOR THE CORRECTNESS OF THE STATEMENTS MADE OR OPINIONS EXPRESSED IN THIS GENERAL INFORMATION DOCUMENT. THE ISSUE OF DEBENTURES BEING MADE ON A PRIVATE PLACEMENT BASIS, FILING OF THIS DOCUMENT IS NOT REQUIRED WITH SEBI, HOWEVER SEBI RESERVES THE RIGHT TO TAKE UP AT ANY POINT OF TIME, WITH THE ISSUER, ANY IRREGULARITIES OR LAPSES IN THIS GENERAL INFORMATION DOCUMENT.

2.5 Disclaimer by Reserve Bank of India & National Housing Bank

The Issuer has obtained a certificate of registration dated November 14, 2017 bearing registration no. 11.0161.17 issued by the National Housing Bank under Section 29A of the National Housing Bank Act, 1987. However, a copy of this General Information Document has not been filed with or submitted to the NHB & RBI. It is distinctly understood that the General Information Document and the Key Information Documents issued hereunder, should not in anyway be deemed or construed to be approved or vetted by the NHB & RBI, the NHB & RBI does not accept any responsibility or guarantee about the present position as to the financial soundness of the Issuer or for the correctness of any of the statements or representations made or opinions expressed by the Issuer and for discharge of liability by the Issuer. By issuing the aforesaid certificate of registration dated November 14, 2017 to the Issuer, the NHB & RBI neither accepts any responsibility nor guarantee for the payment of any amount due to any investor in respect of the proposed Debenture issue. Potential Investors may make investment decisions in respect of the Debentures offered in terms of this General Information Document solely on the basis of their own analysis and NHB & RBI does not accept any responsibility about servicing /repayment of such investment.

2.6 Disclaimer in respect of the Stock Exchange

As required, a copy of this General Information Document has been submitted to the Stock Exchange for hosting the same on their website. It is to be distinctly understood that such submission of the document with Stock Exchange or hosting the same on its website should not in any way be deemed or construed that the document has been cleared or approved by Stock Exchange, nor does it in any manner warrant, certify or endorse the correctness or completeness of any of the contents of the Disclosure Documents, nor does it warrant that this Issuer's securities will be listed or continue to be listed on the Exchange, nor does it take responsibility for the financial or other soundness of the Issuer, its promoters, its management or any scheme or project of the Issuer.

Every person who desires to apply for or otherwise acquire any securities of the Issuer may do

so pursuant to independent inquiry, investigation and analysis and shall not have any claim against the Stock 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.

2.7 Disclaimer of the Arranger to the Issue

The Issuer has authorised each of the Arrangers to distribute this General Information Document in connection with the Debentures proposed to be issued by the Issuer. Nothing in this General Information Document constitutes an offer of securities for sale in any other jurisdiction, other than India, where such offer or placement would be in violation of any law, rule or regulation.

The Issuer has prepared this General Information Document and the Issuer is solely responsible for its contents and the truth, accuracy and completeness of all the information provided in this General Information Document. Neither are the Arrangers responsible for preparing, clearing, approving, scrutinizing or vetting this General Information Document, nor are the Arrangers responsible for the due diligence or for verification of the accuracy, truth, correctness, reliability, fairness or completeness of the contents of this General Information Document. The Issuer will comply with all laws, rules and regulations for the issuance of the Debentures. All the information contained in this General Information Document has been provided by the Issuer or is from publicly available information, and such information has not been independently verified by the Arrangers. No representation or warranty, expressed or implied, is or will be made, and no responsibility or liability is or will be accepted, by the Arranger(s) or its affiliates for the accuracy, completeness, reliability, correctness or fairness of this General Information Document or any of the information or opinions contained therein, and the Arranger(s) hereby expressly disclaims, to the fullest extent permitted by law, any responsibility for the contents of this General Information Document and any liability, whether arising in tort or contract or otherwise, relating to or resulting from this General Information Document or any information or errors contained therein or any omissions therefrom. By accepting this General Information Document, each recipient of the General Information Document and prospective investor or holder of the Debentures agrees that the Arranger(s) will not have any such liability.

The role of the Arranger(s) is confined to marketing, bidding for (wherever applicable and authorized) and placement of the Debentures on the basis of this General Information Document as prepared by the Issuer. The Arrangers have neither scrutinized or vetted nor have they conducted any due diligence, review, or verification of or inquiry on the contents of this General Information Document or any other Transaction Documents, nor any consultation with or obtained any authorization from any regulatory authority in India or otherwise in this regard; nor do they in any manner represent, warrant, covenant, undertake, guarantee, certify, recommend or endorse (in any manner express or implied) the accuracy, adequacy, completeness, reliability or reasonableness of any of the contents of this General Information Document or other Transaction Documents, allocation or allotment of or returns on or tradability of the Debentures or creation, perfection or enforcement of security for the Debentures in connection with the Issue; nor do they take responsibility for the financial or other soundness of or performance or enforceability of obligations of the Issuer, at this time or at any time during the tenor of the Debentures or thereafter; nor do they take responsibility in respect of any actual or purported difference between this General Information Document that may be distributed, transmitted or accessed in electronic form or the hard copy version thereof. No action has been taken or is purported to be taken by the Arrangers for the qualification or registration of the Debentures or the Issue or the Issuer, for the offer or sale or issuance of the Debentures in any jurisdiction or to any person (including any jurisdiction where such offer, sale or issuance may be prohibited or restricted).

Accordingly, the Arrangers hereby expressly disclaim, to the fullest extent permitted by law, any responsibility or liability of the Arrangers or any of their affiliates or its respective directors, employees, officers, agents, representatives or professional advisors, for or in connection with any direct, indirect or consequential loss or damage suffered by any person or otherwise arising of whatever nature and extent, whether arising in tort or contract or otherwise, as a result of relying on or in connection with the use of any statement in or omission from this General Information Document or any other Transaction Documents, or in any other information or communications made by or on behalf of the Issuer in connection with the Debentures or the Issue.

This General Information Document is not intended to be (and should not be used, regarded or construed as) the basis of any credit, legal or tax analysis or evaluation by any prospective investor or person who participates in the Issue. In connection with the Debentures, the Arrangers are acting or will act for the Issuer in the limited capacity as is agreed with the Issuer in connection with the Issue and will not be responsible or liable to any person, including with respect to making any payments, or offering, extending or accepting any indemnity or fiduciary obligations to any such person.

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

Each person receiving this General Information Document acknowledges that such person has not relied on the Arrangers, nor any person affiliated with the Arrangers, 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 Arrangers: (a) have no obligations of any kind to any recipient of the General Information Document and prospective investor who is considering participation in the Issue under or in connection with any Transaction Documents; (b) are not acting as trustee or fiduciary for any recipient of the General Information Document and prospective investor who is considering participation in the Issue or any other person; and (c) are under no obligation to conduct any "know your customer" or other procedures in relation to any person on behalf of any recipient of the General Information Document and prospective investor who is considering participation in the Issue. Neither the Arrangers nor their affiliates nor the 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 General 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 is non-public information the use of which may be regulated or prohibited by applicable law or regulation relating to insider dealing or otherwise.

2.8 Disclaimer in respect of the credit rating agency

The ratings by the Credit Rating Agency should not be treated as a recommendation to buy, sell or hold the rated Debentures. The Credit Rating Agency rating's are subject to a process of surveillance which may lead to a revision in ratings. Please visit Credit Rating Agency's

website, as more particularly provided in the relevant Key Information Document or contact the Credit Rating Agency's office for the latest information on Credit Rating Agency's rating. All information contained herein has been obtained by the Credit Rating Agency from sources believed by it to be accurate and reliable. Credit Rating Agency, however, has not conducted any audit of the Issuer or of the information provided by it. Although reasonable care has been taken to ensure that the information herein is true, such information is provided 'as is' without any warranty of any kind, and the Credit Rating Agency in particular, make no representation or warranty, express or implied, as to the accuracy, timeliness or completeness of any such information. All information contained herein must be construed solely as statements of opinion and the Credit Rating Agency shall not be liable for any losses incurred by users from any use of this publication or its contents. Most entities whose bank facilities / instruments are rated by the Credit Rating Agency have paid a credit rating fee, based on the amount and type of bank facilities/ instruments.

The rating/ outlook may undergo change in case of withdrawal of capital or the unsecured loans brought in in addition to the financial performance and other relevant factors. Please refer to the relevant Key Information Document for the credit rating rationale and further details.

Nothing in this General Information Document constitutes an offer of securities for sale in the United States of America or any other jurisdiction where such offer or placement would be in violation of any law, rule or regulation. No action is being taken to permit an offering of the Debentures or the distribution of this General Information Document in any jurisdiction where such action is required. The distribution/ taking/ sending/ dispatching/ transmitting of this General Information Document and the offering and sale of the Debentures may be restricted by law in certain jurisdictions, and persons into whose possession this document comes should inform themselves about, and observe, any such restrictions.

The Issuer has prepared this General Information Document and the Issuer is solely responsible and liable for its contents. The Issuer will comply with all laws, rules and regulations and has obtained all regulatory, governmental, corporate and other necessary approvals for the issuance of the Debentures. The Issuer confirms that all the information contained in this General Information Document has been provided by the Issuer or is from publicly available information.

The Eligible Investors should carefully read this General Information Document. This General Information Document is for general information purposes only, without regard to specific objectives, suitability, financial situations and needs of any particular person and does not constitute any recommendation and the Eligible Investors are not to construe the contents of this General Information Document as investment, legal, accounting, regulatory or Tax advice, and the Eligible 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 General Information Document should not be construed as an offer to sell or the solicitation of an offer to buy, purchase or subscribe to any securities mentioned therein, and neither this document nor anything contained herein shall form the basis of or be relied upon in connection with any contract or commitment whatsoever.

This General Information Document is confidential and is made available to potential Eligible investors in the Debentures on the understanding that it is confidential. Recipients are not entitled to use any of the information contained in this General Information Document for any purpose other than in assisting to decide whether or not to participate in the Debentures. This document and information contained herein or any part of it does not constitute or purport to constitute investment advice in publicly accessible media and should not be printed, reproduced, transmitted, sold, distributed or published by the recipient without the prior written approval from the Issuer. This General Information Document has not been approved and will

or may not be reviewed or approved by any statutory or regulatory authority in India or by any stock exchange in India. This document may not be all inclusive and may not contain all of the information that the recipient may consider material.

Each person receiving this General 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.

Issuer hereby declares that the Issuer has exercised due-diligence to ensure complete compliance of applicable disclosure norms in this General Information Document.

2.9 Disclaimer of Merchant Banker of Issuer

The merchant banker accept no responsibility for any statements or information provided other than those contained in this issue document, or any advertisement or material authorized by or issued at the instance of the issuer. Any person placing reliance on any other source of information will be doing so entirely at their own risk. The merchant banker do not guarantee the financial performance of the issuer or the project, nor assume responsibility for the accuracy, completeness, or adequacy of any opinions expressed herein. investors are strongly encouraged to make independent decisions after carefully evaluating all available information.

2.10 Cautionary note

The Eligible Investors have confirmed that they: (i) are knowledgeable and experienced in financial and business matters, have expertise in assessing credit, market and all other relevant risk and are capable of evaluating, and have evaluated, independently the merits, risks and suitability of purchasing the Debentures, (ii) understand that the Issuer has not provided, and will not provide, any material or other information regarding the Debentures, except as required in terms of the Transaction Documents, (iii) have not requested the Issuer to provide it with any such material or other information except as required in terms of the Transaction Documents, (iv) have not relied on any investigation that any person acting on their behalf may have conducted with respect to the Debentures, (v) have made their own investment decision regarding the Debentures based on their own knowledge (and information they have or which is publicly available) with respect to the Debentures or the Issuer, (vi) have had access to such information as deemed necessary or appropriate in connection with purchase of the Debentures, (vii) are not relying upon, and have not relied upon, any statement, representation or warranty made by any person, other than those as set out under the Transaction Documents, and (viii) understand that, by purchase or holding of the Debentures, they are assuming and are capable of bearing the risk of loss that may occur with respect to the Debentures, including the possibility that they may lose all or a substantial portion of their investment in the Debentures, and they will not look to the Debenture Trustee appointed for the Debentures for all or part of any such loss or losses that they may suffer.

Recipients shall not be entitled to use any of the information otherwise than for deciding whether to invest in the Debentures.

No person including any employee of the Issuer has been authorized to give any information or to make any representation not contained in this General Information Document. Any information or representation not contained herein must not be relied upon as having been authorized by or on behalf of the Issuer. Neither the delivery of this General Information Document at any time nor any statement made in connection with the offering of the Debentures shall under the circumstances imply that any information/representation contained herein is correct at any time subsequent to the date of this General Information Document. The

distribution of this General Information Document or the Application Forms and the offer, sale, pledge or disposal of the Debentures may be restricted by law in certain jurisdictions. Persons into whose possession this General Information Document comes are required by the Issuer to inform themselves about and observe any such restrictions. The sale or transfer of these Debentures outside India may require regulatory approvals in India, including without limitation, the approval of the RBI.

2.11 Issuer's absolute responsibility

The Issuer, having made all reasonable inquiries, accepts responsibility for and confirms that this General Information Document contains all information with regard to the Issuer and the issue which is material in the context of the issue, that the information contained in the General Information Document is true and correct in all material aspects and is not misleading, that the opinion and intentions expressed herein are honestly stated and that there are no other facts, the omission of which makes this document as a whole or any of such information or the expression of any such opinion or intentions misleading.

2.12 CONFIDENTIALITY

By accepting a copy of this General Information Document or any other information supplied in connection with this General Information Document or the Debentures, each recipient agrees that neither it nor any of its employees or advisors will use the information contained herein for any purpose other than evaluating the transaction described herein or will divulge to any other party any such information. This General Information Document or any other information supplied in connection with this General Information Document or the Debentures must not be photocopied, reproduced, extracted or distributed in full or in part to any person other than the recipient without the prior written consent of the Issuer.

2.13 ISSUE OF DEBENTURES IN DEMATERIALISED FORM

The Debentures will be issued only in dematerialised form. The Issuer has made arrangements with the Depositories for the issue of the Debentures in dematerialised form. Investors will have to hold the Debentures in dematerialised form as per the provisions of Depositories Act. The DP's name, DP ID and beneficiary account number must be mentioned at the appropriate place in the Application Form. The Issuer shall take necessary steps to credit the Debentures allotted to the depository account of the investor. The Issuer shall ensure the Debentures are credited to the demat accounts of the Debenture Holders within 1 (one) Business Day from the Deemed Date of Allotment.

2.14 CONSENTS

Catalyst Trusteeship Limited has given / shall give its written consent for its appointment (which shall be annexed in the relevant Key Information Document**)** as Debenture Trustee to the Issue and inclusion of its name in the form and context in which it appears in this General Information Document. Any other Trustee, if so appointed by the Company, shall provide their consent to the relevant Key Information Document.

2.15 FORWARD-LOOKING STATEMENTS

2.15.1 Certain statements in this General Information Document are not historical facts but are "forward-looking" in nature. Forward-looking statements appear throughout this General Information Document, including, without limitation, under the section titled *"Risk Factors"*. Forward-looking statements may include statements concerning the Issuer's plans, financial performance, the Issuer's competitive strengths and weaknesses, and the trends the Issuer

anticipates in the industry, along with the political and legal environment, and geographical locations, in which the Issuer operates, and other information that is not historical information.

2.15.2 The Company may have included statements in this General Information Document, that contain words or phrases such as "will", "would", "aim", "aimed", "will likely result", "is likely", "are likely", "believe", "expect", "expected to", "will continue", "will achieve", "anticipate", "estimate", "estimating", "intend", "plan", "contemplate", "seek to", "seeking to", "trying to", "target", "propose to", "future", "objective", "goal", "project", "should", "can", "could", "may", "will pursue" and similar expressions or variations of such expressions, that may constitute "forward-looking statements". These forward-looking statements involve a number of risks, uncertainties and other factors that could cause actual results, opportunities and growth potential to differ materially from those suggested by the forward-looking statements. These risks and uncertainties include, but are not limited to:

a) General economic and business conditions in India and other countries (including where the Company has a presence);

b) The Company's ability to successfully implement its strategy, its growth and expansion plans and technological changes;

c) The Company's ability to manage the increased complexity of the risks that the Company faces following its rapid growth;

d) Changes in the value of the Indian Rupee and changes in value of other currencies;

e) Changes in Indian or international interest rates, credit spreads and equity market prices;

f) Changes in laws and regulations that apply to the Company in India and in other countries where the Company is carrying on business;

g) Changes in political conditions in India and in other countries where the Company is carrying on business; and

h) Changes in the foreign exchange control regulations in India and in other jurisdictions where the Company is carrying on business.

The Company undertakes no obligation to update forward-looking statements to reflect events or circumstances after the date hereof. Forward looking statements speak only as of the date of this General Information Document. None of the Issuer, its Directors, its officers or any of their respective affiliates or associates has any obligation to update or otherwise revise any statement reflecting circumstances arising after the date hereof or to reflect the occurrence of underlying events, even if the underlying assumptions do not come to fruition.

In addition, other factors that could cause actual results to differ materially from those estimated by the forward-looking statements contained in this General Information Document include, but are not limited to the general economic and political conditions in India and the other countries which may have an impact on the Company's business activities or investments, political or financial instability in India or any other country caused by any factor including any terrorist attacks in India, the United States or elsewhere or any other acts of terrorism world-wide, any anti-terrorist or other attacks by the United States, the monetary and interest rate policies of India, political or financial instability in India or any other country caused by tensions between India and Pakistan related to the Kashmir region or military armament or social unrest in any part of India, inflation, deflation, unanticipated turbulence in interest rates,

changes in the value of the Indian Rupee, foreign exchange rates, equity prices or other rates or prices, the performance of the financial markets and level of internet penetration in India and globally, changes in domestic and foreign laws, regulations and taxes, changes in competition and the pricing environment in India and regional or general changes in asset valuations. For a further discussion on the factors that could cause actual results to differ, see the discussion under *"Risk Factors"* contained in this General Information Document.

2.16 LIMITS ON DISTRIBUTION

This General Information Document and any other information supplied in connection with this General Information Document are not for distribution (directly or indirectly) in any jurisdiction other than India unless the Issuer has intentionally delivered this General Information Document and any other information supplied in connection with this General Information Document in such jurisdiction and even then only for the limited purpose intended by the Issuer. They are not an offer for sale of Debentures, nor a solicitation to purchase or subscribe for Debentures, in any jurisdiction where such offer, sale or solicitation would be unlawful. The Debentures have not been and will not be registered under the laws of any jurisdiction (other than India; to the extent mandatory under Applicable Laws in India). The distribution of the General Information Document in certain jurisdictions may be prohibited by law. Recipients are required to observe such restrictions and neither the Company nor its respective Affiliates accept any liability to any person in relation to the distribution of information in any jurisdiction.

2.17 PRESENTATION OF FINANCIAL INFORMATION

2.17.1 Financial Data

In this General Information Document, annual audited standalone financial statements of the Company as at and for the years ended 31 March, 2022, 2023 and 2024 are herein referred to as the " Financial Statements" In making an investment decision, investors must rely on their own examination of the Group, the terms of the offering and the financial information contained in this General Information Document. Information in the Financial Statements is, unless otherwise stated therein, stated in Indian Rupees in "crore" or "lakh". Unless otherwise specified, financial information that is presented in the rest of the General Information Document has been (i) translated from Indian Rupees in "crore" or "lakh" in the Financial Statements to Indian Rupees in millions; and (ii) rounded to the nearest million Indian Rupees. One crore is equal to 10 million Rupees and 10 lacs is equal to one million Rupees.

2.17.2 Non-GAAP Financial Measures

As used in this General Information Document, a non-GAAP financial measure is one that purports to measure historical financial performance, financial position or cash flows. From time to time, reference is made in this General Information Document to such "non-GAAP financial measures", including EBITDA, or (unless otherwise specified} profit before other income and finance costs, tax expense/benefit, depreciation, amortization and exceptional items and share of profit/loss from joint ventures (net), and net debt, or (unless otherwise specified} non-current borrowings plus current borrowings plus current maturities of long term borrowings plus current maturities of finance lease obligations, if any, minus cash and cash equivalents, bank balances other than cash and cash equivalents and current investments. The Group's management believes that EBIT, EBITDA, EBITDA/revenue from operations, profit before tax/revenue from operations, net debt, net worth, net debt to equity ratio, average net worth, return on average net worth, return on average capital employed and other non-GAAP financial measures provide investors with additional information about the Group's performance, as well as ability to incur and service debt and fund capital expenditure, and are

measures commonly used by investors.

2.17.3 **Rounding**

Certain amounts and percentages included in this General Information Document have been rounded. Accordingly, in certain instances, the sum of the numbers in a column may not equal the total figure for that column.

2.17.4 **Risk Factors**

The Issuer believes that the following factors may affect its ability to fulfil its obligations in relation to the Debentures. These risks may include, among others, business aspects, equity market, bond market, interest rate, market volatility and economic, political and regulatory risks and any combination of these and other risks. Prospective investors should carefully consider all the information in this Document, including the risks and uncertainties described below, before making an investment in the Debentures. All of these factors are contingencies which may or may not occur and the Issuer is not in a position to express a view on the likelihood of any such contingency occurring.

MANAGEMENT'S PERCEPTION OF RISK FACTORS

Every business carries inherent risks and uncertainties that can affect financial conditions, results of operations and prospects. Investors should carefully consider all the information in this Offer Letter, including the risks and uncertainties described below, as well as the financial statements contained in this Offer Letter, before making an investment in the Debentures. The Company believes that the following risk factors may affect its ability to fulfil its obligations under the Debentures issued under the Debenture Documents. All of these factors are contingencies which may or may not occur and the Company is not in a position to express a view on the likelihood of any such contingency occurring.

The financial and other related implications of risks concerned, wherever quantifiable, have been disclosed in the risk factors mentioned below. However, there are certain risk factors where such implications are not quantifiable and hence any quantification of the underlying risks has not been disclosed in such risk factors. You should not invest in the Issue unless you are prepared to accept the risk of losing all or part of your investment, and you should consult your own tax, financial and legal advisors about the particular consequences of an investment in the Debentures. Unless otherwise stated, our financial information used in this section is derived from our audited unconsolidated financial information, prepared in accordance with accounting standards generally accepted in India.

RISKS RELATING TO THE DEBENTURES

I. Changes in the interest rates may affect the price of the Debentures

All securities where a fixed rate of interest is offered, such as Debentures are subject to price risk. The price of such securities will vary inversely with changes in prevailing interest rates, i.e., when interest rates rise, prices of fixed income securities fall and when interest rates drop, the prices increase. The extent of fluctuation in the prices is a function of the existing coupon/yield to maturity, days to maturity and the increase or decrease in the level of prevailing interest rates. Any increase in rates of interest is likely to have a negative effect on the price of the Debentures.

II. Secondary market for the Debentures may be Illiquid

It is not possible to predict if and to what extent a secondary market may develop in the Debentures or at what price the Debentures will trade in the secondary market or whether such market will be liquid or illiquid. As specified in the General Information Document, an application has been made to list or quote or admit to trading the Debentures on BSE and an in-principle approval has been obtained. If the Debentures are so listed or quoted or admitted to trading on the BSE no assurance is given that any such listing or quotation or admission to trading will be maintained. The fact that the Debentures may be so listed or quoted or admitted to trading does not necessarily lead to greater liquidity than if they were not so listed or quoted or admitted to trading.

The Issuer may, but is not obliged to, at any time purchase the Debentures at any price in the open market or by tender or private agreement. Any Debentures so purchased may be resold or surrendered for cancellation. The more limited the secondary market is, the more difficult it may be for holders of the Debentures to realize value for the Debentures prior to redemption of the Debentures.

III. Credit risk and rating downgrade risk

The Credit Rating Agency has assigned the credit rating of "[ICRA] A-(Stable)" rating to the Debentures, Credit Rating Letter dated September 24, 2026 are enclosed as **Annexure-H**. In the event of deterioration in the financial health of the Issuer, there is a possibility that the rating agency may downgrade the rating of the Debentures. In such cases, potential investors may incur losses on revaluation of their investment or make provisions towards sub-standard/ non-performing investment as per their usual norms. The Issuer cannot guarantee that this rating will not be downgraded. Such a downgrade in the credit rating may lower the value of the Debentures and may also affect the Issuer's ability to raise further debts.

IV. The Debentures may not be a suitable investment for all potential Investors

Potential Investors should ensure that they understand the nature of the Debentures and the extent of their exposure to risk, that they have sufficient knowledge, experience and access to professional advisers such as legal, tax, accounting and other advisers to make their own legal, tax, accounting and financial evaluation of the merits and risks of investment in the Debentures and that they consider the suitability of the Debentures as an investment in the light of their own circumstances and financial condition.

V. Exercise of powers by the Debenture Trustee is subject to equitable principles and supervisory powers of courts

The exercise by the Debenture Trustee of the powers and remedies conferred on it under the Debentures and this General Information Document or otherwise vested in it by applicable law, will be subject to general equitable principles regarding the enforcement of security, the general supervisory powers and discretion of the Indian courts in the context thereof and the obtaining of any necessary governmental or regulatory consents, approvals, authorisations or orders.

VI. The right of the Debenture Holders to receive payments under the Debentures will be junior to certain tax and other liabilities preferred by law on an insolvency of the Issuer

The Debentures will be subordinated to certain liabilities preferred by applicable law such as claims of the Government of India on account of taxes and certain liabilities incurred in the ordinary course of the Issuer's business (including workmen's dues). Upon an order for winding-up in India, the assets of a company are vested in a liquidator who has wide powers to liquidate such company to pay its debt and administrative expenses.

VII. Receipt of coupon or principal is subject to the credit risk of the Issuer.

Investors should be aware that the receipt of any coupon payment and principal amount at maturity is subject to the credit risk of the Issuer. Any stated credit rating of the Issuer reflects the independent opinion of the referenced rating agency as to the creditworthiness of the rated entity but is not a guarantee of credit quality of the Issuer. Any downgrading of the credit ratings of the Issuer by the rating agency may lower the value of the Debentures.

Potential Investors should be aware that receipt of the principal amount, (i.e., the redemption amount) and any other amounts that may be due in respect of the Debentures is subject to the credit risk of the Issuer. Potential Investors assume the risk that the Issuer will not be able to satisfy their obligations under the Debentures. In the event that bankruptcy proceedings or composition, scheme of arrangement or similar proceedings to avert bankruptcy are instituted by or against the Issuer, the payment of sums due on the Debentures may not be made or may be substantially reduced or delayed.

The payment of the principal and coupon on the Debentures is subject to the credit risk of the Issuer whereby the investors may or may not recover all or part of the principal or coupon amount of the funds invested in case of default by the Issuer. Debenture Holders assume the risk that the Issuer will not be able to satisfy their obligations under the Debentures and may or may not recover all or part of the principal and/or coupon amount in case of default by the Issuer.

VIII. Security may be insufficient to redeem the Debentures

In the event that the Company is unable to meet its payment and other obligations towards Investors under the terms of the Debentures, the Debenture Trustee may enforce the security as per the terms of security documents, and other related documents. The Debenture Holder(s)' recovery in relation to the Debentures will be subject to (i) the market value of such secured property, (ii) finding willing buyers for the security at a price sufficient to repay the Debenture Holder(s)' amounts outstanding under the Debentures. The value realised from the enforcement of the security may be insufficient to redeem the Debentures.

Although the Debentures are secured by a charge in favour of the Debenture Trustee, there can be no assurance that the stipulated security cover will be maintained at all times or that the value of the secured assets will be sufficient to ensure full recovery of the outstanding principal and interest amount in the event of enforcement of the security. The recovery of amounts due to the Debenture Holders may depend upon the value of the secured assets and the prevailing market conditions at the time of enforcement.

IX. Specific risk that 100% recovery may not happen despite 100% security

The Debentures are secured by a charge to the extent of 100% of the principal amount and interest amount due thereon in favour of the Debenture Trustee. While the Debenture Trustee is responsible for monitoring the maintenance of the security in accordance with the applicable transaction documents, there can be no assurance that the enforcement of such security will result in recovery of 100% of the outstanding principal and interest. The actual amount recovered may depend on the market value of the secured assets and the prevailing market conditions at the time of enforcement.

X. Payment of penalty

In case of outstanding debt instruments or deposits or borrowings, any default in compliance with the material covenants such as creation of security as per terms agreed, default in payment

of interest, default in redemption or repayment, non-creation of debenture redemption reserve, default in payment of penal interest wherever applicable.

INTERNAL RISKS

Risk Factor in relation to the Issuer's business

A. If the Issuer is unable to control the level of non-performing loans ("NPAs") in the future, or if the Issuer's loan loss reserves are insufficient to cover future loan losses, the financial condition and results of operations may be materially and adversely affected.

The Client Loans are secured against hypothecation of property along with security cheques. There is uncertainty on the client's ability to fulfil its loan obligations. Such non-performing or low credit quality loans can negatively impact our results of operations.

The Issuer cannot assure that the Issuer will be able to effectively control and reduce the level of NPAs in its total loan portfolio. The amount of the Issuer's reported non-performing loans may increase in the future as a result of growth in the total loan portfolio, and also due to factors beyond the Issuer's control. Failure to manage NPAs or effect recoveries will result in operations being adversely affected.

The Issuer's current loan loss reserves may not be adequate to cover an increase in the amount of NPAs or any future deterioration in the overall credit quality of the Issuer's total loan portfolio. As a result, if the quality of the Issuer's total loan portfolio deteriorates the Issuer may be required to increase the loan loss reserves, which will adversely affect the Issuer's financial condition and results of operations**.**

B. The Issuer's business operates through a large number of rural and semi urban branches and is exposed to operational risks including fraud

The Issuer is exposed to operational risks, including fraud, petty theft and embezzlement, as it handles a large volume of small transactions. This could harm its operations and its financial position.

The Issuer maintains an internal audit process to ensure the operations team follows the defined procedures and reports any deviations to the operations staff and management team. The Issuer also has a strong MIS system that has a wide range of data that can be used to monitor financial and operational performance.

To mitigate the above risk, the Issuer maintains an internal audit process to ensure the operations team follows the defined procedures and reports any deviations to the operations staff and management team. The Issuer also has a MIS system able to generate data analysis that can be used to monitor financial and operational performance.

C. The Issuer is exposed to certain political, regulatory and concentration of risks

Due to the nature of its operations, the Issuer is exposed to political, regulatory and concentration risks. The Issuer believes a mitigant to this is to expand its geographical reach and may consequently expand its operations other states. If it is not effectively able to manage such operations and expansion, it may lose money invested in such expansion, which could adversely affect its business and results of operations.

D. Large scale attrition, especially at the senior management level, can make it difficult for the Issuer to manage its business.

If the Issuer is not able to attract, motivate, integrate or retain qualified personnel at levels of experience that are necessary to maintain the Issuer's quality and reputation, it will be difficult for the Issuer to manage its business and growth. The Issuer depends on the services of its executive officers and key employees for its continued operations and growth. In particular, the Issuer's senior management has significant experience in the financial services industries. The loss of any of the Issuer's executive officers, key employees or senior managers could negatively affect its ability to execute its business strategy, including its ability to manage its rapid growth. The Issuer's business is also dependent on its team of personnel who directly manage its relationships with its members. The Issuer's business and profits would suffer adversely if a substantial number of such personnel left the Issuer or became ineffective in servicing its members over a period of time. The Issuer's future success will depend in large part on its ability to identify, attract and retain highly skilled managerial and other personnel. Competition for individuals with such specialized knowledge and experience is intense in this industry, and the Issuer may be unable to attract, motivate, integrate or retain qualified personnel at levels of experience that are necessary to maintain its quality and reputation or to sustain or expand its operations. The loss of the services of such personnel or the inability to identify, attract and retain qualified personnel in the future would make it difficult for the Issuer to manage its business and growth and to meet key objectives.

E. The Issuer's business and results of operations would be adversely affected by strikes, work stoppages or increased wage demands by employees

The employees are not currently unionized. However, there can be no assurance that they will not unionize in the future. If the employees unionize, it may become difficult to maintain flexible labour policies, and could result in high labour costs, which would adversely affect the Issuer's business and results of operations.

F. The Issuer's insurance coverage may not adequately protect it against losses. Successful claims that exceed its insurance coverage could harm the Issuer's results of operations and diminish its financial position

The Issuer maintains insurance coverage of the type and in the amounts that it believes are commensurate with its operations and other general liability insurances. The Issuer's insurance policies, however, may not provide adequate coverage in certain circumstances and may be subject to certain deductibles, exclusions and limits on coverage.

In addition, there are various types of risks and losses for which the Issuer does not maintain insurance, such as losses due to business interruption and natural disasters, because they are either uninsurable or because insurance is not available to the Issuer on acceptable terms. A successful assertion of one or more large claims against the Issuer that exceeds its available insurance coverage or results in changes in its insurance policies, including premium increases or the imposition of a larger deductible or co-insurance requirement, could adversely affect the Issuer's business, financial condition and results of operations.

G. Issuer requires certain statutory and regulatory approvals for conducting business and failure to obtain or retain them in a timely manner, or at all, may adversely affect operations.

HFCs/NBFCs in India are subject to strict regulation and supervision by the NHB/RBI. The Issuer requires certain approvals, licenses, registrations and permissions for operating its business, including registration with the NHB as a HFC pursuant to Section 29A of the NHB Act, 1987. Further, such approvals, licenses, registrations and permissions must be maintained/renewed over time, applicable requirements may change and the Issuer may not be aware of or comply with all requirements all of the time. Additionally, NHB/RBI has issued detailed directions on prudential norms inter alia prescribing guidelines on income recognition,

asset classification and provisioning requirements applicable to HFCs/NBFCs, exposure norms, disclosures in the balance sheet, requirement of capital adequacy, restrictions on investments in land and building and unquoted shares besides others. The shops and establishments laws regulate various employment conditions, including working hours, holidays and leave and overtime compensation. If the Issuer fails to obtain or retain any of these approvals or licenses, or renewals thereof, in a timely manner, or at all, its business may be adversely affected. If the Issuer fails to comply, or a regulator claims that it has not complied, with any of these conditions, the Issuer's certificate of registration may be suspended or cancelled, and it shall not be able to carry on such activities. If the Issuer fails to comply with any directions issued applicable on HFCs/NBFCs and fails to maintain the status of HFCs/NBFC it may attract penal provisions for non-compliance. The penal action can also result in NHB/RBI cancelling the certificate of registration issued to the HFC/NBFC.

EXTERNAL RISK FACTORS

I. Future legal and regulatory obstructions

Future government policies and changes in laws and regulations in India and comments, statements or policy changes by any regulator, including but not limited to NHB/RBI or SEBI, may adversely affect the Debentures. The timing and content of any new law or regulation is not within the Issuer's control and such new law, regulation, comment, statement or policy change could have an adverse effect on the market for and the price of the Debentures.

Further, SEBI or any other regulatory authorities may require clarifications on this General Information Document, which may cause a delay in the issuance of the Debentures or may result in the Debentures being materially affected or even rejected.

Further, the exercise by the Debenture Trustee of the powers and remedies conferred on it under the Debenture Trust Deed, or otherwise vested in them by applicable law, will be subject to general equitable principles regarding the enforcement of security, the general supervisory powers and discretion of the Indian courts in the context thereof and the obtaining of any necessary governmental or regulatory consents, approvals, authorizations or orders.

II. Political instability or changes in the government could delay further liberalization of the Indian economy and adversely affect economic conditions in India generally

Since 1991, successive Indian governments have pursued policies of economic liberalization. The role of the Central Government and State Governments in the Indian economy as producers, consumers and regulators has remained significant. If there is a slowdown in economic liberalization, or a reversal of steps already taken, it could have an adverse effect on the debt market which is as such exposed to the risks of the Indian regulatory and policy regime.

III. Company's growth depends on the sustained growth of the Indian economy. An economic slowdown in India and abroad could have direct impact on the Company's operations and profitability.

Macroeconomic factors that affect the Indian economy and the global economic scenario have an impact on Company's business. Recent trends suggest that the economy may grow at a flat pace which may have a direct impact on our business and a slowdown in the economy as a whole can increase such an impact thereby adversely impacting the Company's growth plans.

A sustained slowdown in the Indian economy could adversely affect Company's business; India's economy could be adversely affected by a general rise in interest rates, or various other

factors affecting the growth of industrial, manufacturing and services sector or general down trend in the economy.

IV. Civil unrest, terrorist attacks and war could affect our business.

Terrorist attacks and other acts of violence, war, or conflicts, particularly those involving India, as well as the jurisdictions where the Company's business is situated, may adversely affect Indian and global financial markets. Such acts may negatively impact business sentiment, which could adversely affect the Company's business and profitability.

India has from time to time experienced, and continues to experience, social and civil unrest, terrorist attacks and hostilities with neighbouring countries. Also, some of India's neighbouring countries have experienced, or are currently experiencing internal unrest. This, in turn, could have a material adverse effect on the market for securities including the Debentures. The consequences of any armed conflicts are unpredictable, and the Company may not be able to foresee events that could have an adverse effect on Company's business and the price and yield of the NCDs.

V. Company's business may be adversely impacted by natural calamities or unfavorable climatic changes.

India, Nepal, Bangladesh, Pakistan, Indonesia, and other Asian countries have experienced natural calamities such as earthquakes, floods, droughts, and a tsunami in recent years. Some of these countries have also experienced pandemics notably the ongoing Covid-19 pandemic in India and Globally including the outbreak of avian flu/ swine flu. The extent and severity of these natural disasters and pandemics determines their impact on these economies and in turn affects the Company's business and operation. Prolonged spells of abnormal rainfall and other natural calamities could have an adverse impact on the economies in which the Company has operations, which could adversely affect its business and the price of the Debentures.

VI. Any downgrading of India's sovereign rating by an international rating agency(ies) may affect the Company's business and its liquidity to a great extent.

Any adverse revision to India's credit rating for domestic and international debt by international rating agencies may adversely impact Company's ability to raise additional financing and the interest rates and other commercial terms at which such additional financing is available. This could have an adverse effect on Company's financial performance and its ability to obtain financing to fund our growth on favorable terms, or at all.

GENERAL RISKS

I. Investment risks

Investment in debt and debt related securities involve a degree of risk and investors should not invest any funds in the debt instruments, unless they can afford to take the risks attached to such investments. Investors are advised to read the risk factors carefully before taking an investment decision in this Issue. For taking an investment decision, investors must rely on their own examination of the Company and the Issue including the risks involved. The Debentures have not been recommended or approved by Securities and Exchange Board of India ("SEBI") nor does SEBI guarantee the accuracy or adequacy of this document.

II. Early Termination for Extraordinary Reasons, Illegality and Force Majeure

If the Issuer determines that, for reasons beyond its control, the performance of its obligations under the Debentures has become illegal or impractical in whole or in part for any reason, the Issuer may, at its discretion and without obligation, redeem the Debentures early.

III. Delays in court proceedings in India

If any dispute arises between the Issuer and any other party including Debenture Holders, the Issuer or such other party may need to take recourse to judicial proceedings before courts in India. It is not unusual for court proceedings in India to continue for extended periods. Disposition of cases may be further subject to various delays including multiple levels of appellate adjudication.

IV. Accounting Considerations

Special accounting considerations may apply to certain types of taxpayers. Potential investors are urged to consult with their own accounting advisors to determine implications of this investment.

V. Breach of contract

A failure to observe the covenants under our financing arrangements or to obtain necessary consents required thereunder may lead to the termination of our credit facilities, acceleration of all amounts due under such facilities and the enforcement of any security provided. Any acceleration of amounts due under such facilities may also trigger cross default provisions under our other financing agreements. If the obligations under any of our financing documents are accelerated, we may have to dedicate a substantial portion of our cash flow from operations to make payments under such financing documents, thereby reducing the availability of cash for our working capital requirements and other general corporate purposes. Further, during any period in which we are in default, we may be unable to raise, or face difficulties raising, further financing. Any of these circumstances.

OTHERS RISKS UNDER NCS LISTING REGULATION

A. Risks in relation to limited or sporadic trading of non-convertible securities of the issuer on the stock exchanges

As of date, we are not aware of any limited or sporadic trading of the non-convertible securities of the Issuer on stock exchanges and therefore, this would not be applicable.

B. Risks in relation to the security created in relation to the debt securities and risks in relation to maintenance of security cover or full recovery of the security in case of enforcement

Refer to Risk Factor- VIII under “Risks relating to Debentures”.

C. Refusal of listing of any security of the issuer during last three years by any of the stock exchanges in India or abroad

As of date, the Issuer has not been refused in listing of any security during the last 3 years by any of the stock exchanges in India or abroad and therefore, this would not be applicable.

D. In case of outstanding debt instruments or deposits or borrowings:

Any default in compliance with the material covenants such as creation of security as per terms

AGREED: As on the date of this General Information Document, the Issuer has not committed any default in compliance with the material covenants such as creation of security as per terms agreed in respect of any outstanding borrowings.

DEFAULT IN PAYMENT OF INTEREST: As on the date of this General Information Document, the Issuer has not committed any default in payment of interest in respect of any outstanding borrowings.

DEFAULT IN REDEMPTION OR REPAYMENT: As on the date of this General Information Document, the Issuer has not committed any default in redemption or repayment in respect of any outstanding borrowings.

NON-CREATION OF DEBENTURE REDEMPTION RESERVE: Pursuant to Rule 18 (7) of the Companies (Share Capital and Debentures) Rules, 2014, a HFC/NBFC is not required to maintain debenture redemption reserve for debentures issued on a private placement basis.

DEFAULT IN PAYMENT OF PENAL INTEREST WHEREVER APPLICABLE: As on the date of this General Information Document, the Issuer has not committed any default in payment of interest penal in respect of any outstanding borrowings.

2.18 TAXATION

Potential purchasers and sellers of the Debentures should be aware that they may be required to pay stamp duties or other documentary charges/taxes in accordance with the laws and practices of India. Payment and/or delivery of any amount due in respect of the Debentures will be conditional upon the payment of all applicable taxes, duties and/or expenses.

Potential Investors should consult their own independent tax advisers. In addition, potential Investors should be aware that tax regulations and their application by the relevant tax authorities change from time to time. Accordingly, it is not possible to predict the precise tax treatment which will apply at any given time.

2.19 INTEREST RATE RISK

All securities where a fixed rate of interest is offered are subject to price risk. The price of such securities will vary inversely with changes in prevailing interest rates, i.e. when interest rates rise, prices of fixed-income securities fall and when interest rates drop, the prices increase. The extent of fluctuation in the prices is a function of the existing coupon, days to maturity and the increase or decrease in the level of prevailing interest rates. Any increase in rates of interest is likely to have a negative effect on the price of the Debentures.

2.20 CREDIT RISK & RATING DOWNGRADE RISK

The Credit Rating Agency has assigned the credit rating of "[ICRA] A-(Stable)" rating to the Debentures, Credit Rating Letter dated September 24, 2026 are enclosed as **Annexure-H**. In the event of deterioration in the financial health of the Issuer, there is a possibility that the Credit Rating Agency may downgrade the rating of the Debentures.

2.21 THE DEBENTURES MAY BE ILLIQUID

It is not possible to predict if and to what extent a secondary market may develop in the

Debentures or at what price the Debentures will be sold or purchased in the secondary market or whether such market will be liquid or illiquid.

The Issuer may, but is not obliged to, at any time prior to the Redemption Date, purchase the Debentures at any price in the open market or by tender or private agreement, subject to applicable regulatory approval, at such terms acceptable to the holders of the Debentures. Any Debentures so purchased may be held or surrendered for cancellation. The more limited the secondary market is, the more difficult it may be for holders of the Debentures to realise the value for the Debentures prior to redemption of the Debentures.

2.22 FUTURE LEGAL AND REGULATORY OBSTRUCTIONS

Future government policies and changes in laws and regulations in India and comments, statements or policy changes by any regulator, including but not limited to SEBI, may adversely affect the Debentures. The timing and content of any new law or regulation are not within the Issuer's control and such new law, regulation, comment, statement or policy change could have an adverse effect on the market for and the price of the Debentures.

Further, SEBI or other regulatory authorities may require clarifications on this General Information Document and relevant Tranche IM, which may cause a delay in the issuance of the Debentures or may result in the Debentures being materially affected or even rejected.

Further, the exercise by the Debenture Trustee of the powers and remedies conferred on it under the Debenture Trust Deed, or otherwise vested in them by law, will be subject to general equitable principles, the general supervisory powers and discretion of the Indian courts in the context thereof and the obtaining of any necessary governmental or regulatory consents, approvals, authorisations or orders.

2.23 POLITICAL INSTABILITY OR CHANGES IN THE GOVERNMENT COULD DELAY FURTHER LIBERALIZATION OF THE INDIAN ECONOMY AND ADVERSELY AFFECT ECONOMIC CONDITIONS IN INDIA GENERALLY

Since 1991, successive Indian governments have pursued policies of economic liberalization. The role of the Central and State Governments in the Indian economy as producers, consumers and regulators has remained significant. If there is a slowdown in economic liberalization, or a reversal of steps already taken, it could have an adverse effect on the debt market which is as such exposed to the risks of the Indian regulatory and policy regime.

In times of Outbreak of war, pandemic like covid-19 etc., smooth functioning of the economy may be disrupted and may affect the liquidity and interest rates in the economy, which in turn may affect the value of the debentures.

2.24 THE DEBENTURES MAY NOT BE A SUITABLE INVESTMENT FOR ALL POTENTIAL INVESTORS

Potential Investors should ensure that they understand the nature of the Debentures and the extent of their exposure to risk, that they have sufficient knowledge, experience and access to professional advisers such as legal, tax, accounting and other advisers to make their own legal, tax, accounting and financial evaluation of the merits and risks of the investment in the Debentures and that they consider the suitability of the Debentures as an investment in the light of their own circumstances and financial condition.

GENERAL INFORMATION:

1. ISSUER INFORMATION:

Particulars	Details
Name of Issuer	SATIN HOUSING FINANCE LIMITED CIN: U65929DL2017PLC316143
PAN	AAYCS5160Q
Website and other contact details of the Company	Website: https://satinhousingfinance.com/ Contact Person: Mr. Brajesh Kumar Chief Financial Officer: Name: Mr. Sachin Sharma Tel: 0124-4346200 Email ID: sachin.sharma@satinhousingfinance.com Deputy Company Secretary & Chief Compliance Officer: Name: Mr. Brajesh Kumar Tel: 0124-4346200 Email: compliance@satinhousingfinance.com
Date and Place of Incorporation	April 17, 2017; Delhi
Latest Registration / Identification No.	(i) U65929DL2017PLC316143 issued by Registrar of Companies dated April 17, 2017 (ii) Certificate of registration dated November 14, 2017, bearing registration no. 11.0161.17 issued by the National Housing Bank
Registered Office of the Issuer	505, 5th Floor, Kundan Bhawan Azadpur Commercial Complex, North Delhi, Delhi, Delhi, India, 110033 Tel No. 0124-4346200
Corporate Office of the Issuer	Plot No 492, B Wing, 2nd Floor, Udyog Vihar, Phase III, Gurugram, Haryana, India, 122016 Tel No. 0124-4346200
Compliance Officer of the Issuer	Mr. Brajesh Kumar Contact No. 0124-4346200 Email ID: compliance@satinhousingfinance.com
CFO of the Issuer	Mr. Sachin Sharma Tel: 0124-4346200 Email ID: sachin.sharma@satinhousingfinance.com
Promoter	Our Parent is Satin Creditcare Network Limited. **Contact Person** – Mr. Vikas Gupta **Corporate Office:** Plot no. 492, Phase III, Udyog Vihar, Gurugram – 122016, Haryana Tel: 0124-4715400 Email: secretarial@satincreditcare.com PAN: AAACS0044B

2. **Our Promoter:**

A complete profile of all the promoters, including their name, date of birth, age, personal addresses, educational qualifications, experience in the business or employment, positions/posts held in the past, directorships held, other ventures of each promoter, special achievements, their business and financial activities, photograph, Permanent Accountant Number –

Name	Date of Birth/ Incorporation	Age	Corporate Office Address	Educational Qualification / Experience	Financial Activities PAN	Financial Activities
Satin Creditcare Network Limited	October 16, 1990	NA	Plot no. 492, Phase III, Udyog Vihar, Gurugram – 122016, Haryana	N.A.	AAACS0044B	Non-Banking Financial Company – Micro Finance Institution

The Company confirms that the Permanent Account Number, Bank Account Number of the promoter and Permanent Account Number of Directors have been submitted to the stock exchanges on which the Non–Convertible Securities are proposed to be listed, at the time of filing the draft Offer Document: The Permanent Account Number of the Promoter and of the Directors have been submitted to the stock exchanges on which the Non–Convertible Securities are proposed to be listed, at the time of filing the draft Disclosure Documents.

3. **Details of credit rating, along with the latest press release of the Credit Rating Agency in relation to the issue and declaration that the rating is valid as on the date of issuance and listing. Such press release shall not be older than one year from the date of opening of the issue**

The Credit Rating Agency has assigned the credit rating of "[ICRA] A-(Stable)" rating to the Debentures, Credit Rating Letter dated September 24, 2026 are enclosed as **Annexure-H**. Further, as specified in the relevant Key Information Document.

4. **Stock Exchange**

The Debentures are proposed to be listed on the BSE. The Stock Exchange has given its in-principle listing approval for the Debentures proposed to be offered through this General Information Document vide their letter dated [•]. Please refer to **Annexure D** to this General Information Document for the 'in-principle' listing approval from the Stock Exchange.

The Issuer shall make listing application to BSE as per the SEBI NCS Master Circular and in no case later than 3 (three) trading Days from Issue Closure Date and receive listing approval from the relevant Stock Exchange within 3 (three) trading Days from the Issue Closure Date. In case of delay in listing of the Debentures beyond 3 (three) trading days from the Issue Closure Date, the Company shall pay penal interest at the rate of 1% p.a. over the coupon rate for the period of delay to the investor (i.e. from date of allotment to the date of listing).

The Issuer has created a Recovery Expense Fund with BSE Limited as specified by SEBI for its previous debenture issuances.

5. Issue Schedule

Issue Opening / Bid Opening Date	As disclosed in the relevant Key Information Document
Issue Closing / Bid Closing Date	As disclosed in the relevant Key Information Document
Pay In Date	As disclosed in the relevant Key Information Document
Deemed Date of Allotment	As disclosed in the relevant Key Information Document

6. Key Intermediaries to the Issue

Debenture Trustee	Name: Catalyst Trusteeship Limited Address: 901, 9th Floor, Tower B, Peninsula Business Park, Senapati Bapat Marg, Lower Parel (W), Mumbai- 400013 Tel: 022- 49220555 Email: complianceCTL-Mumbai@ctltrustee.com Website: https://catalysttrustee.com/ Or as further disclosed in the relevant Key Information Document
Registrar for the Issue	Name: KFin Technologies Limited Address: Selenium Tower B, Plot No 31 & 32, Gachibowli, Financial District, Nanakramguda, Hyderabad-500032 Tel: +91 4067162222 Fax: 040-23001153 Email: srinivassudheer.venkatapuram@kfintech.com Website: www.kfintech.com Or as further disclosed in the relevant Key Information Document
Credit Rating Agency	Name: **ICRA Limited** Address: Building No. 8, 2nd Floor, Tower A, DLF Cyber City, Phase II, Gurugram Haryana 122002, India Contact Person: Mr. Jatin Arora Tel: +91 124 4545300 Email: info@icraindia.com Website: www.icra.in Rating Assigned: 'ICRA A-/Stable'
Arranger	As disclosed in the relevant Key Information Document
Auditor	Name: M/s S. P. Chopra & Co. Address: 31-F, Connaught Place New Delhi ICAI Firm Registration No. – 000346N Peer Review No.: 092529 Phone No.: 0120- 4516921

	Name: Mr. Pawan K. Gupta Email ID: spc1949@spchopra.in Website- NA
Merchant Banker 	SKI Capital Services Ltd. 718, Dr. Joshi Road, Karol Bagh, New Delhi - 110005 Tel: +91-011-41189899 Email: dcm@skicapital.net Contact person: Manick Wadhwa/ Vivek Rana

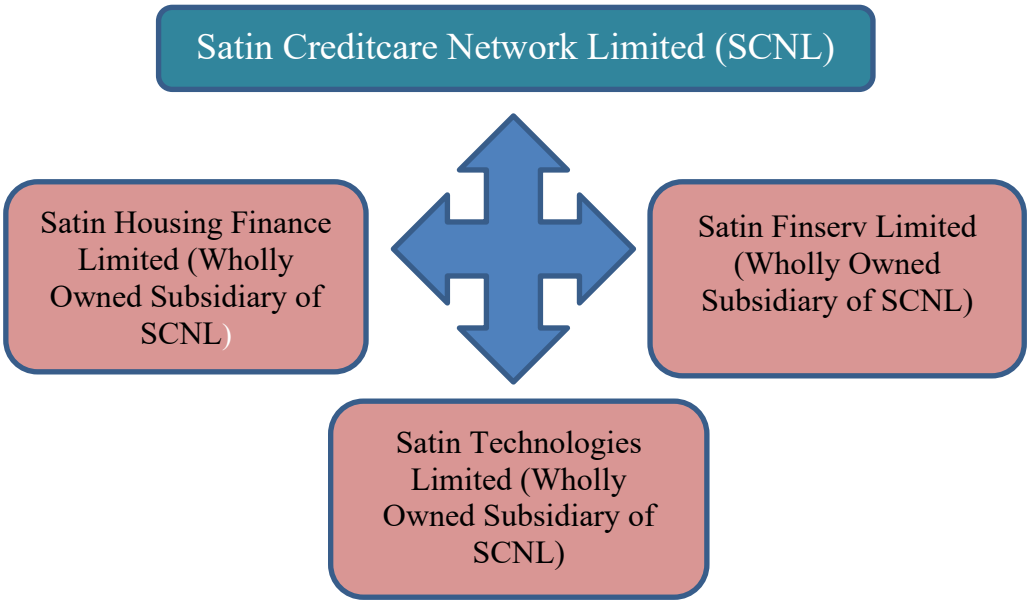
7. BRIEF HISTORY OF THE ISSUER SINCE ITS INCORPORATION:

Satin Housing Finance Limited (SHFL) is a professionally managed housing finance company (HFC) that provides long-term housing loans to customers belonging to low and middle-income groups, spread across the peripheries of urban, semi-urban and rural India. Incorporated on April 17, 2017, the company received its Certificate of Registration from the National Housing Bank (NHB) in November 2017 and successfully commenced its operations from February 2018.

8. BRIEF SUMMARY OF BUSINESS / ACTIVITIES OF ISSUER

Providing long-term housing loans to customers belonging to low and middle-income groups, spread across the peripheries of urban, semi-urban and rural India.

9. CORPORATE STRUCTURE OF THE ISSUER



10. KEY BUSINESS PRIORITIES:

To promote a sound, healthy, viable and cost effective housing finance system to cater to rural and semi-urban segments of the population. We aspire to create a benchmark for housing finance in rural India in terms of profitability for all the stakeholders.

11. KEY MANAGERIAL PERSONS

The following are the list of Key Management Personnel:

a) Mr. Amit Sharma, Managing Director & CEO

b) Mr. Sachin Sharma, Chief Financial Officer

c) Mr. Brajesh Kumar, Deputy CS & CCO

12. **Details of branches or units where the Issuer carries on its business activities, if any:**

Details of Branches as on March 31, 2026

States/Union Territory	**Name of Branches**	**Total Number of Branches**
Haryana	Gurugram, Rewari, Faridabad, Kaithal, Narnaul, Panipat, Karnal, Rohtak, and Yamunanagar	9
Uttar Pradesh	Hapur, Agra, Aligarh, Bulandshahr, Mathura, Ghaziabad-I, Ghaziabad-II, Kanpur, Lucknow, Loni, Moradabad, Varanasi, Meerut, Hathras, Bareilly, Dibai, and Saharanpur	17
Rajasthan	Ajmer, Alwar, Beawar, Bhilwara, Jaipur-I, Jaipur-II, Jodhpur, Kotputli, Sikar, Shahpura, Udaipur, Reengus, and Rajgarh	13
NCT of Delhi	Janakpuri, Shahdara and Rohini	3
Madhya Pradesh	Indore, Gwalior, Dhar, Ratlam, Barwani, Mandsaur, Khargoan, Neemuch and Jaora	9
Total		**51**

13. **Project cost and means of financing, in case of funding of new projects:**

N.A.

14. **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:**

As disclosed in the relevant Key Information Document.

15. **Financial Information**

A columnar representation of the audited financial statements (i.e. Profit & Loss statement, Balance Sheet and Cash Flow statement) both on a standalone and consolidated basis for a period of three completed years which shall not be more than six months old from the date of

the General Information Document or issue opening date, as applicable – Please refer to **Annexure G** of this General Information Document for standalone and consolidated financial statements along with Auditor's Report with the requisite schedules, footnotes, summary etc.

16. **Summary of reservations or qualifications or adverse remarks of auditors in the immediately preceding 3 (three) financial years and their impact on financial statements and financial position of the Company and the corrective steps taken and proposed to be taken by the Company for each of the said reservation or qualification or adverse remarks, if any:**

Nil

17. **Key Operational and Financial Parameters (Standalone financials)**

PARTICULARS	MARCH 31, 2024	MARCH 31, 2025	MARCH 31, 2026
	Audited	Audited	Audited
BALANCE SHEET			
Assets			
Property, Plant and Equipment	196.42	258.4	295.13
Financial Assets	67,674.28	83,710.61	1,12,271.56
Non-financial Assets excluding property, plant and equipment	1268.77	1,749.55	2,148.62
Total Assets	**69,139.47**	**85,718.56**	**1,14,715.31**
Liabilities			
Financial Liabilities			
- Derivative financial instruments	-	-	-
- Trade Payables	16.88	52.91	42.68
- Debt Securities	0	6929.94	4470.04
- Borrowings (other than Debt Securities)	44,316.47	46,890.74	67,220.11
- Subordinated liabilities	2068.02	2068.56	1034.58
- Other financial liabilities	593.41	633.45	1134.14
Non-Financial Liabilities			
- Current tax liabilities (net)	-	-	-
- Provisions	60.46	82.76	146.79
- Deferred tax liabilities (net)	494.17	468.52	740.97
- Other non-financial liabilities	555.81	501.99	632.11646
Equity (Equity Share Capital and Other Equity)	**21,034.25**	**28,089.69**	**39,293.88**
Total Liabilities and Equity	**69,139.47**	**85,718.56**	**1,14,715.31**
	0	0	0
PROFIT AND LOSS			
Revenue from operations	8,798.48	10,686.23	12,848.48

Other Income	432.82	502.64	1761.32
Total Income	**9,231.30**	**11,188.87**	**14,609.80**
Total Expense	**8,062.50**	**10,648.13**	**13,933.48**
Profit after tax for the year	874.43	404.26	506.42
Other Comprehensive income	616.72	75.33	995.95
Total Comprehensive Income	**1491.15**	**479.59**	**1502.37**
Earnings per equity share (Basic)	0.74	0.29	0.30
Earnings per equity share (Diluted)	0.74	0.29	0.30
CASH FLOW			
Net cash from / used in (-) operating activities	-17,325.46	-14671.31	-28,580.57
Net cash from / used in (-) investing activities	-271.53	-217.26	-174.04
Net cash from / used in (-) financing activities	18,328.80	16471.05	26,989.18
Net increase / decrease (-) in cash and cash equivalents	731.81	1582.484	-1765.43
Cash and cash equivalents as per Cash Flow Statement as at the end of period	1288.81	2871.29	1105.86
ADDITIONAL INFORMATION			
Net Worth	19,982.24	26,252.96	37,305.32
Cash and cash equivalents	1288.81	2871.29	1105.86
Loans	63,476.32	76,720.63	1,03,422.33
Total Debts to Total Assets	0.67	0.65	0.63
Interest Income	7,019.32	9,071.57	10,132.52
Interest Expense	4431.31	5944.06	7021.95
Impairment on Financial Instruments	207.66	395.74	719.76
Bad Debts to Loans	NIL	NIL	NIL
% Stage 3 Loans on Loans (Principal Amount)	0.84%	2.80%	2.95%
% Net Stage 3 Loans on Loans (Principal Amount)	0.67%	2.23%	2.34%
Tier I Capital Adequacy Ratio (%)	45.88%	51.65%	53.64%
Tier II Capital Adequacy Ratio (%)	2.79%	0.62%	0.00%

Key Operational and Financial Parameters (Consolidated financials)

N.A.

Details of any other contingent liabilities of the Issuer based on the last audited financial statements including amount and nature of liability:

Particulars	**As at March 31, 2026**
Estimated amount of contract remaining to be executed on capital account and not provided for	-
Claims against the Company not acknowledged as debt:	
- Litigation matters with respect to direct taxes	-
- Litigation matters with respect to indirect taxes	-
Corporate guarantee given by the Company to lenders on behalf of subsidiary companies	-

18. **The amount of corporate guarantee issued by the Issuer along with name of the counterparty (like name of the subsidiary, JV entity, Group Company, etc.) on behalf of whom it has been issued, in the past 3 years including the current financial year:**

Nil

19. Capital Structure:

a) Details of share capital as on June 30, 2026:

Share Capital	**Amount** (Rs. in crore)
Authorized Share Capital (184000000 Equity Shares of Rs. 10 each)	184
Total	184
Issued, Subscribed and Paid-up Share Capital: 183615275 Equity Shares of Rs. 10 each	183.62
Total	183.62

b) Changes in capital structure as on June 30, 2026, for the last 3 (three) years:

Date of Change (AGM/ EGM)	**Authorised Capital in Rs.**		**Particulars**
	Existing	**Revised**	**Change in Capital (Rs.)**
January 22, 2024	123,00,00,000	130,00,00,000	7,00,00,000
July 29, 2024	130,00,00,000	141,00,00,000	11,00,00,000
November 04, 2024	141,00,00,000	152,00,00,000	11,00,00,000
July 08, 2025	152,00,00,000	177,10,00,000	25,10,00,000

September 24, 2025	177,10,00,000	184,00,00,000	6,90,00,000

c) Equity Share Capital history of the Company as on June 30, 2026 and last 3 (three) years

Date of Allotment	No of Equity Shares	Face Value (INR)	Issue Price (INR)	Consideration (Cash, other than cash etc.)	Nature of Allotment	Cumulative		
						No of equity shares	Equity Share Capital (INR)	Equity share Premium
31.01.2024	81,06,350	10	30.84	Cash	Right Issue	12,96,23,230	129,62,32,300	60,37,57,438
05.08.2024	1,12,17,945	10	31.20	Cash	Right Issue	10,67,00,000	106,70,00,000	84,15,77,872
25.11.2024	1,10,93,500	10	31.55	Cash	Right Issue	11,34,00,000	113,40,00,000	1,08,06,42,797
01.08.2025	1,58,47,800	10	31.55	Cash	Right Issue	12,15,16,880	121,51,68,800	1,42,21,62,887
30.09.2025	1,58,32,800	10	31.58	Cash	Right Issue	18,36,15,275	183,61,52,750	1,76,38,34,711

d) Preference Share Capital (Paid up capital) history as on June 30, 2026: Nil

e) Details of any Acquisition/Amalgamation with any entity in the last 1 (one) year: N.A.

f) Details of any Reorganization or Reconstruction in the last 1 (one) year – N.A.

g) Details of the shareholding of the Company as on June 30, 2026 as per listing regulations:

Brief Shareholding Pattern of the Company as on June 30, 2026 is as below:

Sr. No.	Category	Pre Issue		Post Issue	
		No. of shares held	% of share holding	No. of shares held	% of share holding
1	M/s Satin Creditcare Network Limited	18,36,15,269	100	1,83,61,52,690	100
2	Mr. Rohit Kumar Gupta (As a Nominee of Satin Creditcare Network Limited)	1	0	1	0
3	Mr. Amarjit Singh (As a Nominee of Satin Creditcare Network Limited)	1	0	1	0
4	Mr. Sunil Yadav (As a Nominee of Satin Creditcare Network Limited)	1	0	1	0
5	Mr. Anil Kwatra (As a Nominee of Satin Creditcare Network Limited)	1	0	1	0
6	Mr. Manish Kumar Mittal (As a Nominee of Satin Creditcare Network Limited)	1	0	1	0
7	Mrs. Aditi Singh (As a Nominee of Satin Creditcare Network Limited)	1	0	1	0
Grant Total		**18,36,15,275**	**100**	**183,61,52,750**	**100**

Notes: Shares pledged or encumbered by the promoters (if any) – N.A.

h) List of top 10 (ten) holders of equity shares of the Issuer as on June 30, 2026:

Sr. No	Name of the shareholders	Total Number of Equity Shares	No of shares in demat form	Total Shareholding as % of total no of equity shares

1	M/s Satin Creditcare Network Limited	18,36,15,269	18,36,15,269	100
2	Mr. Rohit Kumar Gupta (As a Nominee of Satin Creditcare Network Limited)	1	1	0
3	Mr. Amarjit Singh (As a Nominee of Satin Creditcare Network Limited)	1	1	0
4	Mr. Sunil Yadav (As a Nominee of Satin Creditcare Network Limited)	1	1	0
5	Mr. Anil Kwatra (As a Nominee of Satin Creditcare Network Limited)	1	0	0
6	Mr. Manish Kumar Mittal (As a Nominee of Satin Creditcare Network Limited)	1	1	0
7	Mrs. Aditi Singh (As a Nominee of Satin Creditcare Network Limited)	1	1	0

20. **Promoter Shareholding in the Issuer as on June 30, 2026 is given below:**

Sr. No.	Name of Shareholders	Total no. of equity shares	No. of shares in demat form	Total shareholding as % of the total no. of Equity shares	No. of pledged shares	%of shares pledged with respect to shares owned
1	Satin Creditcare Network Limited	18,36,15,269	18,36,15,269	100	0	0

21. **Details of current directors of the Issuer:**

Sr. No	Name, Designation and DIN	Age	Address	Director of the Company since	Details of other directorship (s)	Whether Wilful Defaulter (Yes / No)
1.	Mr. Harvinder Pal Singh Director DIN: 00333754	66 years	MGE-2-TW-04-03 A3rd Floor, Fairway East M3M Golf Estate, Sector 65, M3M, Gurgaon, M3M Golf Estate-PH2-Gurugram, Chakarpur(74), Gurgaon-122002	17-04-2017	- Trishashna Holdings & Investments Private Limited - Satin Creditcare Foundation - Parishek Finance Private Limited - Anushna Estates Private Limited - Global Social (India) Foundation - Satin Finserv Limited - Satin Creditcare Network Limited - Satin Housing Finance Limited - Satin Technologies Limited - Prestellar Ventures Fund I Pte. Ltd. - Tomorrow's One Capital Pte. Limited	No
2.	Mr. Amit Sharma Managing Director & CEO DIN: 08050304	52 years	75, Dharam Kunj Apartment, Opp. R G Mall, Rohini, Sector 9, North West Delhi, Delhi-110085	07-02-2018	-	No
3.	Dr. Jyoti Ahluwalia Independent Director DIN:09112407	52 years	H-35/6, FF-2, DLF Phase- 1, Sikandarpur, Ghosi(68), Gurgaon-122002	27-04-2022	- Satin Finserv Limited	No

Sr. No	Name, Designation and DIN	Age	Address	Director of the Company since	Details of other directorship (s)	Whether Wilful Defaulter (Yes / No)
4.	Mr. Sanjay Kumar Bhatia Independent Director DIN: 07033027	62 years	1414, Mukherjee Nagar, North West Delhi, Delhi-110009	22-04-2024	- Antara Bangalore Senior Living Limited - Satin Housing Finance Limited - Contend Builders Private Limited - QTrino Labs Private Limited	No

22. **Brief profile of the Board of Directors is as under:**

Mr. Harvinder Pal Singh:

A law graduate and fellow of The Institute of Chartered Accountants of India since 1984, Mr. HP Singh has over four decades of microfinance experience to his credit and is responsible for pioneering the unique concept of daily collection of repayments of loans.

Aside being an expert in lending, particularly in the microfinance field, Mr. Singh also has experience across auditing, accounts, project financing, advisory services and company law matters.

Mr. Singh also participated in Harvard Business School's Accion Program on Strategic Leadership for Microfinance in 2009, as well as the leadership program organized by Women's World Banking at Wharton Business School, University of Pennsylvania in 2011.

He continues to be actively involved in the company's day-to-day operations. Under his leadership, SHFL has evolved into one of India's leading housing finance institution in North and is poised to further expand its operations across the country.

Mr. Amit Sharma:

Mr. Sharma brings to the table over 25 years of priceless experience across NBFCs and the financial services sector, both in domestic and global markets.

A Company Secretary (CS), Mr. Sharma holds a B.Com (Hons.) and a LLB degree from Delhi University, as well as a DIFC (Dubai) Certification. Before joining the Satin family, Mr. Sharma worked at the Religare Group, P.N.Vijay Financial Services, Abhipra Capital Ltd and the Association of National Exchange Members of India, among others. He also held several key positions in various large corporate houses, the most recent being Chief Business Officer (CBO) for LAS & Agri-Commodity Funding and Commercial Vehicle Finance at Karvy Financial Services Limited for 5 years. Here, he was instrumental in starting, conceptualizing and developing the Home Loans business, playing a pivotal role in building up the Loan Against Shares and Agri-Commodities (LAS), Commercial Vehicle Finance, Loan Against Property-SME (Cross-sell) and Structured Financing departments.

Mr. Sharma's general areas of specialization and in-depth knowledge of myriad business facets is truly inspiring, covering the likes of Retail and Institutional Lending, Investment Banking, Fund Raising, Treasury, Capital Markets, Legal, International Syndication Structures, Operations, Products, Risk Management, Private Equity, Retail & Institutional Business (Mergers & Acquisitions), Sales & Marketing and to top it all off, building and scaling up businesses.

Dr. Jyoti Ahluwalia:

She is a Ph.D. holder and Master's in Commerce from University of Allahabad. She also holds degree of Chartered Financial Analyst from Institute of Chartered Financial Analysts of India. Dr. Ahluwalia currently works as a Senior Healthcare Technology Consultant at Millman India, Gurgaon, Millman is a US based Actuarial and Consulting Firm.

Prior to her current role, she was associated at Assistant Professor of Data Analytics and Machine Learning at Sushant University and as Finance Professor at ICFAI Business School, Gurugram for more than 10 years and taught courses in Finance, Analytics, Strategy, Financial Management, Mergers and Acquisitions, Financial Business Analytics. She is also certified by HDFC Bank as a Banking Faculty in HDFC Train and Trainer Program. In addition, she has cleared six actuarial papers and has held various important roles in corporates such as Actuarial Analysts at Milliman India (Actuaries and Consultants), Syndicated Research Analyst at Corporate Executive Board. With her contribution in a two day MDP workshop on Personal Financing Planning, she has received the "Best Summer Internship Programme Award 2015".

Mr. Sanjay Kumar Bhatia:

A Chartered Accountant and Commerce graduate of Delhi University, Mr. Bhatia has over 35 years of rich experience across leading corporates, start-ups and BAU environments, having worked in both sales management and strategy formation. At present, he is Senior Director – Community Development at Antara Senior Living Limited and is responsible for the development of the upcoming communities for progressive seniors, the formulation of long-term strategy and tactical execution and general management. He also provides consultancy on income tax, corporate tax and corporate law matters to various organizations. In his past career, he has served as Vice President and Head of Strategic Initiatives (Revenue) at Max Life Insurance and worked at companies such as Max New York Life, Vikas Motors Limited, Dinker Portfolio Private Limited, DMA of Citibank N.A. and GE Countrywide.

23. **Details of change in directors since preceding three financial years and current financial year:**

Sr. No	Name of Director, Designation and DIN	Date of Appointment / Cessation	Director of the Company since (in case of cessation)	Remarks
2023–24				
-	-	-	-	-
2024–25				

Sr. No	Name of Director, Designation and DIN	Date of Appointment / Cessation	Director of the Company since (in case of cessation)	Remarks
1.	Mr. Sanjay Kumar Bhatia	22-04-2024	-	Appointment
2.	Mr. Anil Kumar Kalra	01-05-2024	-	Cessation
3.	Mr. Sundeep Kumar Mehta	01-05-2024	-	Cessation
2025–26				
-	-	-	-	-
2026-27				
-	-	-	-	-

24. **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):**

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

- As on June 30, 2026:

Sr. No	Name of the Director	Remuneration paid by the Company (Issuer)	Remuneration paid by Associate Companies	Shareholding in the Company	Shareholding in the Associate Companies
1	Mr. Amit Sharma	37.50	N.A.	Nil	N.A.
2	Mr. Harvinder Pal Singh	Nil	N.A.	Nil	N.A
3	Mr. Sanjay Kumar Bhatia	0.60	N.A.	Nil	N.A.
5	Dr. Jyoti Ahluwalia	0.45	N.A.	Nil	N.A.

- <u>During the preceding 3 (three) Financial Year's:</u>

Sr. No	Name of the Director	Remuneration paid by the Company (Issuer)	Remuneration paid by Associate Companies	Shareholding in the Company	Shareholding in the Associate Companies
FY 2023-24					
1	Mr. Amit Sharma	114.78	N.A.	Nil	N.A.
2	Mr. Harvinder Pal Singh	Nil	N.A.	Nil	N.A.
3	Mr. Sundeep Kumar Mehta	1.90	N.A.	Nil	N.A.
4	Mr. Anil Kumar Kalra	1.90	N.A.	Nil	N.A.
5	Dr. Jyoti Ahluwalia	1.00	N.A.	Nil	N.A.
FY 2024–25					
1	Mr. Amit Sharma	119.98	N.A.	Nil	N.A.
2	Mr. Harvinder Pal Singh	Nil	N.A.	Nil	N.A.
3	Mr. Sundeep Kumar Mehta	0.30	N.A.	Nil	N.A.
4	Mr. Anil Kumar Kalra	0.30	N.A.	Nil	N.A.
5	Dr. Jyoti Ahluwalia	1.80	N.A.	Nil	N.A.
6	Mr. Sanjay Kumar Bhatia	2.00	N.A.	Nil	N.A.
FY 2025–26					
1	Mr. Harvinder Pal Singh	Nil	N.A.	Nil	N.A.
2	Mr. Amit Sharm	126.19	N.A.	Nil	N.A.
3	Dr. Jyoti Ahluwalia	2.10	N.A.	Nil	N.A.
4	Mr. Sanjay Kumar Bhatia	3.15	N.A.	Nil	N.A.

(b) Appointment of any relatives to an office or place of profit of the Issuer, its subsidiary or associate company: Nil

(A) **Full particulars of the nature and extent of interest, if any, of every director:**

in the promotion of the Issuer; or

in any immoveable property acquired by the Issuer in the two years preceding the date of the issue document or any immoveable property proposed to be acquired by it; or

where the interest of such a director consists in being a member of a firm or company, the nature and extent of his interest in the firm or company, with a statement of all sums paid or agreed to be paid to him or to the firm or company in cash or shares or otherwise by any person either to induce him to become, or to help him qualify as a director, or otherwise for services rendered by him or by the firm or company, in connection with the promotion or formation of the Issuer shall be disclosed.

(c) Contribution being made by the directors as part of the offer or separately in furtherance of such objects:

Not Applicable

(d) 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:

Not Applicable

Auditors of the Company

a) **Details of Statutory Auditors of the Company:**

Name	Address	Auditor since
M/s S. P. Chopra & Co.	31-F, Connaught Place New Delhi Tel: +91 - 9810277251	Annual General Meeting of the Company held on June 22, 2026

b) **Details of change in Auditors since last three years**: N.A.

Name	Address	Date of Appointment	Date of Resignation	Date of Cessation
M/s Rajeev Bhatia & Associates	201, 203, 2nd Floor, A-20, Indraprashtha Bhawan, Dr. Mukherjee Nagar, Commercial Complex, Delhi - 110009	April 17, 2017	-	June 22, 2026

Name	Address	Date of Appointment	Date of Resignation	Date of Cessation
M/s S. P. Chopra & Co.	31-F, Connaught Place New Delhi	June 22, 2026	-	-

25. **Financial Information:**

Key Operational and Financial Parameters on consolidated and standalone basis
***(Consolidated is not applicable as the Company doesn't have any subsidiary/ies*)**

1. **Key Operational and Financial Parameters for the last three audited years**

On standalone basis

(Rs. in Lakhs)

PARTICULARS	MARCH 31, 2024	MARCH 31, 2025	MARCH 31, 2026
	Audited	Audited	Audited
BALANCE SHEET			
Assets			
Property, Plant and Equipment	196.42	258.4	295.13
Financial Assets	67,674.28	83,710.61	1,12,271.56
Non-financial Assets excluding property, plant and equipment	1268.77	1,749.55	2,148.62
Total Assets	**69,139.47**	**85,718.56**	**1,14,715.31**
Liabilities			
Financial Liabilities			
- Derivative financial instruments	-	-	-
- Trade Payables	16.88	52.91	42.68
- Debt Securities	0	6929.94	4470.04
- Borrowings (other than Debt Securities)	44,316.47	46,890.74	67,220.11
- Subordinated liabilities	2068.02	2068.56	1034.58
- Other financial liabilities	593.41	633.45	1134.14
Non-Financial Liabilities			
- Current tax liabilities (net)	-	-	-
- Provisions	60.46	82.76	146.79
- Deferred tax liabilities (net)	494.17	468.52	740.97
- Other non-financial liabilities	555.81	501.99	632.11646
Equity (Equity Share Capital and Other Equity)	**21,034.25**	**28,089.69**	**39,293.88**
Total Liabilities and Equity	**69,139.47**	**85,718.56**	**1,14,715.31**

	0	0	0
PROFIT AND LOSS			
Revenue from operations	8,798.48	10,686.23	12,848.48
Other Income	432.82	502.64	1761.32
Total Income	**9,231.30**	**11,188.87**	**14,609.80**
Total Expense	**8,062.50**	**10,648.13**	**13,933.48**
Profit after tax for the year	874.43	404.26	506.42
Other Comprehensive income	616.72	75.33	995.95
Total Comprehensive Income	**1491.15**	**479.59**	**1502.37**
Earnings per equity share (Basic)	0.74	0.29	0.30
Earnings per equity share (Diluted)	0.74	0.29	0.30
CASH FLOW			
Net cash from / used in (-) operating activities	-17,325.46	-14671.31	-28,580.57
Net cash from / used in (-) investing activities	-271.53	-217.26	-174.04
Net cash from / used in (-) financing activities	18,328.80	16471.05	26,989.18
Net increase / decrease (-) in cash and cash equivalents	731.81	1582.484	-1765.43
Cash and cash equivalents as per Cash Flow Statement as at the end of period	1288.81	2871.29	1105.86
ADDITIONAL INFORMATION			
Net Worth	19,982.24	26,252.96	37,305.32
Cash and cash equivalents	1288.81	2871.29	1105.86
Loans	63,476.32	76,720.63	1,03,422.33
Total Debts to Total Assets	0.67	0.65	0.63
Interest Income	7,019.32	9,071.57	10,132.52
Interest Expense	4431.31	5944.06	7021.95
Impairment on Financial Instruments	207.66	395.74	719.76
Bad Debts to Loans	NIL	NIL	NIL
% Stage 3 Loans on Loans (Principal Amount)	0.84%	2.80%	2.95%
% Net Stage 3 Loans on Loans (Principal Amount)	0.67%	2.23%	2.34%
Tier I Capital Adequacy Ratio (%)	45.88%	51.65%	53.64%
Tier II Capital Adequacy Ratio (%)	2.79%	0.62%	0.00%

2. **Key Operational and Financial Parameters for the latest quarter ended on June 30, 2024**

On standalone basis

Satin Housing Finance Limited
Unaudited Balance Sheet as at June 30, 2026
(All amounts in rupees in lakhs, unless stated otherwise)

Particulars	Notes	As at June 30, 2026	As at March 31, 2026
ASSETS			
Financial assets			
Cash and cash equivalents	1	4,777.62	1,105.86
Bank balances other than above	2	5,089.57	6,512.35
Receivables	3		
(I) Trade receivables		370.67	550.82
(II) Other receivables		-	-
Loans	4	1,01,725.30	1,03,422.33
Other financial assets	5	468.92	680.20
		1,12,432.08	**1,12,271.56**
Non financial assets			
Current tax assets (net)		56.98	107.71
Property, plant and equipment	7	261.88	295.13
Intangible assets	8	19.65	13.32
Other non financial assets	9	1,967.43	2,027.59
		2,305.94	**2,443.75**
TOTAL		**1,14,738.02**	**1,14,715.31**
LIABILITIES AND EQUITY			
LIABILITIES			
Financial liabilities			
Trade payables	10		
total outstanding dues of MSMEs		8.26	33.79
total outstanding dues of creditors other than MSMEs		11.33	8.89
Debt securities	11	4,475.86	4,470.04
Borrowings (other than debt securities)	12	66,924.61	67,220.11
Subordinated liabilities	13	500.03	1,034.58
Other financial liabilities	14	1,176.81	1,134.14
		73,096.90	**73,901.55**
Non financial liabilities			
Deferred tax liabilities (net)	6	971.17	740.97
Provisions	15	41.47	146.79
Other non financial liabilities	16	561.35	632.12
		1,573.99	**1,519.88**
Total Liabilties		**74,670.89**	**75,421.43**
EQUITY			
Equity share capital	17	18,361.53	18,361.53
Other equity	18	21,705.60	20,932.35
Total equity		**40,067.13**	**39,293.88**
TOTAL		**1,14,738.02**	**1,14,715.31**
Other notes	28 & 29		

The accompanying notes are an integral part of these financial statements.

This is the unaudited balance sheet referred to in our review report of even date.

For S. P. Chopra & Co.
Chartered Accountants
Firm's Registration No.: 000760N

Pawan K. Gupta
Partner
M. No. 092529

Place: Gurugram
Date: July 20, 2026

For and on behalf of the Board of Directors
Satin Housing Finance Limited

Dr H P Singh
(Director)
DIN: 00333754

Amit Sharma
(MD & CEO)
DIN: 08050304

Brajesh Kumar
(CS & CCO)

Sachin Sharma
(Chief Financial Officer)

Satin Housing Finance Limited
Statement of Unaudited Profit and Loss for the quarter ended June 30, 2026
(All amounts in rupees in lakhs, unless stated otherwise)

	Particulars	Notes	For quarter ended			For the year ended	
			June 30, 2026	June 30, 2025	March 31, 2026	March 31, 2026	March 31, 2025
I.	**Revenue from operations**						
	Interest income	19	2,881.21	2,478.42	2,556.79	10,132.52	9,071.57
	Fees and commission income	20	115.68	106.22	110.29	457.54	369.95
	Net gain on derecognition of financial instruments	21	507.47	388.42	762.48	2,258.42	1,244.71
	Total Revenue from operations		**3,504.36**	**2,973.06**	**3,429.56**	**12,848.48**	**10,686.23**
II.	**Other income**	22	254.48	433.43	389.00	1,761.32	502.64
III.	**Total income (I+II)**		**3,758.84**	**3,406.49**	**3,818.56**	**14,609.80**	**11,188.87**
IV.	**Expenses:**						
	Finance costs	23	2,041.76	1,670.91	1,783.53	7,021.95	5,944.06
	Impairment on financial instruments	24	46.96	347.36	45.08	719.76	395.74
	Employee benefits expenses	25	1,084.82	947.55	1,298.82	4,541.81	3,088.94
	Depreciation, amortization and impairments	26	30.67	35.51	41.22	147.30	178.73
	Other expenses	27	345.56	328.38	454.82	1,502.66	1,040.66
	Total expenses		**3,549.77**	**3,329.71**	**3,623.47**	**13,933.48**	**10,648.13**
V.	**Profit before tax (III-IV)**		**209.07**	**76.78**	**195.09**	**676.32**	**540.74**
VI.	**Tax expense**						
	Current tax		14.46	69.51	(34.73)	62.10	51.52
	Current tax - earlier years		6.82	-	-	-	-
	Deferred tax		37.61	(49.52)	87.93	107.80	84.96
	Total tax expense		**58.89**	**19.99**	**53.20**	**169.90**	**136.48**
VII.	**Net profit after tax (V-VI)**		**150.18**	**56.79**	**141.89**	**506.42**	**404.26**
VIII.	**Other comprehensive income**						
	Item that will not to be reclassified to profit or loss						
	Re-measurement gains/(losses) on defined benefit plans		34.82	-	(8.48)	0.70	(1.47)
	Income tax relating to these items		(8.76)		2.13	(0.18)	0.37
	Item that will be reclassified to profit or loss						
	Change in fair value of loan asset		730.41	(139.21)	606.04	653.48	(438.09)
	Income tax relating to above		(183.83)	35.04	(152.53)	(164.47)	110.26
	Other comprehensive income		**572.64**	**(104.17)**	**447.16**	**489.53**	**(328.93)**
IX.	**Total comprehensive income for the period (VII+VIII)**		**722.82**	**(47.38)**	**589.05**	**995.95**	**75.33**
X.	**Earnings per equity share (basic and diluted) (in ₹ per share)**						
	*(EPS for the three months not annualised)						
	Basic		0.08*	0.04*	0.08*	0.30	0.29
	Diluted		0.08*	0.04*	0.08*	0.30	0.29

Other notes 28 & 29

Accompanying notes form an integral part of these financial statements.

This is the Statement of Unaudited Profit and Loss referred to in our review report of even date.

For S. P. Chopra & Co.
Chartered Accountants
Firm's Registration No. 007346N

Pawan K. Gupta
Partner
M. No. 092529

Place: Gurugram
Date: July 20, 2026

For and on behalf of the Board of Directors
Satin Housing Finance Limited

Dr H P Singh
(Director)
DIN: 00333754

Amit Sharma
(MD & CEO)
DIN: 08050304

Brajesh Kumar
(CS & CCO)

Sachin Sharma
(Chief Financial Officer)

Satin Housing Finance Limited
Statement of Unaudited Cash Flows for the quarter ended June 30, 2026
(All amounts in rupees in lakhs, unless stated otherwise)

Particulars		For the quarter ended June 30, 2026	For the year ended March 31, 2026
A. CASH FLOW FROM OPERATING ACTIVITIES			
Profit before tax		**209.07**	**676.32**
Adjustments for:			
Depreciation and amortisation expense		16.71	91.05
Depreciation of ROU assets		13.96	56.25
Interest expense on lease rental assets		5.08	17.47
Impairment on financial instruments		46.96	719.76
Net gain on derecognition of financial instruments		(507.47)	(2,258.42)
Share based payment to employees		50.43	236.97
Effective interest rate adjustment on debt securities, borrowings & suboridnated liabilit		37.76	(199.89)
Re-measurement gains on defined benefit plans		26.06	0.52
Operating (Loss) Before Working Capital Changes		**(101.44)**	**(659.97)**
Changes in working capital:			
Adjustments for (increase) / decrease in operating assets:			
Trade receivables		180.15	(517.18)
Loans		2,704.12	(24,674.03)
Other bank balances		1,422.78	(2,469.70)
Other financial assets		211.28	(637.80)
Other non financial assets		60.16	(369.51)
Adjustments for increase / (decrease) in operating liabilities:			
Trade payables		(23.09)	(10.23)
Other financial liabilities		42.67	500.69
Other non financial liabilities		(70.77)	130.13
Provisions		(105.32)	64.03
Movement in Operating Assets and Liabilities		**4,421.98**	**(27,983.60)**
Cash inflow from / (used in) operating activities		**4,320.54**	**(28,643.57)**
Less: Income tax paid (net)		(222.05)	(63.00)
Net cash inflow / (outflow) from operating activities	**(A)**	**4,542.59**	**(28,580.57)**
B. CASH FLOWS FROM INVESTING ACTIVITIES			
Purchase of property, plant and equipment (net of disposed off)		4.37	(174.04)
Purchase of intangible assets		(8.12)	-
Net cash (outflow) from investing activities	**(B)**	**(3.75)**	**(174.04)**
C. CASH FLOWS FROM FINANCING ACTIVITIES			
Issue of equity share capital (including security premium)		-	9,999.98
Proceeds from borrowings		5,465.94	42,975.79
Repayment of NCDs		(0.60)	(2,515.66)
Repayment of borrowings		(5,780.38)	(22,448.08)
Repayment of Subordinated liabilities		(534.71)	(1,034.90)
Lease liability		(17.32)	40.76
Expenses on a/c of issue of shares		-	(28.71)
Net cash (outflow) / inflow from financing activities	**(C)**	**(867.08)**	**26,989.18**
Net Increase / (Decrease) in Cash and Cash Equivalents	**(A+B+C)**	**3,671.76**	**(1,765.43)**

S.P. CHOPRA & CO. NEW DELHI CHARTERED ACCOUNTANTS

Cash and Cash Equivalents at the beginning of the period	1,105.86	2,871.29
Cash and Cash Equivalents at the end of the period	4,777.62	1,105.86
Reconciliation of cash and cash equivalents as per the cash flow statement	**3,671.76**	**(1,765.43)**

Other notes 28 & 29
Accompanying notes form an integral part of these financial statements.
This is the statement of unaudited cash flows referred to in our review report of even date.

For S. P. Chopra & Co.
Chartered Accountants
Firm's Registration No.: 00[illegible]

Pawan K. Gupta
Partner
M. No. 092529

Place: Gurugram
Date: July 20, 2026

For and on behalf of the Board of Directors
Satin Housing Finance Limited

Dr H P Singh
(Director)
DIN: 00333754

Amit Sharma
(MD & CEO)
DIN: 08050304

Brajesh Kumar
(CS & CFO)

Sachin Sharma
(Chief Financial Officer)

26. Details of following liabilities of the Issuer, as on the latest quarter ended on June 30, 2026

a. Details of outstanding secured loan facilities of the Issuer, as on June 30, 2026:

Lender's Name	Type of Facility	Amount Sanctioned	Principal Amount outstanding	Repayment Date / Schedule	Security	Account classification	Credit Rating
Hinduja Housing Finance Limited	Term Loan	12.50	4.91	Monthly	110%	Standard	ICRA A-(Stable)
MAS Financials Services Limited	Term Loan	5.00	0.62	Monthly	100%	Standard	ICRA A-(Stable)
MAS Financials Services Limited	Term Loan	4.00	0.67	Monthly	100%	Standard	ICRA A-(Stable)
MAS Financials Services Limited	Term Loan	3.00	0.56	Monthly	100%	Standard	ICRA A-(Stable)
MAS Financials Services Limited	Term Loan	3.00	0.75	Monthly	100%	Standard	ICRA A-(Stable)
MAS Financials Services Limited	Term Loan	5.00	2.29	Monthly	100%	Standard	ICRA A-(Stable)
MAS Financials Services Limited	Term Loan	5.00	2.29	Monthly	100%	Standard	ICRA A-(Stable)
MAS Financials Services Limited	Term Loan	3.75	1.95	Monthly	100%	Standard	ICRA A-(Stable)
MAS Financials Services Limited	Term Loan	3.75	1.95	Monthly	100%	Standard	ICRA A-(Stable)
MAS Financials Services Limited	Term Loan	3.75	1.95	Monthly	100%	Standard	ICRA A-(Stable)
MAS Financials Services Limited	Term Loan	3.75	1.95	Monthly	100%	Standard	ICRA A-(Stable)

MAS Financials Services Limited	Term Loan	15.00	8.13	Monthly	100%	Standard	ICRA A-(Stable)
MAS Financials Services Limited	Term Loan	3.50	2.48	Monthly	100%	Standard	ICRA A-(Stable)
MAS Financials Services Limited	Term Loan	1.50	1.06	Monthly	100%	Standard	ICRA A-(Stable)
MAS Financials Services Limited	Term Loan	7.50	5.78	Monthly	100%	Standard	ICRA A-(Stable)
MAS Rural Housing & Mortgage Finance Limited	Term Loan	3.00	0.25	Monthly	100%	Standard	ICRA A-(Stable)
MAS Rural Housing & Mortgage Finance Limited	Term Loan	1.00	0.17	Monthly	100%	Standard	ICRA A-(Stable)
MAS Rural Housing & Mortgage Finance Limited	Term Loan	3.00	1.00	Monthly	100%	Standard	ICRA A-(Stable)
National Housing Bank Limited	Term Loan	5.00	0.06	Quarterly	125%	Standard	ICRA A-(Stable)
National Housing Bank Limited	Term Loan	30.00	1.05	Quarterly	125%	Standard	ICRA A-(Stable)
National Housing Bank Limited	Term Loan	20.00	3.21	Quarterly	120%	Standard	ICRA A-(Stable)
National Housing Bank Limited	Term Loan	10.00	1.44	Quarterly	120%	Standard	ICRA A-(Stable)
National Housing Bank Limited	Term Loan	9.00	0.71	Quarterly	120%	Standard	ICRA A-(Stable)
National Housing Bank Limited	Term Loan	21.00	2.40	Quarterly	120%	Standard	ICRA A-(Stable)
Northern Arc Capital Limited	Term Loan	10.00	2.37	Monthly	110%	Standard	ICRA A-(Stable)
Northern Arc Capital Limited	Term Loan	25.00	24.23	Monthly	110%	Standard	ICRA A-(Stable)
Bajaj Finserv Limited	Term Loan	10.00	9.44	Monthly	120%	Standard	ICRA A-(Stable)
Equitas Small Finance Bank Limited	Term Loan	15.00	14.25	Monthly	110%	Standard	ICRA A-(Stable)
Equitas Small Finance Bank Limited	Term Loan	10.00	10.00	Monthly	110%	Standard	ICRA A-(Stable)
Satin Creditcare Network Limited	Term Loan	30.00	23.76	Monthly	100%	Standard	ICRA A-(Stable)
Satin Creditcare Network Limited	Term Loan	60.00	57.78	Monthly	100%	Standard	ICRA A-(Stable)
Satin Creditcare Network Limited	Term Loan	20.00	19.25	Monthly	100%	Standard	ICRA A-(Stable)
Sundaram Home Finance Limited	Term Loan	6.00	1.20	Monthly	115%	Standard	ICRA A-(Stable)
Sundaram Home Finance Limited	Term Loan	4.00	0.93	Monthly	115%	Standard	ICRA A-(Stable)
Sundaram Home Finance Limited	Term Loan	7.00	2.57	Monthly	115%	Standard	ICRA A-(Stable)
NABSAMRUDDHI Finance Limited	Term Loan	12.00	1.67	Monthly	110%	Standard	ICRA A-(Stable)
NABSAMRUDDHI Finance Limited	Term Loan	15.00	4.04	Monthly	110%	Standard	ICRA A-(Stable)

NABSAMRUDDHI Finance Limited	Term Loan	10.30	4.49	Monthly	110%	Standard	ICRA A-(Stable)
NABSAMRUDDHI Finance Limited	Term Loan	15.00	11.80	Monthly	110%	Standard	ICRA A-(Stable)
STCI Finance Limited	Term Loan	5.00	0.67	Monthly	115%	Standard	ICRA A-(Stable)
STCI Finance Limited	Term Loan	5.00	0.68	Monthly	115%	Standard	ICRA A-(Stable)
STCI Finance Limited	Term Loan	15.00	5.25	Monthly	115%	Standard	ICRA A-(Stable)
STCI Finance Limited	Term Loan	10.00	9.00	Monthly	115%	Standard	ICRA A-(Stable)
State Bank of India	Term Loan	25.00	3.23	Monthly	115%	Standard	ICRA A-(Stable)
State Bank of India	Term Loan	40.00	17.04	Monthly	125%	Standard	ICRA A-(Stable)
State Bank of India	Term Loan	75.00	62.50	Monthly	130%	Standard	ICRA A-(Stable)
Cholamandalam Investment and Finance Company Limited	Term Loan	5.00	0.32	Monthly	110%	Standard	ICRA A-(Stable)
LIC Housing Finance Limited	Term Loan	25.00	6.78	Monthly	120%	Standard	ICRA A-(Stable)
LIC Housing Finance Limited	Term Loan	25.00	12.16	Monthly	120%	Standard	ICRA A-(Stable)
Tata Capital Financial Services Limited	Term Loan	10.00	1.25	Monthly	115%	Standard	ICRA A-(Stable)
ESAF Small Finance Bank Ltd	Term Loan	10.00	3.77	Monthly	110%	Standard	ICRA A-(Stable)
ESAF Small Finance Bank Ltd	Term Loan	15.00	8.65	Monthly	110%	Standard	ICRA A-(Stable)
ESAF Small Finance Bank Ltd	Term Loan	10.00	9.59	Monthly	110%	Standard	ICRA A-(Stable)
Capital Small Finance Bank	Term Loan	25.00	12.04	Monthly	120%	Standard	ICRA A-(Stable)
Capital Small Finance Bank	Term Loan	15.00	15.00	Monthly	110%	Standard	ICRA A-(Stable)
ICICI Bank Limited	Term Loan	10.00	9.72	Monthly	0%	Standard	ICRA A-(Stable)
ICICI Bank Limited	Car Loan	0.17	0.07	Monthly	0%	Standard	ICRA A-(Stable)
Karur Vysya Bank	Term Loan	10.00	8.12	Monthly	125%	Standard	ICRA A-(Stable)
Union Bank of India Limited	Term Loan	15.00	9.99	Monthly	133%	Standard	ICRA A-(Stable)
South Indian Bank	Term Loan	10.00	7.50	Monthly	120%	Standard	ICRA A-(Stable)
Federal Bank Limited	Term Loan	10.00	5.26	Monthly	125%	Standard	ICRA A-(Stable)
HDFC Bank Limited	Car Loan	0.40	0.17	Monthly	0%	Standard	ICRA A-(Stable)
IDBI Bank Limited	Term Loan	20.00	13.81	Monthly	115%	Standard	ICRA A-(Stable)
Indian Overseas Bank Limited	Term Loan	50.00	44.64	Quarterly	120%	Standard	ICRA A-(Stable)

Kotak Mahindra Bank	Term Loan	5.00	0.83	Monthly	115%	Standard	ICRA A-(Stable)
Kotak Mahindra Bank	Term Loan	15.00	3.00	Monthly	115%	Standard	ICRA A-(Stable)
Poonawalla Fincorp Limited	Term Loan	25.00	18.13	Monthly	110%	Standard	ICRA A-(Stable)
Tourism Finance Corporation of India Limited	Term Loan	15.00	6.09	Monthly	133%	Standard	ICRA A-(Stable)
Maanaveeya Development & Finance Private Limited	Term Loan	25.00	20.83	Monthly	110%	Standard	ICRA A-(Stable)
Vivriti Capital Private Limited	Term Loan	1.00	0.11	Monthly	110%	Standard	ICRA A-(Stable)
Godrej Housing finance Limited	PTC	92.04	73.49	Monthly	0%	Standard	ICRA A-(Stable)
Godrej Housing finance Limited	PTC	49.93	44.35	Monthly	0%	Standard	ICRA A-(Stable)

b. Details of outstanding unsecured loan facilities of the Issuer as on June 30, 2026: Nil

Sr No	Name of Lender	Type of Facility	Amount sanctioned (Rs. Crore)	Principal Amount outstanding (Rs. Crore)	Repayment date / schedule	Credit Rating, if applicable
-	-	-	-	-	-	-

c. Details of outstanding non-convertible securities as on June 30, 2026:

Series of NCS	Tenor/ Period of Maturity	Coupon	Amount	Face Value	Date of Allotment	Redemption Date/ Schedule	Credit Rating	Secured / unsecured	Security
1	7 years; 31/12/2026	14%	5,00,00,000	10,00,0000	17/12/2019	Half-yearly	ICRA A-(Stable)	Unsecured	Nil
2	3 years: 27/09/2027	8.93%	25,00,00,000	1,00,000	27/09/2024	Quarterly	ICRA A-(Stable)	Secured	As per KID
3	2 years: 14/02/2027	11%	20,00,00,000	1,00,000	14/02/2025	Monthly	ICRA A-(Stable)	Secured	As per KID

27. **Details of outstanding Commercial Paper as on June 30, 2026: Nil**

Deal No	Deal Date	ISIN	Tenor	Yield	Face Value	Value Date	Maturity Date	Secured/Unsecured	Rating
-	-	-	-	-	-	-	-	-	-

28. **List of top 10 (ten) holders of Non-Convertible Securities Holders (in cumulative basis) as on June 30, 2026:**

Sr. No.	Name of Holder	Category of holder	Face value of holding	Holding as a % of total outstanding non-convertible securities of the Issuer
1	IMPACT FUND DENMARK	FOREIGN FUND / FOREIGN INSTITUTIONAL INVESTOR	5,00,00,000	10%
2	GLOBAL ACCESS FUND LP	FOREIGN FUND / FOREIGN INSTITUTIONAL INVESTOR	25,00,00,000	50%
3	REKHTA FOUNDATION	TRUST / NON-PROFIT	3,00,00,000	6%
4	IMA PG INDIA PRIVATE LIMITED	COMPANY	2,00,00,000	4%
5	TARANG BROADCASTING COMPANY LIMITED	COMPANY	1,00,00,000	2%
6	THE MAANAVATA FOUNDATION	TRUST / NON-PROFIT	1,00,00,000	2%
7	JENNIFER M MISTRY	INDIVIDUAL	1,00,00,000	2%
8	ASHWINI ROZAL MEHTA	INDIVIDUAL	1,00,00,000	2%
9	NEERU SUNIL KOHLI	INDIVIDUAL	1,00,00,000	2%
10	EWS FINANCE AND INVESTMENTS PRIVATE LIMITED	COMPANY	70,00,000	1.4%

29. **List of top 10 (ten) holders of commercial papers (in cumulative basis) as on June 30, 2026: N.A.**

Sr. no	Name of CP Holder	Category of CP holder	Face Value of CP holding	CP Holding percentage as a percentage of total CP outstanding (Face Value) of the Issuer	Face Value
-	-	-	-	-	-

30. **Details of the bank fund based facilities / rest of the borrowing (if any including hybrid debt like FCCB, optionally convertible debentures/preference shares) from financial institutions or financial creditors, as on June 30, 2026:**

Nil

31. **The amount of corporate guarantee or letter of comfort issued by the issuer along with name of the counterparty (like name of the subsidiary, joint venture entity, group company, etc.) on behalf of whom it has been issued, contingent liability including debt service reserve account guarantees/ any put option etc:** Nil

32. **Details of any outstanding borrowings taken / debt securities issued for consideration other than cash where taken / issued (i) in whole or part, (ii) at a premium or discount, or (iii) in pursuance of an option:**

Nil

33. **Details as per chapter VI of SEBI Master Circular for issue and listing of Non-convertible Securities, Securitised Debt Instruments, Security Receipts, Municipal Debt Securities and Commercial Paper dated 15 October 2025:**

Details of issue-wise green shoe option exercised vis-a-vis the base issue size and green shoe portion as specified in issues undertaken in the previous financial year:

(Rs. In Crore)

Series of NCS	**ISIN No.**	**Date of Allotment**	**Base Issue (Face Value)**	**Green Shoe (Face Value)**	**Total Amount Raised (Face Value)**	**Green Shoe Availed (Face Value)**
1	INE02YC07018	30-08-2024	1,00,000	-	25 crore	-
2	INE02YC07026	27-09-2024	1,00,000	-	25 crore	-
3	INE02YC07034	14-02-2025	1,00,000	-	20 crore	-

34. **Where the issuer is a Non-Banking Finance Company (NBFC) or Housing Finance Company, the following disclosures on Asset Liability Management (ALM) shall be provided for the latest audited financials:**

Please refer to the section titled '*Disclosures for NBFCs*' of this General Information Document.

Litigation and other defaults:

35. Details of all default/s and/or delay in payments of interest and principal of any kind of term loans, debt securities, and other Financial Indebtedness including corporate guarantee issued by the Company in the past 3 (three) year including the current financial year –

Nil

36. Any material event / development or change having implications on the financials / credit quality (e.g. any material regulatory proceedings against the Issuer / promoters, litigations resulting in material liabilities, corporate restructuring event etc.) at the time of Issue which may affect the Issue or the investor's decision to invest / continue to invest in the non-convertible securities –

Nil

37. Any litigation or legal action pending or taken by any ministry or Government Department or a statutory body/authority during the last 3 (three) years immediately preceding the year of issue of prospectus against the promoter of the company and any direction issued by such Ministry or Department or statutory authority upon conclusion of such litigation or legal action –

Nil

38. Details of default of non-payment of statutory dues for the preceding three financial years and current financial year –

Nil

39. Details of pending litigation involving the Issuer, promoter, director, subsidiaries, group companies or any other person, whose outcome could have material adverse effect on the financial position of the Issuer, which may affect the issue or the investor's decision to invest / continue to invest in the debt securities and / or non-convertible redeemable preference shares:

Nil

40. Details of pending proceedings initiated against the Issuer for economic offences, if any:

Nil

41. Related party transactions entered during the last 3 (three) financial years immediately preceding the year of circulation of APPLICATION FORM including with regard to loans made or, guarantees given or securities provided:

Please refer to Annexure G of this General Information Document

42. **The issue document shall not include a statement purporting to be made by an expert unless the expert is a person who is not, and has not been, engaged or interested in the formation or promotion or management, of the Company and has given his written consent to the issue of the issue document and has not withdrawn such consent before the delivery of a copy of the issue document to the Registrar (as applicable) for registration and a statement to that effect shall be included in the issue document:**

Not Applicable

43. **In case the Issuer is an HFC/NBFC and the objects of the issue entail loan to any entity who is a 'group company' then disclosures shall be made in the following format:**

S. No.	**Name of the Borrower (A)**	**Amount of Advances /exposures to such borrower (Group) (Rs. Crore) (B)**	**Percentage of Exposure (C)= B/Total Assets Under Management**
Not Applicable			

44. In order to allow investors to better assess the issue, the following additional disclosures shall be made by the issuer in the issue documents:

(i) A portfolio summary with regards to industries/ sectors to which borrowings have been granted by NBFCs: *Please refer to the section titled '**Disclosures for NBFC**' of this General Information Document.*

(ii) Quantum and percentage of secured vis-à-vis unsecured borrowings granted by NBFCs: *Please refer to the section titled '**Disclosures for NBFC**' of this General Information Document.*

(iii) Any change in promoters' holdings in NBFCs during the preceding financial year beyond the threshold specified by the Reserve Bank of India from time to time: *Please refer to Paragraph 20 of the section titled '**General Disclosures**' of this General Information Document.*

45. Consent of directors, auditors, bankers to issue, trustees, solicitors or advocates to the issue, legal advisors to the issue, lead managers to the issue, Registrar to the Issue, and lenders (if required, as per the terms of the agreement) and experts:

(a) Directors: Please refer Annexure A: BOARD RESOLUTION in respect of the resolutions passed at the meeting of the board of directors of the Issuer and at the meeting of working committee of the board of directors of the Issuer.

(b) Auditors: As the Debentures will be issued by way of private placement to identified investors in accordance with the process prescribed by SEBI, and as no auditor's report is being obtained in respect of this issue of Debentures, the Issuer believes that no specific consent from the auditor is required**.**

(c) Bankers: As the Debentures will be issued by way of private placement to identified investors in accordance with the process prescribed by SEBI, no bankers have been appointed in respect of such issue of Debentures.

(d) Trustee: The consent letter from Debenture Trustee is provided in ANNEXURE A: CONSENT LETTER FROM THE DEBENTURE TRUSTEE of the Key Information Document.

(e) Solicitors or advocates or Legal Advisors: The Company has appointed the legal counsel to the issue.

(f) Registrar: The consent letter from the Registrar is provided in ANNEXURE A: CONSENT OF THE REGISTRAR AND TRANSFER AGENT of the Key Information Document.

(g) Lenders: The Issuer believes that no specific consent from the lenders of the Issuer is required.

46. **The names of the debenture trustee(s) shall be mentioned with statement to the effect that debenture trustee(s) has given its consent for appointment along with the copy of the consent letter from the debenture trustee:**

Catalyst Trsuteeship Limited has given / shall give its written consent for its appointment (which shall be annexed in the relevant Key Information Document) as Debenture Trustee to the Issue and inclusion of its name in the form and context in which it appears in this General Information Document. Any other Trustee, if so appointed by the Company, shall provide their consent to the relevant Key Information Document.

47. If the security is backed by a guarantee or letter of comfort or any other document / letter with similar intent, a copy of the same shall be disclosed. In case such document does not contain detailed payment structure (procedure of invocation of guarantee and receipt of payment by the investor along with timelines), the same shall be disclosed in the offer document:

    Not Applicable

48. Disclosure of cash flow with date of interest/dividend/ redemption payment as per day count convention:

    a) Day count convention for dates on which the payments in relation to the Debentures shall be made:

       Coupon and all other charges shall accrue based on actual/actual day count convention in accordance with the SEBI Circular on day count convention dated November 11, 2016, as may be amended from time to time.

    b) Procedure and time schedule for allotment and issue of securities should be disclosed:

       i) The Issuer has made depository arrangements with the relevant Depository for dematerialisation of the Debentures. In such circumstances, Investor(s) is/are required to furnish relevant details such as name of the depository, depository participant ID and the beneficiary account number in the Application Form, for getting credit of the Debentures allotted in electronic (dematerialised) form. The Investor has to necessarily hold the Debentures in dematerialised form and deal with the same as per the provisions of the Depositories Act and rules and regulations notified by the Depository (as amended from time to time). The normal procedures followed for transfer of securities held in dematerialised form shall be followed for transfer of these Debentures held in electronic form.

       ii) Debenture certificates will not be issued to the allottees since Debentures are in dematerialised form.

       iii) Transfer of Debentures in dematerialised form would be in accordance with the rules/ procedures as prescribed by the Depositories.

       iv) The Issuer shall intimate the Depository the details of allotment and on receipt of such information the Depository shall enter in its records the name of the allottee as Debenture Holder of that security. The depository account of the Investor with the Depository will be credited within 1 (one) Business Days from the Deemed Date of Allotment for the Debentures. On the completion of all statutory formalities, such credit will be substituted with the number of Debentures allotted.

    c) For cash flows illustration, please refer to the relevant Key Information Document.

49. If the proceeds, or any part of the proceeds, of the issue of the debt securities/non- convertible redeemable preference shares are or is to be applied directly or indirectly:

    (i) in the purchase of any business; or

    (ii) in the purchase of an interest in any business and by reason of that purchase, or anything to be done in consequence thereof, or in connection therewith, the Company shall become entitled to an interest in either the capital or profits and losses or both, in such

business exceeding fifty per cent. thereof, a report made by a chartered accountant (who shall be named in the issue document) upon:

(A) the profits or losses of the business for each of the three financial years immediately preceding the date of the issue of the issue document; and

(B) the assets and liabilities of the business as on the latest date to which the accounts of the business were made up, being a date not more than one hundred and twenty days before the date of the issue of the issue document:

Not Applicable

In purchase or acquisition of any immoveable property including indirect acquisition of immoveable property for which advances have been paid to third parties, disclosures regarding:

(i) the names, addresses, descriptions and occupations of the vendors:

(ii) the amount paid or payable in cash, to the vendor and where there is more than one vendor, or the company is a sub-purchaser, the amount so paid or payable to each vendor, specifying separately the amount, if any, paid or payable for goodwill:

(iii) the nature of the title or interest in such property proposed to be acquired by the company: and

(iv) the particulars of every transaction relating to the property completed within the two preceding years, in which any vendor of the property or any person who is or was at the time of the transaction, a promoter or a director or proposed director of the company, had any interest, direct or indirect, specifying the date of the transaction and the name of such promoter, director or proposed director and stating the amount payable by or to such vendor, promoter, director or proposed director in respect of the transaction:

Provided that if the number of vendors is more than five, then the disclosures as required above shall be on an aggregated basis, specifying the immoveable property being acquired on a contiguous basis with mention of the location/total area and the number of vendors from whom it is being acquired and the aggregate value being paid. Details of minimum amount, the maximum amount and the average amount paid/ payable should also be disclosed for each immovable property:

Not Applicable

50. If:

(i) the proceeds, or any part of the proceeds, of the issue of the debt securities/non-convertible redeemable preference shares are or are to be applied directly or indirectly and in any manner resulting in the acquisition by the company of shares in any other body corporate; and

(ii) by reason of that acquisition or anything to be done in consequence thereof or in connection therewith, that body corporate shall become a subsidiary of the company, a report shall be made by a Chartered Accountant (who shall be named in the issue document) upon:

(A) the profits or losses of the other body corporate for each of the three financial years immediately preceding the issue of the issue document; and

(B) the assets and liabilities of the other body corporate as on the latest date to which its accounts were made up.

51. The said report shall:

(i) indicate how the profits or losses of the other body corporate dealt with by the report would, in respect of the shares to be acquired, have concerned members of the Issuer company and what allowance would have been required to be made, in relation to assets and liabilities so dealt with for the holders of the balance shares, if the Issuer company had at all material times held the shares proposed to be acquired; and

(ii) where the other body corporate has subsidiaries, deal with the profits or losses and the assets and liabilities of the body corporate and its subsidiaries in the manner as provided in paragraph (c) (ii) above.

52. The broad lending and borrowing policy including summary of the key terms and conditions of the term loans such as re-scheduling, prepayment, penalty, default; and where such lending or borrowing is between the Issuer and its subsidiaries or associates, matters relating to terms and conditions of the term loans including rescheduling, prepayment, penalty, default shall be disclosed:

Please refer disclosures for HFC/NBFCS

53. The aggregate number of securities of Issuer and its subsidiary companies purchased or sold by the promoter group, and by the directors of the company which is a promoter of the Issuer, and by the directors of the Issuer and their relatives, within six months immediately preceding the date of filing the issue document with the Registrar of Companies, shall be disclosed –

None of the promoter / promoter group, directors of the Company and their relatives have purchased or sold securities of the Company and its subsidiary companies, within six months immediately preceding the date of filing the issue document with the Registrar of Companies, except the following:

Name of the Shareholder	**Category**	**Date of Allotment**	**Type of Security**	**No. of Security**
-	-	-	-	-

54. **Matters relating to Material Contracts**

The Issuer has not entered into any transactions involving financial obligations other than loans, guarantees provided under normal course of business like payment to contractor, suppliers, giving corporate guarantee / bank guarantee on behalf of subsidiaries / JVs, associate entities etc., the Issuer does not have any contracts with financial obligations.

However, the contracts referred to below which are or may be deemed to be material for this issue have been entered into by the Company. Copies of these contracts may be inspected at the Registered Office / Corporate Office of the Company between 10.00 a.m. and 12.00 noon on any working day until the Issue Closing Date:

(a) Certified Copy of the Memorandum & Articles of Association of the Issuer.

(b) Certified true Copy of the resolution(s) passed by the Board approving the issue of Debentures, as further disclosed in the relevant Key Information Document.

(c) Certified true Copy of the resolution(s) passed by the shareholders of the Issuer, as further disclosed in the relevant Key Information Document.

(d) This General Information Document and the relevant Key Information Document.

(e) Application Form.

55. Reference to the relevant page number of the audit report which sets out the details of the related party transactions entered during the three financial years immediately preceding the issue of issue document:

Please refer page no. 104 of the annual report for the Financial Year ended March 31, 2024, page no. 103 of the annual report for the Financial Year ended March 31, 2025, and page no. 119 of the annual report for the Financial Year ended March 31, 2026, which sets out the details of the related party transactions entered into by the Issuer.

56. The summary of reservations or qualifications or adverse remarks of auditors in the three financial years immediately preceding the year of issue of issue document, and of their impact on the financial statements and financial position of the company, and the corrective steps taken and proposed to be taken by the company for each of the said reservations or qualifications or adverse remarks: The Auditors Report does not contain any qualification, reservation or adverse remark on the financial statements for the year ended March 31, 2024 / 2025 / 2026.

57. Details of any inquiry, inspections or investigations initiated or conducted under the Act or any previous company law in the last 3 (three) years immediately preceding the year of circulation of this General Information Document in the case of company and all of its subsidiaries. Also, if there were any prosecutions filed (whether pending or not) fines imposed, compounding of offences in the last 3 (three) years immediately preceding the year of the Placement:

Nil

58. Details of acts of material frauds committed against the company in the last 3 (three) years if any, and if so, the action taken by the Company:

Nil

59. Disclosures pertaining to wilful defaulter:

The following disclosures shall be made if the Issuer or its promoter or director is declared wilful defaulter:

i. **Name of the bank declaring as a wilful defaulter:** N.A.

ii. **The year in which it was declared as a wilful defaulter:** N.A.

iii. **Outstanding amount when declared as a wilful defaulter:** N.A.

iv. **Name of the entity declared as a wilful defaulter:** N.A.

v. Steps taken, if any, for the removal from the list of wilful defaulters: N.A.

vi. Other disclosures, as deemed fit by the Issuer in order to enable investors to take informed decisions: N.A.

vii. Any other disclosure as specified by the Board: N.A.

60. Any financial or other material interest of the directors, promoters or key managerial personnel in the offer / issue and the effect of such interest in so far as it is different from the interests of other persons:

Nil

61. Project details: gestation period of the project; extent of progress made in the project; deadlines for completion of the project; the summary of the project appraisal report (if any), schedule of implementation of the project:

Nil

ISSUE / INSTRUMENT SPECIFIC REGULATIONS

1.1 Creation of recovery expense fund

The Issuer has created recovery expense fund in accordance with SEBI DT Master Circular.

1.2 Instrument Specific Regulations

The Debentures shall be issued and regulated in accordance with the provisions of the Companies Act, 2013 and rules framed thereunder and the SEBI Regulations.

1.3 Rights of Debenture Holders

The Debenture Holders will not be entitled to any rights and privileges of shareholders other than those available to them under statutory requirements. The Debentures issued under this General Information Document shall not confer upon the Debenture Holders the right to receive notice, or to attend and vote at the general meetings of shareholders or Debenture Holders issued other than under this General Information Document or of any other class of securities of the Company.

1.4 A summary term sheet with prescribed information pertaining to the Debentures

A summary of the term sheet has been set forth in 'Summary of Key Terms' appearing in *"Issue Details"* of this General Information Document read with the respective Key Information Document.

1.5 Debenture Redemption Reserve

Debenture Redemption Reserve **("DRR")** is not required to be created by the Company for this Issue, as per the Company (Share Capital and Debentures) Rules, 2014, as amended from time to time.

1.6 Buy Back

Subject to Applicable Law and the other Transaction Documents, the Company will have the power exercisable at its absolute discretion from time to time to repurchase some or all the Debenture(s) at any time prior to the Final Settlement Date. The Debentures which are in dematerialised form, can be repurchased by the Company through its beneficiary demat account as per the norms prescribed by the Depository. This right does not construe a call option. In the event of the Debenture(s) being bought back, or redeemed before maturity in any circumstance whatsoever, the Company shall be deemed to always have the right, subject to the provisions of the Applicable Law, to re-issue such debentures either by re-issuing the same debenture(s) or by issuing other debentures in their place (if so allowed under Applicable Law).

ISSUE PROCEDURE

The Issuer proposes to Issue the Debentures on the terms set out in this General Information Document read with the respective Key Information Document, subject to the provisions of the Companies Act, the SEBI Debt Regulations, the SEBI LODR Regulations, the Memorandum and Articles of Association of the Issuer, Application Form and other terms and conditions as may be incorporated in the Transaction Documents. This section applies to all applicants. Please note that all applicants are required to make payment of the full application amount along with submission of the Application Form.

The Issuer or any of its promoters or directors is not a wilful defaulter as at the date of filing of this General Information Document and neither the Issuer or any of its promoters or its directors have been categorized as wilful defaulter by any bank or financial institution or consortium thereof, in accordance with the guidelines on wilful defaulters issued by the Reserve Bank of India.

The Issue Procedure for the Issue shall be as prescribed in the relevant Key Information Document.

PARTICULARS OF THE ISSUE

ISSUE DETAILS

Summary of Key Terms

Security Name	As disclosed in the respective Key Information Document
Issuer	SATIN HOUSING FINANCE LIMITED
Type of Instrument	As disclosed in the respective Key Information Document
Nature of Instrument	**Nature:** (a) Secured Debentures – Rated, Listed Secured Redeemable Non-Convertible Debentures, to be issued in one or more Series. (b) PDIs – Unsecured, rated, listed, perpetual debt instruments in the nature of non convertible debentures to be issued in one or more Series. (c) Subordinated Bonds - Rated, Listed Tier II, Subordinated Rated, Listed Unsecured Redeemable Non-Convertible Debentures to be issued in one or more Series. **Issue Size (BASE ISSUE OR GREEN SHOE):** As disclosed in the respective Key Information Document
Seniority	As disclosed in the respective Key Information Document
Mode of Issue	As disclosed in the respective Key Information Document
Eligible Investors	• Individuals • Hindu Undivided Family • Trust • Limited Liability Partnerships • Partnership Firm(s) • Portfolio Managers registered with SEBI • Association of Persons • Companies and Bodies Corporate including Public Sector Undertakings. • Commercial Banks • Regional Rural Banks • Financial Institutions • Insurance Companies • Mutual Funds • FPIs /FIIs, /sub-accounts of FIIs • Any other investor eligible to invest in these Debentures All participants are required to comply with the relevant regulations/ guidelines applicable to them for investing in this Issue.
Listing (including name of stock Exchange(s) where it will be listed and	Proposed to be listed on BSE / NSE, as further disclosed in the relevant Key Information Document.

timeline for listing) / Designated Stock Exchange)	The Issuer shall make listing application to BSE and receive listing approval within 3 (three) trading days from the Issue Closure Date in conformity with the timelines prescribed under SEBI NCS Master Circular numbering SEBI/HO/DDHS/PoD1/P/CIR/2024/54 dated May 22, 2024 as amended from time to time. The Stock Exchange shall be specified in the relevant Key Information
Rating of the Instrument	As disclosed in the respective Key Information Document.
Issue Size	As disclosed in the respective Key Information Document
Base Issue Size	As disclosed in the respective Key Information Document
Green Shoes	As disclosed in the respective Key Information Document
Minimum Subscription	As disclosed in the respective Key Information Document
Option to retain over-subscription (Amount) / Green Shoe Option	As disclosed in the respective Key Information Document
Working Day Convention	'Working Day' shall be a day on which commercial banks are open for business in the city of Mumbai, Maharashtra (other than Saturday and Sunday). If the date of payment of interest/redemption of principal does not fall on a Working Day, the payment of interest/principal shall be made in accordance with as per the SEBI NCS Master Circular bearing reference SEBI/HO/DDHS/PoD1/P/CIR/2024/54 dated May 22, 2024 as amended from time to time. If any of the Coupon Payment Date(s), falls on a day that is not a Working Day, the payment shall be made by the Issuer on the immediately succeeding Working Day, which becomes the Coupon Payment Date for that coupon. However, the future coupon payment date(s) would be as per the schedule originally stipulated at the time of issuing the Debentures. In other words, the subsequent Coupon Payment Date(s) would not be changed merely because the payment date in respect of one particular coupon payment has been postponed earlier because of it having fallen on a non-Working Day. If the Redemption Date of the Debentures (also being the last Coupon Payment Date) falls on a day that is not a Working Day, the redemption amount shall be paid by the Issuer on the immediately preceding Working Day, which becomes the new redemption date, along with interest accrued on the Debentures until but excluding the date of such payment.
Anchor Portion Details	As disclosed in the respective Key Information Document
Limit of Anchor Portion	As disclosed in the respective Key Information Document
Objects of the Issue (including green shoes option, if any)	As disclosed in the respective Key Information Document.
In case the Issuer is an NBFC and the objects of the issue entail loan to any entity who is a	The Issuer undertakes that the proceeds of the Issue will not be utilised for providing loans to any group company.

'group company' then disclosures shall be made in the following format:	
Details of the utilisation of the Proceeds	As disclosed in the respective Key Information Document
Coupon Rate	As disclosed in the respective Key Information Document
Step Up/ Step Down Coupon Rate	As disclosed in the respective Key Information Document
Coupon Payment Frequency	As disclosed in the respective Key Information Document
Coupon Payment Date(s)	As disclosed in the respective Key Information Document
Principal Repayment	As disclosed in the respective Key Information Document
Coupon Type	As disclosed in the respective Key Information Document
Coupon Reset Process (including rates, spread, effective date, interest rate cap and floor etc.)	As disclosed in the respective Key Information Document
Day Count Basis	Actual/ Actual Basis Interest payable on the Debentures will be calculated on the basis of actual number of days elapsed in a year of 365 or 366 days as the case may be.
Default Interest Rate	Amounts unpaid on due date will attract default rate at 2% p.a. over and above coupon rate, from the date on which such payment is actually due to the date on which the relevant overdue amounts are repaid. ("**Default Interest**").
Default Interest for delay in listing of the Debentures	The Issuer shall make listing application to BSE and obtain listing approval within 3 (three) trading Days from Issue Closure Date in conformity with the timelines prescribed under SEBI NCS Master Circular numbering SEBI/HO/DDHS/PoD1/P/CIR/2024/54 dated May 22, 2024 as amended from time to time. In case of delay in listing of the Debentures beyond 3 (three) trading days from the Issue Closing Date, the Company shall pay penal interest at the rate of 1% p.a. over the coupon rate for the period of delay to the investor (i.e. from date of allotment to the date of listing).
Execution of Debenture Trust Deed	The Issuer shall ensure that the Debenture Trust Deed is executed prior to the listing of the Debentures.
Tenor	As disclosed in the respective Key Information Document
Redemption Date(s)	As disclosed in the respective Key Information Document

Redemption Amount	As disclosed in the respective Key Information Document
Redemption Premium/ Discount	As disclosed in the respective Key Information Document
Issue Price	As disclosed in the respective Key Information Document
Discount at which security is issued and the effective yield as a result of such discount	As disclosed in the respective Key Information Document
Put Date	As disclosed in the respective Key Information Document
Put Price	As disclosed in the respective Key Information Document
Call / Voluntary Redemption Date	As disclosed in the respective Key Information Document
Call / Voluntary Redemption Price	As disclosed in the respective Key Information Document
Put Notification Time	As disclosed in the respective Key Information Document
Call / Voluntary Redemption Notification Time	As disclosed in the respective Key Information Document
Face Value	As disclosed in the respective Key Information Document
Minimum bid size and in multiples thereafter	As disclosed in the respective Key Information Document
Issue Timing: **1. Issue/ Bid Opening Date** **2. Issue / Bid Closing Date** **3. Pay-in-Date** **4. Deemed Date of Allotment**	As disclosed in the respective Key Information Document
Date of earliest closing of the issue, if any	Not Applicable
Manner of allotment	The allotment will be done on uniform yield basis in line with relevant SEBI circulars.
Manner of settlement	As disclosed in the respective Key Information Document
Settlement cycle	As disclosed in the respective Key Information Document
Issuance mode of the Instrument	Only in dematerialised form
Trading Mode of the Instrument	Only in dematerialised form

Settlement Mode of the Instrument	Payment of interest and Redemption Amount will be made by way of RTGS / NEFT / any other electronic mode / any other permissible mode of payment. The pay-in of subscription money for the Debentures shall be made in accordance with the Key Information Document.
Depository	NSDL and CDSL
Record Date	15 days prior to each Coupon Payment / Redemption Date.
All covenants of the issue (including accelerated payment clause, etc.)	As disclosed in the relevant Key Information Document
Covenants to pay Redemption Amount and the Coupon	As disclosed in the relevant Key Information Document
Information Covenants	As disclosed in the relevant Key Information Document
Description regarding Security (where applicable) including type of security (movable/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, replacement of security, interest to the debenture holder over and above the coupon rate as specified in the Trust Deed and disclosed in the Offer Document/ Placement Memorandum.	The PDIs and the Subordinated Bonds issued by the Company shall be unsecured in nature. Description of Security in respect of issuance of Secured Debentures- As disclosed in the relevant Key Information Document
Security Creation	PDIs and the Subordinated Bonds- NA Secured Debentures- As disclosed in the relevant Key Information Document
Representations& Warranties	As disclosed in the relevant Key Information Document
Transaction Documents	The Issuer shall ensure that all documentation as set out hereinbelow: 1. General Information Document 2. Key Information Document including the signed summary term sheet,

	3. Board Resolution authorizing the borrowing via NCDs 4. Authorised Signatory List 5. Rating Letter 6. Rating Rationale 7. Debenture Trustee Consent Letter 8. Debenture Trustee Agreement 9. Debenture Trust Deed 10. Deed of Hypothecation – as applicable 11. Tripartite agreement between the Issuer, Registrar and NSDL / CDSL for the issue of Debentures in dematerialized form 12. Listing Agreement with the BSE 13. in-principle approval to list the debentures from the exchange where the NCDs are proposed to be listed 14. any other document as agreed between the Issuer and the Debenture Trustee 15. Any other document termed as a transaction document and further specified in the relevant Key Information Document.
Conditions Precedent to Disbursement	1. The Issuer has obtained in-principle approval of the stock exchange for listing of Debentures 2. Execution of Debenture Trustee Agreement and the Debenture Trust Deed 3. Such other undertaking as may be required from the Company
Material Adverse Effect	'Material Adverse Effect' is defined as: During the tenure of the Debentures, any of following events, shall constitute a Material Adverse Effect: (a) any material adverse change in the business activities, business, financial conditions, operations, performance, assets and credit standing of the Issuer and/or its subsidiaries assets since the date of its respective latest published financial statements; (b) any event or circumstance which is or is likely to be prejudicial to any right or remedy of any of the Debenture Holders or the Debenture Trustee in respect of the Debenture Trust Deed.
Conditions Subsequent to Disbursement	1. Filing of the relevant documents inter alia, return of allotment etc. with the Registrar of Companies within the timelines specified under the rules under the Companies Act, 2013. 2. Completion of the listing of Debentures on BSE within 3 (three) Trading days from the Closure of Issue. 3. Filing of the relevant form with the Registrar of Companies for the registration of charge over the Hypothecated assets within 30 (Thirty) calendar days from the date of execution of the Deed of Hypothecation. 4. Execution of any other documents as customary for transaction of a similar nature and size.
Events of Default	As per the Debenture Trust Deed

Creation of recovery expense fund	The Issuer has created a recovery expense fund in accordance with SEBI DT Master Circular
Conditions for breach of covenants (as specified in Debenture Trust Deed)	The breach of any representation, warranty, undertaking or covenant, by the Issuer under the Transaction Documents shall be construed to be an event of default.
Provisions related to Cross Default	Any payment related default by the Issuer and/or its subsidiaries on any facility availed by the Issuer and/or its subsidiaries from any other lender Cure period, if any, to be specified in DTD.
Role and Responsibilities of Debenture Trustee	The Issuer has appointed Catalyst Trusteeship Limited registered with SEBI, as Debenture Trustee for the benefit of Debenture Holders (hereinafter referred to as **"Debenture Trustee").** The Debenture Trustee has given / shall give its consent to the Issuer for its appointment (which shall be annexed to the relevant Key Information Document) and has entered /shall enter into a Debenture Trustee Appointment Agreement with the Issuer. The Issuer shall enter into a Debenture Trust Deed, *inter alia,* specifying the terms and conditions of the Debentures and the powers, authorities and obligations of the Issuer and the Debenture Trustee in respect of the Debentures, as further disclosed in the relevant Key Information Document.
Risk factors pertaining to the issue	As specified in Section titled "Risk Factors" of this General Information Document.
Governing and Law Jurisdiction	The Debentures are governed by and shall be construed in accordance with the existing laws of India. Any dispute arising thereof will be subject to the exclusive jurisdiction of the courts at Chennai in India.
Purchase /Sale of Debentures	The Issuer may, at any time and from time to time, prior to Redemption Date, purchase Debentures in part (on a *pro-rata* basis or otherwise) or full at discount, at par or at premium in the open market or otherwise as may be determined by the Board of Directors of the Issuer. Such Debentures, at the option of the Issuer and to the extent tendered by Debenture Holder(s) at their option, may be cancelled, held or resold at such price and on such terms and conditions as the Board of Directors of the Issuer may deem fit. Such purchase/ safe of Debentures shall not require any further consent/ approval of the Debenture Holder(s) / Debenture Trustee. The right to purchase Debentures is not a call option and should not be construed as such by anyone. The right of purchase and sale can be exercised by the Company multiple times during the tenor of the Debentures without applicability of any minimum amount or price of the Debentures.
Terms and conditions of debenture trustee agreement including fees charged by debenture trustees(s):	Debenture Trustee Appointment Agreement (DTA) has been executed as per required regulations before opening of Issue. Service charges of Debenture Trustee shall be mentioned in the consent letter as further provided in the relevant Key Information Document

DISCLOSURES FOR HFC/NBFCS

1. Lending Policy: Overview of credit origination, risk management, monitoring and collections:

The Issuer focuses on building a quality loan book with demonstrated ability to underwrite a diverse set of customers and has a decentralised credit function with multiple checkpoints to achieve controlled growth. Lending policy:

The Issuer being in the business of lending, credit risk becomes one of the most important risks to be managed. A detailed credit policy has been designed by the Issuer for each product type and customer segment. The core objective of the policy is to provide a framework for efficient lending process and ensure customer satisfaction, risk mitigation, and regulatory compliance.

The approach of the Issuer towards doing KYC, due diligence, credit assessment, credit decision and collateral check is mentioned below.

Sourcing

The Issuer may adopt any of the following channels for sourcing business:

- Direct Branch Walk-in sourcing
- Direct Sales Team (DST)
- Alternate channels
- Connectors
- Direct Sales Agencies (DSA)
- Media Campaigns (Print, Digital and as deemed fit by the marketing team)

Loan Origination

The Issuer has its footprint in 4 states with loans originating through more than 36 sourcing branches across India. Potential customers are identified by a 'Sales Team'. Once a potential customer is identified, the Sales will collect the documents as detailed in the customer on boarding checklist. The documents along with the duly filled application form will be submitted for credit appraisal.

Loan Appraisal

After the application for loan is received and logged in the system for credit appraisal, the process outlined below is followed by the Credit Manager:

- Completeness check for the credit file
- Verification of KYC documents and other relevant documents
- Checks bureau and verification reports (field investigation, risk containment unit verification etc.)
- The customer's loan eligibility is computed, if all the checks are positive based on the Issuer's internal credit policy
- Evaluates the customer's cash flow, financials and business as per the Issuer's internal credit policy
- Credit Manager has a personal discussion at the main business premise or place of employment along with visit to borrower's residential and property going to acquire

- Post personal discussion comfort a credit appraisal memo (CAM) is prepared (CAM contains financial information about applicant and his loan eligibility computation)
- Legal and technical assessments are also initiated for title search and valuation of the property though internal / external empanelled legal and technical vendors
- If all the checks are positive, a final decision is taken by Credit Approver as per approving matrix and deviation matrix

Regulatory Compliance

KYC documents of all customers are received and verified from original prior to the disbursement of the loan, in compliance with the NHB and RBI guidelines. The Issuer ensures compliance with any other regulations/directions as may be notified by the NHB, RBI and other statutory authorities

Risk Management

The Issuer places significant emphasis on the adequacy of management of risk and has put in place a risk management policy in a manner that the risks that the Issuer faces are identified and dealt / controlled in a manner that the Issuer can continue its operations in a profitable and sustainable manner.

Collateral Management

Collateral is the asset or rights provided to the Issuer by the borrower to secure the credit facility. The Issuer ensures that the underlying documentation for the collateral provides the Issuer appropriate rights over the collateral or other forms of credit enhancement including the right to liquidate retain or take legal possession of it in a timely manner in the event of default by the borrower. The collateral is valued at the time of sanctioning the credit facility and loan-to-value (LTV) norms are applied as specified in the credit policies

Collection and Recovery

The Issuer has a dedicated collection function and the framework is designed to minimize the losses through an orderly and coordinated collection approach. The Issuer has put in place a collection strategies which includes:

- High focus on customer counselling to pay/regularize EMI on monthly basis
- Strong audit mechanism along with a maker-checker in various collection processes
- Structured and transparent approach to collections
- Internal monitoring and MIS to control flows
- Legal approach for applicable cases.

2. Classification of loans/ advances given to associates, entities/ person relating to board, senior management, promoters, others, etc.

Nil

3. Type of loans:

The detailed break-up of the type of loans and advances including bills receivables given by our Company as on June 30, 2026 is as follows:

Sr. No.	Type of Loans	Amount (in Lakhs)

1.	Secured	1,03,443.42
2.	Unsecured	0.00
	Less: Impairment Loss Allowance	1,718.12
Total		1,01,725.30

4. Denomination of loans outstanding by loan-to-value:

		2026	2025	2024
LTV (at the time of origination)	**Percentage of AUM**	**Percentage of AUM**	**Percentage of AUM**	**Percentage of AUM**
Upto 40%	24.02%	21.92%	21.29%	23.88%
40%-50%	13.36%	13.72%	13.60%	13.23%
50%-60%	16.13%	18.12%	17.53%	17.80%
60%-70%	19.27%	21.69%	20.31%	17.57%
70%-80%	21.36%	21.03%	24.05%	18.43%
80%-90%	5.53%	3.51%	3.22%	9.08%
>90%	0.32%	0.03%	0.00%	0.00%
Total		**100%**	**100%**	**100%**

5. Sectoral exposure:

Details of sectoral exposure:

Sl. No.	Segment-wise break-up of AUM	Percentage of AUM March 2024	Percentage of AUM March 2025	Percentage of AUM March 2026
1.	**Retail**			
A.	Mortgages (home loans and loans against property)	100%	100%	100%
B.	Gold loans			
C.	Vehicle finance			
D.	MFI			
E.	MSME			
F.	Capital market funding (loans against shares, margin funding)			

Sl. No.	Segment-wise break-up of AUM	Percentage of AUM March 2024	Percentage of AUM March 2025	Percentage of AUM March 2026
G.	Others			
2.	**Wholesale**			
A.	Infrastructure			
B.	Real estate (including builder loans)			
C.	Promoter funding			
D.	Any other sector (as applicable)			
E.	Others			
Total		**100%**	**100%**	**100%**

Geographical classification of borrowers:

		2026	2025	2024
Sr. No.	**Top 5 states**	**Percentage of AUM**	**Percentage of AUM**	**Percentage of AUM**
1	Uttar Pradesh	26.08%	29.58%	37.69%
2	Rajasthan	23.42%	25.74%	29.24%
3	Haryana	15.35%	17.74%	22.40%
4	Delhi	10.98%	8.77%	10.67%
5	Maharashtra	6.47%	4.83%	0.00%

6. Details of Outstanding Loans Category wise as on June 30, 2026

SL. No.	Ticket Size	Percentage of AUM
1	Up to Rs. 2 lakh	0.15%
2	Rs. 2-5 lakh	7.03%
3	Rs. 5 - 10 lakh	18.38%
4	Rs. 10 - 25 lakh	43.52%
5	Rs. 25 - 50 lakh	19.27%
6	Rs. 50 lakh - 1 crore	7.04%
7	Rs. 1 - 5 crore	4.63%
8	Rs. 5 - 25 crore	0.00%
9	Rs. 25 - 100 crore	0.00%
10	>Rs. 100 crore	0.00%
	Total	100.00%

7. Aggregated exposure to the 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 Issuer, from time to time as on June 30, 2026:

1. Concentration of Advances*

Particulars	Amount (in Lakhs) O/s
Total Advances to Twenty Largest Borrowers	3872.18
Percentage of Advances to Twenty Largest Borrowers to Total Advances	3.74%

*Advances include borrower contractual outstanding balances

2. Concentration of Exposures*

Particulars	Amount (in Crores) Exposure
Total Exposure to Twenty Largest Borrowers / customers	4504.98
Percentage of Exposures to Twenty Largest Borrowers / Customers to Total Exposure of the Issuer	3.09%

*As per RBI Master Circular DBR.No.Dir.BC.12/13.03.00/2015-16, Exposure includes credit exposure (funded and non-funded credit limits) and investment exposure (including underwriting and similar commitments). The sanctioned limits or outstandings, whichever are higher, has been reckoned for arriving at the same

Details of loans overdue and classified as non-performing in accordance with RBI's guidelines as on June 30, 2026:

Movement of Gross NPAs:

Sr. No.	Particulars	Amount (in Lakhs)
1.	Opening Balance	3101.14
2.	Addition during the period	895.31
3.	Reduction during the period	583.54
4.	Closing Balance	3412.91

Movement of provisions for NPAs (excluding provisions on standard assets)

Sr. No.	Particulars	Amount (in Lakhs)
1.	Opening Balance	642.76
2.	Provisions made during the period	185.06
3.	Write-off/write-back of excess provision	193.01
4.	Closing Balance	650.71

Sl. No.	Segment-wise Gross NPA	Gross NPA % Mar 2024	Gross NPA % Mar 2025	Gross NPA % Mar 2026
1	Housing Loan	0.53%	1.28%	1.10%
2	Loan Against Property	0.32%	1.52%	1.85%
	Total	**0.84%**	**2.80%**	**2.95%**

Residual/ Asset Liability Management Maturity pattern of certain items of Assets and Liabilities (As of June 30, 2026) *(in lakhs)*

As on Quarter	One month	1-2 months	2-3 months	3-6 months	6 months - 1 year	1 -3 years	3 - 5 years	Above 5 years	Total
Assets (A)									
Loan Receivables	2,612.26	2,717.59	2,496.65	7,596.33	14,372.42	47,609.55	33,872.08	31,224.80	1,42,501.68
fixed assets (excluding assets on lease)	-	-	-	-	-	-	-	261.88	261.88
Cash & Cash Equivalents	4,662.89	300.04	252.40	2,317.27	331.27	1,681.68	171.38	150.64	9,867.57
Other Assets	933.20	333.95	386.36	176.97	66.29	9.93	1.95	1146.51	3055.15
Total Assets	8208.35	3351.58	3135.40	10090.58	14769.98	49301.15	34045.41	32783.83	155686.28
Liabilities (B)									
Equity, Reserve and Surplus	-	-	-	-	-	-	-	40,067.13	40,067.13
From RBI, NHB, Govt, & others	287.57	-	-	167.73	303.39	186.43	-	-	945.11

Other Borrowing	1,990.71	3,082.61	2,218.56	7,877.75	12,720.73	36,695.44	13,892.05	9,150.22	87,628.08
Deposits	-	-	-	-	-	-	-	-	-
Others	1781.17	172.94	216.82	483.42	502.39	1104.55	-	1305.93	5,567.22
Total Liabilities	4059.45	3255.55	2435.38	8528.90	13526.51	37986.42	13892.05	50523.28	134207.54
Mismatch (B - A)	4,148.90	96.03	700.02	1,561.68	1,243.47	11,314.74	20,153.36	-17,739.45	21,478.74

DISCLOSURE REQUIREMENTS UNDER FORM PAS – 4 AS PRESCRIBED UNDER THE COMPANIES ACT, 2013

The table below sets out the disclosure requirements as provided in PAS-4 and the relevant pages in this General Information Document where these disclosures, to the extent applicable, have been provided

Sr. No.	Disclosure Requirements	Relevant Page of this General Information Document
1.	**GENERAL INFORMATION**	
	a) Name, address, website and other contact details of the Issuer indicating both registered office and corporate office.	Page 1 of this General Information Document
	b) Date of incorporation of the Issuer.	Page 1 of this General Information Document
	c) Business carried on by the Issuer and its subsidiaries with the details of branches or units if any.	Page 34 of this General Information Document
	d) Brief particulars of the management of the Issuer.	Page 46 of this General Information Document
	e) Names, addresses, Director Identification Number (DIN) and occupations of the directors.	Page 43 of this General Information Document
	f) Management's perception of risk factors.	Page 21 of this General Information Document
	g) Details of default, if any, including therein the amount involved, duration of default and present status, in repayment of:	
	(i) Statutory dues;	Nil
	(ii) Debentures and interest thereon;	Nil
	(iii) Deposits and interest thereon; and	Nil
	(iv) Loan from any bank or financial institution and interest thereon.	Nil
	h) Names, designation, address and phone number, email ID of the nodal/ compliance officer of the Issuer, if any, for the private placement offer process.	Page 31 of this General Information Document

Sr. No.	Disclosure Requirements	Relevant Page of this General Information Document
	i) Any Default in the annual filing of the Issuer under the Companies Act, 2013 or the rules made thereunder	Nil
2.	**PARTICULARS OF THE OFFER**	
	a) The financial position of the Issuer for the last three financial years.	Section 1.3
	b) Date of the passing of Board/Working Committee resolutions.	Board Resolutions dated May 05, 2026 and Working Committee Resolution dated Sep 19, 2026 or as further disclosed in the relevant Key Information Document ***(Certified true copies of the Board Resolutions dated May 05, 2026 and Working Committee Resolution dated Sep 19, 2026 has been annexed in Annexure A)***
	c) Date of passing of the resolution in the general meeting, authorizing the offer of securities.	The proposed amount to be raised is within the limits under Sec 180(1)(c) as approved by the members dated June 22, 2026 or as further disclosed in the relevant Key Information Document ***(Certified true copy of the shareholders resolution dated June 22, 2026 has been annexed in Annexure B)***
	d) Kinds of securities offered (i.e. whether share or debenture) and the class of security; the total number of shares or other securities to be issued.	Page 3 of this General Information Document
	e) Price at which the security is being offered including the premium, if any, along with justification of the price.	As further disclosed in the relevant Key Information Document
	f) Name and address of the registered valuer who performed a valuation of the security offered, and the basis on which the price has been arrived at along with the report of the registered valuer.	As further disclosed in the relevant Key Information Document
	g) Relevant date with reference to which the price has been arrived at.	As further disclosed in the relevant Key Information Document
	h) The class or classes of persons to whom the allotment is proposed to be made.	As further disclosed in the relevant Key Information Document
	i) The proposed time within which the allotment shall be completed.	As further disclosed in the relevant Key Information Document

Sr. No.	Disclosure Requirements	Relevant Page of this General Information Document
	j) The change in control, if any, in the company that would occur consequent to private placement.	As further disclosed in the relevant Key Information Document
	k) The number of persons to whom allotment on private placement already been made during the year, in terms of the number of securities as well as price.	As further disclosed in the relevant Key Information Document
	l) The justification for the allotment proposed to be made for consideration other than cash together with the valuation report of the registered valuer.	NA
	m) The amount which the Issuer intends to raise by way of the proposed offer of securities.	As further disclosed in the relevant Key Information Document
	n) Terms of raising of securities:	
	(i) Duration, if applicable;	As further disclosed in the relevant Key Information Document
	(ii) Rate of dividend; or	As further disclosed in the relevant Key Information Document
	(iii) Rate of interest;	As further disclosed in the relevant Key Information Document
	(iv) Mode of payment; and	As further disclosed in the relevant Key Information Document
	(v) Mode of repayment.	As further disclosed in the relevant Key Information Document
	o) Proposed time schedule for which this General Information Document cum application letter is valid.	Front page of this General Information Document
	p) Purposes and objects of the offer (including including green shoe option, if any)	As further disclosed in the relevant Key Information Document
	q) Contribution being made by the promoters or directors either as part of the offer or separately in furtherance of such objects.	Page 47 of this General Information Document
	r) Principle terms of assets charged as security, if applicable.	As further disclosed in the relevant Key Information Document
	s) The 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.	As further disclosed in the relevant Key Information Document
	t) The pre-issue and post-issue shareholding pattern of the company in the specified format.	*Please refer to* ***Paragraph 1 (g) of the chapter titled 'General Disclosures' of this General Information Document***

Sr. No.	Disclosure Requirements	Relevant Page of this General Information Document
	u) Mode of Payment for Subscription/Pay In	Page 74 of this General Information Document
3.	**DISCLOSURES WITH REGARD TO INTEREST OF DIRECTORS, LITIGATION ETC**	
	a) Any financial or other material interest of the directors, promoters or key managerial personnel in the offer and the effect of such interest in so far as it is different from the interests of other persons.	Nil
	b) Details of any litigation or legal action pending or taken by any Ministry or Department of the Government or a statutory authority against any promoter of the offeree company during the last three years immediately preceding the year of the issue of the private placement offer cum application letter and any direction issued by such Ministry or Department or statutory authority upon conclusion of such litigation or legal action.	Nil
	c) Remuneration of directors (during the current year and last three financial years).	Page 45 of this General Information Document
	d) Related party transactions entered during the last three financial years immediately preceding the year of issue of the private placement offer cum application letter including with regard to loans made or, guarantees given or securities provided.	Page 63 of this General Information Document
	e) Summary of reservations or qualifications or adverse remarks of auditors in the last five financial years immediately preceding the year of issue of the private placement offer cum application letter and of their impact on the financial statements and financial position of the Issuer and the corrective steps taken and proposed to be taken by the Issuer for each of the said reservations or qualifications or adverse remark.	Page 68 of this General Information Document
	f) Details of any inquiry, inspections or investigations initiated or conducted under the Companies Act, 2013 or any previous company law in the last three years immediately preceding, the year of issue of the private placement offer cum application letter in the case of Issuer and all of its subsidiaries. Also, if there were any prosecutions filed (whether pending or not) fines imposed, compounding of offences in the last three years immediately preceding the year of the private placement offer cum application letter and if so, section-wise details thereof for the Issuer and all of its subsidiaries.	Nil
	g) Details of acts of material frauds committed against the Issuer in the last three years immediately preceding the year of the Private Placement Offer Letter cum Application, if any, and if so, the action taken by the Issuer	Nil
4.	**FINANCIAL POSITION OF THE ISSUER**	
	a) The capital structure of the Issuer in the following manner in a tabular form:	
	(i)(a) The authorised, issued, subscribed and paid-up capital (number of securities, description and aggregate nominal value);	Please refer to Page 8 of the General Information Document

Sr. No.	Disclosure Requirements	Relevant Page of this General Information Document
	(b) Size of the present offer; and	Please refer to Page 8 of the General Information Document
	(c) Paid-up capital:	Please refer to Page 8 of the General Information Document
	(A) After the offer; and	Please refer to Page 8 of the General Information Document
	(B) After the conversion of convertible instruments (if applicable);	Please refer to Page 8 of the General Information Document
	(d) Securities premium account (before and after the offer);	Please refer to Page 8 of the General Information Document
	(ii) The details of the existing share capital of the Issuer in a tabular form, indicating therein with regard to each allotment, the date of allotment, the number of shares allotted, the face value of the shares allotted, the price and the form of consideration.	Please refer to Page 8 of the General Information Document
	(iii) The number and price at which each of the allotments were made in the last one year preceding the date of the offer letter separately indicating the allotments made for considerations other than cash and the details of the consideration in each case.	Please refer to Page 8 of the General Information Document
	b) Profits of the Issuer, before and after making provision for tax, for the three financial years immediately preceding the date of issue of the private placement offer cum application letter.	Please refer to Page 9 of the General Information Document
	c) Dividends declared by the Issuer in respect of the said three financial years; interest coverage ratio for the last three years (cash profit after tax plus interest paid/interest paid).	Please refer to Page 9 of the General Information Document
	d) A summary of the financial position of the Issuer as in the three audited balance sheets immediately preceding the date of issue of the private placement offer cum application letter.	Please refer to Page 9 of the General Information Document
	e) Audited Cash Flow Statement for the three years immediately preceding the date of issue of the private placement offer cum application letter.	Please refer to Annexure C of the General Information Document.
	f) Any change in accounting policies during the last three years and their effect on the profits and the reserves of the Issuer.	Nil
5.	**A DECLARATION BY THE DIRECTORS THAT**	
	a) The Issuer has complied with the provisions of the Companies Act, 2013 and the rules made thereunder.	Page 89 of this General Information Document
	b) The compliance with the said Act and the rules made thereunder do not imply that payment of dividend or interest or repayment of preference shares or 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 the private placement offer cum application letter.	

DILIGENCE CERTIFICATE FROM THE DEBENTURE TRUSTEE

The due diligence certificate issued by the Debenture Trustee to BSE in accordance with the SEBI DT Master Circular, as amended and supplemented from time to time, and as per the format specified in Schedule IV of the Debt Listing Regulations is provided for in **Annexure F**.

DECLARATION

BY THE DIRECTOR OF THE ISSUER

The Company and each of the directors of the Company hereby confirm and declare that:

a) The Company has complied with and is in compliance with the provisions of the Securities Contracts (Regulation) Act, 1956 and the Securities and Exchange Board of India Act, 1992, Companies Act and the rules and regulations made thereunder.

b) The compliance with the Companies Act and the rules made thereunder does not imply that payment of dividend or interest or repayment of preference shares or debentures, if applicable, is guaranteed by the Central Government.

c) The monies received under the offer shall be used for only the purposes and objects indicated in this General Information Document.

d) It is hereby declared that this General Information Document contains full disclosures in accordance with the NCS Regulations, as amended from time to time and the Companies Act and the rules and regulations made thereunder.

e) Whatever is stated in this from and in the attachments thereto is true, correct and complete and no information material to the subject matter of this form has been supressed or concealed.

f) The Issuer accepts no responsibility for the statements made otherwise than in this General Information Document or in any other material issued by or at the instance of the Issuer and that anyone placing reliance on any other source of information would be doing so at his own risk.

g) The Permanent Account Number, Aadhaar Number, Driving License Number, Bank Account Number(s) and Passport Number of the promoters (to the extent applicable in case of promoter is a body corporate) and Permanent Account Number of directors have been submitted to the stock exchanges on which the non-convertible securities are proposed to be listed, at the time of filing the draft offer document.

h) The Issuer declares that debt securities shall be considered as secured only if the charged asset is registered with Sub-registrar and Registrar of Companies or CERSAI or Depository etc., as applicable, or is independently verifiable by the Debenture Trustee.

i) The contents of the 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.

j) Nothing in the issue document is contrary to the provisions of Companies Act, 2013 (18 of 2013), the Securities Contracts (Regulation) Act, 1956 (42 of 1956) and the Securities and Exchange Board of India Act, 1992 (15 of 1992) and the rules and regulations made thereunder.

Confidentiality

The information and data contained herein is submitted to each recipient of this General Information Document on a strictly private and confidential basis. By accepting a copy of this General Information Document, each recipient agrees that neither it nor any of its employees or advisors will use the information contained herein for any purpose other than evaluating the specific transactions described herein or will divulge to any other party any such information.

I am authorized by the Working Committee of the Board of Directors of the Company vide resolution dated August 24, 2024 to sign this form and declare that all the requirements of Companies Act, 2013 and the rules made thereunder in respect of the subject matter of this form and matters incidental thereto have been complied with. Whatever is stated in this form and the attachments thereto are 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/Issuer, as the case may be.

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

For Satin Housing Finance Limited

BRAJESH KUMAR
Digitally signed by BRAJESH KUMAR
Date: 2026.10.06 12:43:58 +05'30'

Brajesh Kumar
Company Secretary and CCO
Date: September 25, 2026
Place: Gurugram

ANNEXURE A - COPY OF RESOLUTION OF BOARD AND WORKING COMMITTEE

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CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE FIRST MEETING (IN FINANCIAL YEAR 2026-27) OF THE BOARD OF DIRECTORS OF SATIN HOUSING FINANCE LIMITED HELD ON TUESDAY, MAY 05, 2026, AT 01:45 PM AT ITS CORPORATE OFFICE AT MEETING ROOM B-WING, 2ND FLOOR, PLOT NO. 492, UDYOG VIHAR PHASE-3, GURUGRAM, HARYANA-122016

CONSIDERATION AND APPROVAL OF THE ISSUANCE OF NON-CONVERTIBLE DEBENTURES IN ONE OR MORE SERIES/TRANCHES PURSUANT TO SECTION 42 OF THE COMPANIES ACT, 2013 READ WITH THE COMPANIES (PROSPECTUS AND ALLOTMENT OF SECURITIES) RULES, 2014

"**RESOLVED THAT** pursuant to the provisions of Section 42 of the Companies Act, 2013 read with the Companies (Prospectus and Allotment of Securities) Rules, 2014 and all other applicable provisions, if any, of the Companies Act, 2013 ("the Act") and in accordance with the provisions of the Memorandum and Articles of Association of the Company, and subject to the approval of the Shareholders of the Company, consent of the Board of Directors be and is hereby accorded for making offer(s) or invitation(s) to subscribe to secured/ unsecured/ subordinated, rated/ unrated, listed/ unlisted Non-Convertible Debentures ("NCDs") on a private placement basis, in one or more tranches, for a period of 1 (one) year from the date of the approval of members in their general meeting, on such terms and conditions including the price, coupon, premium / discount, tenor etc., as may be determined by the Board of Directors (including Working Committee), based on the prevailing market condition.

RESOLVED FURTHER THAT the aggregate amount to be raised through the issuance of NCDs pursuant to the authority under this resolution shall not exceed the limit of Rs. 200,00,00,000/- (Rupees Two Hundred crore only) during period of one year from the date of ensuing 9th Annual General Meeting.

RESOLVED FURTHER THAT the Board of Directors/ Working Committee of the Company (hereinafter referred to as "the Board"), be and is hereby authorised to do all such acts, deeds, matters and things and to execute all such agreements, documents, instruments, applications etc. as may be required, with power to settle all questions, difficulties or doubts that may arise in regard to the aforesaid resolution as it may in its sole discretion deem fit and to delegate all or any of its powers herein conferred to any of the Directors and/or Officers of the Company, to give effect to this resolution."

CERTIFIED TRUE COPY
For Satin Housing Finance Limited

BRAJESH KUMAR
Digitally signed by BRAJESH KUMAR
Date: 2026.09.18 11:49:58 +05'30'

Brajesh Kumar
Company Secretary & Chief Compliance Officer
Membership No.: A56273
Plot No. 492, 2nd Floor, B-Wing, Udyog Vihar, Phase III, Gurugram 122016

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CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE WORKING COMMITTEE OF SATIN HOUSING FINANCE LIMITED ("COMPANY") HELD ON SATURDAY, SEPTEMBER 19, 2026, AT 11:00 A.M. AT ITS CORPORATE OFFICE AT MEETING ROOM, B-WING, 2ND FLOOR, PLOT NO. 492, UDYOG VIHAR PHASE-3, GURUGRAM, HARYANA-122016

APPROVAL OF PROPOSED ISSUANCE OF NON-CONVERTIBLE DEBENTURES

"**RESOLVED THAT** pursuant to the provisions of Sections 42, 71, 179(3) and other applicable provisions, if any, of the Companies Act, 2013 and the rules made thereunder, including any statutory modifications or re-enactments thereof for the time being in force (the "**Companies Act**"), the Foreign Exchange Management Act, 1999, as amended, the rules, regulations, guidelines, notifications, and circulars prescribed by the Government of India, all applicable regulations, directions, guidelines, circulars and notifications of the Reserve Bank of India ("**RBI**"), the Securities and Exchange Board of India ("**SEBI**"), including the Securities Contracts (Regulation) Act, 1956, the Securities and Exchange Board of India Act, 1992, the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations 2015, and the Securities and Exchange Board of India (Issue and Listing of Non-Convertible Securities) Regulations, 2021 ("**NCS Regulations**"), the SEBI master circular bearing the reference number SEBI/HO/DDHS/PoD1/P/CIR/2024/54 dated May 22, 2024 on "*Master Circular for issue and listing of Non-convertible Securities, Securitised Debt Instruments, Security Receipts, Municipal Debt Securities and Commercial Paper*", each as amended, modified or restated from time to time ("**Listed NCDs Master Circular**") or any other regulatory authority, whether in India or abroad, and the approval of the shareholders of the Company and in accordance with the Memorandum of Association and the Articles of Association of the Company and the listing agreements entered into with the stock exchange(s) (the "**Stock Exchange(s)**") where the securities of the Company may be listed, and subject to approvals, consents, sanctions, permissions as may be required from any appropriate statutory and regulatory authorities, as may be required in accordance with the Companies Act, the approval of the Working Committee of Board of Director **("Committee")** be and is hereby accorded for:

(a) preparing and submitting to any Stock Exchange(s) the relevant disclosure documents prepared in accordance with the NCS Regulations, the Listed NCDs Master Circular and other applicable laws for issuance of non-convertible debentures in one or more tranches;

(i) offer, issue and allotment of up to 50,000 (Fifty Thousand) Senior, Secured, Rated, Listed, Taxable, Transferable, Redeemable Non-Convertible Debentures denominated in Indian Rupees ("**INR**"), having a face value of INR 10,000 (Indian Rupees Ten Thousand) each and an aggregate nominal value of INR 50,00,00,000 (Indian Rupees Fifty Crore), with or without a green shoe option as may be determined, or such other number, face value or amount as may be determined by the Company ("**Debentures**"), at a monthly coupon/interest rate or at such other interest periods as per the relevant disclosure documents, subject to deduction of taxes at source in accordance with applicable law, with or without gross up, and for a period as per the relevant disclosure documents, at par, on a private placement basis to person(s) as may be identified by the Company for the purposes of Section 42 of the Companies Act ("**Investor(s)**");

(ii) for raising debt for onward lending.

(b) executing the relevant deeds, agreements or documents as may be necessary and securing the amounts to be raised pursuant to the issue of the Debentures, together with all interest and all

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other amounts and charges thereon (at such ranking/priority and up to such limits and security cover as may be agreed with the Investor(s)) by one or more of the following: (i) hypothecation of certain identified book debts/loan receivables and/or other assets of the Company, and/or (ii) such other security/contractual comfort including Personal Guarantee of Dr HP Singh and Letter of Comfort from M/s Satin Creditcare Network Limited (Holding Company), as may be agreed between the Company and the Investor(s). (i) and (ii) are collectively referred to as the ("**Transaction Security**").

RESOLVED FURTHER THAT Mr. Amit Sharma (Managing Director & CEO), Mr. Sachin Sharma (Chief Financial Officer), Mr. Brajesh Kumar (Company Secretary & CCO) (hereinafter referred to as "**Authorised Persons**") be and are hereby singly and severally authorised to do all such acts, deeds and things as they deem necessary or desirable in connection with the finalisation of the terms of, and completing all applicable requirements for the offer, issue and allotment of the Debentures, including:

(a) seeking, if required, any approval, consent or waiver from any/all concerned governmental and regulatory authorities and any other person (including any lenders of the Company), and/or any other approvals, consent or waivers that may be required in connection with the offer, issue and allotment of the Debentures;

(b) negotiating, approving and executing the term sheet in relation to the Debentures;

(c) negotiating, approving and deciding the terms of the offer, issue and allotment of the Debentures and all other related matters;

(d) seeking and obtaining in-principle approval from any Stock Exchange;

(e) seeking the listing of any of the Debentures on any Stock Exchange, submitting the listing application and taking all actions that may be necessary in connection with obtaining such listing in accordance with the NCS Regulations;

(f) preparing and finalising the Debt Disclosure Documents (as defined below), in accordance with all applicable laws, rules, regulations and guidelines (including any amendments, variations or modifications of the Debt Disclosure Documents, as may be considered desirable or expedient), and approving the Debt Disclosure Documents (including any amendments, variations or modifications thereof);

(g) finalising the terms and conditions of the appointment of an arranger (if so required), a debenture trustee, a registrar and transfer agent, a credit rating agency, Merchant Banker, legal counsel, a valuation agent, the depository(ies) and such other intermediaries including their successors and their agents;

(h) Appointment of an arranger (if so required), a debenture trustee, a registrar and transfer agent, a credit rating agency, Merchant Banker, legal counsel, a valuation agent, the depository(ies) and such other intermediaries including their successors and their agents;

(i) finalising the terms of, and completing all applicable requirements for the offer, issue and allotment of the Debentures;

(j) entering into arrangements with the depositories in connection with issue of the Debentures in dematerialised form;

(k) creating and perfecting the Transaction Security as required in accordance with the terms of the Transaction Documents (as defined below) in relation to the offer, issue and allotment of the Debentures;

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(l) finalising the deemed date of allotment of the Debentures;

(m) negotiating, executing, filing and delivering any documents, instruments, deeds, amendments, papers, applications, notices or letters as may be required in connection with the offer, issue and allotment of the Debentures and dealing with regulatory authorities in connection with the offer, issue and allotment of the Debentures including but not limited to the RBI, NHB, SEBI (if so required), any Stock Exchange, the jurisdictional registrar of companies, the Central Registry of Securitisation Asset Reconstruction and Security Interest of India, the Ministry of Corporate Affairs, or any depository, and such other authorities as may be required;

(n) to execute all documents to, file forms with, and submit applications to, the jurisdictional registrar of companies, the Ministry of Corporate Affairs, the Central Registry of Securitisation Asset Reconstruction and Security Interest of India, any Stock Exchange or any depository;

(o) to sign and/or dispatch all documents and notices to be signed and/or dispatched by the Company under or in connection with the Transaction Documents;

(p) create the recovery expense fund in accordance with the requirements of Chapter IV (*Recovery Expenses Fund*) of the SEBI master circular bearing reference number SEBI/HO/DDHS-PoD1/P/CIR/2023/46 dated May 16, 2024 on "*Master Circular for Debenture Trustees*" (as amended, modified, supplemented and/or restated from time to time, "**Debenture Trustees Master Circular**") read with guidance note(s) issued by the Stock Exchange(s) in this regard;

(q) complying with the requirements prescribed under the Listed NCDs Master Circular and the Debenture Trustees Master Circular;

(r) to take all steps and do all things and give such directions as may be required, necessary, expedient or desirable for giving effect to the Transaction Documents, the transactions contemplated therein and the resolutions mentioned herein, including without limitation, to approve, negotiate, finalise, sign, execute, ratify, amend, supplement and/or issue the following, including any amendments, modifications, supplements, restatements or novations thereto (now or in the future):

(i) the GID, the key information document (KID) in respect of the issuance of Debentures, and the private placement offer cum application letter (PPOA) for the offer, issue and allotment of the Debentures (collectively, the "**Debt Disclosure Documents**");

(ii) the debenture trust deed, the debenture trustee agreement, the deed of hypothecation, and any other documents required for the issuance of Debentures and creation of security interest over the Company's movable properties and assets or the providing of any guarantee or contractual comfort, or the offer, issue and allotment of the Debentures (including any powers of attorney in connection thereto), and any other document in relation thereto (together with the Debt Disclosure Documents, the "**Transaction Documents**");

(iii) the debenture certificate(s) for the Debentures (if required);

(iv) any other documents required for the purposes of the offer, issue and allotment of the Debentures and the transactions contemplated thereby, including but not limited to letters of undertaking, declarations, agreements, reports; and

(v) any other document designated as a Transaction Document by the debenture trustee and/or the holders of the Debentures;

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(s) to do all such acts necessary for the finalisation of the terms of, and completing all applicable requirements for the offer, issue and allotment of the Debentures in accordance with the terms set out in the Transaction Documents; and

(t) to generally do any other act or deed, to negotiate and execute any documents, applications, agreements, undertakings, deeds, affidavits, declarations and certificates in relation to the offer, issue and allotment of the Debentures and the transactions contemplated thereby, and to give such directions as it deems fit or as may be necessary or desirable in relation to the finalisation of the terms of, and completing all applicable requirements for the offer, issue and allotment of the Debentures and the transactions contemplated thereby.

RESOLVED FURTHER THAT the Authorised Persons be and are hereby singly and severally authorised to take all necessary steps relating to the creation, perfection and registration of charges and also to sign and submit the necessary forms in relation to the Transaction Security and/or the offer, issue and allotment of the Debentures with any Stock Exchange, the Central Registry of Securitisation Asset Reconstruction and Security Interest of India, the jurisdictional registrar of companies, the Ministry of Corporate Affairs, or any depository, the SEBI, or any other governmental authority.

RESOLVED FURTHER THAT the Authorised Persons be and are hereby singly and severally authorised to pay all stamp duty required to be paid for the offer, issue and allotment of the Debentures and the Transaction Documents, including through any intermediaries such as the Stock Exchange(s), clearing corporations or any depositories that may be authorised in this regard, in accordance with the laws of India and procure the stamped documents from the relevant governmental authorities.

RESOLVED FURTHER THAT the contents of the relevant disclosure documents, including Key Information Document (KID), be and are hereby perused by the Board.

RESOLVED FURTHER THAT a private placement offer cum application letter in Form PAS-4 for issue, offer and allotment of Debentures to identified person, and record of Private Placement offer in Form PAS-5, be and are hereby approved.

RESOLVED FURTHER THAT the Authorised Persons, be and are hereby authorized severally to circulate the private placement offer cum application letter in Form PAS-4 along with the application form whose name is recorded in Form PAS-5 i.e., Record of Private Placement Offer.

RESOLVED FURTHER THAT the Company, hereby declares that its total borrowings including the Debentures proposed to be issued, are within the borrowing limits sanctioned by appropriate resolutions passed in the Annual General Meeting of the Shareholders held on June 22, 2026, under Section 180(1)(c) of the Companies Act, 2013.

RESOLVED FURTHER THAT for the purpose of the above, the Company' bank account maintained with State Bank of India ("**Bank**"), having account no. 40865214750 in the name of "Satin Housing Finance Limited" ("**Bank Account**"), be treated as a separate bank account the issue, offer and allotment of the Debentures.

RESOLVED FURTHER THAT the Committee hereby approves and ratifies all such acts, deeds and actions taken by the Company till date for the purpose of the offer, issue and allotment of the Debentures.

RESOLVED FURTHER THAT the Authorised Persons be and are hereby singly and severally authorised to record the name of the holders of the Debentures in the register of debenture holders and to undertake such other acts, deeds and actions as may be required to give effect to the finalisation of the terms of, and completing all applicable requirements for, the offer, issue and allotment of the Debentures and the listing of the Debentures.

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RESOLVED FURTHER THAT the Authorised Persons be and are hereby singly and severally authorised to approve and finalise, sign, execute and deliver the Transaction Documents and such other agreements, deeds, undertakings, indemnity and documents as may be required, or any of them in connection with the Debentures to be issued by the Company.

RESOLVED FURTHER THAT the Authorised Persons be and are hereby singly and severally authorised to register or lodge for registration upon execution documents, letter(s) of undertaking(s), declaration(s), and agreement(s) and other papers or documents as may be required in relation to any of the above with any registering authority or governmental authority competent in that behalf.

RESOLVED FURTHER THAT the Authorised Persons be and are hereby singly and severally authorised to delegate the powers to any other employee/representative/agent as may be deemed necessary to do such acts and execute such documents as may be required in connection with any of the matters relating to the finalisation of the terms of, and completing all applicable requirements for the offer, issue and allotment of the Debentures.

RESOLVED FURTHER THAT the Authorised Persons be and are hereby singly and severally authorized to affix the Common Seal of the Company, in the presence of (i) at least two Directors of the Company and (ii) any Authorised Persons and/or the Company Secretary & Chief Compliance Officer of the Company who shall sign/ countersign the same in token thereof in accordance with the articles of association of the Company, on any of the Transaction Documents, and/or any other agreements and documents that may be required in relation to the Debentures.

RESOLVED FURTHER THAT the copies of the foregoing resolutions certified to be true copies by Managing Director & CEO or Chief Financial Officer or Company Secretary & Chief Compliance Officer of the Company be furnished to stock exchange(s) or such persons or authorities as may be deemed necessary."

Certified True Copy

For Satin Housing Finance Limited

BRAJESH KUMAR
Digitally signed by BRAJESH KUMAR
Date: 2026.09.21 14:44:55 +05'30'

Brajesh Kumar
Company Secretary & Chief Compliance Officer
M. No.: A56273
Address: Plot No.492, Udyog Vihar,
Phase III, Gurugram - 122006

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CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE SECOND MEETING (IN FINANCIAL YEAR 2024-25) OF THE BOARD OF DIRECTORS OF SATIN HOUSING FINANCE LIMITED HELD ON WEDNESDAY, JULY 24, 2024 AT 12:15 P.M. AT ITS CORPORATE OFFICE AT MEETING ROOM, B-WING, 2ND FLOOR, PLOT NO. 492, UDYOG VIHAR PHASE-3, GURUGRAM, HARYANA-122016

APPROVAL OF SCOPE AND FUNCTION OF THE WORKING COMMITTEE

RESOLVED THAT in supersession to all the earlier resolutions passed in relation to constitution and scope of work / functions of Working Committee ("the Committee") and pursuant to applicable provisions of the Companies Act, 2013 and RBI/NHB Master Directions, Guidelines and Circulars, the Committee shall comprise of Mr. Amit Sharma, Managing Director & Chief Executive Officer; Mr. Harvinder Pal Singh, Director; and Mr. Sachin Sharma, Chief Financial Officer ("members"), and the revised scope and functions of the Committee are as follows:

1. Accepting Loan from various Banks/Financial Institutions/entity both domestic and foreign;
2. Transaction related to securitization / direct assignment / transfer of loan exposure with Banks / NHBFCs / HFCs under RBI Master Directions.
3. Approval of External Commercial Borrowings
4. Issuance of Non-Convertible Debentures and through any other way as stipulated and permissible under laws;
5. Raising of funds through issuance of Commercial Papers (within overall borrowing limit as approved by members of the Company from time to time in terms of section 180(1)(a) and 180(1)(c) of the Companies Act, 2013);
6. To invest the funds of the Company to the extent permissible under applicable laws;
7. To open/apply for placing fixed deposit with any Bank/financial institutions/Non-Banking Financial Companies, to the extent permissible under applicable laws;
8. To grant loans or give guarantee or provide security in respect of loans to the extent permissible under applicable laws;
9. To open Demat /Trading account with any depository participant(s) and to do all necessary needful in this regard;
10. Pledge, Mortgage and/or Charge in all or any part of the movable or immovable properties of the Company and the whole or part of the undertaking of the Company of every nature and kind whatsoever;
11. Allotment of Securities to the extent permissible under the Companies Act, 2013 and other applicable laws;
12. Affixation of common seal in terms of Articles of Association of the Company, wherever required to facilitate transactions;
13. Opening of Current Accounts at different places in India;
14. Any changes in authorised signatories who operate such accounts;
15. Apply for Net Banking and consequent changes in their authority to operate;
16. Any closure of existing Current Account of the Company;
17. Any other matter relating to the operations of various bank accounts and other general purposes of the Company;
18. Adoption / Implementation of Company's policies, Business / Operations/ Administrative / Compliance requirement to run the business smoothly on day-to-day basis.

RESOLVED FURTHER THAT Mr. Harvinder Pal Singh, Director, be and is hereby nominated as the Chairman of the Committee.

RESOLVED FURTHER THAT the quorum of the Committee Meeting shall be presence of any two members.

RESOLVED FURTHER THAT no sitting fees shall be paid for attending meeting of the Committee.

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THE ANSWER IS HOME

RESOLVED FURTHER THAT any member of this Committee may be removed or replaced at any time by the Board. Any member of this committee ceasing to be a Director/Employee shall also be ceased to be a member of the Committee.

RESOLVED FURTHER THAT the Committee be and is hereby authorised to borrow for growing needs of business with various Banks/Financial Institutions/entities both domestic and international with any one lender in one or more tranches from time to time up to the limit as granted to the Board by shareholders of the Company from time to time pursuant to Section 180(1) (c) of the Companies Act, 2013.

RESOLVED FURTHER THAT the Committee be and is hereby further authorised to pledge, mortgage and/or charge in all or any part of the moveable or immovable properties of the Company and the whole or part of the undertaking of the Company of every nature and kind whatsoever and/or creating a floating charge in all or any movable or immovable properties of the Company and the whole of the undertaking of the Company to or in favour of Banks, Financial Institutions, any other lenders or debenture trustees to secure the amount borrowed by the Company or any third party from time to time for the due payment of the principal together with interest charges, costs, expenses and all other monies payable by the Company or any third party in respect of such borrowings up to the limit as granted to the Board of Directors by shareholders of the Company from time to time pursuant to section 180(1)(a) of the Companies Act, 2013.

RESOLVED FURTHER THAT subject to applicable laws, the Committee be and is hereby further authorized to give power to any Director, employee or any other person to execute the necessary documents in this regard on behalf of the Company.

RESOLVED FURTHER THAT any Director, Chief Financial Officer and Deputy Company Secretary & CCO, be and are hereby singly and severally authorized to furnish duly Certified True Copy of this resolution."

Certified True Copy
For Satin Housing Finance Limited

BRAJESH KUMAR
Digitally signed by BRAJESH KUMAR
Date: 2026.09.18 11:42:32 +05'30'

Brajesh Kumar
Company Secretary & CCO

ANNEXURE B - COPY OF SHAREHOLDERS RESOLUTION

Satin Housing Finance Ltd.
THE ANSWER IS HOME

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE MEMBERS AT THE 9TH ANNUAL GENERAL MEETING OF SATIN HOUSING FINANCE LIMITED HELD ON MONDAY, JUNE 22, 2026, AT 11:00 AM AT ITS REGISTERED OFFICE AT 505, 5TH FLOOR, KUNDAN BHAWAN, AZADPUR COMMERCIAL COMPLEX, AZADPUR, NEW DELHI- 110033

APPROVAL FOR ISSUANCE OF NON-CONVERTIBLE DEBENTURES IN ONE OR MORE SERIES/ TRANCHES PURSUANT TO SECTION 42 OF THE COMPANIES ACT, 2013 READ WITH THE COMPANIES (PROSPECTUS AND ALLOTMENT OF SECURITIES) RULES, 2014

"RESOLVED THAT in supersession of the earlier resolution passed by the shareholders in the general meetings, pursuant to the provisions of Section 42 of the Companies Act, 2013 read with the Companies (Prospectus and Allotment of Securities) Rules, 2014 and all other applicable provisions, if any, of the Companies Act, 2013 **(the "Act")** and in accordance with the provisions of the Memorandum and Articles of Association of the Company subject to the borrowing limit of the Company as approved under Section 180(1)(c) of the Act, regulations issued by the Securities and Exchange Board of India **("SEBI")** including the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, the consent of the Members of the Company be and is hereby accorded to the Board of Directors of the Company (hereinafter referred to as the "Board" which term shall include any committee constituted by the Board to exercise its powers including the powers conferred under this resolution), for making offer(s) or invitation(s) to subscribe to secured/unsecured/subordinated, rated/unrated, listed/unlisted non-convertible debentures **("NCDs")** on a private placement basis, in one or more tranches, for a period of 1 (one) year from the date of this Annual General Meeting, on such terms and conditions including the price, coupon, premium / discount, tenor etc., as may be determined by the Board of Directors (including any committee authorized by the Board of Directors thereof), based on the prevailing market condition.

RESOLVED FURTHER THAT the aggregate amount to be raised through the issuance of NCDs pursuant to the authority under this resolution shall not exceed the limit of Rs. 200 Crore (Rupees Two Hundred Crore only) during a period of one year from the date of this Annual General Meeting.

RESOLVED FURTHER THAT the Board of Directors of the Company (hereinafter referred to as "the Board"), be and is hereby authorised to do all such acts, deeds, matters and things and to execute all such agreements, documents, instruments, applications etc. as may be required, with power to settle all questions, difficulties or doubts that may arise in regard to the aforesaid resolution as it may in its sole discretion deem fit and to delegate all or any of its powers herein conferred to any of the Directors and/or Officers of the Company, to give effect to this resolution."

CERTIFIED TRUE COPY
For Satin Housing Finance Limited

BRAJESH KUMAR
Digitally signed by BRAJESH KUMAR
Date: 2026.09.18 11:58:35 +05'30'

Brajesh Kumar
Company Secretary & Chief Compliance Officer
M. No.: A56273
Address: Plot No. 492, 2nd Floor, B-Wing,
Udyog Vihar, Phase-III, Gurugram, Haryana-122016

Satin Housing Finance Ltd.
THE ANSWER IS HOME

EXPLANATORY STATEMENT PURSUANT TO SECTION 102(1) OF THE COMPANIES ACT, 2013

Pursuant to Section 42 of the Companies Act, 2013, read with Rule 14 of the Companies (Prospectus and Allotment of Securities) Rules, 2014, as amended from time to time, the Company is required to obtain the approval of its Members by way of a special resolution, before making any offer or invitation for issuance of NCDs on a private placement basis. The said approval shall be the basis for the Board to determine the terms and conditions of any issuance of NCDs by the Company for a period of 1 (One) year from the date on which the Members have provided the approval by way of the special resolution.

The disclosures required pursuant to Rule 14 of the Companies (Prospectus and Allotment of Securities) Rules, 2014 are set out herein below:

a) **Particulars of the offer including date of passing of board resolution:** This special resolution is being passed in terms of the third proviso to Rule 14(1) of Companies (Prospectus and Allotment of Securities) Rules, 2014 for the issuance of NCDs, from time to time, for the period of 1 (one) year from the date hereof and accordingly this question is not applicable at present. The particulars of each offer shall be determined by the Board of Directors (including any committee duly authorized by the Board of Directors thereof), from time to time.

b) **Kinds of securities offered and price at which security is being offered:** This special resolution is restricted to the private placement issuance of non-convertible debentures by the Company which may be secured/unsecured/subordinated, rated/unrated, listed/unlisted with the terms of each issuance being determined by the Board of Directors (including any committee duly authorized by the Board of Directors thereof), from time to time, for each issuance.

c) **Basis or justification for the price (including premium, if any) at which offer or invitation is being made:** Not Applicable.

d) **Name and address of valuer who performed valuation:** Not Applicable.

e) **Amount which the company intends to raise by way of such securities:** As may be determined by the Board of Directors from time to time but subject to the limits approved under Section 42 of the Companies Act, 2013 of up to Rs. 200 Crore (Rupees Two Hundred Crore only).

f) **Material terms of raising such securities, proposed time schedule, purposes or objects of offer, contribution being made by the promoters or directors either as part of the offer or separately in furtherance of objects; principle terms of assets charged as securities:** This special resolution is being passed in terms of the third proviso to Rule 14(1) of Companies (Prospectus and Allotment of Securities) Rules, 2014 for the issuance of NCDs, from time to time, for the period of 1 (one) year from the date hereof and accordingly this question is not applicable at present. The particulars of each offer shall be determined by the Board of Directors (including any committee duly authorized by the Board of Directors thereof), from time to time.

The Board recommends the resolution for Members' approval as a special resolution.

None of the Directors, Key Managerial Personnel or their relatives are in any way concerned or interested, financially or otherwise, in this Resolution.

Satin Housing Finance Ltd.
THE ANSWER IS HOME

CERTIFIED TRUE COPY
For Satin Housing Finance Limited

BRAJESH KUMAR
Digitally signed by BRAJESH KUMAR
Date: 2026.09.18 11:58:54 +05'30'

Brajesh Kumar
Company Secretary & Chief Compliance Officer
M. No.: A56273
Address: Plot No. 492, 2nd Floor, B-Wing,
Udyog Vihar, Phase-III, Gurugram, Haryana-122016

Satin Housing Finance Ltd.
THE ANSWER IS HOME

CERTIFIED TRUE COPY OF THE SPECIAL RESOLUTION PASSED AT THE 9TH ANNUAL GENERAL MEETING OF SATIN HOUSING FINANCE LIMITED HELD ON MONDAY, JUNE 22, 2026 AT 11:00 AM AT ITS REGISTERED OFFICE AT 505, 5TH FLOOR, KUNDAN BHAWAN, AZADPUR COMMERCIAL COMPLEX, AZADPUR, NEW DELHI- 110033

APPROVAL FOR CREATION OF SECURITY ON PROPERTIES OF THE COMPANY

"**RESOLVED THAT** in supersession of earlier resolution passed, pursuant to section 180(1)(a) and other applicable provisions if any, of the Companies Act, 2013 including any statutory modification(s) or re-enactment(s) thereof, for the time being in force, and, in terms of Articles of Association of the Company and approval of the Board of Directors of the Company, the consent of the Members of the Company be and is hereby accorded to pledge, mortgage and/or charge in all or any part of the moveable or immovable properties of the Company and the whole or part of the undertaking of the Company of every nature and kind whatsoever and/or creating a floating charge in all or any movable or immovable properties of the Company and the whole of the undertaking of the Company to or in favour of Banks, Financial Institutions, any other lenders or debenture trustees to secure the amount borrowed by the Company or any third party from time to time for the due payment of the Principal together with interest, charges, costs, expenses and all other monies payable by the Company or any third party in respect of such borrowings provided that the maximum extent of the indebtedness secured by the properties of the Company does not exceed Rs. 1500 Crore (Rupees Fifteen Hundred Crore Only) at any time.

"**RESOLVED FURTHER THAT** the Board of Directors of the Company (hereinafter referred to as "the Board"), be and is hereby authorised to do all such acts, deeds, matters and things and to execute all such agreements, documents, instruments, applications etc. as may be required, with power to settle all questions, difficulties or doubts that may arise in regard to the aforesaid resolution as it may in its sole discretion deem fit and to delegate all or any of its powers herein conferred to any of the Directors and/or Officers of the Company, to give effect to this resolution."

CERTIFIED TRUE COPY
For Satin Housing Finance Limited

BRAJESH KUMAR
Digitally signed by BRAJESH KUMAR
Date: 2026.09.18 11:45:37 +05'30'

Brajesh Kumar
Company Secretary & Chief Compliance Officer
M. No.: A56273
Address: Plot No. 492, 2nd Floor, B-Wing,
Udyog Vihar, Phase-III, Gurugram, Haryana-122016

Satin Housing Finance Ltd.
THE ANSWER IS HOME

EXPLANATORY STATEMENT PURSUANT TO SECTION 102(1) OF THE COMPANIES ACT, 2013

Keeping in view the Company's existing and future financial requirements to support its business operations, the Company needs additional funds. For this purpose, the Company is desirous of raising finance from various Banks and/or Financial Institutions and/or any other lending institutions and/or Bodies Corporate and/or such other persons/ individuals as may be considered fit, which, together with the moneys already borrowed by the Company (apart from temporary loans obtained from the Company's bankers in the ordinary course of business) may exceed the aggregate of the paid-up capital, free reserves and securities premium of the Company.

Hence it is proposed to increase the maximum borrowing limits up to Rs. 1500 Crore (Rupees Fifteen Hundred Crore Only). Pursuant to Section 180(1)(c) of the Companies Act, 2013, the Board of Directors cannot borrow more than the aggregate amount of the paid-up capital, free reserves and securities premium of the Company at any/ one time except with the consent of the Members of the Company in a General Meeting.

To facilitate securing the borrowing made by the Company, it would be necessary to create charge on the assets or whole of the undertaking of the Company. Section 180(1)(a) of the Companies Act, 2013 provides for the power of Board of Directors to lease or otherwise dispose of the whole or substantially the whole of the undertaking of the Company subject to the approval of Members in the General Meeting.

The Board recommend the resolutions for Members' approval as a special resolution.

None of the Directors, Key Managerial Personnel or their relatives are in any way concerned or interested, financially or otherwise, in this Resolution.

CERTIFIED TRUE COPY
For Satin Housing Finance Limited

BRAJESH KUMAR
Digitally signed by BRAJESH KUMAR
Date: 2026.09.18 11:45:52 +05'30'

Brajesh Kumar
Company Secretary & Chief Compliance Officer
M. No.: A56273
Address: Plot No. 492, 2nd Floor, B-Wing,
Udyog Vihar, Phase-III, Gurugram, Haryana-122016

Satin Housing Finance Ltd.
THE ANSWER IS HOME

CERTIFIED TRUE COPY OF THE SPECIAL RESOLUTION PASSED AT THE 9TH ANNUAL GENERAL MEETING OF SATIN HOUSING FINANCE LIMITED HELD ON MONDAY, JUNE 22, 2026 AT 11:00 AM AT ITS REGISTERED OFFICE AT 505, 5TH FLOOR, KUNDAN BHAWAN, AZADPUR COMMERCIAL COMPLEX, AZADPUR, NEW DELHI- 110033

APPROVAL FOR FIXATION OF THE BORROWING LIMIT

"**RESOLVED THAT** in supersession of earlier resolution passed, pursuant to section 180(1)(c) and other applicable provisions if any, of the Companies Act, 2013 including any statutory modification(s) or re-enactment(s) thereof, for the time being in force, and, in terms of Articles of Association of the Company and approval of the Board of Directors of the Company, the consent of the Members of the Company be and is hereby accorded to raise or borrow from time to time such sum or sums as they may deem appropriate for the purposes of the company notwithstanding that the monies already borrowed and the monies to be borrowed (apart from temporary loans obtained from company's bankers in the ordinary course of business) will exceed the paid-up capital, free reserves and securities premium not set apart for any specific purpose provided that the total amount up to which monies may be borrowed by the Board of Directors shall not exceed Rs. 1500 Crore (Rupees Fifteen Hundred Crore Only) at any time.

"RESOLVED FURTHER THAT the Board of Directors of the Company (hereinafter referred to as "the Board"), be and is hereby authorised to do all such acts, deeds, matters and things and to execute all such agreements, documents, instruments, applications etc. as may be required, with power to settle all questions, difficulties or doubts that may arise in regard to the aforesaid resolution as it may in its sole discretion deem fit and to delegate all or any of its powers herein conferred to any of the Directors and/or Officers of the Company, to give effect to this resolution."

CERTIFIED TRUE COPY
For Satin Housing Finance Limited

BRAJESH KUMAR
Digitally signed by BRAJESH KUMAR
Date: 2026.09.18 11:46:06 +05'30'

Brajesh Kumar
Company Secretary & Chief Compliance Officer
M. No.: A56273
Address: Plot No. 492, 2nd Floor, B-Wing,
Udyog Vihar, Phase-III, Gurugram, Haryana-122016

Satin Housing Finance Ltd.
THE ANSWER IS HOME

EXPLANATORY STATEMENT PURSUANT TO SECTION 102(1) OF THE COMPANIES ACT, 2013

Keeping in view the Company's existing and future financial requirements to support its business operations, the Company needs additional funds. For this purpose, the Company is desirous of raising finance from various Banks and/or Financial Institutions and/or any other lending institutions and/or Bodies Corporate and/or such other persons/ individuals as may be considered fit, which, together with the moneys already borrowed by the Company (apart from temporary loans obtained from the Company's bankers in the ordinary course of business) may exceed the aggregate of the paid-up capital, free reserves and securities premium of the Company.

Hence it is proposed to increase the maximum borrowing limits up to Rs. 1500 Crore (Rupees Fifteen Hundred Crore Only). Pursuant to Section 180(1)(c) of the Companies Act, 2013, the Board of Directors cannot borrow more than the aggregate amount of the paid-up capital, free reserves and securities premium of the Company at any/ one time except with the consent of the Members of the Company in a General Meeting.

To facilitate securing the borrowing made by the Company, it would be necessary to create charge on the assets or whole of the undertaking of the Company. Section 180(1)(a) of the Companies Act, 2013 provides for the power of Board of Directors to lease or otherwise dispose of the whole or substantially the whole of the undertaking of the Company subject to the approval of Members in the General Meeting.

The Board recommend the resolutions for Members' approval as a special resolution.

None of the Directors, Key Managerial Personnel or their relatives are in any way concerned or interested, financially or otherwise, in this Resolution.

CERTIFIED TRUE COPY
For Satin Housing Finance Limited

BRAJESH KUMAR
Digitally signed by BRAJESH KUMAR
Date: 2026.09.18 11:46:20 +05'30'

Brajesh Kumar
Company Secretary & Chief Compliance Officer
M. No.: A56273
Address: Plot No. 492, 2nd Floor, B-Wing,
Udyog Vihar, Phase-III, Gurugram, Haryana-122016

ANNEXURE C – AUDITED CASHFLOW STATEMENTS (Amount In Lakhs)

PARTICULARS	MARCH 31, 2024	MARCH 31, 2025	MARCH 31, 2026
	Audited	Audited	Audited
BALANCE SHEET			
Assets			
Property, Plant and Equipment	196.42	258.4	295.13
Financial Assets	67,674.28	83,710.61	1,12,271.56
Non-financial Assets excluding property, plant and equipment	1268.77	1,749.55	2,148.62
Total Assets	**69,139.47**	**85,718.56**	**1,14,715.31**
Liabilities			
Financial Liabilities			
- Derivative financial instruments	-	-	-
- Trade Payables	16.88	52.91	42.68
- Debt Securities	0	6929.94	4470.04
- Borrowings (other than Debt Securities)	44,316.47	46,890.74	67,220.11
- Subordinated liabilities	2068.02	2068.56	1034.58
- Other financial liabilities	593.41	633.45	1134.14
Non-Financial Liabilities			
- Current tax liabilities (net)	-	-	-
- Provisions	60.46	82.76	146.79
- Deferred tax liabilities (net)	494.17	468.52	740.97
- Other non-financial liabilities	555.81	501.99	632.11646
Equity (Equity Share Capital and Other Equity)	**21,034.25**	**28,089.69**	**39,293.88**
Total Liabilities and Equity	**69,139.47**	**85,718.56**	**1,14,715.31**
	0	0	0
PROFIT AND LOSS			
Revenue from operations	8,798.48	10,686.23	12,848.48
Other Income	432.82	502.64	1761.32
Total Income	**9,231.30**	**11,188.87**	**14,609.80**
Total Expense	**8,062.50**	**10,648.13**	**13,933.48**
Profit after tax for the year	874.43	404.26	506.42
Other Comprehensive income	616.72	75.33	995.95
Total Comprehensive Income	**1491.15**	**479.59**	**1502.37**
Earnings per equity share (Basic)	0.74	0.29	0.30

Earnings per equity share (Diluted)	0.74	0.29	0.30
CASH FLOW			
Net cash from / used in (-) operating activities	-17,325.46	-14671.31	-28,580.57
Net cash from / used in (-) investing activities	-271.53	-217.26	-174.04
Net cash from / used in (-) financing activities	18,328.80	16471.05	26,989.18
Net increase / decrease (-) in cash and cash equivalents	731.81	1582.484	-1765.43
Cash and cash equivalents as per Cash Flow Statement as at the end of period	1288.81	2871.29	1105.86
ADDITIONAL INFORMATION			
Net Worth	19,982.24	26,252.96	37,305.32
Cash and cash equivalents	1288.81	2871.29	1105.86
Loans	63,476.32	76,720.63	1,03,422.33
Total Debts to Total Assets	0.67	0.65	0.63
Interest Income	7,019.32	9,071.57	10,132.52
Interest Expense	4431.31	5944.06	7021.95
Impairment on Financial Instruments	207.66	395.74	719.76
Bad Debts to Loans	NIL	NIL	NIL
% Stage 3 Loans on Loans (Principal Amount)	0.84%	2.80%	2.95%
% Net Stage 3 Loans on Loans (Principal Amount)	0.67%	2.23%	2.34%
Tier I Capital Adequacy Ratio (%)	45.88%	51.65%	53.64%
Tier II Capital Adequacy Ratio (%)	2.79%	0.62%	0.00%

ANNEXURE D - IN-PRINCIPLE APPROVAL

Enclosed separately

ANNEXURE E - APPLICATION FORM

PART A OF THE APPLICATION FORM

The details of the application are as follows:

APPLICATION FORM FOR DEBENTURES (CONT.)

No. of Debentures (in figures and in words)	Issue Price per Debenture (Rs.)	Amount (Rs.)
Total		

Tax status of the Applicant (please tick one)

Taxpayers PAN / GIR No.	IT Circle/Ward/District		( ) Not Allotted	
Tax Deduction Status	**( ) Fully Exempt**	**() Tax to be deducted at Source**	**( ) Yes**	**( ) No**

We are applying as (Tick whichever is applicable)

1.	Individuals	
2.	Hindu Undivided Family	
3.	Trust	
4.	Limited Liability Partnerships	
5.	Partnership Firm(s)	
6.	Portfolio Managers registered with SEBI	
7.	Association of Persons	
8.	Companies and Bodies Corporate including Public Sector Undertakings.	
9.	Commercial Banks	
10.	Regional Rural Banks	
11.	Financial Institutions	

12.	Insurance Companies	
13.	Mutual Funds	
14.	FPIs /FIIs, /sub-accounts of FIIs	
15.	Any other investor eligible to invest in these Debentures	

APPLICANT'S NAME IN FULL:

Tax payer's PAN										**IT Circle/Ward/District**									

MAILING ADDRESS IN FULL (Do not repeat name) (Post Box No. alone is not sufficient)

Pin							**Tel**							**Fax**					

CONTACT PERSON

NAME	**DESIGNATION**	**TEL. NO.**	**FAX NO.**	**Email**

I / We, the undersigned, want delivery of the Debentures in Electronic Form. Details of my / our Beneficiary (Electronic) account are given below:

Depository Name	**NSDL**						**CDSL**	
Depository Participant Name								
DP ID								
Beneficiary Account Number								
Name of Applicant								

We understand that in case of allocation of Debentures to us, our Beneficiary Account as mentioned above would get credited to the extent of allocated Debentures. (Applicants must ensure that the sequence of names as mentioned in the application form matches that of the Account held with the DP).

Name of the Authorized Signatory(ies)	Designation	Signature

Applicant's Signature

FOR BANK USE ONLY

No. of Debentures (in words and figures)				**Date of receipt of application**							
Amount for Debentures (Rs.) (in words and figures)											
RTGS/ Fund Transfer/ to (Name of Bank and Branch)	**UTR No. in case of RTGS/ A/c no in case of FT**	**RTGS/ fund transfer Date**		**DP ID No.**							
				Client ID No.							

..……...……TEAR….……

PART B OF THE APPLICATION FORM

Identified Investor Details

(To be filled by the applicant/ Identified Investor)

SERIAL NO: _____

INVESTOR NAME: _____

(i)	**Name**	
(iii)	**Complete Address including Flat/House Number, Street, Locality, Pin Code**	
(iv)	**Phone Number, if any**	
(v)	**Email id, if any**	
(vi)	**PAN Number**	
(vii)	**Bank Account Details**	
(viii)	**(a) The applicant is not required to obtain Government approval under the Foreign Exchange Management (Non-debt Instruments) Rules, 2019 prior to subscription of shares.** **(b) The applicant is required to obtain Government approval under the Foreign Exchange Management (Non-debt Instruments) Rules, 2019 prior to subscription of shares and the same has been obtained, and is enclosed herewith.-]**	

Name of Investor: _____

Signature of Investor:

Initial of the officer of the Company designated to keep the record

ANNEXURE F - DUE DILIGENCE CERTIFICATE

Enclosed Separately

ANNEXURE G - AUDITED FINANCIAL STATEMENTS

Audited Financials of last 3 years along with Auditors report

i. Audited Financial Statements along with Auditors report for the Year ended 31 March 2026

Enclosed Separately

ii. Audited Financial Statements along with Auditors report for the Year ended 31 March 2025

Enclosed Separately

iii. Audited Financial Statements along with Auditors report for the Year ended 31 March 2024

Enclosed Separately

ANNEXURE H – CREDIT RATING

Enclosed Separately