

Date: February 10, 2025

To,
Listing Department, Debt Market,
BSE Limited,
1st Floor, P J Towers, Dalal Street
Mumbai-400001, Maharashtra, India.

Scrip Code: 959612, 975067, 976278

Sub: Outcome of the Board Meeting held on February 10, 2025

Ref: Regulation 51 and 52 read with Part B of Schedule III of the SEBI (Listing Obligation and Disclosure Requirements Regulations), 2015.

Dear Sir/ Madam,

We would like to inform you that the Board of Directors of the Company in their meeting held today i.e., Monday, February 10, 2025 which commenced at 3.00 P.M and concluded at 09:15 P.M., inter-alia, considered and approved the following matters:

1. Un-audited Financial Results of the Company for the quarter ended December 31, 2024 as per the provisions of Regulation 52 of SEBI Listing Regulations.
2. Re-appointment of Mr. Radhey Shyam Garg as an Independent Director for a second term of five years, based on the recommendation of the Nomination and Remuneration Committee and subject to the approval of shareholders at the ensuing Extra-ordinary General Meeting.

Following documents are enclosed herewith:

1. A copy of standalone Un-audited Financial Results along with the Limited Review Report thereon for the quarter ended December 31, 2024 pursuant to Regulation 52 of SEBI (Listing Obligations and Disclosure Requirement) Regulations, 2015 thereof.
2. Details as per Regulation 52(4) of SEBI Listing Regulations.
3. The statement of utilisation of Issue proceeds of non-convertible securities pursuant to Regulation 52(7) & 52(7A) of SEBI Listing Regulations for the quarter ended December 31, 2024 read with SEBI Operational circular dated 29 July 2022 as updated on 30 June 2023.
4. Security Cover Certificate of non-convertible debt securities pursuant to Regulation 54(3) of the SEBI Listing Regulations read with SEBI circular SEB/HO/MIRSD/M IRSO_CRADT/CIR/P/2022/67 dated 19 May 2022.

Corporate Office: IKF Home Finance Limited

Plot No.30/A, Survey No.83/1, My Home Twitza, 11th Floor, Diamond Hills, Lumbini Avenue,
Beside 400/220/132KV GIS Substation, APIIC Hyderabad Knowledge City, Raidurg, Hyderabad-500081.

Ph: 040 23412083 **w:** www.ikfhomefinance.com **e:** info@ikfhomefinance.com

CIN: U65922AP2002PLC039417

Registered Office: IKF Home Finance Limited, 40-1-144, Corporate Centre, M.G. Road, Vijayawada - 520 010, Andhra Pradesh, INDIA



This intimation will be available on the website of the company at <https://ikfhomefinance.com/>

We request you to kindly take the same on records.

Thanking You,

For and on behalf of IKF Home Finance Limited

VUPPUTURI Digitally signed by
VUPPUTURI
VASANTHA VASANTHA LAKSHMI
LAKSHMI Date: 2025.02.10
23:55:51 +05'30'

Vupputuri Vasantha Lakshmi
Managing Director
DIN: 03610979

Place: Hyderabad

Corporate Office: IKF Home Finance Limited

Plot No.30/A, Survey No.83/1, My Home Twitza, 11th Floor, Diamond Hills, Lumbini Avenue,
Beside 400/220/132KV GIS Substation, APIIC Hyderabad Knowledge City, Raidurg, Hyderabad-500081.

Ph: 040 23412083 **w:** www.ikfhomefinance.com **e:** info@ikfhomefinance.com

CIN: U65922AP2002PLC039417

Registered Office: IKF Home Finance Limited, 40-1-144, Corporate Centre, M.G. Road, Vijayawada - 520 010, Andhra Pradesh, INDIA



Independent Auditor's Limited Review Report on the Unaudited Financial Results for the quarter and Year to date ended 31st December, 2024 of the IKF Home Finance Limited Pursuant to the Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

**To
The Board of Directors,
IKF Home Finance Limited**

1. We have reviewed the accompanying statement of Unaudited Financial Results of **IKF Home Finance Limited** ("the Company") for the quarter and period ended December 31, 2024 ("the Statement") being submitted by the company pursuant to requirements of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended (the "Listing Regulations").
2. This statement, which is the responsibility of the Company's Management and approved by the Company's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 - "Interim Financial Reporting", prescribed under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder, other accounting principles generally accepted in India and in compliance with Regulation 52 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended along with the circulars, guidelines and directions issued by the Reserve Bank of India(RBI)/ National Housing Bank (NHB) to the extent applicable. Our responsibility is to issue a report on these unaudited financial statements based on our review.
3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410 "Review of Interim Financial Information Performed by the Independent Auditor of the Entity", issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the financial statements are free of material misstatement. A review is limited primarily to inquiries of company personnel and apply analytical procedures and other review procedures to financial data. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing and consequently doesn't enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.



4. Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying statement of unaudited financial results prepared in accordance with applicable Indian accounting standards ('Ind AS') and other recognized accounting practices and policies generally accepted in India, has not disclosed the information required to be disclosed in terms of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 including the manner in which it is to be disclosed, or that it contains any material misstatement.

For **K.S. Rao & Co.**

Chartered Accountants

Firm's Registration Number: 003109S

**KURICHETI
VAMSI
KRISHNA**

Digitally signed by
KURICHETI VAMSI KRISHNA
Date: 2025.02.10 23:50:56
+05'30'

(K. Vamsi Krishna)

Partner

(ICAI Membership No: 238809)

UDIN: 25238809BMHZQB6958

Place: Vijayawada

Date: 10.02.2025



IKF Home Finance Limited
CIN No- U65922AP002PLC039417
Statement of Financial Results for the Period ended December 31, 2024
Statement of Profit & Loss Account

(Amount in Lakhs unless otherwise stated)

Sr. No.	Particulars	Quarter ended			Nine months ended		Year ended
		31-Dec-24	30-Sep-24	31-Dec-23	31-Dec-24	31-Dec-23	31-Mar-24
		(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
	Revenue From operations						
	Interest income	3,944.62	3,551.06	2,961.70	10,964.68	8,180.77	11,462.25
	Fees and commission income	405.63	417.02	335.44	1,115.94	757.77	1,148.37
	Net gain on derecognition of financial instruments under amortised cost category for assigned loans	-	450.91	1,125.98	1,488.23	1,826.03	1,826.03
(I)	Total revenue from operations	4,350.25	4,418.99	4,423.11	13,568.85	10,764.57	14,436.66
(II)	Other income	282.56	58.36	88.47	559.13	206.87	336.17
(III)	Total income (I + II)	4,632.80	4,477.34	4,511.59	14,127.98	10,971.44	14,772.83
	Expenses						
	Finance costs	2,214.36	1,996.02	1,728.70	6,122.01	4,653.49	6,453.23
	Impairment on financial instruments	150.67	209.37	-18.35	694.45	120.12	243.45
	Employee benefits expenses	1,140.74	1,071.78	858.48	3,193.02	2,448.32	3,306.17
	Depreciation, amortization and impairment	51.54	40.34	33.01	126.23	96.08	127.99
	Others expenses	479.98	431.11	437.89	1,350.58	1,008.19	1,393.32
(IV)	Total expenses	4,037.30	3,748.61	3,039.74	11,486.29	8,326.19	11,524.16
(V)	Profit / (loss) before exceptional items and tax (III - IV)	595.51	728.73	1,471.85	2,641.70	2,645.25	3,248.67
(VI)	Exceptional Items	-	-	-	-	-	-
(VII)	Profit before tax (V - VI)	595.51	728.73	1,471.85	2,641.70	2,645.25	3,248.67
(VIII)	Tax Expense:						
	(1) Current Tax	127.14	218.84	314.42	583.37	612.97	726.67
	(2) Deferred Tax	-18.63	-34.08	42.32	42.61	32.36	150.69
	(3) Adjustment of tax relating to earlier periods	2.83	-	3.06	2.83	3.06	3.06
	Total Tax Expense (VIII)	111.33	184.76	359.80	628.81	648.39	880.42
(IX)	Net Profit / (loss) for the period (VII-VIII)	484.17	543.98	1,112.05	2,012.89	1,996.86	2,368.25
(X)	Other comprehensive income						
	(A) Items that will not be reclassified to profit or loss (specify items and amounts)						
	(a) Items that will not be reclassified to profit or loss	7.31	5.89	2.86	12.22	5.42	10.82
	(b) Income tax relating to items that will not be reclassified to profit or loss	(1.84)	(1.48)	(0.72)	-3.07	-1.36	(2.72)
	(B) Items that will be reclassified to profit or loss (specify items and amounts)						
	(a) Items that will be reclassified to profit or loss	92.27	-44.99	-101.29	93.32	-37.40	(32.15)
	(b) Income tax relating to items that will be reclassified to profit or loss	(23.22)	11.32	25.49	-23.49	9.41	8.09
(XI)	Total comprehensive income for the period (IX + X)	558.69	514.72	1,038.39	2,091.87	1,972.94	2,352.29
(XII)	Earnings per share (equity share, par value of Rs.10 each)						
	Basic** (Rs.)	0.70	0.79	1.73	2.91	3.13	3.69
	Diluted** (Rs.)	0.70	0.79	1.73	2.91	3.13	3.69
	Reserves excluding Revaluation Reserves as at March 31						14,413.93

** Not Annualized for the Quarterly Figures

Digitally signed
by VUPPUTURI
VASANTHA
LAKSHMI
Date: 2025.02.10
23:45:00 +05'30'



Home Finance

IKF Home Finance Limited

CIN No- U65922AP2002PLC039417

Statement of Financial Results for the Period ended December 31, 2024

Notes:

- 1 The financial results of the Company have been prepared in accordance with Indian Accounting Standards (Ind AS) as per the Companies (Accounting Standards) Rules, 2015 (as amended from time to time) and notified under Section 133 of the Companies Act, 2013.
- 2 The above audited results for the period ended December 30, 2024 have been reviewed by the Audit Committee and approved by the Board of Directors at their meetings held on February 10, 2025 and subjected to limited review by statutory auditors in accordance with the requirement of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.
- 3 The Company is engaged primarily in the business of financing and accordingly there are no separate reportable segments as per IND AS 108 dealing with operating segments.
- 4 On November 12, 2021, Reserve Bank of India issued circular requiring changes to and clarifying certain aspects of income recognition and asset classification norms. The Management has taken necessary steps to comply with norms/changes as and when they became applicable.
- 5 Disclosure pursuant to RBI Notification – RBI/DOR/2021-22/86 DOR.STR.REC.51/21.04.048/2021-22 dated September 24, 2021

(a) Details of transfer through assignment in respect of loans not in default during the Quarter and Nine months ended 31 December 2024

Entity/Assignee	Housing Finance Companies	Housing Finance Companies
Count of Loan accounts Assigned	-	502
Amount of Loan accounts Assigned (Rs in Lakhs)	-	5,643
Retention of beneficial economic interest (MRR) (Rs in Lakhs)	-	564
Weighted Average Maturity (Residual Maturity) (Months)	-	114
Weighted Average Holding Period (Months)	-	12
Coverage of tangible security coverage	0.00%	100.00%
Rating wise distribution of rated loans	-	-

(b) Details of acquired through assignment in respect of loans not in default during the Quarter ended 31 December 2024

Entity/Assignee	Housing Finance Companies
Count of Loan accounts Assigned	Nil
Amount of Loan accounts Assigned (Rs in Lakhs)	Nil
Retention of beneficial economic interest (MRR) (Rs in Lakhs)	Nil
Weighted Average Maturity (Residual Maturity) (Months)	Nil
Weighted Average Holding Period (Months)	Nil
Coverage of tangible security coverage	Nil
Rating wise distribution of rated loans	-

(c) The Company has not transferred or acquired any stressed loans during the quarter ended 31 December, 2024.

- 6 Previous year / periods figures have been regrouped / rearranged wherever necessary to conform with current period's classification.

Digitally signed by
VUPPUTURI
VASANTHA
LAKSHMI
Date: 2025.02.10
23:45:22 +05'30'

⁷ Details of resolution plan implemented under the Resolution Framework for COVID-19 pandemic related stress, as per RBI circular August 6, 2020 (Resolution Framework 1.0) and May 5, 2021 (Resolution Framework 2.0) as at December 31, 2024 are given below:

Type of Borrower	Exposure to accounts classified as Standard consequent to implementation of resolution plan-Position as at the end of the previous year i.e., March 31,2024 (A)	Of (A), aggregate debt that slipped into NPA during the Nine months ended December 31, 2024	Of (A) amount written off during the Nine months ended December 31, 2024	Of (A) amount paid by the borrowers during the Nine months ended December 31, 2024	Exposure to accounts classified as Standard consequent to implementation of resolution plan - Position Nine months ended December 31, 2024
Personal Loans	321.25	46.55	-	3.18	271.46
Corporate Persons					
Of which MSME's					
Others					
Total	321.25	46.55	-	3.18	271.46

**For and on behalf of the Board of Directors of
IKF Home Finance Limited**

VUPPUTURI
VASANTHA
LAKSHMI

Digitally signed by
VUPPUTURI
VASANTHA LAKSHMI
Date: 2025.02.10
23:45:40 +05'30'

**Place: Hyderabad
Date: 10-02-2025**

**V Vasantha Lakshmi
Managing Director**



IKF Home Finance Limited
CIN No- U65922AP2002PLC039417

Statement of Financial Results for the Period ended December 31, 2024

Disclosures in compliance with Regulation 52 (4) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 for period ended December 31, 2024

Particulars	Quarter ended			Nine months ended		As at
	31-Dec-24	30-Sep-24	31-Dec-23	31-Dec-24	31-Dec-23	31-Mar-24
	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
Debt Equity Ratio	4.00	3.70	4.03	4.00	4.03	3.36
Debt Service Coverage Ratio *	NA	NA	NA	NA	NA	NA
Interest Service Coverage Ratio *	NA	NA	NA	NA	NA	NA
Outstanding redemption preference shares (quantity and value)	NA	NA	NA	NA	NA	NA
Debenture Redemption Reserve/ Capital redemption reserve	NA	NA	NA	NA	NA	NA
Net worth (in ₹ lakh)	23,406.56	22,847.87	16,519.73	23,406.56	16,519.73	21,314.70
Net profit after tax (in ₹ lakh)	484.17	543.98	1,112.05	2,012.89	1,996.86	2,368.25
Earnings per share (of ₹10/- each)						
- Basic	0.70	0.79	1.73	2.91	3.13	3.69
- Diluted	0.70	0.79	1.73	2.91	3.13	3.69
Long term debt to working capital **	NA	NA	NA	NA	NA	NA
Current Ratio **	NA	NA	NA	NA	NA	NA
Bad debts to Account receivable ratio	NA	NA	NA	NA	NA	NA
Current liability ratio **	NA	NA	NA	NA	NA	NA
Total debts to total assets (%)	77.92%	77.00%	77.27%	77.92%	77.27%	75.15%
Debtors turnover **	NA	NA	NA	NA	NA	NA
Inventory turnover **	NA	NA	NA	NA	NA	NA
Operating margin (%) **	NA	NA	NA	NA	NA	NA
Net profit margin (%)	10.45%	12.15%	24.65%	14.25%	18.20%	16.03%
Sector Specific equivalent ratio						
Provision Coverage Ratio (%)	42.37%	53.28%	28.17%	42.37%	28.17%	26.68%
Gross Non- Performing Asset (GNPA) (%)	1.30%	1.16%	0.75%	1.30%	0.75%	0.76%
Net Non- Performing Asset (NNPA) (%)	0.75%	0.54%	0.56%	0.75%	0.56%	0.56%
CRAR (%)	29.65%	33.31%	30.29%	29.65%	30.29%	32.00%

Formulae for computation of ratios are as follows:

1. Debt equity ratio is (Debtsecurities + Borrowings (other than debt securities))/ Networth
2. Networth is equal to Equity share capital + other equity
3. Total debts to total assets (%) = (Debtsecurities + Borrowings (other than debt securities))/ Total assets
4. Net profit margin (%) = (profit for the period) / Total income
5. Provision coverage ratio = ECL on gross stage 3 loans principal outstanding / gross stage 3 loans principal outstanding
6. GNPA (%) = NPA loan principal outstanding / Total loan principal outstanding
7. NNPA (%) = (NPA loan principal outstanding- ECL on NPA loan principal outstanding) / Total loan principal outstanding

* Disclosure is not applicable to Housing Finance Companies registered with NHB/ RBI as per Regulation 52(4) and 54 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.

** The Company prepares the Financial statements as per Division III to Schedule III of Companies Act, 2013, hence these ratios are not applicable.

VUPPUTUR
I
VASANTH
A LAKSHMI
Digitally signed
by VUPPUTUR
VASANTH
LAKSHMI
Date: 2025.02.10
23:45:54 +05'30'



The Board of Directors,
IKF Home Finance Limited,
40-1-44, 1st Floor, Corporate Centre,
M.G. Road, Vijayawada- 520 010,
Andhra Pradesh, India.

Statutory Auditor's Certificate on Compliance of Regulation 54 and 56(1)(d) of the Securities and exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

1. We, M/s. K.S. Rao & Co, Chartered Accountants (Firm Registration No. 003109S), the Statutory Auditors of IKF Home Finance Limited ("the Company") which is having its registered office at the above mentioned address, have been requested by the Company, to certify that the Company has maintained hundred percent or higher security cover for listed secured Non-Convertible Debentures as on December 31, 2024 and generally complied with the applicable covenants as at that date in accordance with Regulation 56(1)(d) of the Securities and exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended from time to time ("LODR Regulations") and SEBI Circular dated May 19, 2022 bearing ref. no. SEBI/HO/MIRSD/MIRSD_CRADT/CIR/P/2022/67 ("SEBI Circular"), for the purpose of onward submission to the SEBI and Debenture Trustees of the Company.
2. Accordingly, this certificate is issued in accordance with the terms of our engagement letter dated 25th September, 2022. The "Annexure-A" has been prepared by the Company only for listed secured Non-Convertible Debentures held as of December 31, 2024.

Management's Responsibility

3. The preparation of the "Annexure-A" and general compliance with applicable covenants is the responsibility of the Management of the Company including the preparation and maintenance of all accounting and other relevant supporting records and documents. This responsibility includes the design, implementation and maintenance of internal control relevant to the preparation and presentation of the Annexure and applying an appropriate basis of preparation; and making estimates that are reasonable in the circumstances.
4. The Management is also responsible for ensuring that the Company complies with requirements of LODR Regulations r.w. SEBI Circular, SEBI Regulations, Companies Act, 2013 and other applicable laws and regulations, general complies with the applicable covenants with the respect to listed secured non-convertible debentures and provides all relevant information to the Debenture Trustees.



Scope of Work, Procedures performed and Auditor's Responsibility

5. Pursuant to the requirements of Regulation 56(1)(d) of the LODR Regulations r.w. SEBI Circular, it is our responsibility to provide a reasonable assurance whether the Company has maintained hundred percent or higher security cover for listed secured Non-Convertible Debentures as on December 31, 2024 generally complied with the applicable covenants with respect to listed secured Non-Convertible debentures as at that date.
6. The following documents have been furnished by the Company:
 - a) Annexure-A for the security computation as of December 31, 2024;
 - b) Unaudited books of accounts and other relevant records for the quarter ended December 31, 2024;
 - c) Workings for the computation of the security cover;
 - d) Copy of Balance book of receivables as extracted from the system;
 - e) Flagging report as extracted from the system;
 - f) Term Sheets/ Offer documents of Non-Convertible Debentures, applicable Covenants Listing and related supporting documents;
 - g) Written representations by the Management in this regard.
7. We have verified the computation of the security cover submitted by the Company in the "Annexure-A" to ensure that it is in agreement with the unaudited books of accounts and other relevant records submitted to us. Further, we have verified the general compliance with the applicable covenants as per the term sheets/ offer documents along with the related supporting and documents.
8. We have conducted our examination of the "Annexure-A" in accordance with the Guidance Note on Reports or Certificates for Special Purposes (Revised 2016) (the "Guidance Note") issued by the institute of Chartered Accountants of India ("ICAI"). The Guidance Note requires that we comply with the ethical requirements of the Code of Ethics issued by the ICAI.
9. We have complied with the relevant applicable requirements of the Standard on Quality Control (SQC) 1, Quality Control for Firms that Perform Audit and Reviews of Historical Financial Information, and Other Assurance and Related Services Engagements issued by ICAI.



Procedures, Assumptions and Limitations

10. A limited assurance engagement includes performing procedures to obtain sufficient appropriate evidence on the applicable criterions, mentioned above. The procedures performed vary in nature and timing from and are less in extent than for, a reasonable assurance engagement. Consequently, the level of assurance obtained is substantially lower than the assurance that would have been obtained had a reasonable assurance engagement been performed. Accordingly, we have performed the following procedures in relation to the Statement:

- a) Obtain the list of listed secured debt securities outstanding as at December 31, 2024.
- b) Obtained and read on a test check basis, the Debenture Trust Deeds and the Information Memorandum in respect of the secured debentures and noted the particulars of security cover and the security cover percentage required to be maintained by the Company in respect of such debentures, as indicated in the Annexure -A.
- c) As part of this Annexure-A, our scope of work did not involve us performing audit tests for the purposes of expressing an opinion on the fairness or accuracy of any of the financial information or the financial results of the Company taken as a whole as on 31st December, 2024. We have not performed an audit (Limited Review was conducted as on 31st December, 2024), the objective of which would be the expression of an opinion on the financial results, specified elements, accounts or items thereof, for the purpose of this certificate. Accordingly, we do not express such opinion as on 31st December, 2024.
- d) Traced and agreed the principal amount of the debentures outstanding as at December 31, 2024 to the unaudited financial statements and the books of account maintained by the Company as at the Quarter ended December 31, 2024.
- e) Traced the book value of Securities indicated in the Annexure-A to the financial statements as at the Quarter ended December 31, 2024 and other relevant records maintained by the company.
- f) The calculation of Security Coverage Ratio is reviewed for compliance with the guidelines provided in Chapter V of SEBI circular bearing reference no. SEBI/HO/DDHS/P/CIR/2023/50 dated March 31, 2023.
- g) The compliances of all covenants of the listed secured debt securities as presented to us by the management of the Company is co-related with the underlying documents produced before us and no further audit on the said documents was performed for the purpose of this certificate.
- h) Performed necessary inquiries with the Management and obtained necessary representations.



- i) During our review process, the necessary records /documents were made available to us by the Company in the form of scanned documents /spread sheets through electronic mode and not in original. Accordingly, the same were relied upon as evidence for issuing this certificate.
- j) Examined and verified the arithmetical accuracy of the computation of asset cover indicated in Annexure A of the Statement.

Conclusion

11. Based on our verification of the furnished details, unaudited books of accounts and other relevant records, and according to the information explanations and representation given to us by the Company, we certify that:

- a) The Company has maintained hundred percent or higher security cover for listed secured Non-Convertible Debentures as on December 31, 2024 as detailed in the Annexure-A; and
- b) The Company has generally complied with the applicable covenants as per the terms sheets/ offer documents with respect to listed secured Non-Convertible Debentures to the extent applicable to them, nothing has come to our notice that causes us to believe that details stated in the Annexure- A are incorrect.

Restriction on Use

- 12.** Our work was performed solely to assist the Company in meeting its responsibilities in relation to the compliance with the requirements of the SEBI Regulations. Our obligations in respect of this report are entirely separate from, and our responsibility and liability is in no way changed by any other role we may have (or may have had) as statutory auditors of the Company or otherwise. Nothing in this report nor anything said or done in the course of or in connection with the services that are the subject of this report, will extend any duty of care we may have in our capacity as statutory auditors of the Company.
- 13.** This certificate is addressed to and provided to the Board of Directors of the Company pursuant to the requirements of Regulation 54 read with Regulation 56(1)(d) of the Securities and Exchange Board of India (listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) for onward submission to SEBI and Debenture Trustees and should not be used by any other person or for any other purpose. Accordingly, we do not accept or assume any liability or any duty of care for any other purpose or to any other person to whom this certificate is shown or into whose hands it may come without our prior consent in writing.



K.S. RAO & Co
CHARTERED ACCOUNTANTS

14. We have no responsibility to update this certificate for any events or circumstances occurring after the date of this certificate.

For K.S. Rao & CO

Chartered Accountants

(Firm Registration No: 003109S)

KURICHETI

VAMSI

KRISHNA

Digitally signed by
KURICHETI VAMSI
KRISHNA
Date: 2025.02.10
23:52:51 +05'30'

K. Vamsi Krishna

Partner

Membership No. 238809

ICAI UDIN: 25238809BMHZQC6616

Place: Vijayawada

Date: 10th February, 2025.

Encl:

Annexure-A: Certificate for security cover as on 31st December, 2024.

ANNEXURE A- Security Cover Certificate for Listed Secured Non-Convertible Debentures aggregating of Rs.40 Crores issued by IKF Home Finance Limited

(₹ in crore)

Column A	Column B	Column C	Column D	Column E	Column F	Column G	Column H	Column I	Column J	Column K	Column L	Column M	Column N	Column O	
Particulars	Description of asset for which this certificate relate	Exclusive Charge	Exclusive Charge	Pari-passu Charge	Pari-passu Charge	Pari-passu Charge	Assets not offered as Security	Elimination (amount in negative)	(Total C to H)	Related to only those items covered by this certificate					
		Debt for which this certificate being issued	Other Secured Debt	Debt for which this certificate is being issued	Assets shared by pari passu debt holder (includes debt for which this certificate is issued & other debt with paripassu charge) other debt with paripassu charge)	Other assets on which there is pari-Passu charge		Debt amount considered more than once (due to exclusive plus pari passu charge)			Market Value for Assets charged on Exclusive basis	Carrying /book value for exclusive charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRA market value is not applicable)	Market Value for Pari passu charge Assets	Carrying value/book value for pari passu charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRA market value is not applicable)	Total Value(=K +L+M+N)
													Relating to Column F		
											Book Value	Book Value	Yes/ No	Book Value	Book Value
ASSETS															
Property, Plant and Equipment							1.07		1.07						
Capital Work-in-Progress															
Right of Use Assets							4.44		4.44						
Goodwill															
Intangible Assets							0.56		0.56						
Intangible Assets under Development															
Investments															
Loans***	Book Debts/Receivables	44.0	955.20				81.06		1,080.26		44.0			44.0	
Inventories															
Trade Receivables															
Cash and Cash Equivalents							44.99		44.99						
Bank Balances other than Cash and Cash							5.26		5.26				-		

Equivalents														
Others							63.56		63.56					
Total		44.0	955.20				200.94		1,200.14		44.0		-	44.0
LIABILITIES														
Debt securities to which this certificate pertains	Secured and listed non-convertible debts**	40.00					(0.76)		39.24		40.00		-	40.00
Other debt sharing pari-passu charge with above debt		40.00												
Other Debt#														
Subordinated debt														
Borrowings														
Bank	Term loans and cash credit from banks						730.90		730.90					
Debt Securities#	Unsecured and listed non-convertible debts						35.13		35.13					
Others	Term loans from NBFCs						129.92		129.92					
Trade Payables							1.03		1.03					
Lease Liabilities							4.41		4.41					
Provisions							0.53		0.53					
Others							258.98		258.98					
Total		40.0	900.42				1,160.14		1,200.14		40.00			40.00
Cover on Book Value		1.10									1.10			1.10
Cover on Market Value														

VUPPUTUR
I
VASANTHA
LAKSHMI

Digitally signed
by VUPPUTURI
VASANTHA
LAKSHMI
Date: 2025.02.10
23:46:14 +05'30'

To,
Listing Department,
Corporate Relationship Department,
BSE Limited,
1st Floor, P J Towers, Dalal Street
Mumbai-400001, Maharashtra, India.

Scrip Code: 959612, 975067, 976278

Sub: Disclosure under Regulation 52(7) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

Dear Sir/ Madam,

Pursuant to applicable regulations of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations") and read along with Operational Circular by SEBI/HO/DDHS/DDHS_Div1/CIR/2022/0000000103 July 29, 2022, kindly find attached the statement of utilisation of issue proceeds of non-convertible debentures raised by the Company during the quarter ended December 31, 2024, in terms of Regulation 52(7) of Listing Regulations.

We Request you to take the same on record.

Thanking You,

For and on behalf of IKF Home Finance Limited

VUPPUTURI
VASANTHA
LAKSHMI

Digitally signed
by VUPPUTURI
VASANTHA
LAKSHMI
Date: 2025.02.10
23:56:28 +05'30'

Vupputuri Vasantha Lakshmi

Managing Director

DIN: 03610979

Place: Hyderabad

A. Statement of Utilization of Issue Proceeds

Name of the Issuer	IKF Home Finance Limited	
ISIN	INE02VP08022	INE02VP07065
Mode of Fund Raising (Public Issue/Private Placement)	Private Placement	Private Placement
Type of Instrument	Non-Convertible Debentures	Non-Convertible Debentures
Date of raising funds	August 31, 2023	December 24, 2024
Amount Raised	Rs. 60,00,00,000	Rs. 40,00,00,000
Funds Utilized	Rs. 60,00,00,000	Rs. 40,00,00,000
Any deviation (Yes/No)	No	No
If yes, then specify the purpose for which the funds were utilized	NA	NA
Remarks, if any	-	-

VUPPUTURI
VASANTHA
LAKSHMI

Digitally signed by
VUPPUTURI
VASANTHA
LAKSHMI
Date: 2025.02.10
23:56:44 +05'30'

Corporate Office: IKF Home Finance Limited

Plot No.30/A, Survey No.83/1, My Home Twitza, 11th Floor, Diamond Hills, Lumbini Avenue,
Beside 400/220/132KV GIS Substation, APIIC Hyderabad Knowledge City, Raidurg, Hyderabad-500081.

Ph: 040 23412083 **w:** www.ikfhomefinance.com **e:** info@ikfhomefinance.com

CIN: U65922AP2002PLC039417

Registered Office: IKF Home Finance Limited, 40-1-144, Corporate Centre, M.G. Road, Vijayawada - 520 010, Andhra Pradesh, INDIA

B. Statement of Deviation or Variation in the use of proceeds of the issue of listed non-convertible debt securities- Not Applicable

Statement of Deviation or Variation	
Name of Listed Entity	
Mode of Fund Raising	Private Placement
Type of Instrument	Non-Convertible Debentures
Amount raised and Date of Fund raising	(INR Crores)
Report filed for the Quarter ended	
Is there a deviation/ variation in use of funds raised?	No
If yes, are details of the approval so required?	
Date of approval	
Explanation for the Deviation / Variation	
Comments of the audit committee after review	
Comments of the auditors if any	
Objects for which funds have been raised and where there has been a deviation	
<p> VUPPUTURI Digitally signed by VASANTHA VUPPUTURI LAKSHMI VASANTHA LAKSHMI Date: 2025.02.10 23:57:00 +05'30' </p> <p> Name of the Signatory: Vupputuri Vasantha Lakshmi Designation: Managing Director Date: February 10, 2025 </p>	

Corporate Office: IKF Home Finance Limited

Plot No.30/A, Survey No.83/1, My Home Twitza, 11th Floor, Diamond Hills, Lumbini Avenue,
Beside 400/220/132KV GIS Substation, APIIC Hyderabad Knowledge City, Raidurg, Hyderabad-500081.

Ph: 040 23412083 **w:** www.ikfhomefinance.com **e:** info@ikfhomefinance.com

CIN: U65922AP2002PLC039417

Registered Office: IKF Home Finance Limited, 40-1-144, Corporate Centre, M.G. Road, Vijayawada - 520 010, Andhra Pradesh, INDIA