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Rating Letter - Intimation of Rating Action

Letter Issued on: November 22, 2022 Letter Expires on: August 09, 2023 Annual Fee valid till: August 09, 2023

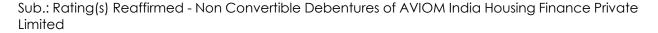
AVIOM India Housing Finance Private Limited

83, First Floor, Poorvi Marg, Vasant Vihar, New

Delhi -110057

Kind Attn.: Mr. Kaajal Ajaz Ilmi, MD & CEO (Tel. No. 9871728476)

Dear Mr. Ilmi,



Please note that the current rating(s) and outlook, instrument details, and latest rating action for the aforementioned instrument are as under:

	Long Term Instruments	Short Term Instruments	
Total Rated Quantum (Rs. Cr.)	45.50 Cr Not applicable		
Quantum of Enhancement (Rs. Cr.)	Not applicable Not applicable		
Rating	ACUITE BBB	Not applicable	
Outlook	Stable	Not applicable	
Most recent Rating Action	Reaffirmed	Not applicable	
Date of most recent Rating Action	November 22, 2022	Not applicable	
Rating Watch	Not applicable	Not applicable	

Acuité reserves the right to revise the ratings, along with the outlook, at any time, on the basis of new information, or other circumstances which Acuité believes may have an impact on the ratings. Such revisions, if any, would be appropriately disseminated by Acuité as required under prevailing SEBI guidelines and Acuité 's policies.

This letter will expire on August 09, 2023 or on the day when Acuité takes the next rating action, whichever is earlier. It may be noted that the rating is subject to change anytime even before the expiry date of this letter. Hence lenders / investors are advised to visit https://www.acuite.in/ OR scan the QR code given above to confirm the current outstanding rating.

Acuité will re-issue this rating letter on August 10, 2023 subject to receipt of surveillance fee as applicable. If the rating is reviewed before August 09, 2023, Acuité will issue a new rating letter.

Suman Chowdhury

Suman Chowdhury Chief Analytical Officer

Annexures: A. Details of the Rated Instrument

B. Details of the rating prior to the above rating action

Acuité Ratings & Research Limited

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Annexure A. Details of the rated instrument

Bank	Facilities	Scale	Previous Amt.	Current Amt.	Ratings	Rating Action
Fund Based Faciliti	ies					
Secured Redee Convertible De		Long Term	-	21.00	ACUITE BBB/ Stable	Reaffirmed
Secured Redee Convertible D		Long Term	-	21.00	ACUITE BBB/ Stable	Reaffirmed
Proposed Se Redeemable Non- Debentu	Convertible	Long Term	23.00	3.50	ACUITE BBB/ Stable	Reaffirmed
Proposed Se Redeemable Non- Debentu	Convertible	Long Term	22.50	-	-	-
Total Fund Based F	acilities		45.50	45.50		
				<u> </u>		
Total Facilities			45.50	45.50		

Annexure B. Details of the rating prior to the above rating action

	Long Term Instruments	Short Term Instruments		
Previous Rated Quantum	45.50 Cr	Not applicable		
Rating	ACUITE BBB	Not applicable		
Outlook	Stable	Not applicable		

DISCLAIMER

An Acuité rating does not constitute an audit of the rated entity and should not be treated as a recommendation or opinion that is intended to substitute for a financial adviser's or investor's independent assessment of whether to buy, sell or hold any security. Acuité ratings are based on the data and information provided by the issuer and obtained from other reliable sources. Although reasonable care has been taken to ensure that the data and information is true, Acuité, in particular, makes no representation or warranty, expressed or implied with respect to the adequacy, accuracy or completeness of the information relied upon. Acuité is not responsible for any errors or omissions and especially states that it has no financial liability whatsoever for any direct, indirect or consequential loss of any kind arising from the use of its ratings. Acuité ratings are subject to a process of surveillance which may lead to a revision in ratings as and when the circumstances so warrant. Please visit our website (www.acuite.in) for the latest information on any instrument rated by Acuité, Acuité 's rating scale and its definitions.