

**AUDITOR'S CERTIFICATE IN ACCORDANCE WITH REGULATION 54 READ WITH REGULATION 56 (1)(d) OF SEBI (LISTING OBLIGATIONS AND DISCLOSURE REQUIREMENTS) REGULATIONS, 2015 IN RESPECT OF LISTED NON-CONVERTIBLE DEBENTURES (NCDs) AS AT 30 JUNE 2024**

The Board of Directors  
Aviom India Housing Finance Private Limited  
Worldmark 3, Unit 306A, 3rd floor, Asset Area no. 7  
Hospitality District, Delhi Aerocity  
New Delhi – 110 037

1. This certificate is issued in accordance with the terms of our engagement letter dated 06 June 2024.
2. The accompanying Annexure I (hereinafter referred to as the 'Statements') containing details of security cover, for listed Secured Non-Convertible Debentures as at 30 June 2024 has been prepared, by Aviom India Housing Finance Private Limited ("the Company"), as per Regulations 54 read with regulation 56 (1)(d) of the SEBI (Listing Obligations And Disclosure Requirements) Regulations, 2015 ("Listing Regulations"), for the purpose of submission of the same with the stock exchange and the Debenture Trustees to ensure compliance with the SEBI Regulations and SEBI Circular SEBI /HO/MIRSD/ MIRSO\_CRADT /CIR/P/2022/67 dated 19 May, 2022 ("the circular") in respect of its listed non-convertible debt securities as at 30 June 2024.

The accompanying Statements is initialled by us for identification purpose only.

**Management's responsibility**

3. The accompanying Statements, including the creation and maintenance of all accounting and other records supporting its contents, is solely the responsibility of the Management of the Company. The Company's Management is responsible for the designing, implementing, and maintaining internal control relevant to the preparation and presentation of the Statements, and applying an appropriate basis of preparation; and making estimates that are reasonable in the circumstances.
4. The Company's Management is also responsible for ensuring that the Company complies with all the relevant requirements of the SEBI Regulations and for providing all relevant information to the Debenture Trustee and for complying with all the covenants as prescribed in the Debenture Trust Deed.

**Auditor's responsibility**

5. Our responsibility is to provide limited assurance with respect to the book values of the assets as on 30 June 2024 and on the status of financial covenants of the listed non-convertible debt securities.
6. We have reviewed the Standalone Financial Results for the quarter ended 30 June 2024, prepared by the Company pursuant to the requirements of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, and issued an unmodified conclusion dated 12 August 2024. Our review of these financial results for the quarter ended 30 June 2024 was conducted 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 ("ICAI") respectively.



7. We conducted our examination of the Statements in accordance with the Guidance Note on Reports or Certificates for Special Purposes issued by the Institute of Chartered Accountants of India. The Guidance Note requires that we comply with the ethical requirements of the Code of Ethics issued by the Institute of Chartered Accountants of India.
8. A limited assurance engagement includes performing procedures to obtain sufficient appropriate evidence on the applicable criteria, 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 Statements:
- (a) Obtained and read the Debenture Trust Deed and the Information Memorandum in respect of the secured Debentures and noted the asset cover percentage required to be maintained by the Company in respect of such Debentures, as indicated in Annexure I of the Statements.
  - (b) Traced and agreed the principal amount of the Debentures outstanding as on 30 June 2024, to the Company and unaudited books of account maintained by the Company as at 30 June, 2024;
  - (c) Obtained and read the particulars of asset cover required to be provided in respect of Debentures as indicated in the Debenture Trust Deed and the Information Memorandum.
  - (d) Traced the value of assets indicated in Annexure I of the Statements to the unaudited books of account maintained by the Company as on 30 June 2024.
  - (e) Obtained the list of security cover maintained by the Company. Traced the value of charge created against assets to the security cover.
  - (f) Examined & verified the arithmetical accuracy of the computation of security cover indicated in Annexure I of the statements.
9. We have complied with the relevant applicable requirements of the Standard on Quality Control (SQC) 1, Quality Control for Firms that Perform Audits and Reviews of Historical Financial Information, and Other Assurance and Related Service Engagements.

### **Conclusion**

10. Based on the procedures performed by us, as referred to in paragraph 8 above and according to the information and explanations received and Management representations obtained, nothing has come to our attention that causes us to believe that;
- a) the book values of the assets are not as per the books of account: and
  - b) the Company has not complied with the covenants as mentioned in the Debenture Trust Deed and stated in the Statement.



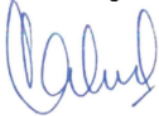
**Restriction on use**

11. This certificate has been issued for the sole use of the Board of Directors of the Company, to whom it is addressed, for submission to the stock exchanges and Debenture Trustees in terms of the Regulations 54 read with regulation 56(1)(d) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 and should not be used by any other person or for any other purpose. We neither accept nor assume any liability for any other purpose or to any other party to whom our certificate is shown or into whose hands it may come without our prior consent in writing.

For **S.N. Dhawan & CO LLP**

Chartered Accountants

Firm's Registration No.: 000050N/ N500045



Rahul Singhal

Partner

Membership No.: 096570

UDIN: 24096570BKCTJR7992

Place: Gurugram

Date: 12 August 2024



Security cover certificate as per Regulation 54(B) of the Securities and Exchange Board of India (LODR) Regulation, 2015 as on June 30, 2024

(Rupees in lakhs)

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 relates	Exclusive Charge	Exclusive Charge	Peri-Passu Charge	Peri-Passu Charge	Peri-Passu Charge	Assets not offered as Security	Elimination (amount in negative)	(Total C to H)	Related to only those items covered by this certificate					Total Value=(C+L+M+ N)
		Debit for which this certificate being issued	Other Secured Debt	Debit for which this certificate being issued	Assets shared by part passu debt holder (includes debt for which this certificate is issued & other debt with part-passu charge)	Other assets on which there is peri-Passu charge (excluding items covered in column F)		debt amount considered more than once (due to exclusive plus peri 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 Bank Balance, DSRM market value is not applicable)	Market Value for Assets charged on Exclusive basis	Carrying value/book value for part passu charge assets where market value is not ascertainable or applicable (For Bank Balance, DSRM market value is not applicable)		
		Book Value	Book Value	Yes/ No	Book Value	Book Value								Relating to Column F	
<b>ASSETS</b>															
Property, Plant and Equipment				No	NA	NA	1,575.43		1,575.43						
Capital Work-in-Progress				No	NA	NA	-		-						
Right of Use Assets				No	NA	NA	676.39		676.39						
Goodwill							-		-						
Intangible Assets				No	NA	NA	234.25		234.25						
Intangible Assets under Development							-		-						
Investments		251.00		No	NA	NA	10,137.37		10,388.37						
Loans	Receivables under financing activities	15,589.44	1,43,857.06	No	NA	NA	14,987.32		1,74,433.82		15,589.44			15,589.44	
Inventories							-		-						
Trade Receivables				No	NA	NA	-		-						
Cash and Cash Equivalents				No	NA	NA	1,486.57		1,486.57						
Bank Balances other than Cash and Cash Equivalents			4,664.04	No	NA	NA	4,664.04		4,664.04						
Others				No	NA	NA	10,610.91		10,610.91						
<b>Total</b>		<b>15,589.44</b>	<b>1,48,773.00</b>				<b>39,708.14</b>		<b>2,04,070.58</b>		<b>15,589.44</b>			<b>15,589.44</b>	

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



Kaajal Aljaz Ilimi  
(MD & CEO)  
(DIN:01390771)



Security cover certificate as per Regulation 54(B) of the Securities and Exchange Board of India (LODR) Regulation, 2015 as on June 30, 2024

(Rupees in lakhs)

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 relates	Exclusive Charge	Exclusive Charge	Peri- Passu Charge	Peri- Passu Charge	Peri- Passu Charge	Assets not offered as Security	Elimination (amount in negative ) debt amount considered more than once (due to exclusive plus peri passu charge)	(Total C to H)	Related to only those items covered by this certificate					Total Value=(C+L+M+ N)
		Debt for which this certificate being issued	Other Secured Debt	Debt for which this certificate being issued	Assets shared by peri passu debt holder (includes debt for which this certificate is issued & other debt with peri-passu charge)	Other assets on which there is peri- Passu charge (excluding items covered in column F)				Market Value for Assets charged on Exclusive basis	Carrying /book value for exclusive charge assets where market value is not ascertainable or applicable (For Bank Balance, DSR market value is not applicable)	Market Value for Assets charged on Exclusive basis	Carrying value/book value for peri passu charge assets where market value is not ascertainable or applicable (For Eg. Bank DSR market value is not applicable)		
		Book Value	Book Value	Yes/ No	Book Value	Book Value								Relating to Column F	
<b>LIABILITIES</b>															
Debt securities to which this certificate pertains	Listed Non Convertible Debentures	14,468.00	-	No	N/A	N/A	-	-	14,468.00	-	-	-	-	-	
Other debt sharing peri-passu charge with above debt															
Other Debt			22,000.50						22,000.50						
Subordinated debt				No	N/A	N/A									
Borrowings			1,19,718.48						1,19,718.48						
Bank	not to be filled			No	N/A	N/A									
Debt Securities				No	N/A	N/A									
Others				No	N/A	N/A									
Trade payables				No	N/A	N/A	130.77		130.77						
Trade payables				No	N/A	N/A	771.33		771.33						
Provisions				No	N/A	N/A	252.25		252.25						
Others				No	N/A	N/A	5,017.34		5,017.34						
<b>Total</b>		<b>14,468.00</b>	<b>1,41,778.98</b>				<b>7,072.19</b>		<b>1,65,819.17</b>						
<b>Cover on Book Value</b>		<b>1.00</b>													
<b>Cover on Market Value</b>			<b>Exclusive Security Cover Ratio</b>		<b>Peri-Passu Security Cover Ratio</b>										

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

Rajat Arjer Iml  
(MD & CEO)  
(DIN:01390771)

