

August 10, 2023

To,
Bombay Stock Exchange Limited
Phiroze Jeejeebhoy Towers
Dalal Street, Kala Ghoda,
Fort, Mumbai- 400001.

SCRIP CODE: 959866/ 959973

Sub: Outcome of Board Meeting - Intimation pursuant to Regulation 51, 52, and 54 of SEBI Listing Obligations and Disclosure Requirements Regulations (LODR), 2015.

Dear Sir/Madam,

Pursuant to Regulation 51 (2) and 52 read with Part B of Schedule III of the SEBI LODR, we wish to inform you that the Board of Directors of the Company at its Meeting held today i.e., August 10, 2023, have, inter alia, considered and approved the Unaudited Financial Results of the Company along with the Limited Review Report for the quarter ended June 30, 2023.

Accordingly, please find enclosed the Unaudited Financial along with the Limited Review Report and the disclosures in compliance with Regulations 52(4) and a statement confirming details as required under Regulation 52(4) and 54(2) of the Listing Regulations also forms part of these Financial Results.

Further, pursuant to Regulation 54 of the SEBI LODR, all the secured, rated, listed, redeemable non-convertible debentures (NCDs) issued by the Company and remaining outstanding are fully secured and that the Company has maintained the Security Cover to the extent of 110% to 125%, sufficient to discharge principal and interest obligation, which is as per the terms of Information Memorandum/ Debenture Trust Deeds of these NCDs as on June 30, 2023.

Further, as required under Regulation 52(8) of the SEBI LODR, 2015 the extract of the results will be published in the Newspaper.

Further, please note that the Security Cover Certificate in accordance with Regulation 54 of the SEBI LODR 2015 in the format prescribed under SEBI Circular no. SEBI/HO/MIRSD/MIRSD_CRADT/CIR/P/2022/67 dated May 19, 2022 for disclosure under Regulation 56(1)(d) of the Listing Regulations and duly certified by the Statutory Auditor of the Company is made available with the Financial Results for the quarter ended June 30, 2023.

Registered Office: 6th Floor, KIFS Corporate House, Beside Hotel Planet Landmark, Near Ashok Vatika BRTS, ISKON-Ambli Road, Bodakdev, Ambli, Ahmedabad, Gujarat – 380054.

Corporate Office: C-902, Lotus Park, Graham Firth Compound, Western Express Highway, Goregaon (East), Mumbai - 400063, Maharashtra, India.

Ph. No.: +91 22 61796400 **E-mail:** contact@kifshousing.com **Website:** www.kifshousing.com

CIN: U65922GJ2015PLC085079 **RBI COR:** DOR-00145

Further, Pursuant to regulation 52(7) of SEBI LODR, 2015, Statement on Material Deviation as on Quarter ended June 30, 2023 is enclosed.

The above Meeting of the Board of Directors commenced at 2.30 p.m. and concluded at 5.35 p.m.

Kindly take the same on record.

For **KIFS HOUSING FINANCE LIMITED,**

VIMAL KHANDWALA
MANAGING DIRECTOR
DIN: 00477768

Registered Office: 6th Floor, KIFS Corporate House, Beside Hotel Planet Landmark, Near Ashok Vatika BRTS, ISKON-Ambli Road, Bodakdev, Ambli, Ahmedabad, Gujarat – 380054.

Corporate Office: C-902, Lotus Park, Graham Firth Compound, Western Express Highway, Goregaon (East), Mumbai - 400063, Maharashtra, India.

Ph. No.: +91 22 61796400 E-mail: contact@kifshousing.com **Website:** www.kifshousing.com

CIN: U65922GJ2015PLC085079 RBI COR: DOR-00145

Manubhai & Shah LLP

Chartered Accountants

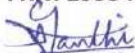
Independent Auditor's Limited Review Report on unaudited financial results of KIFS Housing Finance Limited for the Quarter ended June 30, 2023 under regulation 52 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015.

To

The Board of Directors of KIFS Housing Finance Limited

1. We have reviewed the accompanying statement of unaudited financial results of **KIFS Housing Finance Limited** ("the Company") for the quarter ended on June 30, 2023 ("the Statement"), being submitted by the Company pursuant to the requirements of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulation 2015 as amended from time to time ("the Listing Regulations").
2. The preparation of the Statement in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, (Ind AS 34) "Interim Financial Reporting" prescribed under Section 133 of the Companies Act, 2013, as amended, read with relevant rules issued thereunder, Circulars/Guidelines/Directions issued by Reserve Bank of India and other accounting principles generally accepted in India is the responsibility of the Company's management and has been approved by the Board of Directors of the Company. Our responsibility is to express a conclusion on the statement 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 statement is free of material misstatement. A review is limited primarily to inquiries of company personnel and analytical procedures applied to financial data and thus provide less assurance than an audit. We have not performed an audit and 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") specified under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other recognised accounting practices and policies has not disclosed the information required to be disclosed in terms of Regulation 52 of the Listing Regulations, including the manner in which it is to be disclosed or that it contains any material misstatement or that it has not been prepared in accordance with the relevant prudential norms issued by the Reserve Bank of India in respect of income recognition, asset classification, provisioning and other related matters.

For Manubhai & Shah LLP
Chartered Accountants
FRN: 106041W / W100136



Vitesh D. Gandhi
Partner

M. No.: 110248

UDIN: 23110248BHBCWV3251

Place: Mumbai

Date: 10th August 2023



Manubhai & Shah LLP, a Limited Liability Partnership with LLP identity No.AAG-0878

502, 5th Floor, Modi House, Bajaj Cross Road, Kandivali West, Mumbai - 400 067, Maharashtra, India.

Phone : 9223902576

Regd. Office : G-4, Capstone, Opp. Chirag Motors, Sheth Mangaldas Road, Ellisbridge, Ahmedabad - 380 006.
Gujarat, India. Phone : +91-79-2647 0000

Email : info@msglobal.co.in

Website : www.msglobal.co.in

Ahmedabad • Mumbai • NCR • Rajkot • Baroda • Gandhinagar • Udaipur

KIFS Housing Finance Limited

Regd. Office : 6th Floor, KIFS Corporate House, Beside Hotel Planet Landmark, Near Ashok Vatika BRTS, ISKON-Ambali, Ahmedabad, Gujarat-380054


Ph.: 022-61796404 Email : secretarial@kifshousing.com
Website : www.kifshousing.com
CIN : U65922GJ2015PLC085079

Statement of Unaudited Financial Results For the Quarter Ended June 30, 2023

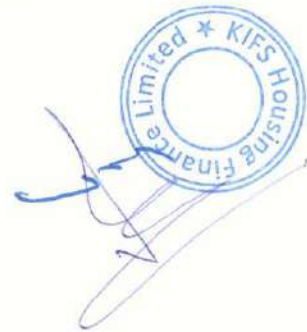
(Rs. in Lakhs)

S. No.	Particulars	Quarter Ended June 30, 2023 (Unaudited)	Quarter Ended March 31, 2023 (Audited) (Refer note 6)	Quarter Ended June 30, 2022 (Unaudited)	Year Ended March 31, 2023 (Audited)
	Revenue from operations				
(i)	Interest Income	2,193.37	2,011.51	1,611.52	7,328.62
(ii)	Fees and commission income	41.54	46.17	42.05	121.33
(iii)	Net gain on fair value changes	-	25.90	19.83	76.58
(iv)	Net gain on derecognition of financial instruments under amortised cost category	-	-	-	-
(v)	Other operating revenues	351.67	223.46	97.71	481.00
(I)	Total Revenue from operations	2,586.58	2,307.04	1,771.11	8,007.53
(II)	Other income	-	-	-	-
(III)	Total Income (I+II)	2,586.58	2,307.04	1,771.11	8,007.53
	Expenses				
(i)	Finance Costs	725.27	670.61	549.52	2,319.96
(ii)	Impairment on financial instruments	11.73	(2.52)	33.55	149.02
(iii)	Employee Benefits Expenses	803.00	747.93	703.33	2,922.34
(iv)	Depreciation, amortization and impairment	73.35	65.49	66.95	277.39
(v)	Other expenses	231.92	170.03	156.42	682.45
(IV)	Total Expenses	1,845.27	1,651.54	1,509.77	6,351.16
(V)	Profit before exceptional items and tax (III-IV)	741.31	655.50	261.34	1,656.37
(VI)	Tax Expense:				
(i)	Current Tax	173.12	175.74	84.33	467.36
(ii)	Short/(Excess) provision of tax for earlier year	-	0.63	-	10.93
(iii)	Deferred Tax	(25.49)	(48.72)	(52.17)	(165.92)
	Total Tax Expense	147.63	127.65	32.16	312.37
(VII)	Profit after tax for the period (V-VI)	593.68	527.85	229.18	1,344.00
	Other Comprehensive Income				
	A. Items that will not be reclassified to profit or loss				
(i)	Remeasurement of Defined Benefit Obligations	-	25.33	-	25.33
(ii)	Income tax relating to items that will not be reclassified to profit or loss	-	(6.38)	-	(6.38)
	Subtotal (A)	-	-	-	-
	B. Items that will be reclassified to profit or loss				
(i)	Items that will be reclassified to profit or loss	-	-	-	-
(ii)	Income tax relating to items that will be reclassified to profit or loss	-	-	-	-
	Subtotal (B)	-	-	-	-
	Other Comprehensive Income	-	18.95	-	18.95
(IX)	Total Comprehensive Income for the period (VII + VIII)	593.68	546.80	229.18	1,362.95
(X)	Paid up Equity Share Capital (Face Value of Rs. 10/- each)	24,998.65	24,998.65	24,998.65	24,998.65
(XI)	Other Equity	-	-	-	6,214.12
(XII)	Earnings per equity share (Face value Rs. 10/- per equity share) (not annualised for the quarter ended)				
	Basic (Rs.)	0.24	0.21	0.09	0.54
	Diluted (Rs.)	0.24	0.21	0.09	0.54

SIGNED FOR IDENTIFICATION BY



MANUBHAI & SHAH LLP
CHARTERED ACCOUNTANTS



KIFS Housing Finance Limited

Regd. Office : 6th Floor, KIFS Corporate House, Beside Hotel Planet Landmark, Near Ashok Vatika BRTS, ISKON-Ambali, Ahmedabad, Gujarat-380054

Ph.: 022-61796404 Email : secretarial@kifshousing.com

Website : www.kifshousing.com

CIN : U65922GJ2015PLC085079

Notes to the financial results:

1. The financial results have been prepared in accordance with applicable Indian accounting standards prescribed under section 133 of the Companies Act, 2013 read with (Indian Accounting Standard) Rules, 2015 (Ind AS), as amended from time to time and other accounting principles generally accepted in India and Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended. Any application guidance / clarifications / directions issued by the Reserve Bank of India and the National Housing Bank or other regulators are implemented as and when they are issued / become applicable.
2. The above financial results of the Company ("the statement") are reviewed by the Audit Committee and subsequently approved by the Board of Directors of the Company at its meeting held on August 10, 2023 and have been reviewed by the statutory auditors of the Company. The auditors have expressed an unmodified opinion.
3. The Company is engaged primarily in the business of Housing finance and all its operations are in India only. Accordingly, there is no separate reportable segment as per Ind AS 108 on 'Operating Segments' in respect of the Company.
4. The Listed Non-Convertible Debt Securities of the Company are secured by exclusive first charge on specific receivables of the Company to the extent of 110% to 125% of the outstanding secured Non-Convertible Debentures. The total security cover required thereof has been maintained as per the terms and conditions stated in the respective debenture trust deeds.
5. Disclosure in compliance with Regulation 52(4) of the SEBI (Listing obligation and Disclosure Requirement) Regulation, 2015 for the Quarter ended June 30, 2023 is attached as Annexure A.
6. The figures of the previous quarter is the balancing figures between audited figures in respect of the full financial year upto March 31, 2023 and the unaudited published year- to-date figures upto December 31, 2022, being the date of the end of the third quarter of the previous financial years which was subjected to limited review.
7. Previous year's/period's figures have been regrouped/rearranged wherever necessary.

By order of the Board of Directors
For KIFS Housing Finance Limited



Vimal Khandwala
Managing Director
DIN: 00477768

Place : Mumbai
Date : August 10, 2023

SIGNED FOR IDENTIFICATION BY

MANUBHAI & SHAH LLP
CHARTERED ACCOUNTANTS

Annexure A

Disclosure in accordance with regulation 52(4) of SEBI (Listing obligations and disclosure requirements) Regulations, 2015 for the Quarter Ended June 30, 2023

a) Credit Rating

Rating Agency	Nature of borrowings	Rating assigned As on June 30, 2023	Rating assigned As on March 31, 2023
Acuite Ratings & Research Limited	Bank Facilities (long-term)	ACUITE A- (Stable)	ACUITE A- (Stable)
Acuite Ratings & Research Limited	Non-Convertible Debentures (long-term)	ACUITE A- (Stable)	ACUITE A- (Stable)
Brickwork Ratings India Private Limited	Non-Convertible Debentures (long-term)	BWR BBB+ (Stable)	BWR BBB+ (Stable)

b) Debt-Equity Ratio:

Debt Equity ratio at June 30, 2023 and March 31, 2023 was 1.13 times and 1.03 times respectively.

c) Details of previous due dates for payment of Interest & repayment of principal of non-convertible Debentures and whether the same has been paid or not falling due during Quarter Ending June, 2023 -NIL

d) Details of next due dates falling during the Half Year Ended on Sep 30, 2023 for payment of interest/repayment of principal of non-convertible debt securities

ISIN	Date of payment	Nature of payment	Amount (Rs. in Lakhs)
INEOCP107013	July 30,2023	Principal	1,250.00
INEOCP107013	July 30,2023	Interest	126.25
INEOCP107021	Aug 31,2023	Principal	833.33
INEOCP107021	Aug 31,2023	Interest	81.75

e) Debt service coverage ratio: Not Applicable

f) Interest service coverage ratio: Not Applicable

g) Debenture Redemption Reserve:

HFC's registered with the NHB are not required to create Debenture Redemption Reserve in case of privately placed debentures.

h) Redeemable preference shares (quantity and value)

The Company has not issued any preference shares.

i) Net Worth:

Net worth of the Company as on June 30, 2023 is Rs. 31806.45 Lakhs.

j) Net Profit After Tax:

Net Profit after Tax for the Quarter Ended June 30, 2023 is Rs. 593.68 Lakhs.

k) Earnings Per Share:

Basic and Diluted Earnings per equity share (Face value Rs. 10/- per equity share) for Quarter Ended June 30, 2023 is Rs. 0.24.

l) Current ratio: Not applicable*

m) Long-term debt to working capital ratio: Not applicable*

n) Bad debts to accounts receivable ratio: Not applicable*

o) Current liability ratio: Not applicable*



- p) Total debts to total assets: 0.51 Times
- q) Debtors turnover: Not applicable*
- r) Inventory turnover: Not applicable*
- s) Operating margin:
Being an HFC, operating margin ratio is not applicable.
- t) Net profit margin: 22.95%
- u) Provision coverage ratio : 148.75%
- v) Sector specific equivalent ratio
 - i) Capital to risk weighted assets ratio at June 30, 2023 - 87.14%
 - ii) Gross stage 3 loans to gross loans at June 30, 2023 - 1.08%
 - iii) Net stage 3 loans to net loans at June 30, 2023 - 0.77%

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

Net Worth equals to Paid Up Equity Share Capital plus Other Equity.

Debt-Equity Ratio: (Debt Securities + Borrowings) / Networth

Total debts to total assets: (Debt Securities + Borrowings) / Total Assets

Provision Coverage Ratio (PCR)(%) : Total Impairment loss allowance / Gross Stage III Loans

By order of the Board of Directors
For KIFS Housing Finance Limited


Vimal Khandwala
Managing Director
DIN: 00477768



AUDITOR'S CERTIFICATE

To
The Board of Directors
KIFS Housing Finance Limited.

Ref: Certificate for Asset Coverage and Compliance of Financial Covenants in respect of Listed Secured Non-Convertible Debt Securities of KIFS Housing Finance Limited as on June 30, 2023.

1. This certificate is issued in accordance with the terms of our engagement letter dated 1 June 2023.
2. The Management of KIFS Housing Finance Limited ("the Company") has requested us to certify the particulars contained in the accompanying Statement of information for listed non-convertible debentures ("NCDs") as at June 30, 2023 consisting of Annexure 1 and 1A attached herewith ("both the Annexures would read together would be referred to as the Statement"). This Statement has been prepared by the Company to comply with 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, and circular SEBI/HO/MIRSD/MIRSD_CRADT/CIR/P/2022/67 dated 19th May 2022 for the purpose of its onward submission to the Stock exchanges and to the debenture trustees pursuant to Regulation 1 of the Securities and Exchange Board of India (Debenture Trustees) Regulations 1993 as amended vide notification No. SEBI/LAD-NRO/GN/2020/34 dated October 8, 2020 and notification No. SEBI/LADNRO/GN/2022/78 dated April 11, 2022 (together referred to as the 'Regulations').

Management's Responsibility:

3. The preparation and presentation of the Statement 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 Statement and applying an appropriate basis of preparation; and making estimates that are reasonable in the circumstances.

The Management is also responsible for ensuring adherence that the details in the statement are correct.

Further, the Management is also responsible for ensuring that the Company complies with the related requirements of the Securities and Exchange Board of India ("SEBI"), National Housing Bank ("NHB") and Reserve Bank of India ("RBI"), as applicable in this regard.

Auditor's Responsibility:

4. We have not performed an audit, the objective of which would be expression of an opinion on the financial statements, specified elements, accounts or items thereof, for the purpose of this report. Accordingly, we do not express such an opinion.

Manubhai & Shah LLP, a Limited Liability Partnership with LLP identity No.AAG-0878

502, 5th Floor, Modi House, Bajaj Cross Road, Kandivali West, Mumbai - 400 067, Maharashtra, India.

Phone : 9223902576

Regd. Office : G-4, Capstone, Opp. Chirag Motors, Sheth Mangaldas Road, Ellisbridge, Ahmedabad - 380 006.
Gujarat, India. Phone : +91-79-2647 0000

Email : info@msglobal.co.in

Website : www.msglobal.co.in

Ahmedabad • Mumbai • NCR • Rajkot • Baroda • Gandhinagar • Udaipur



5. Pursuant to the request from the Management and as required by the Regulations, we are required to provide limited assurance as to whether the details of asset cover and compliance with financial covenants as per respective debenture trust deeds in respect of listed secured debentures issued by the Company as disclosed in the Statement are correct and accurate, taking into account information available from books of accounts maintained and other information and explanation provided to us by the Management of the Company.
6. We conducted our examination of the Statement in accordance with the Guidance Note on Reports or Certificates for Special Purposes (Revised 2016) and standards on auditing 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.
7. 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 Services Engagements.

Procedures, Assumptions and Limitations:

8. For the purpose of this certificate, we have planned and performed the following procedures to determine whether anything has come to our attention that causes us to believe that, in all material aspects, that the Company has not complied with the requirements of debenture trust deeds with respect to required asset cover or details disclosed in the Statement as at June 30, 2023;
 - a) Obtained and verified the debenture trust deeds in respect of 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 listed in Annexure 1.
 - b) Traced principal amount of debentures outstanding as at June 30, 2023 and book value of assets indicated in Annexure 1 and Annexure IA to the financial results and other relevant records maintained by the Company for period ended June 30, 2023.
 - c) The calculation of Asset Coverage Ratio is reviewed for compliance with SEBI guidelines as specified in the format given under circular SEBI/HO/MIRSD/MIRSD_CRADT/CIR/P/2022/67 dated 19th May 2022.
9. The procedures performed in a limited assurance engagement vary in nature and timing from, and are less in extent than for, a reasonable assurance engagement and consequently, the level of assurance obtained in a limited assurance engagement is substantially lower than the assurance that would have been obtained had a reasonable assurance engagement been performed.



Manubhai & Shah LLP, a Limited Liability Partnership with LLP identity No.AAG-0878

502, 5th Floor, Modi House, Bajaj Cross Road, Kandivali West, Mumbai - 400 067, Maharashtra, India.
Phone : 9223902576

Regd. Office : G-4, Capstone, Opp. Chirag Motors, Sheth Mangaldas Road, Ellisbridge, Ahmedabad - 380 006.
Gujarat, India. Phone : +91-79-2647 0000

Email : info@msglobal.co.in

Website : www.msglobal.co.in

Ahmedabad • Mumbai • NCR • Rajkot • Baroda • Gandhinagar • Udaipur

Manubhai & Shah LLP

Chartered Accountants

Conclusion:

10. Based on procedures performed by us as referred to paragraph 8 and 9 above, and according to the information, explanations and representations given to us, nothing has come to our attention that causes us to believe that details given in the Statement contains any material misstatement.

Restriction on Use:

11. This certificate is issued for the sole use of the Board of Directors, as to whom it is addressed, for onward submission to the Stock exchanges and Debenture Trustee pursuant to the requirements of the Regulations and cannot be used for any other purpose's without obtaining prior written consent from us. Accordingly, we do not accept or assume any liability or any duty of care for any other purpose or to any other party to whom it is shown or into whose hands it may come without our prior consent in writing.

For Manubhai & Shah LLP
Chartered Accountants
FRN: 106041W/W100136

Vitesh D. Gandhi
Partner
M.NO.: 110248
UDIN: 23110248BHBCWX7823
Place: Mumbai
Date: 10th August, 2023



Manubhai & Shah LLP, a Limited Liability Partnership with LLP identity No.AAG-0878
502, 5th Floor, Modi House, Bajaj Cross Road, Kandivali West, Mumbai - 400 067, Maharashtra, India.
Phone : 9223902576

Regd. Office : G-4, Capstone, Opp. Chirag Motors, Sheth Mangaldas Road, Ellisbridge, Ahmedabad - 380 006.
Gujarat, India. Phone : +91-79-2647 0000

Email : info@msglobal.co.in

Website : www.msglobal.co.in

Ahmedabad • Mumbai • NCR • Rajkot • Baroda • Gandhinagar • Udaipur

Annexure 1A - (SEBI Circular: SEBI/ HO/ MIRSD/ MIRSD_CRADT/ CIR/ P/ 2022/67 dated May 19, 2022)

Statement of Security Cover and Compliance with Covenants as on 30th June 2023 in respect of Listed Secured Non – Convertible Debt Securities

Basis the books of accounts and other relevant records/documents, we hereby certify that:

- a) KIFS Housing Finance Limited (“the Company”) has vide its Board Resolution and information memorandum/ offer document and under various Debenture Trust Deeds, has issued the following listed debt securities:

SECURED DEBENTURES

ISIN	Private Placement/ Public Issue	Secured/ Unsecured	Sanctioned Amount (In Rs. crores)
INE0CP107013	Private Placement	Secured	12.50
INE0CP107021	Private Placement	Secured	25.00

- b) Asset Cover for listed debt securities:
- The financial information as on June 30, 2023, has been extracted from the books of accounts for the quarter ended June 30, 2023 and other relevant records of the company;
 - The assets of the company provide coverage at **1.19 times** of the interest and principal amount, which is in accordance with the terms of issue/ debenture trust deed (calculation as per statement of asset cover ratio for the Secured debt securities – refer below table)
 - The assets offered as security are loans given by the Company and hence not eligible for market valuations.



c) Compliance of all the covenants/terms of the issue in respect of listed debt securities of the company

Stipulated Cover requirement for total outstanding NCDs as on June 2023:

(Rs in Crores)							
ISIN	Bank	Sanctioned Amount	Outstanding Amount as at 30th June 2023	Stipulated cover required	Cover Amount required	Security Available	Margin Available
INE0CP107021	Bank of Baroda	25.00	8.33	1.25	10.42	10.56	1.27
INE0CP107013	Canara Bank	12.50	13.66*	1.10	15.02	15.10	1.11
		37.50	21.99		25.44	25.66	1.19

* Including Interest accrued but not due as on 30th June 2023 amounting to Rs. 1.16 Crore.

**For Manubhai & Shah LLP
Chartered Accountants
FRN: 106041W / W100136**



**Vitesh D. Gandhi
Partner
M. No.: 110248
Place: Mumbai
Date: 10th August 2023**



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 is being issued	Other Secured Debt *	Debt for which this certificate being issued	Assets shared by pari passu debt holder (includes debt for which this certificate is issued & other debt, Pari Passu charge)	Other assets on which there is Pari Passu Charge (excluding items covered in column F)		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	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)
		Book Value	Book Value	Yes/ No										
ASSETS														
Property, Plant and Equipment				No			2.30		2.30					-
Capital Work-in Progress				No			-		-					-
Right of Use Assets				No			6.11		6.11					-
Goodwill				No			-		-					-
Intangible Assets				No			0.34		0.34					-
Intangible Assets under Development				No			-		-					-
Investments				No			-		-					-
Loans	Loan Receivable	25.66	375.39	Yes	0.55		234.65		636.24		25.66			25.66
Inventories				No			-		-					-
Trade Receivables	Details of previous due			No			-		-					-
Cash and Cash Equivalents				No			1.42		1.42					-
Bank Balances other than Cash and Cash Equivalents			47.75	No			-		47.75					-
Others				No			9.66		9.66					-
Total		25.66	423.14		0.55		254.47		703.81		25.66			25.66
LIABILITIES														
Debt securities to which this certificate pertains##		21.99					-		21.99					-
Other debt sharing pari-passu charge with above debt							-		-					-
Other Debt							-		-					-
Subordinated debt							-		-					-
Borrowings							-		-					-
Bank **			304.83				-		304.83					-
Debt Securities							-		-					-
Others #							-		-					-
Trade payables							4.16		4.16					-
Lease Liabilities							7.09		7.09					-
Provisions							1.35		1.35					-
Others							48.28		48.28					-
Total		21.99	304.83				60.88		387.71					
Cover on Book Value		1.19												
Cover on Market Value														
		Exclusive Security Cover Ratio			Pari-Passu Security Cover Ratio									

* Other Secured Debt security against Borrowing from National Housing Bank, Bank and Financial Institution & OD
 ** Bank Includes borrowing from the National Housing Bank and others (Principal Outstanding & excludes IND AS Adjustment)
 # Other doesn't includes equity share capital & other equity
 ## Debt securities to which this certificate pertains includes Principal Outstanding + Interest Accrued & excludes IND AS Adjustment





KIFS HOUSING FINANCE LIMITED

Annexure

A. Statement indicating utilisation of issue proceeds of listed Non-convertible Debentures as per the format prescribed under SEBI Operational Circular dated 29th July, 2022 read with Regulation 52(7) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended from time to time as on 30th June, 2023:

Name of the Issuer	ISIN	Mode of Fund Raising (Public issues/ Private placement)	Type of instrument	Date of raising funds	Amount Raised	Funds utilized	Any deviation (Yes/ No)	If Yes, then specify the purpose of for which the funds were utilized	Remarks, if any
KIFS Housing Finance Limited	INE0CP107013	Private Placement	Non – Convertible Debenture	July 30, 2020	12,50,00,000	12,50,00,000	No	NA	NA
KIFS Housing Finance Limited	INE0CP107021	Private Placement	Non – Convertible Debenture	August 31, 2020	25,00,00,000	25,00,00,000	No	NA	NA

Registered Office: 6th Floor, KIFS Corporate House, Beside Hotel Planet Landmark, Near Ashok Vatika BRTS, ISKON-Ambli Road, Bodakdev, Ambli, Ahmedabad, Gujarat – 380054.

Corporate Office: C-902, Lotus Park, Graham Firth Compound, Western Express Highway, Goregaon (East), Mumbai - 400063, Maharashtra, India.

Ph. No.: +91 22 61796400 **E-mail:** contact@kifshousing.com **Website:** www.kifshousing.com

CIN: U65922GJ2015PLC085079 **RBI COR: DOR-00145**



KIFS HOUSING FINANCE LIMITED

B. Statement of deviation/ variation in use of issue proceeds as on June 30, 2023:

Particulars				Remarks		
Name of listed entity				KIFS Housing Finance Limited		
Mode of fund raising				Private Placement		
Type of instrument				Non – Convertible Debt Securities		
Date of raising funds				Series A: July 30, 2020 Series B: August 31, 2020		
Amount raised				Series A: Rs. 12,50,00,000 Series B: Rs. 25, 00,00,000		
Report filed for quarter ended				June 30, 2023		
Is there a deviation/ variation in use of funds raised?				No		
Whether any approval is required to vary the objects of the issue stated in the prospectus/ offer document?				No		
If yes, details of the approval so required?				Not Applicable		
Date of approval				Not Applicable		
Explanation for the deviation/ variation				Not Applicable		
Comments of the audit committee after review				Not Applicable		
Comments of the auditors, if any				Not Applicable		
Objects for which funds have been raised and where there has been a deviation/ variation, in the following table:						
Original Object	Modified Object, if any	Original Allocation	Modified Allocation, if any	Funds utilized	Amount of deviation/ variation for the quarter according to applicable object (In Rs Crore and %)	Remarks, if any
Not Applicable						

For **KIFS HOUSING FINANCE LIMITED**

VIKKI SONI
CHIEF FINANCIAL OFFICER

Registered Office: 6th Floor, KIFS Corporate House, Beside Hotel Planet Landmark, Near Ashok Vatika BRTS, ISKON-Ambli Road, Bodakdev, Ambli, Ahmedabad, Gujarat – 380054.

Corporate Office: C-902, Lotus Park, Graham Firth Compound, Western Express Highway, Goregaon (East), Mumbai - 400063, Maharashtra, India.

Ph. No.: +91 22 61796400 **E-mail:** contact@kifshousing.com **Website:** www.kifshousing.com

CIN: U65922GJ2015PLC085079 **RBI COR:** DOR-00145