

Date : November 13, 2024

To
The Secretary
Listing Department
BSE Limited
Phiroze Jeejeebhoy Towers
Dalal Street, Fort, Mumbai – 400 001
Maharashtra, India

Scrip Name : HIRANANDANI FINANCIAL SERVICES PRIVATE LIMITED

Scrip Code : 976040

Dear Sir/Madam,

Subject: Outcome of Meeting of the Board of Directors of M/s. Hiranandani Financial Services Private Limited (the Company/HFS) held on Wednesday, November 13, 2024.

Dear Sir/ Madam,

Pursuant to the applicable provisions of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 [the Listing Regulations] read with applicable rules and regulations, as the case may be issued by the SEBI for time to time, we hereby inform that the Board of Directors of the Company at their meeting held today i.e. Wednesday, November 13, 2024 have inter-alia, considered and approved the unaudited financial results for the quarter and half year ended September 30, 2024 in terms of Regulation 52 of the Listing Regulations as reviewed and recommended by the Audit Committee and also took note of the limited review report thereon submitted by M/s. KKC & Associates, LLP, Chartered Accountants, Statutory Auditors of the Company.

Please find enclosed herewith the following documents:

- i. Limited Review Report , issued by the Statutory Auditors of the Company;
- ii. The unaudited financial results of the Company for the quarter and half year ended September 30, 2024 along with the half-yearly statement of assets and liabilities and cash flow statement;
- iii. Disclosure as to the extent and nature of security created and maintained by the Company, with respect to its secured listed non-convertible debt security, as a part of notes to the aforesaid financial results pursuant to Regulation 54(2) of the Listing Regulations;
- iv. Disclosure of ratios and prescribed line items pursuant to Regulation 52(4) of the Listing Regulations as **Annexure 1**;
- v. Certificate of Security Cover along with disclosures of security cover pursuant to Regulation 54(3) of the Listing Regulations in **Annexure A** and Statement of Compliance with covenants in respect of listed non-convertible debentures pursuant to Regulation 56 of the Listing Regulations in **Annexure B**;
- vi. Statement pursuant to Regulations 52(7) of the Listing Regulations i.e. statement indicating the utilization of the issue proceeds of non-convertible debt securities issued by the Company during the quarter ended September 30, 2024, and a statement pursuant to Regulation 52(7A) of the Listing Regulations i.e. statement confirming no material deviation in the use of proceeds of the issue of non-convertible debt securities of the Company during the quarter ended September 30, 2024.

The said unaudited financial results have also been uploaded on the website of the Company i.e. <https://hfs.in> and will also be published in a newspaper, in the format prescribed by the SEBI within the prescribed time limit.

The Board Meeting commenced at 04:34 P.M. and concluded at 05:00 P.M.

We request you to take the above on record.

For Hiranandani Financial Services Private Limited

Richa Arora
Company Secretary & Chief Compliance Officer
Membership No : A42906

CC : Catalyst Trusteeship Limited through e-mail at complianceCTL-Mumbai@ctltrustee.com

Hiranandani Financial Services Private Limited

Regd. Office: 514, Dalamal Towers, 211, FPJ Marg, Nariman Point, Mumbai - 400021
Corporate Office: 9th Floor, Sigma, Hiranandani Business Park, Technology Street, Powai, Mumbai - 400076
Email: wecare@hfs.in, Website: www.hfs.in | Tel: (91-22) - 6209 3493, CIN: U65999MH2017PTC291060

Independent Auditor's Review Report on unaudited financial results for the quarter ended 30 September 2024 and year to date results for the period from 01 April 2024 to 30 September 2024 of Hiranandani Financial Services Private Limited under Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.

To
The Board of Directors of
Hiranandani Financial Services Private Limited

Introduction

1. We have reviewed the accompanying statement of unaudited financial results of Hiranandani Financial Services Private Limited ('the Company') for the quarter ended 30 September 2024 and year to date results for the period from 01 April 2024 to 30 September 2024 ('the Statement'), being submitted by the Company pursuant to the requirements of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ('Listing Regulations').
2. This Statement, which is the responsibility of the Company's Management and approved by the Board of Directors of the Company, has been prepared in accordance with the recognition and measurement principles laid down in the Indian Accounting Standard ('Ind AS') 34 'Interim Financial Reporting' specified in section 133 of the Companies Act, 2013, read with relevant rules issued thereunder the circulars, guidelines and directions issued by Reserve Bank of India ('RBI') from time to time ('RBI guidelines') and other accounting principles generally accepted in India and in compliance with Regulation 52 of the Listing Regulations. Our responsibility is to express a conclusion on the Statement based on our review.

Scope of 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 ('the ICAI'). 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's personnel and analytical procedures applied to financial data and thus provides less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.

Conclusion

4. Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in the aforesaid Ind AS and other accounting principles generally accepted in India 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 Reserve Bank of India in respect of income recognition, asset classification, provisioning and other related matters.



kkc & associates llp

Chartered Accountants
(formerly Khimji Kunverji & Co LLP)

Other Matter

5. Attention is drawn to the fact that the figures for the corresponding quarter ended 30 September 2023 and year to date for the period from 01 April 2023 to 30 September 2023 as reported in the Statement, are management certified and have been approved by the Board of Directors, which was not subject to limited review or audit.
6. Attention is drawn to the fact that the financial statements of the Company for the year ended 31 March 2024 were audited by predecessor auditors whose report dated 11 May 2024 expressed an unmodified opinion on the financial statements.
7. Attention is drawn to the fact that the Statement includes the results for the quarter ended 30 September 2024, being the balancing figures between the unaudited figures in respect of the year-to-date figures for the period from 01 April 2024 to 30 September 2024 and figures for the quarter ended 30 June 2024 which are certified by the management and approved by the Board, which was not subject to limited review or audit.

Our conclusion is not modified in respect of these matters.

For **KKC & Associates LLP**
Chartered Accountants
(formerly Khimji Kunverji & Co LLP)
Firm Registration Number: 105146W/W100621

Vinit K Jain
Partner
ICAI Membership No: 145911
UDIN: 24145911BKFXQD4548



Place: Mumbai
Date: 13 November 2024

Hiranandani Financial Services Private Limited
(CIN: U65999MH2017PTC291060)
Regd. Office: 514, Dalamal Towers, 211 FPJ Marg, Nariman Point, Mumbai, Maharashtra, India - 400021
Telephone No.: 022-62093493 Email: compliance@hfs.in Website: https://hfs.in
Statement of Financial Results for the quarter and half year ended 30 September 2024

(Rs. in lakhs)

Sr. No.	Particulars	Quarter ended			Half year ended		Year ended
		September 30, 2024	June 30, 2024	September 30, 2023	September 30, 2024	September 30, 2023	March 31, 2024
		Unaudited (Refer Note 10)	Unaudited (Refer Note 10)	Unaudited (Refer Note 10)	Unaudited	Unaudited (Refer Note 10)	Audited
1	Revenue from operations						
	(i) Interest income	9,764.13	8,769.41	5,745.15	18,533.54	10,788.63	24,649.52
	(ii) Fees and commission income	88.25	71.10	54.84	159.35	107.08	252.86
	(iii) Net gain on fair value changes	197.80	288.93	114.08	486.73	223.57	473.83
	(iv) Net gain on derecognition of financial instruments under amortised cost category	219.57	-	-	219.57	-	-
	(v) Other operating income	761.53	589.22	344.74	1,350.75	626.00	1,690.16
	Total revenue from operations	11,031.28	9,718.66	6,258.81	20,749.94	11,745.28	27,066.37
2	Other income	11.84	8.15	3.07	19.99	4.98	28.08
3	Total income (1 + 2)	11,043.12	9,726.81	6,261.88	20,769.93	11,750.26	27,094.45
4	Expenses						
	(i) Finance costs	4,245.99	3,610.43	2,059.86	7,856.42	3,678.95	9,495.45
	(ii) Impairment on financial instruments	410.04	587.50	360.40	997.54	573.96	1,291.38
	(iii) Employee benefits expense	2,907.55	2,784.67	2,102.27	5,692.22	3,945.87	8,884.27
	(iv) Depreciation and amortisation expense	62.96	60.65	49.00	123.61	93.74	215.50
	(v) Other expenses	905.48	761.58	560.84	1,667.06	1,038.68	2,508.44
	Total expenses	8,532.02	7,804.83	5,132.37	16,336.85	9,331.20	22,395.04
5	Profit/(Loss) before exceptional items and tax (3-4)	2,511.10	1,921.98	1,129.51	4,433.08	2,419.06	4,699.41
6	Exceptional Items						(620.26)
7	Profit/(Loss) before tax (5-6)	2,511.10	1,921.98	1,129.51	4,433.08	2,419.06	4,079.15
8	Tax expense:						
	(i) Current tax	385.04	531.25	371.48	916.29	795.60	1,605.52
	(ii) Deferred tax	274.24	(24.79)	(96.80)	249.45	(207.33)	(656.20)
	Total tax expense (8)	659.28	506.46	274.68	1,165.74	588.27	949.32
9	Net Profit for the period/year (7 - 8)	1,851.82	1,415.52	854.83	3,267.34	1,830.79	3,129.83
10	Other comprehensive income						
	(i) Items that will not be reclassified to profit or loss						
	(a) Remeasurement gain / (loss) of defined benefit plans	(6.60)	-	-	(6.60)	-	(18.25)
	(b) Income tax relating to items that will not be reclassified to profit or loss	1.66	-	-	1.66	-	4.59
11	Total comprehensive income (9+ 10)	1,846.88	1,415.52	854.83	3,262.40	1,830.79	3,116.17
12	Paid-up equity share capital (Face value ₹ 10/- per share)	68,211.82	68,211.82	50,030.00	68,211.82	50,030.00	68,211.82
13	Earnings per equity share						
	(i) Basic (₹)*	0.27	0.21	0.17	0.48	0.37	0.62
	(ii) Diluted (₹)*	0.27	0.21	0.17	0.48	0.37	0.62

* (Not annualised except for the year ended March 31,2024)



Hiranandani Financial Services Private Limited

(CIN: U65999MH2017PTC291060)

Regd. Office: 514, Dalamal Towers, 211 FPJ Marg, Nariman Point, Mumbai, Maharashtra, India - 400021

Telephone No.: 022-62093493 Email: compliance@hfs.in Website: https://hfs.in

Notes:

1. Statement of Asset and Liabilities

(Rs. in lakhs)

Particulars	As at	
	September 30, 2024	March 31, 2024
	Unaudited	Audited
ASSETS		
(1) Financial assets		
(a) Cash and cash equivalents	11,937.26	26,887.96
(b) Bank balance other than (a) above	22,852.12	8,073.18
(c) Receivables		
- Trade receivables	11.74	82.59
- Other receivables	245.81	520.05
(d) Loans	2,22,708.39	1,88,373.88
(e) Investments	4,906.58	-
(f) Other financial assets	942.66	501.81
Total financial assets	2,63,604.56	2,24,439.47
(2) Non-financial assets		
(a) Current tax assets (Net)	427.04	-
(b) Deferred tax assets (Net)	955.85	1,203.64
(c) Property, plant and equipment	354.61	344.40
(d) Intangible assets	185.64	132.11
(e) Capital work in progress	10.08	-
(f) Right-of-use assets	60.93	53.61
(g) Other non-financial assets	487.95	402.51
Total non-financial assets	2,482.10	2,136.27
TOTAL ASSETS	2,66,086.66	2,26,575.74
LIABILITIES AND EQUITY		
LIABILITIES		
(1) Financial liabilities		
(a) Payables		
(i) Trade payables		
(i) Total outstanding dues of micro enterprise and small enterprises	13.31	-
(ii) Total outstanding dues of creditors other than micro enterprises and small enterprises	235.44	23.29
(b) Debt securities	4,989.66	-
(c) Borrowings (Other than debt securities)	1,79,434.28	1,43,651.13
(d) Lease liabilities	60.96	54.50
(e) Other financial liabilities	2,747.68	6,127.70
Total financial liabilities	1,87,481.33	1,49,856.62
(2) Non-financial liabilities		
(a) Current tax liabilities (Net)	-	0.27
(b) Provisions	587.36	1,926.14
(c) Other non-financial liabilities	247.62	299.54
Total non-financial liabilities	834.98	2,225.95
Total Liabilities	1,88,316.31	1,52,082.57
(3) Equity		
(a) Equity share capital	68,211.82	68,211.82
(b) Other equity	9,558.53	6,281.35
	77,770.35	74,493.17
TOTAL LIABILITIES AND EQUITY	2,66,086.66	2,26,575.74



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Notes:

2. Statement of Cash Flows

(Rs. in lakhs)

Particulars	As at	
	September 30, 2024	September 30, 2023
	Unaudited (Refer Note 10)	Unaudited (Refer Note 10)
Cash flow from operating activities		
Profit/(Loss) before tax	4,433.08	2,419.07
Adjustments for:		
Interest income on loans	(17,380.50)	(10,061.13)
Interest income on fixed deposits	(720.70)	(396.32)
Fees and commission income	(159.35)	(107.08)
Depreciation of property, plant and equipment	92.34	62.95
Depreciation on right of use assets	31.28	30.78
Fair value gain on financial assets measured at FVTPL	(486.74)	(223.57)
Loss/(Profit) on sales of fixed assets	0.02	0.39
Share-based payment expense	14.80	8.88
Impairment on financial instruments	997.54	573.96
Finance costs	7,856.42	3,678.95
Net gain on derecognition of financial instruments	219.57	-
	(5,102.24)	(4,013.12)
Operational Cash Flows		
Cash inflow from interest on loans	16,845.92	9,605.61
Cash inflow from interest on fixed deposits	534.54	300.60
Cash inflow from Fees and commission	159.35	107.08
Cash outflow towards finance cost on borrowings and debt securities	(8,051.36)	(3,757.92)
Operating profit/(loss) before working capital changes	4,386.21	2,242.25
Changes in working capital		
(Increase)/Decrease in trade receivables	70.85	(63.54)
(Increase)/Decrease in other receivables	274.23	10.27
(Increase)/Decrease in other financial assets	(474.26)	(49.43)
(Increase)/Decrease in loans	(34,797.48)	(34,184.48)
(Increase)/Decrease in other non-financial assets	(87.62)	43.89
Increase/(Decrease) in trade payables	225.47	(422.17)
Increase/(Decrease) in other financial liabilities	(3,149.96)	6,051.07
Increase/(Decrease) in other non financial liabilities	(51.93)	(31.24)
Increase/(Decrease) in provisions	(1,345.39)	(66.72)
Cash generated from/ (used in) operations	(34,949.88)	(26,470.10)
Income tax paid (net)	(1,343.60)	(785.31)
Net cash generated/(used in) from operating activities (A)	(36,293.48)	(27,255.41)
Cash flow from investing activities		
Purchase of property, plant and equipment and intangible assets	(156.38)	(71.75)
Sale of property, plant and equipment and intangible assets	0.28	0.01
Capital work in progress	(10.08)	(21.80)
Investments in mutual funds	(73,152.51)	(41,100.00)
Redemption of mutual funds	68,732.66	41,323.57
Investment in term deposits with banks (net)	(14,778.93)	(2,305.00)
Net cash generated/ (used) in investing activities (B)	(19,364.96)	(2,174.97)
Cash flow from financing activities		
Proceeds from borrowings	54,100.00	42,450.01
Repayment of borrowings	(18,359.97)	(9,074.19)
Proceeds from debt securities	5,000.00	-
Lease liability paid	(32.29)	(27.44)
Net cash used in financing activities (C)	40,707.74	33,348.38
Net increase/ (decrease) in cash and cash equivalents (A+B+C)	(14,950.70)	3,918.00
Cash and cash equivalents at the beginning of the year	26,887.96	20,048.46
Cash and cash equivalents at the end of the year	11,937.26	23,966.46

i) The above Statement of cash flow has been prepared under the 'Indirect Method' as set out in Ind AS 7 - 'Statement of cash flow'.

ii) The previous period figures have been re-grouped, wherever necessary in order to conform to this period presentation.



Notes:

- 3 Hiranandani Financial Services Private Limited (the 'Company') has prepared its financial results (the 'Statement') for the quarter and half year ended September 30, 2024 in accordance with Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (the 'Listing Regulations, 2015') and the Indian Accounting Standards specified under section 133 of the Companies Act, 2013 read with the Companies (Indian Accounting Standards) Rules, 2015 as amended and the relevant provisions of the Companies Act, 2013, as applicable. The Statutory Auditors of the Company have carried out the limited review of the financial results.
- 4 The Company operates in a single reportable segment i.e. financing, since the nature of the loans are exposed to similar risk and return profiles hence they are collectively operating under a single segment. The Company operates in a single geographical segment i.e. domestic.
- 5 During the half year ended September 30, 2024, the Company has issued 5,000 Listed Secured, Rated, Redeemable, Non-Convertible Debentures on Private Placement Basis of Facevalue of Rs.100,000 each amounting to Rs.50 Crore.
- 6 All the Non Convertible Debentures of the Company as on September 30, 2024 are fully secured by pari passu charge on receivables of the Company to the extent stated in the respective Information Memorandum / Security Documents. Further, the Company has maintained sufficient asset cover to discharge the principal amount, interest accrued thereon and such other sums as mentioned therein, as per the respective Information Memorandum / Security documents.
- 7 Information as required by Regulation 52(4) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended, is attached as Annexure 1.
- 8 Disclosures pursuant to RBI Notification - RBI/DOR/2021-22/86 DOR.STR.REC.51/21.04.048/2021-22 dated September 24, 2021 (updated as on December 28, 2023) for transfer through assignment of loan, acquisition of loans through assignment and acquisition/transfer of any stressed loan is as below:
 - a) The company has not acquired any loans through assignment in respect of loans not in default during the half year ended September 30, 2024.
 - b) Details of loans (not in default) transferred through co-lending arrangement (CLM-2) during the half year ended September 30, 2024:

Particulars	Transferred
Entity	Bank
Count of loan accounts assigned (in numbers)	79
Amount of loan account assigned (in lakhs)	884.76
Retention of beneficial economic interest (MRR)	20%
Weighted average maturity (residual maturity in months)	114.23
Weighted average holding period (in months)	6.72
Coverage of tangible Security	100%
Rating-wise distribution of rated loans	Not Rated

c) The Company has not transferred/acquired any stressed loans during the half year ended September 30, 2024

- 9 Disclosures pursuant to RBI Notification - RBI/2021-22/16 DOR.No.BP.BC/3/21.04.048/2020-21 dated August 6, 2020 and RBI/2021-22/31/DOR.STR.REC.11/21.04.048/2021-22 dated May 5, 2021 is as below:

Type of Borrower	Exposure to accounts classified as Standard consequent to implementation of resolution plan – Position as at the end of March- 2024 (A)	Of (A), aggregate debt that slipped into NPA during the Half Year	Of (A) amount written off during the Half Year**	Of (A) amount paid by the borrowers during the Half Year***	Exposure to accounts classified as Standard consequent to implementation of resolution plan – Position as at the end of 30 September 2024**	(Rs. in lakhs)
Personal Loans	-	-	-	-	-	-
Corporate persons*	-	-	-	-	-	-
Of which MSMEs	-	-	-	-	-	-
Others	102.87	1.97	1.97	9.97	90.93	90.93
Total	102.87	1.97	1.97	9.97	90.93	90.93

* As defined in Section 3(7) of the Insolvency and Bankruptcy Code, 2016
 ** represents debt that had slipped into stage 3 and was subsequently written off during the half-year ended September 30, 2024.
 *** represents receipts net of interest accruals.

- 10 Results for the quarter ended June 30, 2024, quarter and half year ended September 30, 2023 are Management figures and not subject to any audit or limited review. Results for the quarter ended September 30, 2024 are the balancing figures between the reviewed figures of the half year ended September 30, 2024 and unaudited figures in respect of quarter ended June 30, 2024; which was not subject to limited review or audit.
- 11 The previous period/year figures have been reclassified/regrouped to conform to the figures of the current period/year.



For and on behalf of Board of Directors
Hiranandani Financial Services Private Limited

Uday Swarna
Uday Swarna
Chief Executive Officer

Place : Mumbai
Date : Nov 13, 2024



Annexure 1:

Disclosure in compliance with Regulation 52(4) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended, for the quarter ended September 30, 2024

(Rs. in lakhs)

Sr. No.	Particulars	Quarter ended			Half year ended		Year ended
		September 30, 2024	June 30, 2024	September 30, 2023	September 30, 2024	September 30, 2023	March 31, 2024
		Unaudited (Refer Note 10)	Unaudited (Refer Note 10)	Unaudited (Refer Note 10)	Unaudited	Unaudited (Refer Note 10)	Audited
1	Debt equity ratio (No. of times) ¹	2.38	2.25	1.94	2.38	1.94	1.93
2	Debt service coverage ratio ²	NA	NA	NA	NA	NA	NA
3	Interest service coverage ratio ²	NA	NA	NA	NA	NA	NA
4	Outstanding redeemable preference shares	NA	NA	NA	NA	NA	NA
5	Capital redemption reserve/debenture redemption reserve	NA	NA	NA	NA	NA	NA
6	Net worth ³	77,566.82	75,796.29	53,089.16	77,566.82	53,089.16	74,275.13
7	Net profit / (loss) before tax	2,511.10	1,921.98	1,129.51	4,433.08	2,419.06	4,079.15
8	Net profit / (loss) after tax	1,851.82	1,415.52	854.83	3,267.34	1,830.79	3,129.83
9	Earning per equity share (Not annualised except for the year ended March 31, 2024):						
	(a) Basic (₹)	0.27	0.21	0.17	0.48	0.37	0.62
	(b) Diluted (₹)	0.27	0.21	0.17	0.48	0.37	0.62
10	Current ratio ²	NA	NA	NA	NA	NA	NA
11	Long term debt to working capital ²	NA	NA	NA	NA	NA	NA
12	Bad debts to account receivable ratio ²	NA	NA	NA	NA	NA	NA
13	Current liability ratio ²	NA	NA	NA	NA	NA	NA
14	Total debts to Total assets ⁴	69.31%	67.77%	63.01%	69.31%	63.01%	63.40%
15	Debtors turnover ratio ²	NA	NA	NA	NA	NA	NA
16	Inventory turnover ²	NA	NA	NA	NA	NA	NA
17	Operating margin ²	NA	NA	NA	NA	NA	NA
18	Net profit margin (%) ⁵	16.77%	14.55%	13.65%	15.73%	15.58%	11.55%
19	Gross stage 3 loans (%) ⁶	1.31%	1.20%	0.90%	1.31%	0.90%	0.83%
20	Net stage 3 loans (%) ⁶	0.77%	0.71%	0.52%	0.77%	0.52%	0.48%
21	Capital to risk assets ratio ⁷	32.96%	33.36%	38.06%	32.96%	38.06%	37.94%
22	Operating cost to Net revenue ⁸	57.02%	58.97%	64.54%	57.95%	62.92%	65.96%

Note:

- 1 Debt-equity ratio = (Debt securities+ Borrowings (other than debt securities)+ Subordinated liabilities) / Net worth.
- 2 The Company is a Non-Banking Financial Company registered under the Reserve Bank of India Act, 1934, hence these ratios are not applicable.
- 3 Net worth is calculated as defined in section 2(57) of Companies Act 2013.
- 4 Total debts to total assets = (Debt securities+ Borrowings (other than debt securities)+ Subordinated liabilities) / Total assets.
- 5 Net profit margin = Net profit/(loss) after tax/ Total income.
- 6 Gross stage 3 loans (%) = Gross stage 3 loans / Gross loans
Net stage 3 loans (%) = (Gross stage 3 loans - impairment allowance on stage 3 loans) / (Gross loans- impairment allowance on stage 3 loans)
- 7 Capital to risk assets ratio = (Tier 1 Capital + Tier 2 Capital) / Aggregate of risk weighted assets
- 8 Operating cost to Net revenue = (Total expense excluding impairment and finance cost) / (Total income net of finance cost)



Date : November 13, 2024

To
The Secretary
Listing Department
BSE Limited
Phiroze Jeejeebhoy Towers
Dalal Street, Fort, Mumbai – 400 001
Maharashtra, India

Scrip Name : HIRANANDANI FINANCIAL SERVICES PRIVATE LIMITED

Scrip Code : 976040

Dear Sir/Madam,

Subject: Disclosure of Security Cover under Regulation 54(3) of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015.

Dear Sir/ Madam,

Pursuant to the captioned regulation, it is hereby declared that the Company maintains sufficient security cover in respect of the secured listed non-convertible debentures of the Company. The Security Cover Certificate as on September 30, 2024 is enclosed.

We request you to take the above on record.

For Hiranandani Financial Services Private Limited

Richa Arora
Company Secretary & Chief Compliance Officer
Membership No : A42906

Encl : as above

Hiranandani Financial Services Private Limited

Regd. Office: 514, Dalamal Towers, 211, FPJ Marg, Nariman Point, Mumbai - 400021
Corporate Office: 9th Floor, Sigma, Hiranandani Business Park, Technology Street, Powai, Mumbai - 400076
Email: wecare@hfs.in, Website: www.hfs.in | Tel: (91-22) - 6209 3493, CIN: U65999MH2017PTC291060

Certificate No.: 1114/2024/SuJa

To
The Board of Directors
Hiranandani Financial Services Private Limited

Independent Auditor's Certificate on the Statement of maintenance of security cover and compliance with financial covenants in respect of listed non-convertible debentures

- 1 This Certificate is issued in accordance with the terms of our addendum to engagement letter dated 11 November 2024 with Hiranandani Financial Services Private Limited ('the Company').
- 2 We, KKC & Associates LLP (formerly Khimji Kunverji & Co LLP), the statutory auditors of the Company, have examined the accompanying statements of the computation of security cover as at 30 September 2024 and compliance with financial covenants in respect of the listed Non-Convertible Debentures ('NCDs') of the Company outstanding as at 30 September 2024 (collectively referred to as the 'Statements'). The Statements have been prepared by the management of the Company (the 'Management') and stamped and initialed by us for identification purpose only.

Management's Responsibility

- 3 The preparation of the Statement is the responsibility of the Management including the preparation and maintenance of relevant supporting records and documents. The Management is also responsible for ensuring compliance with the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, SEBI/HO/MIRSD/MIRSD_CRADT/CIR/P/2022/67 dated 19 May 2022, as updated from time to time (collectively referred to as 'Regulations') & other applicable circular, compliance with all the terms & condition including financial covenants of the listed NCDs as given in the Debenture Trust Deeds and Deed of Hypothecation as well as calculation of security cover, as presented in the attached statements.
- 4 This responsibility includes the design, implementation, and maintenance of internal controls relevant to the preparation and presentation of the Statements and applying an appropriate basis of preparation; and making estimate that are reasonable in the circumstances. The Management is also responsible for ensuring that the Company complies with the requirements, including those given in the Regulations and provides all relevant information to the Debenture Trustee.

Auditor's Responsibility

- 5 Our responsibility for the purpose of this certificate is to express limited assurance as to whether anything has come to our attention that causes us to believe that:
 - a. The Company, during the quarter ended 30 September 2024, has not complied, in all material respects, with the financial covenants in respect of the listed NCDs of the Company outstanding as at 30 September 2024.



kkc & associates llp

Chartered Accountants

(formerly Khimji Kunverji & Co LLP)

- b. The amounts considered in the statement, in relation to the computation of security cover, have not been accurately extracted from the unaudited financial statement for the quarter ended 30 September 2024 or that the computation thereof is arithmetically inaccurate.
- 6 We have performed verification procedures, in accordance with the Guidance Note on Audit Reports and Certificates for Special Purposes issued by the Institute of Chartered Accountants of India ('ICAI').
- 7 We have complied with the relevant applicable requirements of the Standard on Quality Control ('SQC') 1, on Quality Control for Firms that perform Audits and Reviews of Historical Financial Information, and other Assurance and Related Service Engagements.
- 8 For the purpose of our examination, we have relied on the representation received from the management for completeness of information and records provided to us and carried out following procedures:
- a. Obtained the unaudited financial information of the Company for the quarter and half year ended 30 September 2024 and obtained list of listed NCDs outstanding as at 30 September 2024;
- b. Traced the amounts in the Statement, in relation to the computation of Security Cover, to the unaudited financial statement for the quarter and half year ended 30 September 2024 and other documents;
- c. Ensured arithmetical accuracy of the computation of security cover in the Statement;
- d. Performed necessary inquiries with the management regarding any instances of non-compliance with financial covenants during the quarter ended 30 September 2024;
- e. Obtained necessary representations.
- 9 The unaudited financial results for the quarter and half year ended 30 September 2024, referred to in paragraph 5 and 8 above, have been reviewed by KKC & Associates LLP (formerly Khimji Kunverji & Co LLP) on which we have issued an unmodified conclusion, vide our report dated 13 November 2024. Our review of the unaudited financial results was conducted in accordance with the Standard on Review Engagements 2410 'Review of Interim Financial Information Performed by the Independent Auditor of the Entity', issued by ICAI. A review is limited primarily to inquiries of the company personnel and analytical procedures applied to the financial data, and thus, provides less assurance than an audit. We have not performed an audit and accordingly, we did not express an audit opinion. Further, such review was not planned and performed in connection with any transaction to identify matters that may be of potential interest to third parties.



kkc & associates llp

Chartered Accountants
(formerly Khimji Kunverji & Co LLP)

Conclusion

10 Based on the procedures performed mentioned in paragraph 8, evidences obtained, and the information and explanations given to us, along with the representations provided by the Management, nothing has come to our attention that causes us to believe that:

- a. The Company, during the period ended 30 September 2024, has not complied, in all material respects, with the financial covenants in respect of the listed NCDs of the Company outstanding as at 30 September 2024, other than those listed in the Annexure B.
- b. The amounts considered in the Statement, in relation to the computation of Security Cover, have not been accurately extracted from the audited financial statement as at and for the period ended 30 September 2024, or that the computation thereof is arithmetically inaccurate.

Restriction on Use

11 This certificate is issued for the purpose of submission by the Company to its Debenture Trustee and should not be used, referred to or distributed for any other purpose without our prior written consent.

For **KKC & Associates LLP**

Chartered Accountants

(Formerly Khimji Kunverji & Co LLP)

Firm Registration Number: 105146W/ W100621

Vinit K Jain

Partner

ICAI Membership No.: 145911

UDIN: 24145911BKFXQE7745



Place: Mumbai

Date: 13 November 2024

Statement of Security Cover as at September 30, 2024

Column A Particulars	Column B Description of asset for which this certificate relate	Column C Exclusive Charge	Column D Exclusive Charge	Column E Debt for which this certificate being issued	Column F Debt for which this certificate is issued & other debt with pari passu charge	Column G Other assets on which there is pari passu charge (including items covered in column F)	Column H Assets not offered as Security	Column I Elimination (amount in negative)	Column J (Total C to H)	Column K Market Value for Assets charged on Exclusive basis	Column L Carrying /book value for exclusive charge assets where market value is not ascertainable or applicable (For eg. Bank Balance, DDA, market value is not applicable)	Column M Market Value for pari passu charge Assets	Column N Carrying value/book value for pari passu charge assets where market value is not ascertainable or applicable (For eg. Bank Balance, DDA, market value is not applicable)	Column O Total Value (K+L+N)
														(Rs. in lakhs)
ASSETS		Book Value	Book Value	Yes/ No	Book Value	Book Value							Rebating to Column F	
Property, Plant and Equipment	-	-	-	-	-	-	354.61	-	354.61	-	-	-	-	-
Capital Work in Progress	-	-	-	-	-	-	10.08	-	10.08	-	-	-	-	-
Right of Use Assets	-	-	-	-	-	-	60.93	-	60.93	-	-	-	-	-
Goodwill	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Intangible Assets	-	-	-	-	-	-	185.64	-	185.64	-	-	-	-	-
Intangible Assets, under Development	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Investments	-	22,390.96	-	-	-	-	4,906.58	-	22,390.96	-	22,390.96	-	-	22,390.96
Loan receivables	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Trade Receivables	-	-	-	-	-	-	11.74	-	11.74	-	-	-	-	-
Cash and Cash Equivalents	-	-	-	-	-	-	11,937.26	-	11,937.26	-	-	-	-	-
Bank Balances other than Cash and Cash Equivalents	-	12,502.43	-	-	-	-	10,449.69	-	22,852.12	-	-	-	-	-
Others	-	-	-	-	-	-	3,059.31	-	3,059.31	-	-	-	-	-
Total		34,893.29	2,00,317.53		2,00,317.53	30,275.84			2,66,086.66		22,390.96			2,22,706.39
LIABILITIES														
Debt securities to which this certificate pertains	Non-convertible debentures listed	-	-	Yes	5,000.00	-	-	-	5,000.00	-	-	-	-	-
Other debt sharing pari passu charge with above debt	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Subordinated debt	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Borrowings	Borrowings from Financial Institution (Refer Note 2)	1,004.00	-	No	30,246.12	-	-	-	31,250.12	-	-	-	-	-
Bank	Borrowings from Bank (Refer Note 3)	20,869.01	-	No	1,18,696.55	-	-	-	1,39,565.56	-	-	-	-	-
Debt Securities	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Others	-	-	-	No	4,000.00	-	-	-	8,408.26	-	-	-	-	-
Trade payables	-	-	-	-	268.75	-	-	-	268.75	-	-	-	-	-
Lease liabilities	-	-	-	-	60.96	-	-	-	60.96	-	-	-	-	-
Provisions	-	-	-	-	587.36	-	-	-	587.36	-	-	-	-	-
Others (Including Equity)	-	-	-	-	80,765.65	-	-	-	80,765.65	-	-	-	-	-
Total		21,873.01	1,57,950.93		1,57,950.93	86,262.72			2,66,086.66					
Cover on Book Value														
Cover on Market Value														
		1.60	1.27		1.60	1.27								
		Exclusive Security Cover Ratio	Pari Passu Security Cover Ratio											

Footnote to Asset Cover Certificate

- Includes book value of assets having exclusive charge and outstanding book value of debt for which this certificate is issued.
- Includes book value of assets having exclusive charge and outstanding book value of all corresponding debt other than column C.
- Includes debt for which this certificate is issued having any pari passu charge.
- Includes a) book value of assets having pari passu charge b) outstanding book value of debt for which this certificate is issued and c) Other debt sharing pari passu charge along with debt for which certificate is issued.
- Includes book value of all other assets having pari passu charge and outstanding book value of corresponding debt.
- Includes all those assets which are not charged and shall include all unsecured borrowings including subordinated debt and shall include only those assets which are paid for.
- There is no Asset counted more than once (ie included in exclusive charge as well as under pari passu).

Notes:

- Loans referred in column F is net of ECL provision and includes Principal outstanding, interest receivable and IND AS adjustments
- Borrowings from financial institution referred in column F includes Principal outstanding, interest accrued and IND AS adjustments
- Borrowings from Bank referred in column F includes Principal outstanding, interest accrued and IND AS adjustments



For Hiranandani Financial Services Private Limited

 Uday Sawant
 Chief Executive Officer
Place : Mumbai
Date : Nov 13, 2024

Annexure B

Statement of compliance with covenants as on September 30, 2024

Details of outstanding Secured Non- Convertible Debentures as at September 30, 2024:

Sr No.	Series	ISIN	Facility	Date of Trust Deed	Amount in Lakhs
1	NCD 1	INE07UF07018	NCD	24-09-2024	5,000.00

Sr. No.	Covenant Description	Status of compliance
NCD 1 – ISIN: INE07UF07018		
Financial Covenants		
1	Maintaining a ratio of the aggregate Financial Indebtedness to the aggregate Equity lower than or equal to 4.0 (four) times	Complied
2	Maintaining of Capital Adequacy Ratio of at least 17% (seventeen percent) or such higher threshold as may be prescribed by RBI from time to time	Complied
3	Maintaining the gross NPA (as per RBI IRAC norms), expressed as a percentage, at less than 3.0% (three per cent)	Complied
4	Maintain the net NPA (as per RBI IRAC norms), expressed as a percentage, at less than 2% (Two Percent)	Complied



For Hiranandani Financial Services Private Limited



Uday Suvarna

Chief Executive Officer

Place : Mumbai

Date : Nov 13, 2024



Date : November 13, 2024

To
Listing Department
BSE Limited
Phiroze Jeejeebhoy Towers,
Dalal Street, Mumbai – 400 001.

Scrip Name : HIRANANDANI FINANCIAL SERVICES PRIVATE LIMITED

BSE Scrip Code : 976040

Subject: Submission of Statement indicating Utilization/Material Deviation, if any, of issue proceeds on Non- Convertible Securities for the quarter ended September 30, 2024

Dear Sir/ Madam,

Pursuant to Regulation 52(7) of SEBI (Listing Obligation and Disclosure Requirements) Regulation 2015 read with SEBI Operational Circular dated July 29, 2022, a statement indicating utilization of proceeds raised through the issue of Non-Convertible Debentures ('NCDs') by the Company is enclosed as **Part A** of the **Annexure**, in the prescribed format.

Further, pursuant to Regulation 52(7A) of SEBI (Listing Obligation and Disclosure Requirements) Regulation 2015, a statement confirming NIL deviation or variation, in the use of issue proceeds of NCDs, from the object stated in the offer document, is enclosed as **Part B** of the **Annexure**, in the prescribed format.

Kindly take the same on record.

For **Hiranandani Financial Services Private Limited**

Richa Arora
Company Secretary & Chief Compliance Officer
Membership No. : A42906

Hiranandani Financial Services Private Limited

Regd. Office: 514, Dalamal Towers, 211, FPJ Marg, Nariman Point, Mumbai - 400021
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Email: wecare@hfs.in, Website: www.hfs.in | Tel: (91-22) - 6209 3493, CIN: U65999MH2017PTC291060

Annexure
A. Statement of Utilisation of Issue proceeds:

1	Name of the Issuer	Hiranandani Financial Services Private Limited
2	ISIN	INE07UF07018
3	Mode of fund raising	Private Placement
4	Type of Instrument	Secured, Rated, Listed, Redeemable, Taxable, Non-Convertible Debentures
5	Date of raising funds	September 24, 2024
6	Amount raised	Rs. 50,00,00,000/- (Rupees Fifty Crores Only)
7	Funds utilized	Rs. 26,49,66,134/- (Rupees Twenty Six Crores Forty Nine Lakhs Sixty Six Thousand One Hundred and Thirty Four only)
8	Any Deviation (Yes/No)	No
9	If 8 is Yes, then specify the purpose for which the funds were utilized	NA
10	Remarks, if any	NA

B. Statement of Deviation/Variation in use of issue proceeds:

Particulars	Remarks
Name of listed entity	Hiranandani Financial Services Private Limited
Mode of fund raising	Private Placement
Type of instrument	Secured, Rated, Listed, Redeemable, Taxable, Non-Convertible Debentures
Date of raising fund	September 24, 2024
Amount raised	Rs. 50,00,00,000/- (Rupees Fifty Crores Only)
Report filed for quarter ended	September 30, 2024
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?	NA
If yes, details of the approval so required?	NA
Date of approval	NA
Explanation for the deviation/ variation	NA
Comments of the audit committee after review	NA
Comments of the auditors, if any	NA
Objects for which funds have been raised and where there has been a deviation/ variation, in the following table:	

Hiranandani Financial Services Private Limited

Original Object	Modified Object, if any	Original Allocation	Modified Allocation, if any	Funds utilised	Amount of deviation/variation for the quarter according to applicable object (in Rs. Crores and in %)	Remarks, if any
NIL						
Deviation could mean :						
a. Deviation in the objects or purpose for which the funds have been raised.						
b. Deviation in the amount of funds actually utilized as against what was originally disclosed.						

For Hiranandani Financial Services Private Limited

Richa Arora
Company Secretary & Chief Compliance Officer
Membership No : A42906

Hiranandani Financial Services Private Limited

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