

kkc & associates llp

Chartered Accountants

(formerly Khimji Kunverji & Co LLP)

Independent Auditor's Review Report on unaudited financial results for the quarter ended 31 December 2024 and year to date results for the period from 01 April 2024 to 31 December 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 31 December 2024 and year to date results for the period from 01 April 2024 to 31 December 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'). We have initiated the Statement for identification purpose only.
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.



Sunshine Tower, Level 19, Senapati Bapat Marg, Elphinstone Road, Mumbai 400013, India
T: +91 22 6143 7333 E: info@kkcllp.in W: www.kkcllp.in LLPIN: AAP-2267

Suite 52, Bombay Mutual Building, Sir Phirozshah Mehta Road, Fort, Mumbai 400001, India

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Other Matter

5. Attention is drawn to the fact that the figures for the corresponding quarter ended 31 December 2023 and year to date for the period from 01 April 2023 to 31 December 2023 as reported in the Statement, are management certified, 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.

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: 25145911BMNQYA5187



Place: Mumbai

Date: 06 February 2025

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 nine months ended December 31, 2024

(Rs. in lakhs)

Sr. No.	Particulars	Quarter ended			Nine Months ended		Year ended
		December 31, 2024	September 30, 2024	December 31, 2023	December 31, 2024	December 31, 2023	March 31, 2024
		Unaudited (Refer Note 6)	Unaudited (Refer Note 6)	Unaudited (Refer Note 6)	Unaudited	Unaudited (Refer Note 6)	Audited
1	Revenue from operations						
	(i) Interest income	10,672.94	9,764.13	6,617.36	29,206.48	17,405.99	24,649.52
	(ii) Fees and commission income	104.69	88.25	75.97	264.04	183.05	252.86
	(iii) Net gain on fair value changes	125.30	197.80	153.67	612.04	377.25	473.83
	(iv) Net gain on derecognition of financial instruments under amortised cost category	0.02	219.57	-	219.59	-	-
	(v) Other operating income	594.93	761.53	366.52	1,945.67	992.52	1,690.16
	Total revenue from operations	11,497.88	11,031.28	7,213.52	32,247.82	18,958.81	27,066.37
2	Other income	11.02	11.84	14.87	31.01	19.85	28.08
3	Total income (1 + 2)	11,508.90	11,043.12	7,228.39	32,278.83	18,978.66	27,094.45
4	Expenses						
	(i) Finance costs	4,591.77	4,245.99	2,640.67	12,448.19	6,319.61	9,495.45
	(ii) Impairment on financial instruments	787.61	410.04	300.90	1,785.16	874.86	1,291.38
	(iii) Employee benefits expense	3,032.70	2,907.55	2,328.61	8,724.92	6,274.48	8,884.28
	(iv) Depreciation and amortisation expense	70.72	62.96	59.81	194.33	153.54	215.50
	(v) Other expenses	1,051.86	905.48	680.43	2,718.91	1,719.11	2,508.44
	Total expenses	9,534.66	8,532.02	6,010.42	25,871.51	15,341.60	22,395.05
5	Profit/(Loss) before exceptional items and tax (3-4)	1,974.24	2,511.10	1,217.97	6,407.32	3,637.06	4,699.40
6	Exceptional Items						
7	Profit/(Loss) before tax (5-6)	1,974.24	2,511.10	1,217.97	6,407.32	3,637.06	(620.26)
8	Tax expense:						
	(i) Current tax	652.63	385.04	400.58	1,568.92	1,196.18	1,605.52
	(ii) Deferred tax	(161.14)	274.24	(104.39)	88.31	(311.71)	(656.20)
	Total tax expense (8)	491.49	659.28	296.19	1,657.23	884.47	949.32
9	Net Profit for the period/year (7 - 8)	1,482.75	1,851.82	921.78	4,750.09	2,752.59	3,129.82
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)	1,482.75	1,846.88	921.78	4,745.15	2,752.59	3,116.16
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 (₹)*	0.22	0.27	0.18	0.70	0.55	0.62
	(ii) Diluted (₹)*	0.22	0.27	0.18	0.69	0.55	0.62

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



Notes:

- 1 The above unaudited financial results have been reviewed by the Audit Committee and have been approved by the Board of Directors at their respective meetings held on February 6, 2025. Hiranandani Financial Services Private Limited (the 'Company') has prepared its financial results (the 'Statement') for the quarter and nine months ended December 31, 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.
- 2 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.
- 3 All the Non Convertible Debentures of the Company as on December 31, 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.
- 4 Information as required by Regulation 52(4) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended, is attached as Annexure 1.
- 5 Disclosures pursuant to RBI Notification - RB/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 nine months ended December 31, 2024.
 - b) Details of loans (not in default) transferred through co-lending arrangement (CLM-2) during the nine months ended December 31, 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 nine months ended December 31, 2024.
- 6 Results for the quarter and nine months ended December 31, 2023 are Management figures and not subject to any audit or limited review. Results for the quarter ended December 31, 2024 being the balancing figures between the published year to date figures upto nine months and six months of the financial year, which were subject to limited review by the statutory auditors of the Company.
- 7 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

Harsh Hiranandani
Director

Place : Mumbai
Date : Feb 6, 2025



Annexure 1:

Disclosure in compliance with Regulation 52(4) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended, for the quarter and nine months ended December 31, 2024

Sr. No.	Particulars	Quarter ended			Nine Months ended		Year ended
		December 31, 2024	September 30, 2024	December 31, 2023	December 31, 2024	December 31, 2023	March 31, 2024
		Unaudited (Refer Note 6)	Unaudited (Refer Note 6)	Unaudited (Refer Note 6)	Unaudited	Unaudited (Refer Note 6)	Audited
1	Debt equity ratio (No. of times) ¹	2.51	2.38	2.25	2.51	2.25	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	79,002.16	77,566.82	53,847.45	79,002.16	53,847.45	74,275.12
7	Net profit / (loss) before tax	1,974.24	2,511.10	1,217.97	6,407.32	3,637.06	4,079.14
8	Net profit / (loss) after tax	1,482.75	1,851.82	921.78	4,750.09	2,752.59	3,129.82
9	Earning per equity share (Not annualised except for the year ended March 31, 2024):						
	(a) Basic (₹)	0.22	0.27	0.18	0.70	0.55	0.62
	(b) Diluted (₹)	0.22	0.27	0.18	0.69	0.55	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	70.33%	69.31%	65.25%	70.33%	65.25%	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	12.88%	16.77%	12.75%	14.72%	14.50%	11.55%
19	Gross stage 3 loans (%) ⁶	1.67%	1.31%	0.93%	1.67%	0.93%	0.83%
20	Net stage 3 loans (%) ⁶	1.00%	0.77%	0.56%	1.00%	0.56%	0.48%
21	Capital to risk assets ratio ⁷	30.19%	32.96%	32.77%	30.19%	32.77%	38.07%
22	Operating cost to Net revenue ⁸	60.07%	57.02%	66.89%	58.69%	64.36%	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)



Certificate No.: 0206/2025/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 04 February 2025 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 31 December 2024 and compliance with financial covenants in respect of the listed Non-Convertible Debentures ('NCDs') of the Company outstanding as at 31 December 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 31 December 2024, has not complied, in all material respects, with the financial covenants in respect of the listed NCDs of the Company outstanding as at 31 December 2024.
 - 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 31 December 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 nine months ended 31 December 2024 and obtained list of listed NCDs outstanding as at 31 December 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 nine months ended 31 December 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 31 December 2024;
 - e. Obtained necessary representations.
- 9 The unaudited financial results for the quarter and nine months ended 31 December 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 06 February 2025. 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.

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 quarter ended 31 December 2024, has not complied, in all material respects, with the financial covenants in respect of the listed NCDs of the Company outstanding as at 31 December 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 quarter ended 31 December 2024, or that the computation thereof is arithmetically inaccurate.



kkc & associates llp

Chartered Accountants
(formerly Khimji Kunverji & Co LLP)

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: 25145911BMNQYB9395



Place: Mumbai
Date: 06 February 2025

Annexure B

Statement of compliance with covenants as on December 31, 2024

Details of outstanding Secured Non- Convertible Debentures as at December 31, 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

Harsh Hiranandani
Director

Place : Mumbai
Date : Feb 6, 2025

