

29th January, 2026

To,
BSE Limited
1st Floor, P.J. Towers
Dalal Street
Mumbai – 400001

Dear Sir/Madam,

Sub: Outcome of Board Meeting of Vastu Finserve India Private Limited (the “Company”)

Ref: Intimation under Regulation 51, 52 together read with Part B of Schedule III, and Regulation 54 and such other applicable regulations of SEBI (Listing Obligations & Disclosure Requirements) Regulations, 2015, as amended from time to time (SEBI LODR)

Company Code: 13001

Scrip Code: 974754

We wish to inform you that the Board of Directors of the Company, at its meeting held today i.e. 29th January, 2026, has approved audited financial results of the Company for the third quarter and nine months ended 31st December, 2025, along with Auditor's Report issued thereon by M/s. Gokhale & Sathe, Statutory Auditors of the Company.

A copy of the above audited financial results along with Auditors' Report thereon, in the format prescribed under SEBI LODR read with SEBI Master Circular dated 11th July, 2025 bearing reference no. SEBI/HO/DDHS/DDHS-PoD-1/P/CIR/2025/0000000103 (SEBI Master Circular) are enclosed herewith. Further additional information as required under Regulation 52(4) and such other applicable regulations of SEBI LODR, is enclosed as **Annexure I**.

We further confirm the following:

- a. Pursuant to the proviso of Regulation 52(3)(a) of SEBI LODR, we hereby declare that the Audit report is issued with an unmodified opinion;
- b. Pursuant to Regulation 52(2)(e) of SEBI LODR, Statutory Auditors have issued their Audit Report with an unmodified opinion;
- c. Pursuant to Regulation 52(7) of SEBI LODR read with SEBI Master Circular, a copy of the Statement of utilisation of issue proceeds of non-convertible debentures is enclosed as **Annexure II**;
- d. Pursuant to Regulation 52(7A) of SEBI LODR read with SEBI Master Circular, we hereby confirm that there has been no deviation/variation in the use of Issue proceeds of non-convertible debentures, statement is enclosed as **Annexure II**; and
- e. 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 of 1.14 times, sufficient to discharge principal and interest obligation, which is as per the terms of Disclosure Documents / Key Information Document / General Information Document and other Transaction Documents of these NCDs as on 31st December, 2025. Also, please note that the security cover certificate is made available with the audited financial results for the third quarter and nine months ended 31st December, 2025;

The above meeting of the Board of Directors commenced at 11.15 a.m. and concluded at 12.45 p.m.

We request you to take the above information on your record and disseminate the same on your website.



VASTU FINSERVE INDIA PRIVATE LIMITED

Regd. Office: Unit No. 203 & 204, 2nd Floor, A Wing, Navbharat Estate, Zakaria Bunder Road, Sewri West, Mumbai - 400015, India.

• **Toll Free No.:** 18002677770 • **Email:** customercare@vastufinservice.com • **Web:** www.vastufinservice.com

• **CIN:** U65990MH2018PTC314935

This is for the information of the Stock Exchange, Debentures Trustee and Debenture Holders.

Thanking you.

**For and on behalf of
Vastu Finserve India Private Limited**



**Kshitij Grover
Chief Financial Officer**

Encl. As above



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Independent Auditors' Report on the Audited Financial Results under Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended from time to time.

To,
The Board of Directors,
Vastu Finserve India Private Limited
Unit Nos. 203 & 204, 2nd Floor, A wing, Navbharat Estates
Zakaria Bunder Road, Sewri, Mumbai-400 015

Report on the Audit of financial results

Opinion

We have audited the accompanying financial results of Vastu Finserve India Private Limited ("the Company") for the quarter ended December 31, 2025, and the year to date results for the period from April 01, 2025 to December 31, 2025, attached herewith ('Statement'), being submitted by the Company pursuant to the requirement of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("Listing Regulations").

In our opinion and to the best of our information and according to the explanations given to us, the Statement:

- is presented in accordance with the requirements of Regulation 52 of the Listing Regulations in this regard; and
- gives a true and fair view in conformity with the recognition and measurement principles laid down in the Indian Accounting Standard 34 "Interim Financial Reporting" ("Ind AS 34") prescribed under section 133 of the Companies Act, 2013 ("the Act") read with relevant rules issued thereunder, Reserve Bank of India (RBI) guidelines and other accounting principles generally accepted in India of the net profit including other comprehensive income and other financial information for the quarter ended December 31, 2025, as well as for the year to date results for the period from April 01, 2025 to December 31, 2025.

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Companies Act, 2013. Our responsibilities under those Standards are further described in the 'Auditor's Responsibilities for the Audit of the Financial Results' section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India (ICAI) together with the ethical requirements that are relevant to our audit of the financial results, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Management's and Board of Director's Responsibility for the Audited Financial Results

These financial results have been compiled from the audited interim Financial Statements for the quarter ended December 31, 2025, and for the year-to-date results for the period from April 01, 2025 to December 31, 2025. The Company's Board of Directors are responsible for the preparation of these Financial Results that give a true and fair view of the net profit including other comprehensive income and other financial information in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 (Ind AS 34) "Interim Financial Reporting" specified under section 133 of the Act read with relevant rules issued thereunder, the relevant provisions of the circulars, guidelines and directions issued by the 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. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial results that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the financial results, the Board of Directors are responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Board of Directors either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

The Board of Directors are also responsible for overseeing the Company's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Results

Our objectives are to obtain reasonable assurance about whether the Financial Results as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists.

Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial results.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional scepticism throughout the audit. We also –

- Identify and assess the risks of material misstatement of the financial results, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

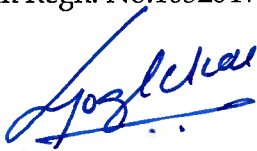


- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Board of Directors.
- Conclude on the appropriateness of the Board of Directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial results or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the entity to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial results, including the disclosures, and whether the financial results represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

For Gokhale & Sathe
Chartered Accountants
Firm Regn. No.103264W



Rahul Joglekar
Partner
Membership No. 129389
UDIN: 261293890TBEXJ1944



Place: Mumbai
Date: January 29, 2026

VASTU FINSERVE INDIA PRIVATE LIMITED

Registered Office: 203/204, "A" Wing, 2nd Floor, Navbharat Estates
Zakaria Bunder Road, Sewri (West), Mumbai 400 015
CIN: U65990MH2018PTC314935 Tel: 022 2419 0911 Website: www.vastufinserve.com



STATEMENT OF AUDITED FINANCIAL RESULTS FOR THE QUARTER AND NINE MONTHS ENDED DECEMBER 31, 2025

Sr. No.	Particulars	Quarter ended			Nine months ended		Previous Year ended
		December 31, 2025	September 30, 2025	December 31, 2024	December 31, 2025	December 31, 2024	March 31, 2025
		(Audited)	(Audited)	(Audited)	(Audited)	(Audited)	(Audited)
1	Income						
(a)	Revenue from operations						
	Interest income	11,283.04	10,326.75	7,460.17	31,468.51	21,385.74	29,585.68
	Fees and commission income	491.35	506.28	289.06	1,401.48	848.72	1,212.50
	Net gain on derecognition of financial instruments under amortised cost category	-	246.38	-	-	-	-
	Net gain on fair value changes	117.27	134.82	150.27	359.73	483.64	565.38
	Other operating income	-	-	-	-	38.00	38.00
	Total revenue from operations	11,891.66	11,214.23	7,899.50	33,229.72	22,756.10	31,401.56
(b)	Other income	49.69	42.66	8.00	112.51	9.97	19.82
	Total income	11,941.35	11,256.89	7,907.50	33,342.23	22,766.07	31,421.38
2	Expenses						
	Finance costs	5,117.67	4,778.80	3,572.08	14,363.52	9,994.10	13,890.54
	Impairment on financial instruments	1,991.87	2,167.78	954.02	5,570.03	4,151.52	4,840.37
	Employee benefits expenses	2,963.40	2,492.47	1,947.78	7,746.81	5,370.04	7,545.65
	Depreciation and amortisation expenses	72.70	67.20	57.64	203.47	153.07	212.33
	Net loss on derecognition of financial instruments under amortised cost category	292.04	-	659.35	479.65	362.59	907.09
	Other expenses	872.26	679.17	637.75	2,392.05	1,819.46	2,549.69
	Total expenses	11,309.94	10,185.42	7,828.62	30,755.53	21,850.78	29,945.67
3	Profit before tax (1 - 2)	631.41	1,071.47	78.88	2,586.70	915.29	1,475.71
4	Tax expense						
	Current tax	457.92	396.39	223.08	1,263.89	752.74	873.68
	Earlier year tax	-	-	18.99	-	18.99	18.99
	Deferred tax	(349.03)	(129.82)	(234.67)	(705.46)	(618.49)	(628.69)
	Total tax expenses	108.89	266.57	7.40	558.43	153.24	264.18
5	Net profit after tax (3 - 4)	522.52	804.90	71.48	2,028.27	762.05	1,211.53
6	Other comprehensive income						
	(i) Items that will not be reclassified to profit or loss						
	- Actuarial gain/(loss) on post retirement benefit plans	(3.85)	16.41	5.65	(4.01)	0.42	47.65
	- Income tax on above	0.97	(4.13)	(1.43)	1.01	(0.11)	(11.99)
	(ii) Items that will be reclassified subsequently to statement of profit or loss						
	- The effective portion of gain / (loss) on hedging instruments in a cash flow hedge	(78.39)	(68.59)	-	(146.98)	-	-
	- Income tax relating to effective portion of gain / (loss) on hedging instrument in a cash flow hedge	19.73	17.26	-	36.99	-	-
	Total other comprehensive income	(61.54)	(39.05)	4.22	(112.99)	0.31	35.66
7	Total comprehensive income (5+6)	460.98	765.85	75.70	1,915.28	762.36	1,247.19
8	Earnings per equity share (not annualised for the interim periods)						
	Face value of ₹10 each						
	Basic EPS (in ₹)	0.32	0.49	0.04	1.23	0.49	0.78
	Diluted EPS (in ₹)	0.32	0.49	0.04	1.23	0.49	0.78



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Notes:

- 1 The audited financial results have been prepared in accordance with applicable accounting standards prescribed under Section 133 of 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, in compliance with Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations") read with circulars issued by SEBI from time to time as applicable and guidelines, directions etc. issued by Reserve Bank of India from time to time, as applicable.
- 2 The above financial results for the quarter and nine month ended December 31, 2025 have been audited by the Statutory Auditors of the Company and have been reviewed by the Audit Committee and on it's recommendation have been approved by the Board of Directors of the Company at their meeting held on January 29, 2026. The auditor's report thereon is unmodified. The information presented above is extracted from the audited financial statements.
- 3 Disclosure in compliance with Regulation 52(4) of the Listing Regulations for the quarter and nine months ended December 31, 2025, is attached as **Annexure I**.
- 4 **Disclosures pursuant to RBI Notification-RBI/DOR/2025-26/352 DOR.STR.REC.271/21.04.048/2025-26 dated November 28, 2025**
 - a. Details of transfer through assignment in respect of loans not in default during the quarter ended December 31, 2025 - Nil
 - b. The Company has not transferred or acquired, any stressed loans during the quarter ended December 31, 2025.
 - c. The details of loans acquired not in default during the quarter ended December 31, 2025 - Nil
- 5 On November 21, 2025, the Government of India notified four labour codes - the Code on Wages, 2019, the Industrial Relations Code, 2020, the Code on Social Security, 2020, and the Occupational Safety, Health and Working Conditions Code, 2020, collectively referred to as the 'New Labour Codes', consolidating 29 existing labour laws. The ministry of labour and employment has published draft Central Rules and FAQs on December 30, 2025, to facilitate assessment of the financial impact arising from these regulatory changes. Accordingly, the Company has recognised an estimated incremental impact of Rs 42.05 lakh under the head 'Employee benefits expense' in the statement of profit and loss during the quarter and nine months ended December 31, 2025. The Company continues to monitor the developments relating to the implementation of the New Labour Codes and will review its estimates on ongoing basis.
- 6 The Secured Listed Non-Convertible Debentures ("NCDs") of the Company are secured by exclusive first charge on specific receivables of the Company and/or financial assets. The total security cover required thereof has been maintained as per the terms and conditions stated in the respective debenture trust deed. The proceeds of the NCDs were used for the objects that were stated in the respective disclosure document. The security cover as per Regulation 54(3) of the Listing Regulations is enclosed.
- 7 The Company is engaged primarily in the business of advancing loans and accordingly there are no separate reportable segments as per Ind AS 108.
- 8 The figure for the quarter ended December 31, 2025 and December 31, 2024 are balancing figures between audited figures in respect of the nine months ended December 31, 2025 and December 31, 2024 and the audited figure for the half year ended September 30, 2025 and September 30, 2024 respectively. Figures for the quarter ended September 30, 2025 is balancing figure between audited figures in respect of the half year ended September 30, 2025 and quarter ended June 30, 2025.
- 9 Figures for the previous period/year have been regrouped and/or reclassified, as necessary, to align with the classification and disclosure requirements of the current period/year.

For Vastu Finserve India Private Limited

Place: Mumbai
Date : January 29, 2026




Sandeep Menon
Whole Time Director
(DIN : 02032154)



Annexure I

Additional information required under Regulation 52(4) of the SEBI LODR Regulation.

Sr. No.	Particulars	Quarter ended December 31, 2025 (Audited)	Nine months ended December 31, 2025 (Audited)
a	Debt-equity ratio**	3.32	3.32
b	Debt service coverage ratio*	N.A.	N.A.
c	Interest service coverage ratio*	N.A.	N.A.
d	Outstanding redeemable preference shares (quantity and value)	N.A.	N.A.
e	Capital redemption reserve/debenture redemption reserve	N.A.	N.A.
f	Net worth (₹ In lakhs)***	68,596.81	68,596.81
g	Net profit after tax (₹ In Lakhs)	522.52	2,028.27
h	Earnings per share (of ₹10/- each)		
	Basic (₹)	0.32	1.23
	Diluted (₹)	0.32	1.23
i	Current ratio*	N.A.	N.A.
j	Long term debt to working capital*	N.A.	N.A.
k	Bad debts to account receivable ratio*	N.A.	N.A.
l	Current liability ratio*	N.A.	N.A.
m	Total debts to total assets****	75.66%	75.66%
n	Debtors turnover*	N.A.	N.A.
o	Inventory turnover*	N.A.	N.A.
p	Operating margin (%)*****	5.31%	7.78%
q	Net profit margin (%)*****	4.38%	6.08%
r	Sector specific equivalent ratios, as applicable		
	Gross NPA (%)	3.25%	3.25%
	Net NPA (%)	2.05%	2.05%
	Liquidity Coverage Ratio	515%	515%
	Provision Coverage Ratio*****	72.08%	72.08%
	Security Cover (Debt) (No. of Times)	1.14	1.14
s	Statement indicating utilisation of the issue proceeds of Non-Convertible Securities - The funds raised through the issue of Non-Convertible Debentures, after meeting the expenditures of and related to the issue, have been used as per the terms of the disclosure document / general information document / key information document.	NA	NA
t	Material Deviation, if any, in the use of proceeds from the issue of NCDs	None	None

* The company prepares financials statements as per Division III, Schedule III of the Companies Act 2013. hence these ratios are not applicable.

** Debt equity ratio is (Debt securities + Borrowings (other than debt securities))/Net worth

*** Net worth equals to paid up equity share capital plus other equity

**** Total debts to total assets is equal to (Debt securities + Borrowings (other than debt securities))/Total Asset

***** Profit before tax/Total operating income

***** Profit after tax/Total Income

***** Provision Coverage Ratio (PCR)(%) = Total impairment loss allowance on overall portfolio/Gross NPA.



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Certificate on Statement on Security Cover and compliance with financial covenants of listed non-convertible debentures pursuant to requirement of SEBI Master Circular bearing reference no. SEBI/HO/DDHS-PoD-1/P/CIR/2025/117 dated August 13, 2025 as on December 31, 2025.

To,

The Board of Directors

Vastu Finserve India Private Limited

Unit Nos. 203 & 204, 2nd Floor, A wing, Navbharat Estates

Zakaria Bunder Road, Sewri, Mumbai-400 015

1. Introduction

This report is issued to Vastu Finserve India Private Limited (hereinafter the "Company") in response to our appointment.

The management has requested us to provide a certificate on the accompanying Statement of Security Cover for the quarter ended December 31, 2025 (the "Statement") containing information and calculation of Security cover ratio in the format prescribed by Securities Exchange Board of India. This Statement has been prepared by the Company pursuant to requirements of SEBI Master circulars bearing reference no. SEBI/HO/DDHS-PoD-1/P/CIR/2025/117 dated August 13, 2025 issued by Securities and Exchange Board of India (referred to as the 'Regulations') for the purpose of its onward submission to Stock Exchange viz., BSE Limited and Debenture Trustees of the Company. The responsibility for compiling / preparation of the information contained in the Statement is of the Management of the Company and the same is initiated by us for identification purpose only.

2. Management's Responsibility

The preparation and presentation of the Statement is the responsibility of the Company's management including the preparation and maintenance of all accounting and other records supporting its contents. 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 Company's Management is also responsible for ensuring that the Company complies with the requirements of the Regulations and the Debenture Trust Deeds ('DTDs') for all listed Non-Convertible Debentures ('NCDs') outstanding as at and during the period ended December 31, 2025 as per the audited financial statements and for providing all relevant information to the Company's Debenture Trustees. Further, the Company's Management is responsible for completeness and accuracy of the covenants of respective DTDs and the status of compliance with such covenants as at and during the period ended December 31, 2025.

The Management is also responsible for preparing and furnishing the financial information contained in the said Statement which is annexed to this Certificate.

3. Auditor's Responsibility

Pursuant to the requirements of SEBI Master circulars bearing reference no. SEBI/HO/DDHS-PoD-1/P/CIR/2025/117 dated August 13, 2025 and other applicable provisions of the SEBI, our responsibility for the purpose of this certificate is to provide a limited assurance on whether the book value of assets/receivables of the Company contained in the Statement have been accurately extracted from the audited books of accounts of the Company and other relevant records and documents maintained by the Company, and whether the Company has complied with financial covenants of all listed NCDs outstanding as at and during period ended December 31, 2025.

The engagement involves performing procedures to obtain sufficient appropriate evidence to provide limited assurance on the Statement as mentioned in 'Introduction' paragraph above. The procedures performed vary in nature and timing from, and are less in extent than for, a reasonable assurance engagement. Consequently, the level of assurance obtained in a limited assurance engagement is substantially lower than the assurance that would have been obtained had a reasonable assurance engagement been performed. The procedures selected depend on the auditor's judgement, including the assessment of the risk associated with reporting criteria.

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 the Company has not complied with the covenants of the Debenture Trust Deeds and/ or with the requirements of the Regulations:

Obtained list of assets/receivables/book debts hypothecated as a security against the outstanding listed non-convertible debentures as at December 31, 2025, which comprise only of listed non-convertible debentures

- Verified the computation of security cover as at December 31, 2025, prepared by the Management of the Company, as specified in the format given under SEBI Master Circular SEBI/HO/DDHS-PoD-1/P/CIR/2025/117 dated August 13, 2025.
- Traced the amounts forming part of the Statement with the underlying audited books of account and other relevant records and documents maintained by the Company and verified the arithmetical accuracy of the Statement.
- In respect of the listed non-convertible debentures, verified the details of the outstanding amounts and assets required to be maintained as a collateral for each series of the listed non-convertible debentures from the underlying books of accounts and other relevant records and documents maintained by the Company for the period ended December 31, 2025;
- Recomputed the security coverage ratio;
- The compliance of financial covenants of the listed secured debt securities as presented to us by the Management of the Company and verified underlying documents produced before us.
- Performed necessary enquiries with the management and obtained necessary representations.

We conducted our examination in accordance with the Guidance Note on Reports or Certificates for Special Purposes ("the Guidance Note") issued by the Institute of Chartered Accountants of India ("ICAI"). The Guidance Note requires that we comply with the ethical requirements of the Code of Ethics issued by the ICAI.



We have complied with the relevant applicable requirements of the Standard on Quality Control (SQC)- 1, Quality Control for Firms that Perform Audits and Reviews of Historical Financial Information, and Other Assurance and Related Service Engagements.

4. Conclusion

Based on the examination of the Statement and explanations given to us and undertaking by the Management of the Company, nothing has come to our attention that causes us to believe that;

- The particulars furnished in the Statement have not been accurately extracted from the audited books of accounts for the period ended December 31, 2025.
- The security cover maintained by the Company against the outstanding listed Non-Convertible Debentures is not as required under respective DTDs / Disclosure Documents/ Key Information Document / General Information Document.
- The details pertaining to the value of collateral i.e. receivables/ book debts are incorrect.
- The Company has not complied with financial covenants and
- The Statement prepared by the Management is arithmetically inaccurate.

5. Restriction on use

This Certificate has been issued at the specific request of the Company pursuant to the requirements of the Regulations. It should not be used by any other person or for any other purpose. Accordingly, we do not accept or assume any liability or any duty of care or for any other purpose or to any other party to which it is shown or into whose hands it may come without our prior consent in writing.

We have no responsibility to update this certificate for events and circumstances occurring after December 31, 2025.

For Gokhale & Sathe
Chartered Accountants
Firm Regn. No.103264W



Rahul Joglekar
Partner
Membership No.:129389

UDIN: 2612938951R0IE8282



Place: Mumbai
Date: January 29, 2026

VASTU FINSERVE INDIA PRIVATE LIMITED

(₹ in Lakh)

Annexure I

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 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 with paripassu 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	Book Value								Relating to Column F	
Asset														
Property, Plant and Equipment			41.01	No			121.14	-	162.15				-	-
Capital Work-in-Progress				No			-	-	-					-
Right of Use Assets				No			326.06	-	326.06					-
Goodwill				No			-	-	-					-
Intangible Assets				No			122.53	-	122.53					-
Intangible Assets under Development				No			-	-	-					-
Investments	Mutual Fund & Treasury Bill	-	-	No			10,206.42	-	10,206.42	-				-
Loans	Loan Receivable	22,804.76	2,15,471.50	No			34,563.05	-	2,72,839.31		22,804.76			22,804.76
Inventories				No			-	-	-					-
Trade Receivables				No			52.30	-	52.30					-
Cash and Cash Equivalents	Fixed Deposit	-	-	No			13,048.78	-	13,048.78		-			-
Bank Balances				No			770.37	-	770.37					-
other than Cash and Cash Equivalents				No			-	-	-					-
Others				No			3,395.72	-	3,395.72					-
Total		22,804.76	2,15,512.51	-	-	-	62,606.36	-	3,00,923.64	-	22,804.76	-	-	22,804.76



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LIABILITIES															-
Debt securities to which this certificate pertains***		20,076.69	-	-	-	-	-	20,076.69		20,076.69					20,076.69
Other debt sharing pari-passu charge with above debt		Not to be Filled													-
Other Debt								-	-	-					-
Subordinated debt								-	-	-					-
Borrowings#			44,176.08					-	44,176.08						-
Bank			1,63,436.17					-	1,63,436.17						-
Debt Securities								-	-						-
Others								-	-						-
Trade payables							1,417.03	-	1,417.03						-
Lease Liabilities							350.89	-	350.89						-
Provisions							299.56	-	299.56						-
Others###							2,570.41	-	2,570.41						-
Total		20,076.69	2,07,612.25	-	-	-	4,637.89	-	2,32,326.83	-	20,076.69	-	-	-	20,076.69
Cover on Book Value		1.14	1.04												
Cover on Market Value															1.14
		Exclusive Security Cover Ratio				Pari-Passu Security Cover Ratio									

* Certificate includes following INE08Z607059, INE08Z607067, INE08Z607109, INE08Z607117 & INE08Z607091.

** Other Secured Debt security includes other debt securities, borrowing from Bank and Financial Institution.

*** Debt securities to which this certificate pertains includes Principal Outstanding (considering effective rate of interest) + Interest Accrued (gross i.e before TDS impact) .

Borrowing Includes borrowing from the Financial Institution Principal Outstanding (considering effective rate of interest)+ Interest Accrued.

Other doesn't includes equity share capital & other equity.

Notes :

1. The loan book receivables are offered as security for hypothecation against secured debt securities. Loan book is recognised in books of accounts at amortised cost and hence marketable value of the same is not applicable/ available from book.

Statement on compliance with all financial covenants with respect to listed secured non-convertible debenture :

The Company has complied with all financial covenants with respect to listed secured non-convertible debenture as at 31st December, 2025



(Handwritten signature)

(Handwritten signature)

Vastu Finserve India Private Limited

PART - A

Statement indicating utilisation of issue proceeds of listed Non-Convertible Debentures as per the format prescribed under SEBI Master Circular dated 11th July, 2025 read with Regulation 52(7) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended from time to time as on 31st December, 2025

Name of the Issuer	ISINs	Mode of Fund Raising (Public issues/ Private placement)	Type of instrument	Date of raising funds	Amount Raised (Rs. in Crore)	Funds utilized (Rs. in Crore)	Any deviation (Yes/ No)	If 8 is Yes, then specify the purpose of for which the funds were utilized	Remarks, if any
1	2	3	4	5	6	7	8	9	10
Vastu Finserve India Private Limited	INE08Z607059*	Private Placement	Non-convertible Debentures	02-05-2023	24.50	24.50	No	Not Applicable	-
	INE08Z607067\$			02-06-2023	25.00	25.00	No	Not Applicable	-
	INE08Z607109			28-07-2025	50.00	50.00	No	Not Applicable	-
	INE08Z607117			28-07-2025	50.00	50.00	No	Not Applicable	-
	INE08Z607091			28-07-2025	50.00	50.00	No	Not Applicable	-

1. *Partial principal payment of Rs. 12.25 Crore was made by the Company on 31st October, 2025 as per the terms of Disclosure Document and other transaction documents.

2. The NCDs bearing ISIN INE08Z607083 were fully redeemed on 1st November 2025.

3. \$Partial principal payment of Rs. 12.50 Crore was made by the Company on 1st December, 2025 as per the terms of Disclosure Document and other transaction documents.

PART-B

Statement of deviation/ variation in use of issue proceeds of listed Non-convertible Debentures as per the format prescribed under SEBI Master Circular dated 11th July, 2025 read with Regulation 52(7A) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended from time to time as on 31st December, 2025 - Nil Report

Particulars	Remarks
Name of listed entity	Vastu Finserve India Private Limited
Mode of fund raising	Private Placement
Type of instrument	Non-Convertible Debentures
Date of raising funds	As mentioned at column 5 of Statement of utilization of issue proceeds as on 31st December, 2025
Amount raised (Rs. In Crore)	199.50
Report filed for quarter ended	31st December, 2025
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: **Not filled in since there is no deviation/variation**

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. crore and in %)	Remarks, if any
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Not Applicable

Deviation could mean:

a. Deviation in the objects or purposes for which the funds have been raised.

b. Deviation in the amount of funds actually utilized as against what was originally disclosed.

Name of signatory: Mr. Vshitij Grover
Designation: Chief Financial Officer
Date: 29th January, 2026

