1st August, 2025

To
BSE Limited
1st Floor, P.J. Towers
Dalal Street
Mumbai – 400 001.

Dear Sir/Madam,

Sub: Intimation on payment of Interest and Principal [Partial Redemption] amount on non-convertible debentures under Regulations 51 and 57 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended from time to time (SEBI LODR)

Pursuant to Regulations 51 and 57 of the SEBI LODR, we, Vastu Finserve India Private Limited (the '**Company**') hereby certify that the Company has made timely payment of Interest and Principal (Partial Redemption) amount to the debenture holders of Senior, Secured, Rated, Listed, Redeemable Non – Convertible Debentures as mentioned below in the format as prescribed under SEBI Master Circular dated 11th July, 2025, as updated from time to time.

a. Whether Interest payment/ Redemption payment made (yes/no): **Yes**

b. Details of interest payment:

Sr. No.	Particulars	Details	
1.	ISIN	INE08Z607059	INE08Z607067
2.	Issue size	Rs. 49.00 Crore	Rs. 50.00 Crore
3.	Interest Amount to be paid on due date	Rs.39,74,390/-*	Rs.40,55,500/-*
4.	Frequency - quarterly/ monthly	Monthly	Monthly
5.	Change in frequency of payment (if any)	No	No
6.	Details of such change	Not Applicable	Not Applicable
7.	Interest payment record date	18/07/2025	18/07/2025
8.	Due date for interest payment (DD/MM/YYYY)	02/08/2025	02/08/2025
9.	Actual date for interest payment (DD/MM/YYYY)	01/08/2025**	01/08/2025**
10.	Amount of interest paid	Rs. 39,74,390/-*	Rs. 40,55,500/-*
11.	Date of last interest payment	02/07/2025	02/07/2025
12.	Reason for non-payment/ delay in payment	Not Applicable	Not Applicable

**Inclusive of TDS amount.*
*** The Company has made the payment of interest and redemption amount on its Non-Convertible Debentures (NCDs) today, i.e., 1st August 2025, in respect of the amount due on 2nd August 2025. Please note that the interest amount has been calculated up to the due date, i.e., 2nd August 2025. The Payment has been made one day in advance to ensure timely credit to debenture holders.*

c. Details of Redemption:

Sr. No.	Particulars	Details
1.	ISIN	INE08Z607059
2.	Type of redemption (full/partial)	Partial
3.	If partial redemption, then	
	a. By face value redemption	✓
	b. By quantity redemption	Not Applicable
4.	If redemption is based on quantity, specify, whether on: a. Lot basis b. Pro-rata basis	Not Applicable

5.	Reason for redemption (call, put, premature redemption, maturity, buyback, conversion, others (if any)	Others- Quarterly Partial Redemption starting from 27th Month from deemed date of allotment.
6.	Redemption date due to put option (if any)	Not Applicable
7.	Redemption date due to call option (if any)	Not Applicable
8.	Quantity redeemed (no. of NCDs)	Not Applicable
9.	Due date for redemption/ maturity	02/08/2025
10.	Actual date for redemption (DD/MM/YYYY)	01/08/2025**
11.	Amount redeemed	Rs. 12,25,00,000/-
12.	Outstanding amount (Rs.)	Rs. 36,75,00,000/-
13.	Date of last Interest payment	02/07/2025
14.	Reason for non-payment/ delay in payment	Not Applicable

***The Company has made the payment of interest and redemption amount on its Non-Convertible Debentures (NCDs) today, i.e., 1st August 2025, in respect of the amount due on 2nd August 2025. Please note that the interest amount has been calculated up to the due date, i.e., 2nd August 2025. The Payment has been made one day in advance to ensure timely credit to debenture holders.*

This is also for the information of the Credit Rating Agency, Debenture Trustee of the Company, Depositories and the Debenture Holders.

Thanking you.

Yours faithfully,
For Vastu Finserve India Private Limited

NIKITA MANGESH PAWAR

Digitally signed by NIKITA MANGESH PAWAR

Nikita Pawar
Company Secretary & Compliance Officer