



## GENERAL INFORMATION DOCUMENT

### TYGER HOME FINANCE PRIVATE LIMITED (FORMERLY KNOWN AS ADANI HOUSING FINANCE PRIVATE LIMITED)

(A private limited incorporated under the Companies Act, 2013 in the State of Maharashtra (Registered as a housing finance company) and validly existing under the Companies Act, 2013

**CIN:** U65999GJ2017PTC098960; **PAN:** AAQCA0015J; **Registration No. (issued by NHB):** DOR-00172

**Date of Incorporation:** September 05, 2017; **Registered office:** 801, Shikahr Complex, Shrimali Society , Navarangpura , Ahmedabad - 380009, Gujarat ; **Tel:** 022 6241 1258, **Fax:** NA

**Corporate office:** 1004/5, 10th Floor, C-Wing, One BKC, C-66, G- Block, Bandra Kurla Complex, Bandra East, Mumbai 400 051, Maharashtra, India; **Tel:** 022 6241 1258, **Fax:** NA

**Compliance Officer:** Rakesh Sharma; **Email:** rakesh.sharma@tyger.in; **Tel:** 022 6241 1258, **Fax:** NA

**Company Secretary**<sup>1</sup>: NA; **Email:** NA; **Tel:** NA;

**Chief Financial Officer**<sup>2</sup>: NA; **Email:** NA, **Tel:** NA;

**Promoters:** Please refer to Page 7 of this General Information Document;

**Website:** www.tygerhomefinance.in

**General Information Document (“General Information Document” / “GID”) for issue of (i) Secured or Unsecured, Senior or Subordinated (including subordinated debentures for inclusion as Tier II Capital), Rated, Listed, Redeemable, Non-Convertible Debentures (including non-convertible debentures such as market linked debentures, etc.) of face value as set out under the relevant Key Information Document, for cash, at par/ premium/ discount, on a private placement basis, in multiple series / tranches (“Debentures”/ “NCDs”) and/or (ii) commercial papers of face value of Rs. 5,00,000 (Rupees Five Lakhs only) (or any higher amount as otherwise specified or permitted) in multiple series (“Commercial Papers”); and/or (iii) any other instrument permitted to be issued under this document by Tyger Home Finance Private Limited (“Issuer” / “Company”) and the issue size for each offer of Debentures and/or Commercial Papers shall be set out under the relevant Key Information Documents from time to time (the “Issue”).**

## BACKGROUND

<sup>1</sup> Please note that the post of Company Secretary is vacant due to casual vacancy and we are in process of appointing Company Secretary.

<sup>2</sup> Please note that we are in process of appointing a Chief Finance Officer, however, Mr. Viral Shah is the Head – Finance & Accounts, his contact details are – [viral.shah@tyger.in](mailto:viral.shah@tyger.in); Contact number: 022 62411258

This General Information Document is related to the Debentures to be issued by Tyger Home Finance Private Limited (formerly known as Adani Housing Finance Private Limited) on a private placement basis and contains relevant information and disclosures required for the purpose of issuing of the Debentures. The issue of the Debentures described under this General Information Document has been authorised by the Issuer through a resolution passed by the shareholders of the Issuer on May 23, 2024 and the Board of Directors on May 23, 2024 in accordance with the provisions of the Companies Act, 2013 and the Memorandum and Articles of Association of the Company. The present issue of the Debentures in terms of this General Information Document is within the overall powers of the Board as per the above shareholder resolution.

### **GENERAL RISKS**

Investment in debt and debt related securities involve a degree of risk and investors should not invest any funds in debt instruments unless they can afford to take the risk attached to such investments. Potential investors are advised to take an informed decision and to read the 'Risk Factors' carefully before investing in this offering. For taking an investment decision, potential investors must rely on their own examination of the Issue and the General Information Document and the respective Key Information Document including the risks involved. Specific attention of investors is invited to statement of risk factors contained under Section 3 of this General Information Document and the risk factors set out in the respective Key Information Document. These risks are not, and are not intended to be, a complete list of all risks and considerations relevant to the non-convertible securities or investor's decision to purchase such securities.

### **ISSUER'S ABSOLUTE RESPONSIBILITY**

The Company, having made all reasonable inquiries, accepts responsibility for and confirms that this General Information Document read together with the respective Key Information Document contains all information with regard to the Issuer and the Issue which is material in the context of the issue, that the information contained in the General Information Document read together with the respective Key Information Document is true and correct in all material aspects and is not misleading, that the opinions and intentions expressed herein are honestly stated and that there are no other facts, the omission of which make this document as a whole or any of such information or the expression of any such opinions or intentions misleading.

**DISCLOSURE:** Each potential investor contemplating the purchase of any NCDs / Commercial Papers should make its own independent investigation of the financial condition and affairs of the Company and its own appraisal of the creditworthiness of the Company as well as the structure of the Issue. Potential investors should consult their own financial, legal, tax and other professional advisors as to the risks and investment considerations arising from an investment in the NCDs / Commercial Papers and acknowledge that the Debenture Trustee does not have the obligations of a borrower or principal debtor or guarantor as to the monies paid by the investor for the Debentures.

### **ISSUE SCHEDULE**

|                          |  |
|--------------------------|--|
| Issue Opening Date       | As specified in the Key Information Document |
| Issue Closing Date       | As specified in the Key Information Document |
| Pay-In Date              | As specified in the Key Information Document |
| Deemed Date of Allotment | As specified in the Key Information Document |

The Issuer reserves the right to change the issue schedule including the Deemed Date of Allotment at its sole discretion, without giving any reasons or prior notice. The Issue shall be open for subscription during the banking hours on each day during the period covered by the issue schedule.

**This General Information Document is dated August 06, 2024.**

### **CREDIT RATING**

The credit rating used/adopted and all the ratings obtained by the Issuer for the relevant Debentures/ Commercial Paper along with details of the relevant rating agency and the press release letter obtained by the Issuer in relation to issuance of the relevant tranche/ series of Debentures/ Commercial Papers, as applicable, shall be specified in the relevant Key Information Document to be issued with respect to the relevant series / tranche of Debentures /Commercial Papers.

### **LISTING**

The Debentures / Commercial Papers are proposed to be listed on the debt segment of BSE Limited (“BSE”).

The Issuer (in case of such Debentures which are issued under the electronic book mechanism) intends to use the EBP platform specified in the Key Information Document for electronic book mechanism for issuance of the Debentures on private placement basis.

Please refer to **Annexure X** of this General Information Document for the copy of the in-principle approval issued by BSE in relation to the issuance of Debentures.

Further, the Issuer has maintained the Recovery Expense Fund with the BSE, as may be required.

### **BRIEF DETAILS ABOUT THE ISSUE**

Issue of (i) Secured or Unsecured, Senior or Subordinated (including subordinated debentures for inclusion as Tier II Capital), Rated, Listed, Redeemable, Non-Convertible Debentures (including non-convertible debentures such as market linked debentures, etc.) of face value as set out under the relevant Key Information Document, for cash, at par/ premium/ discount, on a private placement basis and/or (ii) commercial papers of face value of Rs. 5,00,000/- (Rupees Five Lakhs only) (or any higher amount as otherwise specified or permitted) in multiple series; and/or (iii) any other instrument permitted to be issued under this document and the issue size for each offer of Debentures and/or Commercial Papers

shall be set out under the relevant Key Information Documents from time to time.

Please note that this General Information Document is valid for a period of 1 (One) year from the Issue Opening Date of the first issuance of Debentures / Commercial Papers made in terms of the Key Information Document issued pursuant to this General Information Document.

### ELIGIBLE INVESTORS

Please also refer to the head of ‘Eligible Investors’ under paragraph 4.32 (“**Issue Details**”) of Section 4 below.


### ISSUE DETAILS

|  |  |
|--|--|
| <b>Coupon Rate</b>   | As specified in the respective Key Information Document  |
| <b>Coupon Payment Frequency</b>  | As specified in the respective Key Information Document  |
| <b>Redemption Date</b>   | As specified in the respective Key Information Document  |
| <b>Redemption Amount</b>   | As specified in the respective Key Information Document  |
| <b>Details of Debenture Trustee</b>  | As specified in the respective Key Information Document  |
| <b>Nature of securities offered</b>  | (i) NCDs – Secured and/or unsecured, rated, listed, redeemable, senior and/or subordinated non-convertible debentures, to be issued in one or more series / tranche;<br>(ii) Tier II Bonds – Subordinated, unsecured, rated, listed, redeemable, non-convertible debentures in the form of subordinated debt for inclusion as Tier II capital, to be issued in one or more series / tranche; and<br>(iii) Commercial Papers – unsecured, rated, listed commercial papers to be issued in one or more series / tranche. |
| <b>Aggregate Amount Proposed To Be Raised in terms of the General Information Document</b>                           | As specified in the respective Key Information Document  |
| <b>Amount Proposed To Be Raised in terms of the Key Information Documents including details of Green Shoe Option</b> | As specified in the respective Key Information Document  |
| <b>Details about underwriting of the issue including the amount undertaken to be</b>                                 | As specified in the respective Key Information Document  |

Date: August 06, 2024

(This General Information Document is neither a prospectus nor a statement in lieu of a prospectus)

|   |  |  |   |  |   |                        |   |  |   |   |   |   |   |   |   |                    |   |
|---|--|--|---|--|---|------------------------|---|--|---|---|---|---|---|---|---|--------------------|---|
| <b>underwritten by the underwriters</b>   |  |  |   |  |   |                        |   |  |   |   |   |   |   |   |   |                    |   |
| <b>Electronic Book Mechanism and Details Pertaining To The Uploading The General Information Document On The Electronic Book Provider Platform.</b> | <p>The issuance of such Debentures might be under the electronic book mechanism (as specified in the respective Key information Document) on private placement basis as per Chapter VI of SEBI ILNCS Master Circular, as amended from time to time read with the operational guidelines issued by the relevant providers of electronic book platform, as may be amended, clarified or updated from time to time (collectively, “<b>Electronic Book Mechanism Guidelines</b>”).</p> <p>The Issuer (in case of such Debentures which are issued under the electronic book mechanism) intends to use the electronic book platform as specified in the respective Key Information Document for the issuance of such Debentures under the respective Key Information Document.</p> <table border="1" data-bbox="553 747 1404 1793"> <tr> <td data-bbox="553 747 818 884"><b>Interest Rate Parameter (being Coupon Rate and Coupon Type)</b></td> <td data-bbox="818 747 1404 884">As specified in the respective Key Information Document</td> </tr> <tr> <td data-bbox="553 884 818 982"><b>Bid Opening Date and Bid Closing Date</b></td> <td data-bbox="818 884 1404 982">As specified in the respective Key Information Document</td> </tr> <tr> <td data-bbox="553 982 818 1052"><b>Minimum Bid Lot</b></td> <td data-bbox="818 982 1404 1052">As specified in the respective Key Information Document</td> </tr> <tr> <td data-bbox="553 1052 818 1157"><b>Manner of bidding in the Issue (Open or Closed Bidding)</b></td> <td data-bbox="818 1052 1404 1157">As specified in the respective Key Information Document</td> </tr> <tr> <td data-bbox="553 1157 818 1360"><b>Manner of Allotment in the Issue (Uniform Yield Allotment or Multiple Yield Allotment)</b></td> <td data-bbox="818 1157 1404 1360">As specified in the respective Key Information Document</td> </tr> <tr> <td data-bbox="553 1360 818 1591"><b>Manner of Settlement (through Clearing Corporation or through Escrow Bank Account of the Issuer)</b></td> <td data-bbox="818 1360 1404 1591">As specified in the respective Key Information Document</td> </tr> <tr> <td data-bbox="553 1591 818 1759"><b>Settlement cycle (T+1/ T+2) where T refers to the date of bidding/ issue day</b></td> <td data-bbox="818 1591 1404 1759">As specified in the respective Key Information Document</td> </tr> <tr> <td data-bbox="553 1759 818 1793"><b>Trading Lot</b></td> <td data-bbox="818 1759 1404 1793">As specified in the respective Key Information Document</td> </tr> </table> | <b>Interest Rate Parameter (being Coupon Rate and Coupon Type)</b> | As specified in the respective Key Information Document | <b>Bid Opening Date and Bid Closing Date</b> | As specified in the respective Key Information Document | <b>Minimum Bid Lot</b> | As specified in the respective Key Information Document | <b>Manner of bidding in the Issue (Open or Closed Bidding)</b> | As specified in the respective Key Information Document | <b>Manner of Allotment in the Issue (Uniform Yield Allotment or Multiple Yield Allotment)</b> | As specified in the respective Key Information Document | <b>Manner of Settlement (through Clearing Corporation or through Escrow Bank Account of the Issuer)</b> | As specified in the respective Key Information Document | <b>Settlement cycle (T+1/ T+2) where T refers to the date of bidding/ issue day</b> | As specified in the respective Key Information Document | <b>Trading Lot</b> | As specified in the respective Key Information Document |
| <b>Interest Rate Parameter (being Coupon Rate and Coupon Type)</b>  | As specified in the respective Key Information Document  |  |   |  |   |                        |   |  |   |   |   |   |   |   |   |                    |   |
| <b>Bid Opening Date and Bid Closing Date</b>  | As specified in the respective Key Information Document  |  |   |  |   |                        |   |  |   |   |   |   |   |   |   |                    |   |
| <b>Minimum Bid Lot</b>  | As specified in the respective Key Information Document  |  |   |  |   |                        |   |  |   |   |   |   |   |   |   |                    |   |
| <b>Manner of bidding in the Issue (Open or Closed Bidding)</b>  | As specified in the respective Key Information Document  |  |   |  |   |                        |   |  |   |   |   |   |   |   |   |                    |   |
| <b>Manner of Allotment in the Issue (Uniform Yield Allotment or Multiple Yield Allotment)</b>   | As specified in the respective Key Information Document  |  |   |  |   |                        |   |  |   |   |   |   |   |   |   |                    |   |
| <b>Manner of Settlement (through Clearing Corporation or through Escrow Bank Account of the Issuer)</b>   | As specified in the respective Key Information Document  |  |   |  |   |                        |   |  |   |   |   |   |   |   |   |                    |   |
| <b>Settlement cycle (T+1/ T+2) where T refers to the date of bidding/ issue day</b>   | As specified in the respective Key Information Document  |  |   |  |   |                        |   |  |   |   |   |   |   |   |   |                    |   |
| <b>Trading Lot</b>  | As specified in the respective Key Information Document  |  |   |  |   |                        |   |  |   |   |   |   |   |   |   |                    |   |

|  |  |  |
|--|--|--|
|  |  | Document   |
|  | <b>Anchor Portion</b>  | As specified in the respective Key Information Document  |
| <p>Please note that pursuant to the provisions of the SEBI Regulations, as on the date of this General Information Document, it is not mandatory to follow the Electronic Book Mechanism Guidelines for issuance of Commercial Papers and accordingly, unless otherwise required by the SEBI Regulations and the Electronic Book Mechanism Guidelines, the Issuer may opt to not undertake issuance of the Commercial Papers on the electronic book provider platform.</p> |  |  |
| <b>Legal Advisor</b>   | <b>Debenture Trustee</b>   | <b>Registrar to the issue</b>  |
| Not Applicable   | As specified in the Key Information Document   |  <p><b>Link Intime India Private Limited</b><br/>247 Park, C 101 1<sup>st</sup> Floor, LBS Marg, Vikhroli (W), Mumbai – 400 083<br/>Tel: 022-49186000 / 09766923470<br/>Website: <a href="https://linkintime.co.in">https://linkintime.co.in</a><br/>Contact: Mr. Amit Dabhade<br/>E-mail: <a href="mailto:debtca@linkintime.co.in">debtca@linkintime.co.in</a></p> |
| <b>Credit Rating Agency</b>  | <b>Statutory Auditor</b>   | <b>Legal Counsel</b>   |
| As specified in the Key Information Document   | <p><b>MBD &amp; Co LLP</b><br/>Address: 1007-1012, 10<sup>th</sup> floor, Tower A, Ratnaakar Nine Square, Opp ITC Narmada, Vastrapur, Ahmedabad – 380015, Gujarat<br/>Telephone No.: 079 47010909<br/>Email Address: <a href="mailto:mail@mbdandco.com">mail@mbdandco.com</a><br/>Peer review certificate number: 014134</p> | As specified in the Key Information Document   |

|   |  |  |
|---|--|--|
| <b>Guarantor</b>  | <b>Arranger</b>                              | <b>Merchant Banker (not applicable for private placement, however if appointed, to be disclosed)</b> |
| As specified in the Key Information Document  | As specified in the Key Information Document | As specified in the Key Information Document   |
| <b>Co-Manager (not applicable for private placement, however if appointed, to be disclosed)</b> | <b>Banker to the issue</b>                   | <b>Sponsor Bank</b>  |
| As specified in the Key Information Document  | As specified in the Key Information Document | As specified in the Key Information Document   |

#### DETAILS OF PROMOTER

| <b>Name of the Promoter</b>  | <b>Positions/Posts held in the past / Directorships held</b> | <b>Business and financial activities</b>   | <b>Other ventures of each promoter / Special Achievements</b> |
|--|--|--|---|
| Tyger Capital Private Limited<br>(Formerly known as Adani Capital Private Limited)<br><br>Date of incorporation: 12-09-20216<br>Age: NA<br>Registered Address: Adani House, 56 Shrimali Society, Navrangpura, Ahmedabad, Gujarat- 380009<br>Educational Qualifications: NA<br>PAN: AAQCA0015 | NA   | Non-Banking Financial Company Middle Layer | NA  |

The Issuer confirms that the Permanent Account Number, and the Bank Account Number of the Promoter and Permanent Account Number of directors have been submitted to the Stock Exchanges on which the Debentures are proposed to be listed, at the time of filing of the General Information Document.

The Issuer also hereby declares that neither the Issuer nor any of the current directors or controlling stakeholder/promoters of the Issuer has been declared as wilful defaulter.

#### **CHAPTER V NON-APPLICABILITY DISCLAIMER**

The issuance of NCDs in terms of this General Information Agreement read with relevant Key Information Document does not qualify as issue of non-equity regulatory capital as mentioned in Chapter V of the SEBI ILNCS Regulations and Chapter XIII of SEBI ILNCS Master Circular. However, the issue of Tier II Bonds in terms of this General Information Document may qualify as issue of non-equity regulatory capital as mentioned in Chapter V of the SEBI ILNCS Regulations and Chapter XIII of SEBI ILNCS Master Circular.



## TABLE OF CONTENTS

|                   |   |     |
|-------------------|---|-----|
| <b>SECTION 1:</b> | NOTICE TO INVESTORS AND DISCLAIMERS.....  | 10  |
| <b>SECTION 2:</b> | DEFINITIONS AND ABBREVIATIONS .....   | 15  |
| <b>SECTION 3:</b> | RISK FACTORS.....   | 19  |
| <b>SECTION 4:</b> | DISCLOSURES AS PER SEBI REGULATIONS .....   | 30  |
| <b>SECTION 5:</b> | DISCLOSURES UNDER COMPANIES ACT .....   | 74  |
| <b>SECTION 6:</b> | OTHER INFORMATION AND APPLICATION PROCESS .....   | 91  |
| <b>SECTION 7:</b> | DECLARATION .....   | 94  |
| ANNEXURE I:       | RELATED PARTY TRANSACTIONS .....  | 95  |
| ANNEXURE II:      | FINANCIAL POSITION OF THE COMPANY .....   | 97  |
| ANNEXURE III:     | DISCLOSURES ON ASSET LIABILITY MANAGEMENT.....  | 98  |
| ANNEXURE IV:      | OUTSTANDING LITIGATION AND DEFAULTS .....   | 107 |
| ANNEXURE V:       | DETAILS OF MATERIAL FRAUDS .....  | 108 |
| ANNEXURE VI:      | SUMMARY OF RESERVATION / QUALIFICATIONS / ADVERSE<br>REMARKS OF AUDITORS .....  | 109 |
| ANNEXURE VII:     | RESOLUTION .....  | 110 |
| ANNEXURE VIII:    | DETAILS OF THE EXISTING SHARE CAPITAL OF THE ISSUER,<br>INDICATING THEREIN WITH REGARD TO EACH ALLOTMENT, THE DATE OF<br>ALLOTMENT, THE NUMBER OF SHARES ALLOTTED, THE PRICE AND THE FORM<br>OF CONSIDERATION ..... | 111 |
| ANNEXURE IX:      | PRE-ISSUE AND POST ISSUE EQUITY SHAREHOLDING OF THE<br>COMPANY .....  | 112 |

## SECTION 1: NOTICE TO INVESTORS AND DISCLAIMERS

This General Information Document and the Key Information Document is **neither a prospectus nor a statement in lieu of prospectus** under the Act. This General Information Document and the Key Information Document has not been submitted to or approved by the Securities and Exchange Board of India (“SEBI”) and has been prepared by the Company in conformity with the extant SEBI (Issue and Listing of Non-Convertible Securities) Regulations, 2021, as amended from time to time (“SEBI ILNCS Regulations”), the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended from time to time (“SEBI LODR Regulations”), and the Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021 issued by RBI vide circular number RBI/2020-21/73 DOR.FIN.HFC.CC.No.120 /03.10.136/2020-21, as amended from time to time. This Issue of NCDs / Commercial Papers which is to be listed on the debt segment of BSE is being made strictly on a private placement basis. This General Information Document and the respective Key Information Document does not constitute and shall not be deemed to constitute an offer or an invitation to the public to subscribe to the NCDs and /or the Commercial Papers. Neither this General Information Document and the respective Key Information Document nor any other information supplied in connection with the NCDs / Commercial Papers is intended to provide the basis of any credit or other evaluation and a recipient of this General Information Document and the respective Key Information Document should not consider such receipt a recommendation to purchase any NCDs. Each potential investor contemplating the purchase of any NCDs / Commercial Papers should make its own independent investigation of the financial condition and affairs of the Company and its own appraisal of the creditworthiness of the Company as well as the structure of the Issue. Potential investors should consult their own financial, legal, tax and other professional advisors as to the risks and investment considerations arising from an investment in the NCDs / Commercial Papers and should possess the appropriate resources to analyze such investment and the suitability of an investment to the investor's particular circumstances. No person has been authorized to give any information or to make any representation not contained in or incorporated by reference in this General Information Document and the respective Key Information Document or in any material made available by the Company to any potential investor pursuant hereto and, if given or made, such information or representation must not be relied upon as having been authorized by the Company.

As per the applicable provisions of the Companies Act, 2013 and the SEBI ILNCS Regulations, the SEBI LODR Regulations, and the Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021 issued by RBI vide circular number RBI/2020-21/73 DOR.FIN.HFC.CC.No.120 /03.10.136/2020-21, as amended from time to time it is not necessary for a copy of this General Information Document and the respective Key Information Document to be filed with or submitted to the SEBI or RBI/NHB for its review and / or approval. Further, since the Issue is being made on a private placement basis, Section 26 of the Companies Act, 2013 shall not be applicable and accordingly, a copy of this General Information Document and the respective Key Information Document has not been filed with the Registrar of Companies.

This General Information Document and the contents hereof and the Key Information Documents are addressed only to the intended recipients who have been addressed directly and specifically through a communication by the Company. All potential investors are required to comply with the relevant regulations/guidelines applicable to them for investing in this Issue. The contents of this General Information Document and the respective Key Information Document are intended to be used only by those potential investors to whom it is distributed. It is not intended for distribution to any other person and should not be reproduced by the recipient or made public or its contents disclosed to a third person. No invitation is being made to any person other than the investor to whom this General Information Document and the respective

Key Information Document has been sent. Any application by a person to whom this General Information Document and the respective Key Information Document has not been sent by the Company may be rejected without assigning any reason.

You shall not and are not authorised to: (1) deliver this General Information Document and the respective Key Information Document to any other person; or (2) reproduce this General Information Document and the respective Key Information Document, in any manner whatsoever. Any distribution or reproduction or copying of this General Information Document and the respective Key Information Document in whole or in part or any public announcement or any announcement to third parties regarding the contents of this General Information Document and the respective Key Information Document is unauthorised. Failure to comply with this instruction may result in a violation of Applicable Laws of India and/or other jurisdictions. This General Information Document and the respective Key Information Document has been prepared by the Company for providing information in connection with the proposed Issue.

This Issue is a domestic issue restricted to India and no steps have been taken or will be taken to facilitate the Issue in any jurisdictions other than India. Hence, this General Information Document and the respective Key Information Document does not constitute, nor may it be used for or in connection with, an offer or solicitation by anyone in any jurisdiction in which such offer or solicitation is not authorized or to any person to whom it is unlawful to make such an offer or solicitation. No action is being taken to permit an offering of the Debentures and/or Commercial Papers or the distribution of this General Information Document and the respective Key Information Document in any jurisdiction where such action is required. This General Information Document and the respective Key Information Document is not intended for distribution to, or use by, any person or entity in any jurisdiction or country where distribution or use of such information would be contrary to law or regulation. Persons into whose possession this General Information Document and the respective Key Information Document comes are required to inform themselves about and to observe any such restrictions. This General Information Document and the respective Key Information Document is made available to potential investors in the Issue on the strict understanding that it is confidential and may not be transmitted to others, whether in electronic form or otherwise.

The Key Information Document shall be read in conjunction with this General Information Document and in case of any inconsistency between the Key Information Document and the General Information Document; contents of the Key Information Document shall prevail to the extent of such inconsistency.

#### **DISCLAIMER OF THE RESERVE BANK OF INDIA & NATIONAL HOUSING BANK**

The Company holds a certificate of registration dated July 19, 2024 bearing registration no. DOR-00172<sup>3</sup> issued by the National Housing Bank (on behalf of RBI) to carry on the activities of a non-banking financial institution for housing finance under section 45 IA of the RBI Act, 1934. However, the Debentures and/or Commercial Papers have not been recommended or approved by the RBI or NHB nor does RBI / NHB guarantee the accuracy or adequacy of this General Information Document and the respective Key Information Document. It is to be distinctly understood that this General Information Document and the respective Key Information Document should not, in any way, be deemed or construed that the securities have been recommended for investment by the RBI / NHB. RBI and NHB does not take any responsibility either for the financial soundness of the Issuer, or the securities being issued by the Issuer or for the

---

<sup>3</sup> Please note that this registration number is pursuant to change in the name of the Issuer. Further, the earlier registration certificate was dated June 06, 2018 bearing registration no. 06.0172.18

correctness of the statements made or opinions expressed in this General Information Document and the respective Key Information Document. Potential investors may make investment decision in the securities offered in terms of this General Information Document and the respective Key Information Document solely on the basis of their own analysis and RBI / NHB does not accept any responsibility about servicing/repayment of such investment.

### **DISCLAIMER OF THE SECURITIES & EXCHANGE BOARD OF INDIA**

As per the provisions of SEBI ILNCS Regulations, as amended from time to time and the SEBI LODR Regulations, as amended from time to time, a copy of this General Information Document and the respective Key Information Document is not required to be filed with or submitted to SEBI for its review/approval. Accordingly, this General Information Document and the respective Key Information Document has not been filed with SEBI. The Debentures and/or Commercial Papers have not been recommended or approved by SEBI nor does SEBI guarantee the accuracy or adequacy of this General Information Document and the respective Key Information Document. The issue of Debentures and/or Commercial Papers being made on private placement basis, filing of this General Information Document and the respective Key Information Document is not required with SEBI, however SEBI reserves the right to take up at any point of time, with the Issuer, any irregularities or lapses in this General Information Document and the respective Key Information Document.

**IT IS TO BE DISTINCTLY UNDERSTOOD THAT FILING OF THE GENERAL INFORMATION DOCUMENT AND RELEVANT KEY INFORMATION DOCUMENTS TO THE SECURITIES AND EXCHANGE BOARD OF INDIA (SEBI) SHOULD NOT IN ANY WAY BE DEEMED OR CONSTRUED TO MEAN THAT THE SAME HAS BEEN CLEARED OR APPROVED BY SEBI. SEBI DOES NOT TAKE ANY RESPONSIBILITY EITHER FOR THE FINANCIAL SOUNDNESS OF ANY SCHEME OR THE PROJECT FOR WHICH THE ISSUE IS PROPOSED TO BE MADE OR FOR THE CORRECTNESS OF THE STATEMENTS MADE OR OPINIONS EXPRESSED IN THE GENERAL INFORMATION DOCUMENT AND THE RESPECTIVE KEY INFORMATION DOCUMENT. THIS REQUIREMENT IS TO FACILITATE INVESTORS TO TAKE AN INFORMED DECISION FOR MAKING INVESTMENT IN THE PROPOSED ISSUE.**

### **DISCLAIMER OF THE ISSUER**

The Issuer confirms that the information contained in the Disclosure Documents is true and correct in all material respects and is not misleading in any material respect. All information considered adequate and relevant about the Issue and the Company has made available in the Disclosure Documents for the use and perusal of the potential investors and no selective or additional information would be available for a section of investors in any manner whatsoever. The Issuer accepts no responsibility for statements made otherwise than in the Disclosure Documents or any other material issued by or at the instance of the Issuer and anyone placing reliance on any other source of information would be doing so at his/her/their own risk.

### **DISCLAIMER CLAUSE OF THE STOCK EXCHANGE**

As required, a copy of this General Information Document would be duly filed with BSE in terms of SEBI ILNCS Regulations. It is to be distinctly understood that submission of this General Information Document to the BSE should not in any way be deemed or construed to mean that this General Information Document

has been reviewed, cleared or approved by BSE, nor does BSE in any manner warrant, certify or endorse the correctness or completeness of any of the contents of this General Information Document. BSE does not warrant that the NCDs thereof will be listed or will continue to be listed on BSE nor does BSE take any responsibility for the soundness of the financial and other conditions of the Company, its promoters, its management or any scheme or project of the Company.

#### **DISCLAIMER OF THE DEBENTURE TRUSTEE**

The Debenture Trustee, *ipso facto* does not have the obligations of a borrower or a principal debtor or a guarantor as to the monies paid/invested by Debenture Holders.

#### **DISCLAIMER IN RESPECT OF RATING AGENCIES**

Ratings are opinions on credit quality and are not recommendations to sanction, renew, disburse or recall the concerned bank facilities or to buy, sell or hold any security. The Rating Agency has based its ratings on information obtained from sources believed by it to be accurate and reliable. The Rating Agency does not, however, guarantee the accuracy, adequacy or completeness of any information and is not responsible for any errors or omissions or for the results obtained from the use of such information. Most entities whose bank facilities/instruments are rated by the Rating Agency have paid a credit rating fee, based on the amount and type of bank facilities/instruments.

#### **FORCE MAJEURE BEFORE CLOSING DATE**

The Company reserves the right to withdraw the Issue at any time prior to the closing date thereof in the event of any unforeseen development adversely affecting the economic and/or regulatory environment or otherwise. In such an event, the Company will refund the application money, if any, collected in respect of the Debentures without assigning any reason.

#### **ISSUE OF DEBENTURES IN DEMATERIALISED FORM**

The NCDs and/or Commercial Papers will be issued in dematerialised form. The Issuer has made arrangements with the Depositories for the issue of the NCDs and/or Commercial Papers in dematerialised form. The investor will have to hold the Debentures and/or Commercial Papers in dematerialised form as per the provisions of Depositories Act. The Issuer shall take necessary steps to credit the Debentures and/or Commercial Papers allotted to the beneficiary account maintained by the investor with its depository participant. The Issuer will make the Allotment to investors on the Deemed Date of Allotment after verification of the Application Form, the accompanying documents and on realisation of the application money.

#### **DISCLAIMER IN RESPECT OF JURISDICTION:**

Issue of these Debentures have been/will be made in India to investors as specified under clause “Eligible Investors” in this General Information Document, who have been/shall be specifically approached by the Company. This General Information Document and the respective Key Information Document is not to be construed or constituted as an offer to sell or an invitation to subscribe to Debentures offered hereby to any person to whom it is not specifically addressed. The Debentures are governed by and shall be subject to the

laws of India. Subject to the Debenture Documents, any dispute arising in respect thereof will be subject to the non-exclusive jurisdiction of the courts and tribunals of Mumbai.

**EACH PERSON RECEIVING THIS GENERAL INFORMATION DOCUMENT ACKNOWLEDGES THAT SUCH PERSON:**

- (a) has reviewed the terms and conditions applicable to the Debentures and/or Commercial Papers as contained in this General Information Document and the Key Information Document and the Transaction Documents and has understood the same, and has also reviewed the risk disclosures contained herein and has understood the risks;
- (b) has received all the information believed by it to be necessary and appropriate or material in connection with, and for investment in the Debentures and/or Commercial Papers;
- (c) has sufficient knowledge, experience and expertise as an investor, to make the investment in the Debentures and/or Commercial Papers;
- (d) has not relied on either the Company or any of its affiliate, associate, holding, subsidiary or group entities or any person acting in its or their behalf for any advice or recommendations of any sort expect as regards the accuracy of the specific factual information about the Company and the terms of the Debentures and/or Commercial Papers set out in this General Information Document and the Key Information Document;
- (e) has understood that information contained in this General Information Document and the Key Information Document is not to be constructed as business or investment advice;
- (f) has made an independent evaluation and judgment of all risks and merits before investing in the Debentures and/or Commercial Papers;
- (g) has understood that the Debentures and/or Commercial Papers, even after being listed, may not be marketable or may not have a market at all;
- (h) has legal ability to invest in the Debentures and/or Commercial Papers and the investment does not contravene any provision of any law, regulation or contractual restriction or obligation or undertaking binding on or affecting the Debenture Holders or holders of Commercial Papers or their assets; and
- (i) Neither the delivery of this General Information Document and the Key Information Document nor any sale of Debentures or Commercial Papers made hereunder shall, under any circumstances, constitute a representation or create any implication that there has been no change in the affairs of the Issuer since the date hereof.

**SECTION 2: DEFINITIONS AND ABBREVIATIONS**

Unless the context otherwise indicates or requires, the following terms shall have the meanings given below in this General Information Document.

**General terms**

| <b>Term</b>     | <b>Description</b>   |
|-----------------|--|
| Company/ Issuer | Tyger Home Finance Private Limited (formerly known as Adani Housing Finance Private Limited) |

**Company related terms**

| <b>Term</b>              | <b>Description</b>  |
|--------------------------|---|
| Board of Directors/Board | The board of directors of the Company or any committee thereof                          |
| Director(s)              | Director(s) of the Company, as may change from time to time, unless otherwise specified |
| KMP                      | Key managerial personnel, as defined under the Companies Act                            |
| Memorandum and Articles  | The Memorandum & Articles of Association of the Company, as amended from time to time   |

**Issue related terms**

| <b>Term</b>         | <b>Description</b>   |
|---------------------|--|
| Act/ Companies Act  | The Companies Act, 2013 and to the extent not repealed and replaced by the Companies Act, 2013, shall mean the Companies Act, 1956   |
| Applicable Law(s)   | Shall mean any statute, national, state, provincial, local, municipal, foreign, international, multinational or other law, treaty, code, regulation, ordinance, rule, order, judgment, decree, by-law or approval, order or judgment of any competent authority, notification, rule of common law, governmental approval, directive, guideline, policy, requirement or other governmental restriction, or any similar form of decision of, or determination by, or any interpretation, policy or administration, having the force of law of any of the foregoing, by any Governmental Authority having jurisdiction over the matter in question, or any recognized stock exchange(s) on which the shares may be listed |
| Allotment/Allot     | The allotment of the NCDs or Debentures  |
| Application Form    | The form in which an investor can apply for subscription to the NCDs, set out in respective Key Information Document   |
| Bain Capital        | Bain Capital, LP   |
| Beneficial Owner(s) | Means the Debenture Holder(s) of the Debentures in dematerialised form whose name is recorded as the Debenture Holders with the Depository   |

| Term   | Description   |
|--|---|
| BSE / Stock Exchange                           | BSE Limited   |
| CDSL   | Central Depository Services (India) Limited   |
| Commercial Paper Disclosure Documents.         | Collectively, this General Information Document and the relevant Key Information Document for each offer of Commercial Papers.  |
| Coupon   | Shall have the meaning set out under “ <b>Coupon Rate</b> ” in paragraph 4.32 herein  |
| Coupon Rate                                    | Shall have the meaning set out under “ <b>Coupon Rate</b> ” in paragraph 4.32 herein  |
| Debenture Disclosure Documents                 | Collectively, this General Information Document and the relevant Key Information Document for the issue of the Debentures   |
| Debenture Holder(s)                            | Shall mean the several persons/companies who will, from time to time, be holders of the Debentures and whose names will be entered in the Register of Debenture Holders as Debenture Holders and whose names will be recorded as the beneficial owners of the Debentures, with the Depository |
| Debenture Trustee                              | Trustee for the Debenture Holders, as specified in the respective Key Information Documents   |
| Debenture Trustee Agreement                    | The debenture trustee agreement as more particularly identified in the respective Key Information Document.   |
| Debenture Trust Deed                           | The debenture trust deed as more particularly identified in the respective Key Information Document.  |
| Deemed Date of Allotment                       | Shall mean the date on which the Debentures as will be identified in the respective Key Information Document  |
| Depository(ies)                                | A depository registered with the SEBI under the Securities and Exchange Board of India (Depositories and Participant) Regulations, 1996, as amended from time to time, in this case being NSDL and/or CDSL, as the case may be  |
| Depositories Act                               | The Depositories Act, 1996, as amended from time to time  |
| Depository Participant/DP Disclosure Documents | A depository participant as defined under the Depositories Act<br>Shall mean the Debenture Disclosure Documents and/or the Commercial Papers Disclosure Documents, as the context may require.  |
| DP-ID  | Depository Participant Identification Number  |
| EBP  | Electronic Bidding Platform   |
| ECS  | Electronic clearing system  |
| Events of Default                              | Shall mean the events identified under “ <b>Event of Default</b> ” under paragraph 4.32 herein  |
| General Information Document                   | This General Information Document   |
| Key Information Document                       | Shall mean the respective key information document prepared as the provisions of the SEBI ILNCS Regulations, to be issued from time to  |



| Term                          | Description  |
|-------------------------------|--|
|                               | time, for the issue of relevant Debentures, that shall prescribe the terms and conditions with respect to such Debentures.   |
| NEFT                          | National Electronic Fund Transfer Service  |
| NHB                           | National Housing Bank  |
| NSDL                          | National Securities Depository Limited   |
| Promoter(s)                   | Shall mean Tyger Capital Private Limited   |
| RBI                           | Reserve Bank of India  |
| Register of Debenture Holders | Shall mean the register maintained by the Company containing the name(s) of the Debenture Holder(s), which register shall be maintained at the Registered Office of the Company  |
| RTGS                          | Real Time Gross Settlement   |
| Rating Agency                 | Shall mean the rating agency as specified in the respective Key Information Document   |
| SEBI                          | The Securities and Exchange Board of India constituted under the SEBI Act, 1992  |
| SEBI Debt Listing Regulations | Means collectively the SEBI LODR Regulations and SEBI ILNCS Regulations.   |
| SEBI DT Master Circular       | Means the SEBI Master Circular for Debenture Trustees dated March 31, 2023, as amended/ supplemented from time to time.  |
| SEBI DT Regulations           | Means the SEBI (Debenture Trustee) Regulation, 1993, as amended/ supplemented from time to time.   |
| SEBI ILNCS Master Circular    | Means the SEBI Master Circular for issue and listing of Non-convertible Securities, Securitized Debt Instruments, Security Receipts, Municipal Debt Securities and Commercial Paper dated May 22, 2024 as amended/ supplemented from time to time.                 |
| SEBI ILNCS Regulations        | Means the Securities and Exchange Board of India (Issue and Listing of Non-Convertible Securities) Regulations, 2021, as amended/ supplemented from time to time.  |
| SEBI LODR Master Circular     | Means the SEBI Master Circular for listing obligations and disclosure requirements for Nonconvertible Securities, Securitized Debt Instruments and/ or Commercial Paper dated May 22, 2024 as amended/ supplemented from time to time.                             |
| SEBI LODR Regulations         | Means the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015   |
| SEBI Regulations              | Means SEBI DT Regulations and/or SEBI LODR Regulations and/or SEBI ILNCS Regulations and/or SEBI ILNCS Master Circular and/or SEBI DT Master Circular and/or any other regulation, master circular, circular, notification, order issued by SEBI from time to time |
| Transaction Documents         | Shall mean this General Information Document, the respective Key Information Document and such other transaction documents as specified  |

| <b>Term</b>                          | <b>Description</b>  |
|--------------------------------------|---|
|                                      | in the respective Key Information Document.   |
| Tyger Capital Private Limited / TCPL | Shall mean the company incorporated under Companies Act, 2013 and having its registered office at Adani House, 56 Shrimali Society Navrangpura, Ahmedabad, Gujarat - 380009 |

### SECTION 3: RISK FACTORS

The following are the risks relating to the Company, the Debentures and the market in general envisaged by the management of the Company. Potential Investors should carefully consider all the risk factors stated in this General Information Document and/or the Private Placement Offer cum Application Letter for evaluating the Company and its business and the Debentures before making any investment decision relating to the Debentures. The Company believes that the factors described below represent the principal risks inherent in investing in the Debentures. Potential Investors should also read the detailed information set out elsewhere in this General Information Document and/or the Private Placement Offer cum Application Letter and reach their own views prior to making any investment decision.

#### INTERNAL/ EXTERNAL RISK FACTORS

An investment in non-convertible debentures (NCDs) involves a certain degree of risk. You should carefully consider all the information contained in the Transaction Documents, including the risks and uncertainties described below, before making an investment decision. The risk factors set forth below do not purport to be complete or comprehensive in terms of all the risk factors that may arise in connection with our business or any decision to purchase, own, or dispose of the NCDs. The following risk factors are determined on the basis of their materiality. In determining the materiality of the risk factors, we have considered risks which may not be material individually but may have a material impact in the future. Additional risks, which are currently unknown or now deemed immaterial, if materialize, may in the future have a material adverse effect on our business, financial conditions and results of operations. The market prices of the NCDs could decline due to such risks. Our results could differ materially from those anticipated in these forward-looking statements as a result of certain factors including events described below and elsewhere in this General Information Document.

**Note:** Unless specified or quantified in the relevant risk factors, the Company is not in a position to quantify the financial or other implications of any risk mentioned herein below:

#### Forward-Looking Statements

While no forecasts or projections relating to the Issuer's financial performance are included in this General Information Document, this document may contain certain "forward-looking statements" like "intends", "believes", "expects" and other similar expressions or variations of such expressions. These statements are primarily meant to give prospective investors an overview of the Issuer's future plans, as they currently stand. The Issuer operates in a highly competitive, regulated and ever-changing business environment, and a change in any of these variables may necessitate an alteration of the Issuer's plans. Further, these plans are not static, but are subject to continuous internal review, and may be altered if the altered plans suit the Issuer's needs better. Further, many of the plans may be based on one or more underlying assumptions (all of which may not be contained in this General Information Document) which may not come to fruition. Thus, actual results may differ materially from those suggested by the forward-looking statements. The Issuer cannot be held liable by estoppels or otherwise for any forward looking statement contained herein. All statements contained in this General Information Document that are not statements of historical fact constitute "forward looking statements" and are not forecasts or projections relating to the Issuer's financial performance.

All forward looking statements are subject to risks, uncertainties and assumptions about us that could cause actual results to differ materially from those contemplated by the relevant forward-looking statement. Important factors that could cause actual results to differ materially from our expectations include, amongst

others:

- General economic and business conditions in India and abroad, including the impact of Covid-19 pandemic;
- Our ability to successfully implement our strategy, our growth and expansion plans and technological changes;
- Our ability to compete effectively and access funds at competitive cost;
- Changes in the value of Rupee and other currency changes;
- Unanticipated turbulence in interest rates, equity prices or other rates or prices; the performance of the financial and capital markets in India and globally;
- Availability of funds and willingness of existing/new lenders to lend;
- Changes in political conditions in India;
- The rate of growth of our loan assets and level of NPAs in our portfolio;
- The outcome of any legal or regulatory proceedings we are or may become a party to;
- Our ability to retain our management team and skilled personnel;
- Changes in Indian and foreign laws and regulations, including tax, accounting, banking, securities, investments and loans, foreign exchange, insurance and other regulations; changes in competition and the pricing environment in India; and regional or general changes in asset valuations; and
- Changes in laws and regulations that apply to NBFCs in India, including laws that impact our lending rates and our ability to enforce our collateral.

By their nature, certain market risk disclosures are only estimates and could be materially different from what actually occurs in the future. As a result, actual future gains or losses could materially differ from those that have been estimated. The forward-looking statements made in this General Information Document speak only as of the date of this General Information Document. Neither the Issuer nor its Directors nor any of the Issuer's affiliates have any obligation, or intention, to update or otherwise revise any forward-looking statement to reflect circumstances arising after the date hereof or to reflect the events occurring after the date hereof, even if the underlying assumptions do not come to fruition and the Issuer does not assume any responsibility to do so.

#### (A) USE OF MARKET DATA

Unless stated otherwise, macroeconomic and industry data if used throughout this General Information Document have been obtained from publications prepared by providers of industry information, government sources and multilateral institutions. Such publications generally state that the information contained therein has been obtained from sources believed to be reliable but that their accuracy and completeness are not guaranteed and their reliability cannot be assured. Although the Issuer believes that industry data if used in this General Information Document are reliable, it has not been independently verified.

#### (B) RISK FACTORS

The following are some of the risks envisaged by the management. Investors should consider the same carefully for evaluating the Company and its business before making any investment decision. Unless the context requires otherwise, the risk factors described below apply to the Company only. If any one of the risks occur, the Company's business, financial conditions and results of operations could suffer and therefore

the value of the Company's debt securities could decline.

**Note:** Unless specified or quantified in the relevant risk factors, the Company is not in a position to quantify the financial or other implications of any risk mentioned herein below:

## **A. INTERNAL RISK FACTORS**

1. As a housing finance company, one of the most important risks affecting our profitability is the risk of non-payment by the borrowers and other counterparties.

Most of our Company's borrowers are retail customers in the Tier 2-4 markets. The size of our Company's loan assets are expected to continue to increase in the future as our Company expands our footprint to new states in India and offers new products. Since most of our Company's borrowers are individuals and small and medium size companies, our Company's credit risk could be higher due to their potential inability to adapt to changes in the economic and industrial scenario and global technological changes as also changes in the Indian regulatory and political environment. This may lead to an increase in the number and value of our Company's NPAs.

Our Company is exposed to the risk that third parties which owe us money, securities or other assets may not perform their obligations. These parties may default on their obligations to us due to various reasons including bankruptcy, lack of liquidity, operational failure, and other reasons. Further, any delay in enforcing the collateral due to delays in enforcement proceedings before Indian courts or otherwise could expose our Company to potential losses.

A nationwide credit bureau has been established in India. This may affect the quality of information available to our Company about the credit history of our Company's new borrowers. In deciding whether to extend credit to or enter into transactions with customers and counter parties, our Company relies largely on information furnished by or on behalf of its customers, including financial information, based on which the Company performs its credit assessment. The Company may also depend on certain representations and undertakings as to the accuracy, correctness and completeness of information, and the verification of the same by agencies to which such functions are outsourced. Any such information, if materially misleading may increase the risk of default. Our financial condition and results of operations could be negatively affected by relying on information that may not be true or may be materially misleading.

The Company has institutionalized credit evaluation process monitoring the performance of its asset portfolio on a regular and continual basis to detect any material development, and also constantly evaluates the changes and developments in sectors, regions to which it has substantial exposure. The Company also undertakes a periodic review of its entire asset portfolio with a view to determine the portfolio valuation, identify potential areas of action and devise appropriate strategies thereon. The Company follows a provisioning and write-off policy which is in line with what is prescribed by the RBI.

Although our Company regularly reviews credit exposures to clients and counterparties and to industries and geographical regions that our Company believes may present credit concerns, defaults may arise from events or circumstances that are difficult to detect or foresee.

2. Interest Rate Risk

The Company's business is largely dependent on interest income from its operations. The Company is exposed to interest rate risk principally as a result of lending to customers at interest rates and in amounts and for periods, which may differ from its funding sources (institutional / bank borrowings and debt offerings). The Company seeks to match its interest rate positions to minimize interest rate risk. Despite these efforts, there can be no assurance that significant interest rate movements will not have an effect on its results of operations. Interest rates are highly sensitive to many factors beyond its control, including the monetary policies of the RBI, deregulation of the financial sector in India, domestic and international economic and political conditions, inflation and other factors. Due to these factors interest rates in India have historically experienced a relatively high degree of volatility.

Nevertheless, the endeavor of the Company will be to keep the interest rate risk at minimum levels by proactively synchronizing resource securing and lending activities on an ongoing basis.

### 3. Access to Commercial Borrowings and Capital Markets

The Company's growth will depend on its continued ability to access funds at competitive rates. With the growth of its business, the Company, currently largely reliant on commercials borrowing from Banks/Financial Institutions, will also seek funding from the debt capital markets going forward. The market for such funds is competitive and its ability to obtain funds at competitive rates will depend on various factors, including its ability to maintain its credit ratings. While its borrowing costs have been competitive in the past due to its credit rating and the quality of its asset portfolio, if the Company is unable to access funds at an effective cost that is comparable to or lower than its competitors, the Company may not be able to offer competitive interest rates for its loans. This may adversely impact its business and its future financial performance.

The developments in the international markets affect the Indian economy including the financial liquidity position. Our Company is exposed to the risk of liquidity in the financial markets. Changes in economic and financial conditions could make it difficult for the Company to access funds at competitive rates.

4. The Company may be exposed to the potential loss of less recovery of value of collaterals due to delays in their enforcement on defaults by the Company's borrowers and also due to market conditions.

The value of collaterals especially vehicles and / or real estate may decline due to adverse market conditions. Delays in insolvency, winding up, bankruptcy and foreclosure proceedings, defects in title, documentation of collateral and the necessity of obtaining regulatory approvals for the enforcement of such collaterals may affect the valuation of the collateral and the Company may not be able to recover the estimated value of the collateral, thus exposing the Company to potential losses.

5. The Company may have Asset-Liability mismatches in the short term affecting company's liquidity position.

The difference between the value of assets and liabilities maturing, in any time period category provides the measure to which we are exposed to the liquidity risk. A portion of our funding requirements is met through short-term funding sources, i.e. bank loans, working capital demand loans, cash credit, short term loans and commercial papers. However, some portion of our assets has medium or long-term maturities. In the event that the existing credit facilities (mostly being uncommitted credit facilities) are withdrawn or are not available to the Company, funding mismatches may be created and it could have an adverse effect on our

business and our future financial performance.

6. The difficulty to control the number and value of NPAs in our portfolio could adversely affect our business and results of operations.

The Company's inability to control or reduce the number and value of its NPAs may lead to deterioration of the quality of its loan portfolio and may severely impact its business. While the Company's total provisioning against the NPAs at present may be adequate to cover all the identified losses in our loan portfolio, there may not be any assurance that in future the provisioning, though compliant with regulatory requirements, will be sufficient to cover all anticipated losses. Further, the Company may not be able to meet its recovery targets set for the particular financial year due to the intense competition witnessed at both global and domestic levels. In such circumstances, there could be an increase in the number and value of NPAs which can impact the Company.

7. System failures, infrastructure bottlenecks and security breaches in computer systems may adversely affect our business.

Our businesses are highly dependent on our ability to process, on a daily basis, a large number of increasingly complex transactions. Our financial, accounting or other data processing systems may fail to operate adequately or become disabled as a result of events that are wholly or partially beyond our control, including a disruption of electrical or communications services. If any of these systems do not operate properly or are disabled or if there are other shortcomings or failures in our internal processes or systems, it could affect our operations or result in financial loss, disruption of our businesses, regulatory intervention or damage to our reputation. In addition, our ability to conduct business may be adversely impacted by a disruption in the infrastructure that supports our businesses and the localities in which we are located.

Our operations also rely on the secure processing, storage and transmission of confidential and other information in our computer systems and networks. Our computer systems, software and networks may be vulnerable to unauthorized access, computer viruses or other malicious code and other events that could compromise data integrity and security.

8. Our indebtedness and restrictive covenants imposed by our financing agreements could restrict our ability to conduct our business and operations.

Should we breach any financial or other covenants contained in any of our financing agreements, we may be required to immediately repay our borrowings either in whole or in part, together with any related costs. Under the terms of some of the loan agreements, our Company is required to obtain the prior written consent of the concerned lender prior to our Company entering into any scheme of expansion, merger, amalgamation, compromise or reconstruction or selling, leasing, transferring all or a substantial portion of its fixed and other assets; making any change in ownership or control or constitution of our Company, or in the shareholding or management or majority of directors, or in the nature of business of our Company. This may restrict/ delay some of the actions/ initiatives that our Company may like to take from time to time.

9. We are exposed to various operational risks including the risk of fraud and other misconduct by employees or outsiders.

Like other financial intermediaries, we also run the risk of various operational risks which include the risk

of fraud or misconduct by our employees or even an outsider, unauthorized transactions by employees or third parties, misreporting and non-compliance of various statutory and legal requirements and operational errors. It may not be always possible to deter employees from the misconduct or the precautions we take to detect and prevent these activities may not be effective in all cases. Any such instances of employee misconduct or fraud, the improper use or disclosure of confidential information, could result in regulatory and legal proceedings and may harm our reputation and also our operations.

10. We may not be able to attract or retain talented professionals required for our business.

The complexity of our business operations requires highly skilled and experienced manpower. Such highly skilled personnel give us a competitive edge. Further the successful implementation of our growth plans would largely depend on the availability of such skilled manpower and our ability to attract such qualified manpower. We may lose many business opportunities and our business would suffer if such required manpower is not available on time. Though we have appropriate human resource policies in place, we may face the risk of losing our key management personnel due to reasons beyond our control and we may not be able to replace them in a satisfactory and timely manner which may adversely affect our business and our future financial performance.

11. The Company faces increasing competition from other established banks and HFCs. The successful implementation of our growth plans depends on our ability to face the competition.

The Company's main competitors are established commercial banks and HFCs. Over the past few years, the retail financing area has seen the entry of banks, both nationalized as well as foreign. Banks have access to low cost funds which enables them to enjoy higher margins and / or offer finance at lower rates.

12. We have entered into transactions with related parties which create conflicts of interest for certain of our management and directors.

We have entered into transactions with related parties, including our Promoter and its affiliated companies. Such agreements may give rise to current or potential conflicts of interest with respect to dealings between us and such related parties. Additionally, there can be no assurance that any dispute that may arise between us and related parties will be resolved in our favor.

### **Risks Relating to the Utilization of Issue Proceeds**

13. Our management will have significant flexibility in applying proceeds of the Issue.

The funds raised through this Issue, after meeting the expenditures of and related to the Issue, will be used for our various activities, including but not restricted to lending, to repay our existing loans, our business operations including capital expenditure and working capital requirements.

The Main Objects clause of the Memorandum of Association of the Company permits the Company to undertake the activities for which the funds are being raised through the present Issue and also the activities which the Company has been carrying on till date.



The management of the Company, in accordance with the policies formulated by it from time to time, will have flexibility in deploying the proceeds received from the Issue. Pending utilization of the proceeds out of the Issue for the purposes described above, the Company intends to temporarily invest funds in mutual funds and/or deposits with banks.

Further as per the provisions of the SEBI (Issue and Listing of Non-Convertible Securities) Regulations, 2021, we are not required to appoint a monitoring agency and therefore no monitoring agency has been appointed for this Issue.

### **Risks Relating to the Debentures**

14. Where any tranche/ series of Debentures are secured, then such tranche/ series of Debentures shall be secured against a charge to the tune of 100% (One Hundred Percent) of the principal and interest amount in favour of the debenture trustee, and it is the duty of the debenture trustee to monitor that the security is maintained, however, the possibility of recovery of 100% (One Hundred Percent) of the amount shall depend on the market scenario prevalent at the time of enforcement of the security as mentioned above.

15. Changes in general interest rates in the economy may affect the price of our Debentures.

All securities where a fixed rate of interest is offered, such as our Debentures, are subject to price risk. The price of such securities will vary inversely with changes in prevailing interest rates, i.e. when interest rates rise, prices of fixed income securities fall and when interest rates drop, the prices increase. The extent of fall or rise in the prices is a function of the existing coupon, days to maturity and the increase or decrease in the level of prevailing interest rates. Increased rates of interest, which frequently accompany inflation and/or a growing economy, are likely to have a negative effect on the price of our Debentures.

16. We are not required to maintain any Debenture Redemption Reserve (DRR) for the Debentures issued under this Disclosure Document.

As per Rule 18 Sub Rule (7) (b) (ii) of The Companies (Share Capital and Debentures) Rules, 2014, for NBFCs registered with RBI under Section 45-IA of the RBI (Amendment) Act 1997, no Debenture Redemption Reserve is required in case of privately placed debentures.

17. Decisions may be made on behalf of all Debenture Holders that may be averse to the interest of individual Debenture Holders

The terms of the Debentures contain provisions for calling meetings of Debenture holders to consider matters affecting their interests generally. These provisions permit defined majorities to bind all Debenture Holders including Debenture Holders who did not attend and vote at the relevant meeting and Debenture Holders who voted in a manner contrary to the majority.

18. Security may be insufficient to redeem the Debentures

If the Company is unable to meet its payment and other obligations towards Investors under the terms of the Debentures, the Debenture Trustee may enforce the Security as per the terms of the Debenture Trustee Deed and other related Transaction Documents. The Investors recovery in relation to the Debentures will be subject to realizations of receivables hypothecated at a price sufficient to repay the potential investors' amounts

outstanding under the Debentures.

19. The Debentures may be illiquid

The Company intends to list the Debentures on the WDM segment of the BSE. The Company cannot provide any guarantee that the Debentures will be frequently traded on the Stock Exchange and that there would be any market for the Debentures. It is not possible to predict if and to what extent a secondary market may develop for the Debentures or at what price the Debentures will trade in the secondary market or whether such market will be liquid or illiquid. The fact that the Debentures may be so listed or quoted or admitted to trading does not necessarily lead to greater liquidity than if they were not so listed or quoted or admitted to trading.

The Company may, but is not obliged to, at any time purchase the Debentures at any price in the market or by tender or private agreement. Any Debentures so purchased may be resold or surrendered for cancellation. The more limited the secondary market is, the more difficult it may be for holders of the Debentures to realize value for the Debentures prior to settlement of the Debentures. Further, the Company may not be able to issue any further Debentures, in case of any disruptions in the securities market.

## **B. EXTERNAL RISK FACTORS**

20. We are subject to regulatory and legal risk which may adversely affect our business.

The operations of an HFC are subject to directions/ regulations framed by the RBI, NHB and other authorities including regulations relating to foreign investment in India. We are also subject to changes in Indian laws, regulations and accounting principles. There can be no assurance that the laws governing the Indian financial services sector will not change in the future or that such changes or the interpretation or enforcement of existing and future laws and rules by governmental and regulatory authorities will not affect our business and future financial performance.

Any changes in the regulatory framework affecting HFCs including risk weights on assets and/or provisioning norms for NPAs and/or capital adequacy requirements could adversely affect the profitability of the Company or its future financial performance by requiring a restructuring of its activities, increasing costs or otherwise.

21. Company's indebtedness and covenants imposed by its financing arrangements may restrict its ability to conduct its business

The Company's financing arrangements may require it to maintain certain security cover for some of its borrowings. Should there be any breach of financial or other covenants of any financing arrangement and such breach continues beyond the stipulated cure period (if any), the Company may be subjected to various consequences because of such default including forced repayment of such borrowings. Further, under some of the financing arrangements, the Company may be required to inform/ obtain prior approval of the lenders/ debenture holders/ debenture trustee for various actions. This may restrict/ delay some of the actions/ initiatives of the Company from time to time.

22. Our growth depends on the sustained growth of the Indian economy. An economic slowdown in India and abroad could have direct impact on our operations and profitability.

Macroeconomic factors that affect the Indian economy and the global economic scenario have an impact on our business. Any adverse developments in the economy as a whole can increase the level of defaults thereby adversely impacting the Company's growth plans and the quality of its portfolio.

23. Political instability or changes in the government could delay further liberalization of the Indian economy and adversely affect economic conditions in India generally, which could impact our business.

The role of the Indian Central and State Governments in the economy has remained significant over the years. Since 1991, the Government has pursued a policy of economic liberalization, including significantly relaxing restrictions on the private sector. There can be no assurance that these liberalization policies will continue in the future. The rate of economic liberalization could change, and specific laws and policies affecting financial services companies, foreign investment, currency exchange rates and other matters affecting investments in Indian companies could change as well. A significant change in India's economic liberalization and deregulation policies could disrupt business and economic conditions in India, thus affecting our business. The future Governments could be a coalition of several parties. The withdrawal of one or more of these parties could result in political instability. Any political instability in the country could materially impact our business adversely.

24. Civil unrest, terrorist attacks and war would affect our business.

Terrorist attacks and other acts of violence, war or conflicts, particularly those involving India, as well as in major countries of the world, may adversely affect Indian and global financial markets. Such acts may negatively impact business sentiment, which could adversely affect our business and profitability. India has from time to time experienced, and continues to experience, social and civil unrest, terrorist attacks and hostilities with neighboring countries. Also, some of India's neighboring countries have experienced, or are currently experiencing internal unrest. This, in turn, could have a material adverse effect on the market for securities including the Debentures. The consequences of any armed conflicts are unpredictable, and we may not be able to foresee events that could have an adverse effect on our business and the price and yield of our NCDs.

25. Our business may be adversely impacted by natural calamities or unfavorable climate changes or pandemics.

India, Bangladesh, Pakistan, Indonesia and other Asian countries have experienced natural calamities such as earthquakes, floods, droughts and a tsunami in recent years. Some of these countries have also experienced pandemics, including the outbreak of avian flu/ swine flu, Covid-19. The extent and severity of these natural disasters and pandemics determines their impact on these economies and in turn affects the financial services sector of which our Company is a part. Prolonged spells of abnormal rainfall and other natural calamities could have an adverse impact on the economies in which we have operations, which could adversely affect our business and the price of our Debentures.

26. Any downgrading of India's sovereign rating by an international rating agency (ies) may affect our business and our liquidity to a great extent.

Any adverse revision to India's credit rating for domestic and international debt by international rating agencies may adversely impact our ability to raise additional financing and the interest rates and other

commercial terms at which such additional financing is available. This could have an adverse effect on our financial performance and our ability to obtain financing to fund our growth on favorable terms, or at all.

27. The Insolvency and Bankruptcy Code, 2016 in India may affect the rights of the Debenture Holders.

The Insolvency and Bankruptcy Code, 2016 provides for insolvency resolution and liquidation of corporate persons. The Insolvency and Bankruptcy Code, 2016 allows creditors to assess the viability of a debtor as a business decision, and agree upon a plan for its revival or liquidation. The Insolvency and Bankruptcy Code, 2016 enables a creditor to file a corporate insolvency and resolution petition (“CIRP”) against the debtor on default in payment of debt by the debtor. Further, in the event the CIRP is admitted by the National Company Law Tribunal against the debtor, the moratorium provisions under The Insolvency and Bankruptcy Code, 2016 prohibits, among other things, the creation of encumbrances, disposing of assets of the debtor, any action to enforce the security interest of the debtor and the institution or continuation of legal proceedings against the debtor. Pursuant to the Insolvency and Bankruptcy (Insolvency and Liquidation Proceedings of Financial Service Providers and Application to Adjudicating Authority) Rules, 2019 and Ministry of Corporate Affairs Notification S.O. 4139(E) dated 18 November 2019, only RBI can now commence CIRP against NBFCs with an asset size of at least INR 5 billion. Creditors, including the Debenture Holders cannot initiate CIRP against the Company. Furthermore, a NBFC may commence voluntary liquidation under the Insolvency and Bankruptcy Code, 2016 with prior RBI permission. If provisions under the Insolvency and Bankruptcy Code, 2016 are invoked against us, it may adversely affect the Company’s business, financial condition and results of operations and the Company’s ability to pay back creditors and enforcement of creditor rights will be subject to the Insolvency and Bankruptcy Code, 2016. It must also be noted that an insolvency proceeding relating to the Company, even if brought in a jurisdiction outside India, would likely involve Indian insolvency laws, the procedural and substantive provisions of which may differ from comparable provisions of bankruptcy laws in jurisdictions outside India.

28. Refusal of listing of any security of the issuer during preceding three financial years and current financial year by any of the stock exchanges in India or abroad

As of date, the Issuer has not been refused of listing of any security at the stock exchanges of India or abroad and therefore, this would not be applicable.

## **NOTES TO THE RISK FACTORS**

Save, as stated elsewhere in the Disclosure Document, since the date of the audited financial accounts,

(a) no developments have taken place that are likely to materially and adversely affect the performance or prospects of the Company.

(b) no developments have taken place in the last twelve months which materially and adversely affect or are likely to affect the trading or profitability of the Company, or the value of its assets, or its ability to pay its liabilities.

## **GENERAL RISK FACTORS**

Investment in debt and debt related securities involve a degree of risk and investors should not invest any funds in the debt instruments, unless they can afford to take the risks attached to such investments. Investors

are advised to read the risk factors carefully before taking an investment decision in this Issue. For taking an investment decision, the investors must rely on their own examination of the Company, this General Information Document issued in pursuance hereof and the Issue including the risks involved. The Issue has not been recommended or approved by SEBI or RBI or NHB nor does SEBI or RBI or NHB guarantee the accuracy or adequacy of this General Information Document.

**Debentures Specific Risk Factors shall be set out in the respective Key Information Documents.**

## SECTION 4: DISCLOSURES AS PER SEBI REGULATIONS

This General Information Document is prepared in accordance with the provisions of regulations issued by SEBI, RBI and Companies Act. and in this section, the Issuer has set out the details required as per Schedule I of the SEBI ILNCS Regulations.

### 4.1 Documents Submitted to the Exchanges and Debenture Trustee

The following documents have been / shall be submitted to BSE and the Debenture Trustee:

- (a) General Information Document and the respective Key Information Document;
- (b) Memorandum and Articles of Association of the Issuer and necessary resolution(s) for the allotment of the Debentures;
- (c) Copy of last 3 (Three) years audited Annual Reports;
- (d) Statement containing particulars of, dates of, and parties to all material contracts and agreements;
- (e) Copy of the Board resolution passed by the Board of Directors on May 23, 2024, authorizing the raising of the funds by way of borrowings and issue non-convertible debentures on a private placement basis up to an aggregate limit of Rs. 2000,00,00,000/- (Rupees Two Thousand crore only) (including issuance of non-convertible debentures upto Rs. 500,00,00,000/- (Rupees Five Hundred Crores only);
- (f) Copy of the resolution passed by the committee of board of directors of the Issuer *inter alia* authorizing the issue and allotment of relevant non-convertible debentures on a private placement;
- (g) Copy of the resolution passed by the shareholders of the Company on May 23, 2024 authorising the Board of Directors to raise funds by way of borrowings and issue non-convertible debentures on a private placement basis up to an aggregate limit of Rs. 2000,00,00,000/-/- (Rupees Two Thousand Crores only) (including issuance of non-convertible debentures upto Rs. 500,00,00,000/- (Rupees Five Hundred Crores only);
- (h) An undertaking from the issuer stating that the necessary documents including the Debenture Trust Deed has been executed within the time frame prescribed in the relevant regulations/Act/rules etc. and the same would be uploaded on the website of the designated stock exchange, where such securities have been proposed to be listed;
- (i) Any other particulars or documents that the BSE may call for as it deems fit.

### 4.2 Details pertaining to the Issuer:

*In this section any reference to “we”, “us” or “our” refers to Tyger Home Finance Private Limited (formerly known as Adani Housing Finance Private Limited). Unless stated otherwise, the financial data in this section is according to our Consolidated Ind AS Financial Statements, Reformatted Ind AS Standalone Financial Statements and Reformatted IGAAP Financial Statements prepared in accordance with the requirements of the SEBI Regulations and the Companies Act set forth elsewhere in the General information Document.*

*The following information should be read together with the more detailed financial and other information included in the General Information Document, including the information contained in the section titled “Risk Factors”.*

#### (i) **Overview and a brief summary of business / activities of the Issuer**

Tyger Home Finance Private Limited (“THFPL” / “Company” / “Issuer”) erstwhile Adani Housing

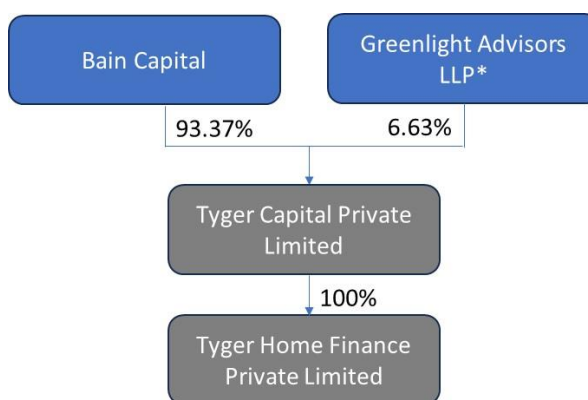
Finance Private Limited (AHFPL) is the housing finance company formed under Adani Group (Adani Finserve Private Limited) and was incorporated in September 2017 and it received its registration certificate from NHB as housing finance company in June 2018.

In July 2023, Bain Capital, through BCC Atlantis II Pte Ltd (“**BCC Atlantis**”), entered into a definitive agreement with Adani Finserve Pvt Ltd (AFPL) for the acquisition of the Promoter. The transaction involved BCC Atlantis acquiring a 93.4% stake in Tyger Capital Private Limited (formerly known as Adani Capital Private Limited) (TCPL). On March 27, 2024, post receiving regulatory approval Adani Group exited the business and shareholding changed to BCC Atlantis. TCPL entered into a share purchase agreement dated July 20, 2023 to acquire 100% of the share capital of the Issuer from Adani Finserve Private Limited. The transaction completed, and shareholding changed on March 27, 2024 post receiving regulatory approval and as on date the Issuer is a wholly owned subsidiary of TCPL.

Objective of the Issuer is to provide easy access to affordable housing finance to realize home-ownership aspirations of millions of lower and middle income families in semi-urban and rural India. Issuer is focused on affordable housing segment and provide loans ranging Rs. 2 lakh to 30 lakh.

1. Home Loans:
  - a. Purchase of ready built up house/flat.
  - b. Purchase of under construction property (only AHFPL approved developers)
  - c. Home Extension
  - d. Home Improvement
  - e. Home Construction on an owned plot.
  - f. Plot & Home Construction
  - g. Balance Transfer of existing loan + Top Up
2. Non-Housing Loans (Loan against property)

(ii) ***Structure of the group***



\*Greenlight Advisors LLP (GALLP) – held 100% by Gaurav Gupta & family  
93.37% stake is including share warrants of Rs 75 crore issued by BCC Atlantis II Pte Ltd

(iii) ***A brief summary of business activities of the subsidiaries of the Issuer***

The Issuer has no subsidiaries

(iv) ***Details of branches or units where the issuer carries on its business activities, if any;***

| S.No. | Location            | State          | Branch Address  |
|-------|---------------------|----------------|---|
| 1     | Abu Road            | Rajasthan      | Shop # 267, 1 <sup>st</sup> Floor, Opera City Mall, Manpur Chauraha, Revdhar Road, Dist - Sirohi, Abu Road - 307 026                  |
| 2     | Ahmedabad - Naroda  | Gujarat        | Shop # 322, Naroda Business Hub, Near Dehgam Ring Road Cross Road, Hanspura, Naroda, Ahmedabad - 382 330                              |
| 3     | Ahmedabad - Shikhar | Gujarat        | 8th Floor, B - Wing, Shikhar, Navrangpura, Near Mithakali Six Road, Ahmedabad - 380 006   |
| 4     | Ahmednagar          | Maharashtra    | Office # 207, 2nd Floor, Sai Midas Touch Manmad Road, Savedi, Ahmednagar - 414 003  |
| 5     | Ajmer               | Rajasthan      | 1st Floor, Madhav Complex, # 49 - Adarsh Nagar, Opp Adarsh Nagar Main Gate, Nasirabad Road, Ajmer – 305 002                           |
| 6     | Alwar               | Rajasthan      | 1st Floor, OMJEE Center, 14 - Tej Mandi, Opp Gaushala, Station Road, Alwar – 301 001  |
| 7     | Ashta               | Madhya Pradesh | 2nd Floor, Near Jana Bank, Talkies Circle, Ward # 18, Bhopal Naka to Dharmakanta Middle, Kannod Road, Ashta - 466116, Madhya Pradesh. |
| 8     | Aurangabad          | Maharashtra    | 5 - 14 - 42, 2nd Floor, Mahesh TVS Compound, Adalat Road, Next to Axis Bank, Aurangabad - 431 005                                     |
| 9     | Balotra             | Rajasthan      | Akadiya Mahadev Mandir ke Pas, Jodhpur Road, Balotra - 344 022 District- Barmer   |
| 10    | Baran               | Rajasthan      | Shop # 2, 4 & 6, 1st Floor, Above ICICI Bank, Opp Govt Hospital, Mandi Road, Baran - 325 205  |



|    |              |             |   |
|----|--------------|-------------|---|
| 11 | Barmer       | Rajasthan   | 1st Floor, Nagana Rai Market, Near Chohtan Circle, NH-68, Barmer - 344 702  |
| 12 | Baroda       | Gujarat     | 3rd Floor, Sun Complex, Racecourse, Vadodara - 390 007  |
| 13 | Barshi       | Maharashtra | 1st Floor, Rana Complex, Survey # 4068/2, Next to ST Bus Stand, Barshi - 413 401  |
| 14 | Beawar       | Rajasthan   | Shop # 20, 1st Floor, Shastri Market, Near Bhagat Chouraha, Beawar - 305 901, Dist - Ajmer  |
| 15 | Bharuch      | Gujarat     | Shop # 318 & 319, 2nd Floor, Orion Arcade Complex, Zadeshwar Road, Bharuch - 392 001  |
| 16 | Bhilwara     | Rajasthan   | FF - 31 & 32, Surabhi Square, Opp Gayatri Ashram Mandir, Ajmer Road, Bhilwara - 311 001   |
| 17 | Bikaner      | Rajasthan   | 2nd Floor, GK Tower, Above Parshwanath Ice Cream & Cold Drink House, Near PBM Hospital, Ambedkar Circle, Bikaner - 334 001                            |
| 18 | Boisar       | Maharashtra | Office No 204, 2nd Floor, Shivkala Arcade, Above HDFC Bank, Boisar Tarapur Road, Sainath Nagar, Boisar West, Tal + Dist - Palghar, Maharashtra 401501 |
| 19 | Chirawa      | Rajasthan   | Ground Floor, Vikash Nagar, Pilani Road, Opp Jangid Agro Industries, Dist - Jhunjhunu, Chirawa - 333 026  |
| 20 | Chittaurgarh | Rajasthan   | 1st Floor, Plot # 40, Pannadhay Colony, Meera Market, Chittaurgarh - 312 001  |
| 21 | Churu        | Rajasthan   | 1st Floor, Financial Tower, Plot # A - 35, Sainik Basti, Pankha Circle Road, Churu - 331 001  |
| 22 | Deesa        | Gujarat     | Ground Floor, Shreeji Complex, CS # 5266, Sheet # 15, Near Jalaram Bhojnalaya, Deesa Palanpur Main Road, Deesa - 385 535                              |
| 23 | Dehagam      | Gujarat     | 1st Floor, Balmukund Square, Opp Amin Society, Ahmedabad Road, Dehagam - 382 305  |

|    |                         |                |  |
|----|-------------------------|----------------|--|
| 24 | Dhanera                 | Gujarat        | Shop # 6, 1st Floor, Shakun Plaza, Near Mamabapji Temple, Dhanera - Deesa Highway, Dhanera - 385 310                 |
| 25 | Fatehnagar              | Rajasthan      | Shop # 12, Ground Floor, Saubhagya Plaza, Opp HDFC Bank, Tehsil Mavli, Dist - Udaipur, Fatehnagar - 313 205          |
| 26 | Gandhidham              | Gujarat        | 1st Floor, Office # 3, Plot # 4, Sector 1 A, Kutch Kala Road, Gandhidham - 370 201                                   |
| 27 | Hanumangarh             | Rajasthan      | 1st Floor, Baba Shyam Singh Complex, Opp Narang Hotel, Near Easy Day, Ganganagar Road, Hanumangarh Jn - 335 512      |
| 28 | Himatnagar              | Gujarat        | Office # 204, 2nd Floor, Sun Complex, Motipura, S R # 33, Himmatnagar - 383 001                                      |
| 29 | Indore                  | Madhya Pradesh | Office # 19 - 20, 4th Floor, Benchmark Business Park, Block # A - 3, PU # 4, SCH # 54, Vijay Nagar, Indore – 452010, |
| 30 | Jaipur - Mahima Trinity | Rajasthan      | Office # S - 18 & 19, 2nd Floor, Mahima Trinity Mall, Swaj farm, New sanganer Road, Sodala, Jaipur - 302 019         |
| 31 | Jaipur - Vaishali Nagar | Rajasthan      | 1st Floor, Plot # B - 2/18, Gandhi Path, Chitrakoot Scheme, Vaishali Nagar, Jaipur - 302 021                         |
| 32 | Jalgaon                 | Maharashtra    | Shop # 03, Sadoba Complex, Sadoba Nagar, Old Nashirabad Road, Jalgaon - 425 001                                      |
| 33 | Jamnagar                | Gujarat        | 4th Floor, Platinum, Opp Dr Niraj Vora Hospital, Jamnagar - 361 008  |
| 34 | Jhalawar                | Rajasthan      | 1st Floor, Plot # 9, New Master Colony, Above AYE Finance, Jhalawar - 326 001  |
| 35 | Jhunjhunu               | Rajasthan      | Ground Floor, Road # 3, Golai Mod, Dist- Jhunjhunu   |
| 36 | Jodhpur                 | Rajasthan      | 2nd Floor, “Mahadev Tower”, Plot # 47, Opp New Kohinoor Cinema, Chopasani Road, Jodhpur - 342 024                    |

|    |                  |                |  |
|----|------------------|----------------|--|
| 37 | Junagarh         | Gujarat        | Shop # 126, 1st Floor, The Planet, Plot # 8 to 12, Vanthali Road, Junagarh - 362 001   |
| 38 | Kadodara         | Gujarat        | Unit # 7, 2nd Floor, Golden Square, Block # 75, Plot # 5, Tal Palsana, Kadodara, Dist Surat - 394 327                          |
| 39 | Kolhapur         | Maharashtra    | S-204, 2nd Floor, Dattawad Renaissnace, 334, E Ward, Station Road, Kolhapur - 416 001  |
| 40 | Kota             | Rajasthan      | 3 <sup>rd</sup> Floor Backside, 2/K/33, Aman Business Tower, Vigyan Nagar, Kota - 324 005                                      |
| 41 | Kotputli         | Rajasthan      | 1st Floor, Above Punjab National Bank, Opposite Krishna Talkies, Mohalla Bashari, Kotputli - 303 108                           |
| 42 | Mandsaur         | Madhya Pradesh | 2nd Floor, Above Samsung Showroom, 16, Opium Office Road, Opp Bank of India, Mandsaur – 458001, Madhya Pradesh.                |
| 43 | Mehsana          | Gujarat        | Shop # 6 & 7, 2nd Floor, Jigar Complex, Ahmedabad-Patan Highway, Mehsana - 384 002   |
| 44 | Morbi            | Gujarat        | Shop # 2, 3rd Floor, Yadunandan Complex, Ravapar Road, Morbi - 363 641   |
| 45 | Mumbai - Belapur | Maharashtra    | Shop # 5, Hilton Centre Commercial Premises Co-operative Society Ltd, Plot # 66, Sector 11, CBD Belapur, Navi Mumbai - 400 614 |
| 46 | Mumbai - Kalyan  | Maharashtra    | Unit # 19 & 20, 2nd Floor, Sarvoday Mall, Kalyan Shil Road, Opp APMC Market, Kalyan (West), Pin - 421 301                      |
| 47 | Mumbai - Panvel  | Maharashtra    | Office # 306, Neelkanth Landmark, Behind Orion Mall & Vijay Sales, Near by Panvel at stand Road, Panvel (West), Pin - 401 206  |
| 48 | Mumbai - Virar   | Maharashtra    | A - 401, MV Plaza, Above ICICI Bank, Near Subway, Virar (East), Pin - 401 305  |
| 49 | Nadiad           | Gujarat        | Office # 203, 2nd Floor, Sky Tatva 1, Canal Road, Nadiad - 387 001   |

|    |                    |                |   |
|----|--------------------|----------------|---|
| 50 | Nagaur             | Rajasthan      | 2nd Floor, Ganpati Mansion, Central Bank Tower, Ajmer Road, Nagaur - 341 001                                  |
| 51 | Nashik             | Maharashtra    | Office # 301, Sahyadee Business Park, MICO Circle, Trimbak Road, Nashik - 422 002                             |
| 52 | Neem Ka Thana      | Rajasthan      | Shop # 2, Ground Floor, Near Court, Chawani, Kotputli Road, Dist Sikar, Neem Ka Thana - 332 713               |
| 53 | Neemrana           | Rajasthan      | Shop # S1 - 197, Ground Floor, Near Hanuman Mandir Market, RIICO Complex, Neemrana - 301 705                  |
| 54 | Neemuch            | Madhya Pradesh | 1st Floor, Plot # 220, Teachers Colony, LIC Square, Opp Choridiya Hospital, Neemuch – 458441, Madhya Pradesh. |
| 55 | Nohar              | Rajasthan      | Ground Floor, Opp Juga Gas Agency, Near SJM Court, Gate # 2, Nohar - 335 523                                  |
| 56 | Osiyan             | Rajasthan      | Shop # 1, Dus Dukaan, Behind Sachiyay Mata Temple, Jodhpur Phalodi Highway, Osiyan - 342 303 Dist Jodhpur     |
| 57 | Palanpur           | Gujarat        | Shop # 5, 2nd Floor, Sanskrut Complex B (Maruti Complex), Abu Highway, Banaskatha, Palanpur - 385 001         |
| 58 | Pali               | Rajasthan      | 1st Floor, Manoj Motor Complex, 108 - Mahaveer Marg, Near Baba Mastaan, Pali - 306 401                        |
| 59 | Phalodi            | Rajasthan      | Ground Floor, Behind ICICI Bank, Vishwakarma Colony, Nagaur Road, Phalodi - 342 301                           |
| 60 | Pratapgarh         | Rajasthan      | 1st Floor, Above Shri Sanwariya Complex, M G Road, Pratapgarh - 312 605                                       |
| 61 | Pune - Viman Nagar | Maharashtra    | Office # 706 & 707, 7th Floor, LMS Finswell, Next to Bajaj Finserv, Sakore Nagar, Viman Nagar, Pune - 411 014 |
| 62 | Pune - Wagholi     | Maharashtra    | Gate # 559/1, Shop # A, "OXY PROMO", Bakori Phata, Wagholi, Pune - 412 207                                    |
| 63 | Raisingnagar       | Rajasthan      | Near Gagan Photo State, Court Road, Raisingh Nagar - 335 051  |

|    |               |                |   |
|----|---------------|----------------|---|
| 64 | Rajkot        | Gujarat        | 1st Floor, "Amrish", Above IDBI Bank, Near Punjab Honda, KKV circle, Kalawad road, Rajkot - 360 005                                 |
| 65 | Rajsamand     | Rajasthan      | 1st Floor, Building of Bhanwarlal Paliwal, Chamber 02, 100 Feet Road, Bajrang Choraya, Rajnagar road, Dist Rajsamand - 313 324      |
| 66 | Ratlam        | Madhya Pradesh | Office # 103, 1st Floor, My Dear, 22, Dr. Rajendra Prasad Marg, Near Govt. Girls College, Do-Batti, Ratlam – 457001, Madhya Pradesh |
| 67 | Shrirampur    | Maharashtra    | Shop # 209, 1st Floor, Divine Life Style, Main Road, Shrirampur - 413 709   |
| 68 | Sikar         | Rajasthan      | 2 <sup>nd</sup> Floor, Ocean Plaza, 319-A, Opposite Industrial Area Devipura, Jaipur Road, Sikar - 332 001                          |
| 69 | SriGanganagar | Rajasthan      | 2nd Floor, Melody House, 25-A, Public Park, Sri Ganganagar - 335 001  |
| 70 | Sujangarh     | Rajasthan      | Ground Floor, Near Bajaj Hospital, Naya Bass, Jhanwar Road, Sujangarh - 331 507   |
| 71 | Sumerpur      | Rajasthan      | 2nd Floor, Shanti Bhawan, Near Hotel Mansarovar, Tehsil Road, Sumerpur - 306 902  |
| 72 | Surat         | Gujarat        | Office # 306, Western Business HUB, Pratham Circle, Adajan, Surat - 395 009   |
| 73 | Surendranagar | Gujarat        | Shop # 37, 1st Floor, Tirupati Balaji Complex, Opp. Arts College, Bus Stand Road, Surendranagar - 363 001                           |
| 74 | Tonk          | Rajasthan      | Ground Floor, Opp Radhe Radhe Marriage Garden, Deoli Road, Dist Tonk - 304 001  |
| 75 | Udaipur       | Rajasthan      | Office # 303 - 304, 3rd Floor, Icon Tower, Madhuwan, Udaipur - 301 001  |
| 76 | Ujjain        | Madhya Pradesh | 18 & 19, 2nd Floor, Shri Arihant Tower, Above Canara Bank, Betal Marg, Ujjain – 456010, Madhya Pradesh.                             |

|    |             |                |   |
|----|-------------|----------------|---|
| 77 | Vapi        | Gujarat        | Shop # 228, 2nd Floor, Ashapura Complex, Near New Telephone Exchange, GIDC, Char Rasta, Vapi - 396 195                                  |
| 78 | Ahmedabad   | Gujarat        | 801, Shikhar Complex, Shrimali Society, Navrangpura, Ahmedabad, Gujarat - 380009  |
| 79 | Nellore     | Andhra Pradesh | 26 - 13 - 485, Mini Bypass Main Road, B V Nagar, Nellore - 524 004  |
| 80 | Rajahmundry | Andhra Pradesh | # 7-24-9/2, 2nd Floor, T-Nagar, Above Punjab National Bank, Rajahmundry, East Godavari Dist – 533 101                                   |
| 81 | Vijaywada   | Andhra Pradesh | Door # 57 - 6 - 14/1, 4th Floor, Susha, Old Post Office Road, Panta Kaluva Road, Patamata, Vijayawada - 520 010                         |
| 82 | Kurnool     | Andhra Pradesh | # 45/142-70-9-A, 1st Floor, Ashok Nagar, Revenue Ward # 45, Hyderabad Highway Road, Kurnool - 518 003                                   |
| 83 | Ongole      | Andhra Pradesh | Door # 6 - 2 - 12/(3-B), 2nd Floor, Ushodaya Commercial Complex, Opp. Navbharat Building, Above SBI RBO, Kurnool Road, Ongole - 523 002 |
| 84 | Miryalaguda | Andhra Pradesh | Door # 18 – 1320/1, 2nd Floor, Ashok Nagar, Opp. Karachi Bakery, Sagar Road, Miryalaguda – 508 207                                      |
| 85 | Hyderabad   | Telangana      | # 6-3-865, 2nd Floor, MyHome Jupally Complex. Above RBL Bank, Green lands, Ameerpet, Hyderabad – 500 016                                |
| 86 | Bhimavaram  | Andhra Pradesh | House # 112, 1st Floor, Sri Satya Sai Complex, B N Road, Near Veeramma Cheruvu, Bhimavaram – 534 201                                    |
| 87 | Eluru       | Andhra Pradesh | # 22/A - 5 -16, 2nd floor, Singh Street, GNT Road, Near HP Petrol Pump, Eluru – 534 002   |
| 88 | Kakinada    | Andhra Pradesh | Door # 13 – 2 – 24/1, 2nd Floor, Latchiraju Vari Street, Suryaraopet, Kakinada – 533 001  |
| 89 | Karimnagar  | Telangana      | # 8 – 7 - 331/1, 1st Floor, Maheshwari Towers, Ganesh Nagar Main Road, Kaman Circle - Hyderabad Road, Karimnagar – 505 001              |

|    |                |                |   |
|----|----------------|----------------|---|
| 90 | Khammam        | Telangana      | 8 – 3 – 217/218, 4th Floor, Siri Plaza, Above HDFC Bank, Wyras Road, Khammam – 507 002                            |
| 91 | Nizamabad      | Telangana      | # 1-1-20, 2nd Floor, R M Complex, Vinayak Nagar, Hyderabad - Nizamabad Road, Nizamabad – 503 003                  |
| 92 | Rajahmundry    | Telangana      | # 7-24-9/2, 2nd Floor, T-Nagar, Above Punjab National Bank, Rajahmundry, East Godavari Dist – 533 101             |
| 93 | Tadepalligudem | Andhra Pradesh | Door # 12 - 6 - 11/21, 2nd Floor, DSN Complex, Eluru Road, Ward # 3, Tadepalligudem - 534 102                     |
| 94 | Bhinmal        | Rajasthan      | Shop # 21, Ground Floor, Near Sai Palace Hotel, Sawai Ramsingh Road, District Jalore, Bhinmal - 343 029           |
| 95 | Visakhapatnam  | Andhra Pradesh | # 506, 4th Floor, Vinayagar Heights, Sampat Vinayaka Temple Road, Aslimetta, Visakhapatnam – 530 003              |
| 96 | Warangal       | Telangana      | House # 15 – 1 – 237 (Part), Shop # 13 & 14, 3rd Floor, Warangal City Centre, Industrial Park, Warangal – 506 002 |
| 97 | Chennai        | Chennai        | 1st Floor, P. No. 16 and 17, LND Complex, CTH Road, Balaji Nagar, Chennai, Tamil Nadu, 600062                     |

(v) ***Project cost and means of financing, in case of funding of new projects.***

As specified in the respective Key Information Document.

**4.3 Expenses of the Issue (along with a breakup for each item of expense, including details of the fees payable, including details of the fees payable to separately as under (in terms of amount, as a percentage of the total issue expenses and as a percentage of total issue size), as applicable):**

As specified in the respective Key Information Document.

**4.4 Financial Information**

- (a) The audited financial statements (i.e. Profit & Loss statement, Balance Sheet and Cash Flow statement) both on a standalone and consolidated basis for a period of three completed years which shall not be more than six months old from the date of the General Information Document or issue

opening date, as applicable, along with the Auditor's Report along with the requisite schedules, footnotes, summary etc.

Please refer to **Annexure II** of this General Information Document.

*The above financial statements shall be accompanied with the Auditor's Report along with the requisite schedules, footnotes, summary etc. Such financial statements shall be audited and certified by the statutory auditor(s) who holds a valid certificate issued by the Peer Review Board of the Institute of Chartered Accountants of India ("ICAI").*

- (b) Listed issuers (whose debt securities or specified securities are listed on recognised stock exchange(s)) in compliance with the listing regulations, may disclose unaudited financial information for the interim period in the format as prescribed therein with limited review report in the General Information Document, as filed with the stock exchanges, instead of audited financial statements for interim period, subject to making necessary disclosures in this regard in placement memorandum including risk factors.

Please note that as the audited financial statements (i.e. Profit & Loss statement, Balance Sheet and Cash Flow statement) on a standalone basis are not more than six months old from the date of the General Information Document, hence, no limited review report is being annexed to this General Information Document.

- (c) Key operational and financial parameters on consolidated and standalone basis.

**(i) Standalone basis:**

| <b>(Rs. in Millions)</b>                                     |                                       |                                       |                                       |
|--|---------------------------------------|---------------------------------------|---------------------------------------|
| <b>Parameters</b>  | <b>As at March 31, 2024 (Audited)</b> | <b>As at March 31, 2023 (Audited)</b> | <b>As at March 31, 2022 (Audited)</b> |
| <b>Balance Sheet</b>   |                                       |                                       |                                       |
| <b>Assets</b>  |                                       |                                       |                                       |
| Property, Plant and Equipment                                | 29.26                                 | 6.91                                  | 0.21                                  |
| Financial Assets   | 8034.62                               | 5059.21                               | 4112.55                               |
| Non-financial Assets excluding property, plant and equipment | 26.49                                 | 22.53                                 | 17.71                                 |
| Total assets   | 8090.37                               | 5089.11                               | 4130.47                               |
| <b>Liabilities</b>   |                                       |                                       |                                       |
| <b>Financial Liabilities</b>                                 |                                       |                                       |                                       |
| - Derivative financial instruments                           | -                                     | -                                     | -                                     |
| - Trade Payables   | 124.04                                | 48.22                                 | 71.19                                 |
| - Debt Securities  | 314.31                                | -                                     | -                                     |



|  |          |         |          |
|--|----------|---------|----------|
| - Borrowings (other than Debt Securities)                              | 4078.17  | 3297.39 | 2603.84  |
| - Subordinated Liabilities   | -        | -       | -        |
| - Other financial liabilities  | 427.16   | 160.59  | 84.41    |
| <b>Non – Financial Liabilities</b>                                     |          |         |          |
| - Current tax liabilities (net)  | 8.36     | 11.92   | 0.63     |
| - Provisions   | 10.6     | 11.34   | 9.16     |
| - Deferred tax liabilities (net)                                       | 40.7     | 40.59   | -        |
| - Other non-financial liabilities                                      | 41.44    | 26.79   | 13.84    |
| Equity (equity share capital and other equity)                         | 3045.59  | 1492.27 | 1347.4   |
| Total equity and liabilities   | 8090.37  | 5089.11 | 4130.47  |
| <b>Profit and Loss</b>   |          |         |          |
| Revenue from operations  | 944.57   | 860.3   | 489.04   |
| Other Income   | 2.77     | 1.05    | 5.13     |
| Total Income   | 947.34   | 861.35  | 494.17   |
| Total Expenses   | 855.99   | 662.05  | 414.16   |
| Profit after Tax for the year  | 66.92    | 144.34  | 57.6     |
| Other Comprehensive Income   | -0.99    | 0.31    | .04      |
| Total Comprehensive Income   | 65.93    | 144.65  | 57.64    |
| Earnings per equity share (Basic)                                      | 0.883    | 1.924   | 0.768    |
| Earnings per equity share (Diluted)                                    | 0.880    | 1.918   | 0.765    |
| <b>Cash Flow</b>   |          |         |          |
| Net cash from / used in(-) operating activities                        | -2255.82 | -1215.8 | -1031.57 |
| Net cash from / used in(-) investing activities                        | -33.86   | 354.11  | -201.73  |
| Net cash from / used in(-) financing activities                        | 2574.06  | 693     | 1281.36  |
| Net increase/decrease(-) in cash and cash equivalents                  | 284.38   | -168.69 | 48.06    |
| Cash and cash equivalents as per Cash Flow Statement as at end of Year | 487.23   | 202.85  | 371.52   |
| <b>Additional Information</b>  |          |         |          |
| Net worth  | 3045.59  | 1492.27 | 1347.4   |
| Cash and Cash Equivalents  | 487.23   | 202.85  | 371.52   |
| Loans  | 4392.48  | 3293.06 | 2603.84  |
| Loans (Principal Amount)   | 720.83   | 458.27  | 341.33   |
| Total Debts to Total assets  | 54.3%    | 64.71%  | 63.04%   |
| Interest Income  | 881.66   | 666.46  | 388.21   |
| Interest Expense   | 373.68   | 265.76  | 141.57   |

|   |        |        |        |
|---|--------|--------|--------|
| Impairment on Financial Instruments   | 32.61  | 13.75  | 7.76   |
| Bad Debts to Loans  | 0.20%  | 0.07%  | 0.06%  |
| % Stage 3 Loans on Loans (Principal Amount)   | 1.61%  | 1.43%  | 1.09%  |
| % Net Stage 3 Loans on Loans (Principal Amount)   | 1.21%  | 0.88%  | 0.61%  |
| Tier I Capital Adequacy Ratio (%)   | 58.89% | 41.96% | 55.57% |
| Tier II Capital Adequacy Ratio (%)  | 0.35%  | 0.88%  | 0.89%  |
| <b>*Notes</b>   |        |        |        |
| Debt Service Coverage Ratio = (PAT + Interest + Depreciation) / (Interest + Principal repayments of Term Loans) |        |        |        |
| Interest Service Coverage Ratio = (PAT + Interest + Depreciation) / (Interest costs)                            |        |        |        |
| Bad debts to Account receivable ratio = Bad debts written off / (Trade Receivables + Loans)                     |        |        |        |

**(ii) Consolidated:**

Not applicable

- (d) Details of any other contingent liabilities of the Issuer, based on the latest audited financial statements including amount and nature of liability.

(Rs. in Millions)

| Sr. No. | Particulars          | Nature of Liability                  | Amount as on March 31, 2024 |
|---------|----------------------|--------------------------------------|-----------------------------|
| 1       | Contingent Liability | Income Tax                           | 12.15                       |
| 2       | Contingent Liability | Employee State Insurance Corporation | 1.13                        |

- (e) The amount of corporate guarantee or letter of comfort issued by the Issuer along with details of the counterparty (viz. name and nature of the counterparty, whether a subsidiary, joint venture entity, group company etc.) on behalf of whom it has been issued.

Nil. The Issuer has not issued any corporate guarantee or letter of comfort.

**4.5 A brief history of the company since its incorporation giving details of its following activities:**

- (a) Details of Share Capital as on last quarter end i.e. June 30, 2024:

| Share Capital                                | Amount         |
|--|----------------|
| <b>Authorised share capital</b>              |                |
| 15,50,00,000 equity shares of Rs. 10 each    | 1,55,00,00,000 |
| <b>Issued share capital</b>                  |                |
| 13,57,28,745 equity shares of Rs. 10 each    | 1,35,72,87,450 |
| <b>Subscribed share capital</b>              |                |
| 13,57,28,745 equity shares of Rs. 10 each    | 1,35,72,87,450 |
| <b>Paid up share capital after the Issue</b> |                |

|   |                |
|---|----------------|
| 13,57,28,745 equity shares of Rs. 10 each | 1,35,72,87,450 |
|---|----------------|

- (b) Changes in its capital structure as on last quarter end (June 30, 2024), for the preceding three years and current financial year:

| <b>Date of change (Annual General Meeting / Extraordinary Meeting)</b> | <b>Particulars</b>  |
|--|---|
| Extraordinary Meeting, dated March 28, 2022                            | Authorised Share Capital increased from Rs. 20,00,00,000 (divided into 2,00,00,000 Equity shares of Rs. 10 each) to Rs. 30,00,00,000 (divided into 3,00,00,000 Equity shares of Rs. 10 each).               |
| Extraordinary Meeting, dated February 5, 2024                          | Authorised Share Capital increased from Rs. 30,00,00,000 (divided into 3,00,00,000 Equity shares of Rs. 10 each) fully paid-up to Rs. 50,00,00,000 (divided into 5,00,00,000 Equity shares of Rs. 10 each). |

- (c) Details of the equity share capital of the Company as on last quarter end i.e. June 30, 2024, for the preceding 3 (three) years and current financial year:

| <b>Date of Allotment</b> | <b>Number of Equity Shares</b> | <b>Face Value</b> | <b>Issue Price</b> | <b>Consideration (Cash, other than cash, etc.)</b> | <b>Nature of Allotment</b> | <b>Cumulative</b>              |                             |                             | <b>Remarks</b> |
|--------------------------|--------------------------------|-------------------|--------------------|--|----------------------------|--------------------------------|-----------------------------|-----------------------------|----------------|
|                          |                                |                   |                    |  |                            | <b>Number of Equity Shares</b> | <b>Equity Share Capital</b> | <b>Equity Share Premium</b> |                |
| 05-09-2017               | 1,20,00,000                    | 10                | 10                 | Cash   | Subscribers to MoA and AOA | 1,20,00,000                    | 12,00,000,000               | Nil                         | -              |
| 27-12-2018               | 50,00,000                      | 10                | 10                 | Cash   | Right Issue                | 17,00,00,000                   | 1,70,00,000                 | Nil                         | -              |
| 30-03-2019               | 2,65,00,000                    | 10                | 20                 | Cash   | Right Issue                | 43,50,00,000                   | 4,35,00,00,000              | 26,50,00,000                | -              |
| 18-03-2020               | 1,80,00,000                    | 10                | 20                 | Cash   | Right Issue                | 6,15,00,000                    | 61,50,00,000                | 44,50,00,000                | -              |

|            |             |    |       |      |                    |              |                |              |   |
|------------|-------------|----|-------|------|--------------------|--------------|----------------|--------------|---|
| 28-07-2020 | 75,00,000   | 10 | 20    | Cash | Right Issue        | 6,90,00,000  | 69,00,00,000   | 52,00,00,000 | - |
| 31-03-2021 | 60,00,000   | 10 | 20    | Cash | Right Issue        | 7,50,00,000  | 75,00,00,000   | 58,00,00,000 | - |
| 27-03-2024 | 6,07,28,745 | 10 | 24.70 | Cash | Preferential Issue | 13,57,28,745 | 1,35,72,87,450 | 88,05,66,803 | - |

(d) Details of Acquisition or Amalgamation with any entity in the preceding 1 (One) year:

**Tyger Capital Private Limited entered into a share purchase agreement on July 20, 2023 to acquire 100% of the share capital of the Issuer from Adani Finserve Private Limited. The transaction completed, and shareholding changed on March 27, 2024 post receiving regulatory approval.**

(e) Details of reorganization or reconstruction in preceding 1 (One) year:

| Type of Event | Date of Announcement | Date of Completion | Details |
|---------------|----------------------|--------------------|---------|
| Nil           |                      |                    |         |

(f) Details of shareholding of the company as on latest quarter end June 30, 2024 as per the format specified under the listing regulations;

(i) Shareholding of the Company as on last quarter end June 30, 2024:

| Sr. No. (I) | Category of shareholder (II) | Number of shareholders (III) | No. of fully paid up equity shares held (IV) | No. of Partly paid up equity shares held (V) | No. of underlying Depository Receipts (VI) | Total nos. shares held** (VII) = (IV)+(V)+(VI) | Shareholding as a % of total no. of shares calculated as per SCRR, 1957 (VIII) As a % of (A+B+C2) | Number of Voting Rights held in each class of securities |               |       |                         |
|-------------|------------------------------|------------------------------|--|--|--|--|---|--|---------------|-------|-------------------------|
|             |                              |                              |  |  |  |  |   | No of Voting Rights                                      |               |       | Total as a % of (A+B+C) |
|             |                              |                              |  |  |  |  |   | Class e.g.: x  | Class e.g.: y | Total |                         |
|             |                              |                              |  |  |  |  |   | (IX)   |               |       | (X)                     |
| 1.          | Promoter & Promoter Group    | 1                            | 13,57,28,745                                 | -  | -  | 13,57,28,745                                   | 100%  | 13,57,28,745   | -             | -     | 100%                    |
| 2.          | Public                       | -                            | -  | -  | -  | -  | -   | -  | -             | -     | -                       |
| 3.          | Non-Promoter--Non-Public     | -                            | -  | -  | -  | -  | -   | -  | -             | -     | -                       |

|    |                               |          |                     |   |   |                     |      |              |   |   |             |
|----|-------------------------------|----------|---------------------|---|---|---------------------|------|--------------|---|---|-------------|
| 4. | Shares Underlying DRs         | -        | -                   | - | - | -                   | -    | -            | - | - |             |
| 5. | Shares Held by Employee Trust | -        | -                   | - | - | -                   | -    | -            | - | - |             |
|    | <b>Total</b>                  | <b>1</b> | <b>13,57,28,745</b> | - | - | <b>13,57,28,745</b> | 100% | 13,57,28,745 | - | - | <b>100%</b> |

\*\* All the equity shares of the Company except 1 share, which is held by the nominee shareholder of the holding company (i.e. TCPL) are held in dematerialized form..

(ii) Promoter Shareholding as on June 30, 2024:

| Sr. No. | Name of Promoter   | Number of shares held | Percentage of the total paid-up capital (%) |
|---------|--|-----------------------|---|
| 1.      | Tyger Capital Private Limited<br>(Formerly known as Adani Capital Private Limited) | 13,57,28,744          | 100   |
|         | <b>Total</b>   | <b>13,57,28,74</b>    | <b>100</b>                                  |

Note: None of the Equity Shares are pledged or otherwise encumbered by our Promoters.

\*One share is held by the nominee of Tyger Capital Private Limited

(g) List of top 10 holders of equity shares of the Company as on last quarter end (as on June 30, 2024)

| Sr. No. | Name of shareholders   | Total number of Equity share | No. of Shares in Demat Form | Total Shareholding as % of total no. of Equity Shares |
|---------|--|------------------------------|-----------------------------|---|
| 1.      | Tyger Capital Pvt. Ltd.<br>(Formerly known as Adani Capital Private Limited) | 13,57,28,744                 | 13,57,28,744                | 100%  |
| 2       | Mr. Gaurav Gupta<br>(Nominee of Tyger Capital Private Limited)               | 1                            | 0                           | 0%  |
|         | <b>Total</b>   | <b>13,57,28,745</b>          | <b>13,57,28,744</b>         | <b>100%</b>   |

#### 4.6 Following details regarding the directors of the Company:

(a) Details of the current Directors of the Company\*:

The general superintendence, direction and management of the operations, affairs and business of the Company are vested in the Board of Directors, which exercises its power subject to the Memorandum and Articles of Association of our Company and the requirements of the applicable laws. The Articles of Association set out that the number of Directors in our Company shall not be less than 2 and not more than 15 in number.

The composition of the Board is in conformity with section 149 of the Companies Act, 2013. Currently, the Company has 6 Directors on its Board. The Managing Director of the Company is Mr. Gaurav Gupta.

The following table sets out details regarding the Board of Directors, as on the date of this General Information Document:

| Name, Designation and DIN   | Age      | Address  | Date of Appointment | Details of other directorships  |
|---|----------|--|---------------------|---|
| <p><b>Name:</b> Mr. Gaurav Rakesh Gupta</p> <p><b>Designation:</b> Director</p> <p><b>DIN:</b> 01669109</p> | 48 years | 601, Avinash Apartments, Near Petit School, Union Park, Khar West, Mumbai 400052 | 05-09-2017          | <ol style="list-style-type: none"> <li>1. Tyger Capital Private Limited</li> <li>Adani Sportsline Private Limited</li> <li>2. Adani Special Situations Private Limited</li> <li>3. Adani Digital Services Private Limited</li> <li>4. Mumbai International Airport Limited</li> <li>5. Navi Mumbai International Airport Private Limited</li> <li>6. Bangalore Airport &amp; Infrastructure Developers Limited</li> <li>7. CSC Grameen Estore Private Limited</li> <li>8. Adani Sportsline Private Limited</li> </ol> |
| <p><b>Name:</b> Mr. Amlendra Prasad Saxena</p> <p><b>Designation:</b> Independent Director</p>              | 66 years | D-12, Sector 52, Noida, Gautam Budha Nagar, Uttar Pradesh- 201301                | 16-04-2021          | <ol style="list-style-type: none"> <li>1. Star Housing Finance Limited</li> </ol>   |

| Name, Designation and DIN   | Age      | Address   | Date of Appointment | Details of other directorships  |
|---|----------|---|---------------------|---|
| <b>DIN:</b> <u>06964564</u><br><b>Name:</b> Mr. Anuj Mehra<br><b>Designation:</b> Independent Director<br><b>DIN:</b> <u>02712119</u> | 63 years | F2104, Ashok Gardens, T.J Road, Sewree, Mumbai-400015   | 03-01-2023          | <ol style="list-style-type: none"> <li>1. Mahindra Business &amp; Consulting Services Private Limited</li> <li>2. DVARA E-Dairy Solutions Private Limited</li> </ol>  |
| <b>Name:</b> Mr. Sarit Ranjan Chopra<br><b>Designation:</b> Additional Director<br><b>DIN:</b> 06639274                               | 52       | 10/F, Yuen Ming Building, 13 Caine Road, Mid-Levels, Hong Kong.   | 27-03-2024          | <ol style="list-style-type: none"> <li>1. Tyger Capital Private Limited</li> <li>2. Bain Capital Advisors (India) Private Limited</li> <li>3. India Resurgence Asset Management Business Private Limited</li> <li>4. India Resurgence ARC Private Limited</li> <li>5. IVY Entertainment Private Limited</li> <li>6. Bain Capital Advisors (India) Private Limited</li> </ol>            |
| <b>Name:</b> Ms. Suruchi Nangia<br><b>Designation:</b> Additional Director<br><b>DIN:</b> 07901622                                    | 41       | 1901/1902 Tower B, Dr. Babasaheb Ambedkar Road, Next to ITC Grand Central Hotel, Parel East, Mumbai, Maharashtra-400012 | 27-03-2024          | <ol style="list-style-type: none"> <li>1. Tyger Capital Private Limited</li> <li>2. Bridge Datacentres (Mumbai) Private Limited</li> <li>3. IVY Entertainment Private Limited</li> <li>4. India Resurgence Asset Management Business Private Limited</li> <li>5. BDC Datacentres (Bangalore) Private Limited</li> <li>6. Opsmaint (INDIA) Bridge DC Platform Private Limited</li> </ol> |

| Name, Designation and DIN  | Age | Address   | Date of Appointment | Details of other directorships   |
|--|-----|---|---------------------|----------------------------------|
| <b>Name:</b> Chong Kah Khen<br><b>Designation:</b> Additional Director<br><b>DIN:</b> 10485536 | 49  | 8/F Block 30, Baguio Villa, 550 Victoria Road, Pokfulam, Hong Kong. | 27-03-2024          | 1. Tyger Capital Private Limited |

*\*None of the Directors of the Company are appearing on the RBI/ECGC defaulters list.*

*\*Our Company confirms that the PAN of the Directors shall be submitted to the Stock Exchanges at the time of filing this General Information Document.*

**(b) Details of change in Directors in the preceding three financial years and current financial year:-**

The changes in the Board of Directors of our Company in the three years preceding the date of this General Information Document are as follows:

| Name, Designation and DIN   | Date of Appointment | Date of Cessation, if applicable | Date of Resignation, if applicable | Remarks |
|---|---------------------|----------------------------------|------------------------------------|---------|
| Mr. Amlendra Prasad Saxena<br><b>Designation:</b> Independent Director<br><b>DIN:</b> <u>06964564</u>   | 16-04-2021          | NA                               | NA                                 | NA      |
| <b>Name:</b> Mr. Anuj Mehra<br><b>Designation:</b> Independent Director<br><b>DIN:</b> <u>02712119</u>  | 03-01-2023          | NA                               | NA                                 | NA      |
| <b>Name:</b> Mr. Sarit Ranjan Chopra<br><b>Designation:</b> Additional Director<br><b>DIN:</b> 06639274 | 27-03-2024          | NA                               | NA                                 | NA      |
| <b>Name:</b> Ms. Suruchi  | 27-03-2024          | NA                               | NA                                 | NA      |



| Name, Designation and DIN  | Date of Appointment | Date of Cessation, if applicable | Date of Resignation, if applicable | Remarks |
|--|---------------------|----------------------------------|------------------------------------|---------|
| Nangia<br><b>Designation:</b> Additional Director<br><b>DIN:</b> 07901622                          |                     |                                  |                                    |         |
| <b>Name:</b> Mr. Chong Kah Khen<br><b>Designation:</b> Additional Director<br><b>DIN:</b> 10485536 | 27-03-2024          | NA                               | NA                                 | NA      |
| <b>Name:</b> Mr. Sagar Rajeshbhai Adani<br><b>Designation:</b> Director<br><b>DIN:</b> 07626229    | -                   | 27-03-2024                       | 27-03-2024                         | NA      |

(c) **Details of directors' remuneration, and such particulars of the nature and extent of their interests in the issuer (during the current year and preceding three financial years):**

- (i) Remuneration payable or paid to a director by the issuer, its subsidiary or associate company; shareholding of the director in the company, its subsidiaries and associate companies on a fully diluted basis:

Except payment of sitting fees to attend the meetings to the Independent Directors, no remuneration was paid to the Directors other than disclosed above.

**Shareholding of the Directors**

Details of the shares held in the Company by the Directors, as on June 30,2024

| Sr. No. | Name of Director | Total number of Equity share                    | Total Shareholding as % of total no. of Equity Shares |
|---------|------------------|---|---|
| 1       | Mr. Gaurav Gupta | 1<br>(Nominee of Tyger Capital Private Limited) | 0.00  |

The shares held in the Subsidiaries or Associate Companies of our Company by the Directors, as on June 30, 2024

| Sr. No. | Name of Director | Details of the subsidiaries or associate companies | Total number of Equity share (on a fully diluted basis) | Total Shareholding as % of total no. of Equity Shares on a fully diluted basis |
|---------|------------------|--|---|--|
| NIL     |                  |  |   |  |

- (ii) Appointment of any relatives to an office or place of profit of the issuer, its subsidiary or associate company;

No relatives of the Directors have been appointed to an office or place of profit of the Issuer.

- (iii) Full particulars of the nature and extent of interest, if any, of every director:  
A. in the promotion of the Issuer company; or:

Except as stated in Annexure I titled “Related Party Transactions” our Directors do not have any other interest in our business.

- B. in any immovable property acquired by the Issuer company in the two years preceding the date of the issue document or any immovable property proposed to be acquired by it; or:

Except as stated in Annexure I titled “Related Party Transactions” our Directors do not have any other interest in our business.

- C. where the interest of such a director consists in being a member of a firm or company, the nature and extent of his interest in the firm or company, with a statement of all sums paid or agreed to be paid to him or to the firm or company in cash or shares or otherwise by any person either to induce him to become, or to help him qualify as a director, or otherwise for services rendered by him or by the firm or company, in connection with the promotion or formation of the issuer company shall be disclosed:

Except as stated in Annexure I titled “Related Party Transactions” our Directors do not have any other interest in our business.

- (d) **Contribution being made by the directors as part of the offer or separately in furtherance of such objects.**

As specified in the respective Key Information Document.

- 4.7 Any financial or other material interest of the directors, promoters, key managerial personnel or senior management in the offer and the effect of such interest in so far as it is different from the interests of other persons.**

As specified in the respective Key Information Document.

- 4.8 Following details regarding the Auditors of the Company:**

- (a) **Details of the Auditor of the Company:-**

| Name of the auditor | Address  | Date of Appointment             |
|---------------------|--|---------------------------------|
| MBD & Co LLP        | 1007-1012, 10th floor, Tower A, Ratnaakar Nine Square, Opp ITC Narmada, Vastrapur, Ahmedabad – 380015, Gujarat | 15 <sup>th</sup> September 2023 |

- (b) **Details of change in Auditor for preceding three financial years and current financial year:**

| Name of the Auditor | Address | Date of Appointment | Date of cessation, if applicable | Date of resignation, if applicable |
|---------------------|---------|---------------------|----------------------------------|------------------------------------|
| NA                  |         |                     |                                  |                                    |

- 4.9 Details of the following liabilities of the issuer, as at the end of the preceding quarter, or if available, a later date:**

- (a) **Details of outstanding secured loan facilities:**

- (i) **Term Loans from Banks:**

(Rs. in Crores)

| Name of the lender    | Amount Sanctioned | Principal Amount outstanding as on June 30, 2024 | Repayment date/ Schedule and pre-payment penalty, if any | Security   | Credit Rating | Asset Classification |
|-----------------------|-------------------|--|--|--|---------------|----------------------|
| National Housing Bank | 25                | 10.49  | Quarterly  | Secured by way of Exclusive charge up to 35% on identified receivables | CRISIL A+     | Standard             |

|                       |       |       |           |   |           |          |
|-----------------------|-------|-------|-----------|---|-----------|----------|
| Central Bank of India | 25.00 | 15.38 | Quarterly | Secured by way of pari pasu charge to the extent of 1.12x on standard Loan receivable & Investment receivables of the company | CRISIL A+ | Standard |
| HDFC Ltd              | 25.00 | 8.93  | Quarterly | Secured by way of pari pasu charge to the extent of 1.15x on standard Loan receivable & Investment receivables of the company | CRISIL A+ | Standard |
| National Housing Bank | 50.00 | 23.36 | Quarterly | Secured by way of Exclusive charge up to 35% on identified receivables  | CRISIL A+ | Standard |
| Federal Bank          | 20.00 | 3.33  | Quarterly | Secured by way of pari pasu charge to the extent of 1.10x on standard Loan receivable & Investment receivables of the company | CRISIL A+ | Standard |
| Union Bank of India   | 25.00 | 17.30 | Quarterly | Secured by way of pari pasu charge to the extent of 1.11x on standard Loan receivable & Investment receivables of the company | CRISIL A+ | Standard |
| Indian Bank           | 40.00 | 23.16 | Quarterly | Secured by way of pari pasu charge to the extent of 1.10x on standard Loan receivable & Investment receivables of the company | CRISIL A+ | Standard |

|                           |               |               |           |   |           |          |
|---------------------------|---------------|---------------|-----------|---|-----------|----------|
| Punjab & Sind Bank        | 20.00         | 14.61         | Quarterly | Secured by way of pari pasu charge to the extent of 1.11x on standard Loan receivable & Investment receivables of the company | CRISIL A+ | Standard |
| State Bank of India       | 100.00        | 80.75         | Quarterly | Secured by way of exclusive charge to the extent of 1.15x on standard Loan receivable of the company                          | CRISIL A+ | Standard |
| ICICI Bank Ltd            | 35.00         | 19.00         | Quarterly | Secured by way of pari pasu charge to the extent of 1.10x on standard Loan receivable & Investment receivables of the company | CRISIL A+ | Standard |
| Sundaram Home Finance Ltd | 20.00         | 15.83         | Monthly   | Secured by way of exclusive charge to the extent of 1.15x on standard Loan receivable of the company                          | CRISIL A+ | Standard |
| LIC Housing Finance Ltd   | 35.00         | 34.09         | Monthly   | Secured by way of exclusive charge to the extent of 1.15x on standard Loan receivable of the company                          | CRISIL A+ | Standard |
| State Bank of India       | 50.00         | 45.00         | Quarterly | Secured by way of exclusive charge to the extent of 1.15x on standard Loan receivable of the company                          | CRISIL A+ | Standard |
| National Housing Bank     | 75.00         | 75.00         | Quarterly | Secured by way of Exclusive charge up to 30% on identified receivables  | CRISIL A+ | Standard |
| <b>TOTAL</b>              | <b>545.00</b> | <b>386.24</b> |           |   |           |          |

(ii) **Cash Credit / Working Capital Loans/ Working Capital Demand Loans/ Short Term Loans from Banks***(Rs. in Crores)*

| Name of Lender | Amount Sanctioned | Principal Amount outstanding as on June 30, 2024 | Repayment date/ Schedule and pre-payment penalty, if any | Security  | Credit Rating | Asset Classification |
|----------------|-------------------|--|--|---|---------------|----------------------|
| Indian Bank    | 10.00             | 10.00  | On Demand  | Secured by way of pari pasu charge to the extent of 1.10x on standard Loan receivable & Investment receivables of the company | CRISIL A1+    | Standard             |
| ICICI Bank     | 5.00              | 5.00   | On demand  | Secured by way of pari pasu charge to the extent of 1.10x on standard Loan receivable & Investment receivables of the company | CRISIL A1+    | Standard             |
| <b>TOTAL</b>   | <b>15.00</b>      | <b>15.00</b>                                     |  |   |               |                      |

(b) **Details of outstanding unsecured loan facilities:***(Rs. in Crores)*

| Lender's name  | Type of Facility | Amount Sanctioned | Principal Amount outstanding as on June 30, 2024 | Repayment date/ Schedule | Credit Rating, if applicable |
|--|------------------|-------------------|--|--------------------------|------------------------------|
| Tyger Capital Private Limited (formerly Adani Capital Private Limited) | ICD              | 150               | 120  | At Maturity              | NA                           |

(c) **Details of outstanding non-convertible securities in the following format:**(i) **Unsecured non-convertible securities**

| Series of NCS | ISIN | Tenor/ Period of Maturity | Coupon | Amount Outstanding (Rs. In lakhs) | Date of Allotment | Redemption Date/ Schedule | Credit Rating |
|---------------|------|---------------------------|--------|-----------------------------------|-------------------|---------------------------|---------------|
| Nil           |      |                           |        |                                   |                   |                           |               |

(ii) **Secured Non-convertible securities**

| Series of NCS | ISIN | Tenor/ Period of Maturity | Coupon Rate | Amount Outstanding (Rs. In lakhs) | Date of Allotment | Redemption Date/ Schedule | Credit Rating | Security |
|---------------|------|---------------------------|-------------|-----------------------------------|-------------------|---------------------------|---------------|----------|
| Nil           |      |                           |             |                                   |                   |                           |               |          |

(d) **Details of commercial paper issuances as at the end of the last quarter in the following format:**

| Series of NCS | ISIN | Tenor/ Period of Maturity | Coupon | Amount Outstanding (Rs. In lakhs) | Date of Allotment | Redemption Date/ Schedule | Credit Rating | Secured/ Unsecured | Security | Other details viz. details of Issuing and paying agent, details of credit Rating agencies |
|---------------|------|---------------------------|--------|-----------------------------------|-------------------|---------------------------|---------------|--------------------|----------|---|
| Nil           |      |                           |        |                                   |                   |                           |               |                    |          |   |

**(e) List of top ten holders of non-convertible securities in terms of value (on a cumulative basis):**

| Sr. No. | Name of holders | Category of Holders | Face Value of Holding | Amount (Rs. in Crores) | Holding as a % of total non-convertible securities of the Issuer |
|---------|-----------------|---------------------|-----------------------|------------------------|--|
| NA      |                 |                     |                       |                        |  |

**(f) List of top ten holders of commercial papers in terms of value (on a cumulative basis):**

| Sr. No. | Name of Holders | Category of Holders | Face Value of holding | Holding as a % of total commercial paper outstanding of the Issuer |
|---------|-----------------|---------------------|-----------------------|--|
| NA      |                 |                     |                       |  |

**(g) Details of the bank fund based facilities/ rest of the borrowing (if any, including hybrid debt like Foreign Currency Convertible Bonds (FCCB), Optionally Convertible Debentures/ Preference Shares) from financial institutions or financial creditors:**

| Name of the parties (in case of facility)/ Name of Instrument | Type of facility/ instrument | Amount sanctioned/ issued | Principal amount outstanding | Date of Repayment/ schedule | Credit Rating | Secured/ Unsecured | Security |
|---|------------------------------|---------------------------|------------------------------|-----------------------------|---------------|--------------------|----------|
| NA  |                              |                           |                              |                             |               |                    |          |

**4.10 The amount of corporate guarantee or letter of comfort issued by the issuer along with name of the counterparty (like name of the subsidiary, joint venture entity, group company, etc.) on behalf of whom it has been issued, contingent liability including debt service reserve account guarantees/ any put option etc. (Details of any outstanding borrowings taken/ debt securities issued for consideration other than cash). This information shall be disclosed whether such borrowing/ debt securities have been taken/ issued: (i) in whole or part, (ii) at a premium or discount, or (iii) in pursuance of an option or not.**

The Issuer has not issued any corporate guarantee or any letter of comfort on behalf of any party.

**4.11 Where the issuer is a Non-Banking Finance Company or Housing Finance Company the disclosures on Asset Liability Management (ALM) shall be provided for the latest audited financials:**



|    |  |
|----|--|
| 1. | <b>Details with regard to lending done out of the issue proceeds of earlier issuances of debt securities (whether public issue or private placement) by the Issuer</b>   |
|    | <p>(i) Lending Policy (containing overview of origination, risk management, monitoring and collections):</p> <p>Refer to <b>Annexure III</b> hereto</p> <p>(ii) Classification of Loans given to associate or entities/persons related to Board, Key Managerial Personnel and Senior management, promoters, others, etc:</p> <p>Refer to <b>Annexure III</b> hereto</p> <p>(iii) Classification of loans given, according to type of loans, denomination of loan outstanding by loan to value, sectors, denomination of loans outstanding by ticket size, geographical classification of borrowers, maturity profile, etc.:</p> <p>Refer to <b>Annexure III</b> hereto</p> <p>(iv) Aggregated exposure to top 20 borrowers with respect to the concentration of advances, exposures to be disclosed in the manner as prescribed by RBI in its stipulations on Corporate Governance for NBFCs or HFCs, from time to time:</p> <p>Refer to <b>Annexure III</b> hereto</p> <p>(v) Details of loans, overdue and classified as non performing assets (NPA) in accordance with RBI stipulations:</p> <p>Refer to <b>Annexure III</b> hereto</p> |
| 2. | <p>Details of borrowings granted by the Issuer</p> <p>(i) Portfolio Summary with regards to industries / sectors to which borrowings have been granted by HFC:</p> <p>Refer to <b>Annexure III</b> hereto</p> <p>(ii) Quantum and percentage of Secured vs. Unsecured borrowings granted by HFCs:</p> <p>Refer to <b>Annexure III</b> hereto</p>   |
| 3. | <p>Details of change in shareholding</p> <p>(i) Any change in promoters' shareholding in the Issuer during preceding financial year beyond the threshold prescribed by Reserve Bank of India from time to time:</p> <p>Refer to <b>Annexure III</b> hereto</p>   |
| 4. | Disclosure of Assets under management  |

|    |  |
|----|--|
|    | (i) Segment wise break up and Type of loans:<br>Refer to <b>Annexure III</b> hereto  |
| 5. | Details of borrowers<br><br>(i) Geographical location wise:<br>Refer to <b>Annexure III</b> hereto   |
| 6. | Details of Gross NPA<br><br>(i) Segment wise<br>Refer to <b>Annexure III</b> hereto  |
| 7. | Details of Assets and Liabilities<br><br>(ii) Residual maturity profile wise into several bucket:<br>Refer to <b>Annexure III</b> hereto   |
| 8. | Additional details of loans made by issuer where it is a Housing Finance Company<br><br>For the segment wise details of loans made by the Company, refer to <b>Annexure III</b> hereto |
| 9. | Disclosure of latest ALM statements to stock exchange<br><br>Refer to <b>Annexure III</b> hereto   |

**4.12 Details of all default/s and/or delay in payments of interest and principal of any kind of term loans, debt securities, commercial paper (including technical delay) and other financial indebtedness including corporate guarantee or letters of comfort issued by the company, in the preceding three years and the current financial year.**

Nil

**4.13 Any material event/ development or change having implications on the financials/credit quality (e.g., Any material regulatory proceedings against the Issuer/promoters, litigations resulting in material liabilities, corporate restructuring event etc) at the time of issue which may affect the issue or the investor's decision to invest / continue to invest in the non convertible securities / commercial paper.**

Nil

**4.14 Any litigation or legal action pending or taken against the promoter of the company by a Government Department or a statutory body or a regulatory body during the three years immediately preceding the year of the issue of General Information Document against the promoter of the Company:**

Please refer to **Annexure IV** of this General Information Document.

**4.15 Details of default and non payment of statutory dues the preceding three financial years and current financial year:**

Nil

**4.16 Details of pending litigation involving the Issuer, promoter, director, subsidiaries, group companies or any other person, whose outcome could have material adverse effect on the financial position of the Issuer, which may affect the Issue or the investor's decision to invest / continue to invest in the debt securities and/ or non-convertible redeemable preference shares.**

There are certain pending litigation proceedings involving the Issuer in relation to the recovery in ordinary course of business of a HFC along with cross proceedings, the outcome of which will not have a material adverse effect on the financial position of the Issuer, which may affect the Issue or the Investor's decision to invest / continue to invest in the debt securities.

**4.17 Details of acts of material frauds committed against the issuer in the preceding three financial years and current financial year, if any, and if so, the action taken by the issuer.**

Please refer to **Annexure V** of this General Information Document.

**4.18 Details of pending proceedings initiated against the issuer for economic offences, if any.**

Nil

**4.19 Related party transactions entered during the preceding three financial years and current financial year with regard to loans made or, guarantees given or securities provided.**

Please refer to **Annexure I** of this General Information Document.

**4.20 The issue document shall not include a statement purporting to be made by an expert unless the expert is a person who is not, and has not been, engaged or interested in the formation or promotion or management, of the company and has given his written consent to the issue of the issue document and has not withdrawn such consent before the delivery of a copy of the issue document to the Registrar (as applicable) for registration and a statement to that effect shall be included in the issue document.**

Not applicable

**4.21 In case the issuer is a Non-Banking Finance Company (NBFC) and the objects of the issue entail loan to any entity who is a 'group company' then disclosures shall be made in the following format:**

As specified in the respective Key Information Document.

**4.22 In order to allow investors to better assess the issue, the following additional disclosures shall be made by the issuer in the issue documents:**

- (i) A portfolio summary with regard to industries/sectors to which borrowings have been granted by NBFCs

Please refer to **Annexure III** hereto

- (ii) Quantum and percentage of secured vis-à-vis unsecured borrowings granted by NBFCs

Please refer to **Annexure III** hereto

- (iii) Any change in promoters' holdings in NBFCs during the preceding financial year beyond the threshold specified by the Reserve Bank of India from time to time.

Please refer to **Annexure III** hereto

**4.23 Consent of directors, auditors, bankers to issue, trustees, solicitors or advocates to the issue, legal advisors to the issue, lead managers to the issue, Registrar to the Issue, and lenders (if required, as per the terms of the agreement) and experts:**

As specified in the respective Key Information Document.

**4.24 Names of the Debentures Trustees shall be mentioned with statement to the effect that debenture trustee(s) has given its consent for appointment along with the copy of the consent letter from the debenture trustee:**

The Debenture Trustee for the respective Debentures to be issued in terms of Key Information Document is more particularly specified in the respective Key Information Document and the consent for appointment along with the copy of the consent letter from the debenture trustee is annexed to the respective Key Information Document.

**4.25 Credit rating, rating letter, rating rationale and press release:**

As specified in the respective Key Information Document.

**4.26 If the security is backed by a guarantee or letter of comfort or any other document / letter with similar intent, a copy of the same shall be disclosed. In case such document does not contain detailed payment structure (procedure of invocation of guarantee and receipt of payment by the investor along with timelines), the same shall be disclosed in the offer document.**

As specified in the respective Key Information Document.

**4.27 Consent Letter from the Debenture Trustee**

As provided in the respective Key Information Document.

**4.28 Disclosure of Cash flow with date of interest/dividend/ redemption payment as per day count convention**

- A. The day count convention for dates on which the payments in relation to the non-convertible securities which need to be made, should be disclosed:

As specified in the respective Key Information Document.

- B. Procedure and time schedule for allotment and issue of securities should be disclosed:

As specified in the respective Key Information Document.

- C. Cash flows emanating from the non-convertible securities shall be mentioned in the offer document, by way of an illustration:

As specified in the respective Key Information Document.

**4.29 Undertakings by the Issuer:**

- A. Investors are advised to read the risk factors carefully before taking an investment decision in this Issue. For taking an investment decision, investors must rely on their own examination of the issuer and the offer including the risks involved. The securities have not been recommended or approved by any regulatory authority in India, including the Securities and Exchange Board of India (SEBI) nor does SEBI guarantee the accuracy or adequacy of this document. Specific attention of investors is invited to the statement of 'Risk factors' given under the section 'Risk Factor'.
- B. The Issuer, having made all reasonable inquiries, accepts responsibility for, and confirms that this General Information Document contains all information with regard to the Issuer and the Issue, that the information contained in this General Information Document is true and correct in all material aspects and is not misleading in any material respect, that the opinions and intentions expressed herein are honestly held and that there are no other facts, the omission of which make this document as a whole or any of such information or the expression of any such opinions or intentions misleading in any material respect.
- C. The Issuer has no side letter with any debt securities holder except the one(s) disclosed in the General Information Document and the Key Information Document. Any covenants later added shall be disclosed on the stock exchange website where the debt is listed.
- D. With respect to Debentures that may be issued in terms of this General Information Document read with the relevant Key Information Document and that are proposed to be secured in nature, the assets on which the charge or security will be created to meet the 100% security cover or higher security cover is free from any encumbrances and in case the assets are encumbered, the permissions or consent to create any further charge on the assets will be obtained from the existing creditors to whom the assets are charged, prior to creation of the charge.
- E. The necessary documents including the debenture trust deed (including documents for creation of the charge, wherever applicable) has been/will be executed within the time frame prescribed in the

relevant regulations/Act/rules etc. and the same would be uploaded on the website of the designated stock exchange, where such securities have been proposed to be listed;

**4.30 Names of all the recognized stock exchanges where the debt securities are proposed to be listed clearly indicating the designated stock exchange and the details of their in-principle approval for listing obtained from these stock exchange(s):**

The NCDs are proposed to be listed on the debt segment of the BSE. Please refer to **Annexure X** of this General Information Document for the copy of the in-principle approval issued by BSE in relation to the issuance of Debentures.

**4.31 Risk Factors:**

Please refer to Section 3 of this General Information Document along with the risk factors set out in the respective Key Information Document for details.

**4.32 Other details:**

**(a) DRR Creation:**

If applicable, the Company shall at all times (till the time that the relevant Debentures are redeemed) maintain the Debenture Redemption Reserve in accordance with the Applicable Law and also in terms thereof ensure that at least 15% of the monies required to be paid out to the holders of the Debentures in a particular financial year are kept in specified investments (as stipulated under Rule 18(7)(b)(vi) of Companies (Share Capital and Debentures) Rules, 2014) on or prior to April 30 of that financial year.

As per the Companies (Share Capital and Debentures) Rules, 2014 as amended by the Companies (Share Capital and Debentures) Amendment Rules, 2019, Debenture Redemption Reserve is not required to be created for issue of privately placed debentures by housing finance companies.

The Company also undertakes that, if there are any further guidelines formulated (or modified or revised) by the Central Government or any other authority in respect of creation of Debenture Redemption Reserve the Company shall abide by such guidelines.

**(b) A statement containing particulars of the dates of and parties to all material contracts and agreements involving financial obligations of the Issuer:**

By the very nature of its business, the Company is involved in a large number of transactions involving financial obligations and therefore it may not be possible to furnish details of all material contracts/ agreements/ documents involving financial obligations of the Company. However, the contracts/ agreements/ documents listed below which are or may be deemed to be material (not being contracts entered into in the ordinary course of the business carried on by the Issuer) in connection with the Issue:

1. Memorandum and Articles of Association of the Company as amended from time to time.
2. Resolution of the Board of Directors passed at its meeting held on May 23, 2024, authorizing the raising of the funds by way of borrowings and issue non-convertible debentures on a private

- placement basis up to an aggregate limit of Rs. 2000,00,00,000/- (Rupees Two Thousand crore only) (including issuance of non-convertible debentures upto Rs. 500,00,00,000/- (Rupees Five Hundred Crores only).
3. Resolution of the duly constituted committee of directors of the Company approving, inter-alia, the issue and allotment of relevant non-convertible debentures.
  4. Resolution passed by the shareholders of the Company on May 23, 2024, authorising the Board of Directors to raise funds by way of borrowings and to offer, issue and allot Rated Listed Non-Convertible Debentures, in one or more series/tranches, aggregating up to Rs. 2000,00,00,000/- (Rupees Two Thousand crores only) (including issuance of non-convertible debentures upto Rs. 500,00,00,000/- (Rupees Five Hundred Crores only) on private placement basis, on such terms and conditions as the Board of Directors of the Company may, from time to time, determine in the best interests of the Company.
  5. Draft Credit Rating Rationales from Rating Agency, assigning the credit rating to the Debentures.
  6. Consent letter issued by debenture trustee to act as the debenture trustee with respect to the issue of relevant Debentures to be issued in terms of the respective Key Information Documents. and for inclusion of its name in the form and context in which it appears in this General Information Document / Key Information Document.

Certified true copies of the above documents are available for inspection at the Registered / Corporate Office of the Company until the date of closure of the Issue.

**(c) Issue / instrument specific regulations:**

The issue of Debentures and Commercial Papers in terms of this General Information Document and the respective Key Information Documents is being made in conformity with the applicable provisions of the Companies Act, 2013, the SEBI Regulations, and the Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021 issued by RBI vide circular number RBI/2020-21/73 DOR.FIN.HFC.CC.No.120 /03.10.136/2020-21, Operational Guidelines for Commercial Paper issued by Fixed Income Money Market and Derivatives Association of India (FIMMDA) dated March 31, 2020, Master Direction - Reserve Bank of India (Commercial Paper and Non-Convertible Debentures of original or initial maturity upto one year) Directions, 2024 and other applicable laws and regulations as may be amended or supplemented from time to time

**(d) Default in Payments**

As specified in the Key Information Document.

**(e) Delay in Listing**

In case of delay in listing of the Debentures beyond 3 (Three) Business Days from the Issue Closing Date, the Issuer will make payment to the Debenture Holders of penal interest at the rate of 1% (One Percent) per annum on the outstanding principal amount of the Debentures over and above the Coupon rate for the period commencing from the Deemed Date of Allotment till the date the Debentures are listed on the BSE.

**(f) Delay in allotment of Securities:**

Under the terms of the Companies Act, 2013, a company making an offer or invitation shall allot its securities within 60 (Sixty) days from the date of receipt of the application money for such securities and if the company is not able to allot the securities within that period, it shall repay the application money to the subscribers within 15 (Fifteen) days from the expiry of 60 (Sixty) days and if the company fails to repay the application money within the aforesaid period, it shall be liable to repay that money with interest at the rate of 2% (Two percent) per annum from the expiry of the 60th (Sixtieth) day.

**(g) Application process:**

The application process for the Issue is as provided in Section 6 of this General Information Document.

**(h) Disclosure prescribed under PAS -4 of Companies (Prospectus and Allotment of Securities) Rules, 2014 but not contained in this schedule, if any:**

As set out in Section 5 of this General Information Document

**(i) Project Details: gestation period of the project; extent of progress made in the project; deadlines for completion of the project; the summary of the project appraisal report (if any), schedule of implementation of the project:**

As specified in the Key Information Document.

**4.33 Other matters and reports to be submitted:**

- (a) If the proceeds, or any part of the proceeds, of the issue of the debt securities/non-convertible redeemable preference shares are or is to be applied directly or indirectly: (i) in the purchase of any business; or (ii) in the purchase of an interest in any business and by reason of that purchase, or anything to be done in consequence thereof, or in connection therewith, the company shall become entitled to an interest in either the capital or profits and losses or both, in such business exceeding fifty per cent. Thereof, a report made by a chartered accountant (who shall be named in the issue document) upon – A. the profits or losses of the business for each of the three financial years immediately preceding the date of the issue document; and B. the assets and liabilities of the business as on the latest date to which the accounts of the business were made up, being a date not more than one hundred and twenty days before the date of issue of the issue document.

Not Applicable



If the proceeds, or any part of the proceeds, of the issue of the debt securities are or is to be applied in purchase or acquisition of any immovable property including indirect acquisition of immovable property for which advances have been paid to third parties, disclosures regarding: (i) the names, addresses, descriptions and occupations of the vendors; (ii) the amount paid or payable in cash, to the vendor and where there is more than one vendor, or the company is a sub-purchaser, the amount so paid or payable to each vendor, specifying separately the amount, if any, paid or payable for goodwill; (iii) the nature of the title or interest in such property proposed to be acquired by the company; and (iv) the particulars of every transaction relating to the property completed within the two preceding years, in which any vendor of the property or any person who is or was at the time of the transaction, a promoter or a director or proposed director of the company, had any interest, direct or indirect, specifying the date of the transaction and the name of such promoter, director or proposed director and stating the amount payable by or to such vendor, promoter, director or proposed director in respect of the transaction: Provided that if the number of vendors is more than five, then the disclosures as required above shall be on an aggregated basis, specifying the immovable property being acquired on a contiguous basis with mention of the location/total area and the number of vendors from whom it is being acquired and the aggregate value being paid. Details of minimum amount, the maximum amount and the average amount paid/ payable should also be disclosed for each immovable property.

Not Applicable

- (b) If: (i) the proceeds, or any part of the proceeds, of the issue of the debt securities/non-convertible redeemable preference shares are or are to be applied directly or indirectly and in any manner resulting in the acquisition by the company of shares in any other body corporate; and (ii) by reason of that acquisition or anything to be done in consequence thereof or in connection therewith, that body corporate shall become a subsidiary of the company, a report shall be made by a Chartered Accountant (who shall be named in the issue document) upon – A. the profits or losses of the other body corporate for each of the three financial years immediately preceding the issue of the issue document; and B. the assets and liabilities of the other body corporate as on the latest date to which its accounts were made up.

Not Applicable

- (c) The broad lending and borrowing policy including summary of the key terms and conditions of the term loans such as re-scheduling, prepayment, penalty, default; and where such lending or borrowing is between the issuer and its subsidiaries or associates, matters relating to terms and conditions of the term loans including re-scheduling, prepayment, penalty, default shall be disclosed.

Please refer to **Annexure III** of this General Information Document.

- (d) The aggregate number of securities of the issuer company and its subsidiary companies purchased or sold by the promoter group, and by the directors of the company which is a promoter of the issuer company, and by the directors of the issuer company and their relatives, within six months immediately preceding the date of filing the issue document with the Registrar of Companies, shall be disclosed.

TCPL entered into a share purchase agreement dated July 20, 2023 to acquire 100% of the share capital of the Issuer from Adani Finserve Private Limited. The transaction completed, and

shareholding changed on March 27, 2024 post receiving regulatory approval and as on date the Issuer is a wholly owned subsidiary of TCPL.

- (e) Reference to the relevant page number of the audit report which sets out the details of the related party transactions entered during the three financial years immediately preceding the issue of issue document.

s

| <b>Audited Financials</b>  | <b>Page no.</b>                           |
|----------------------------|---|
| Audited Financials of FY24 | Schedule 38 of audited financials of FY24 |
| Audited Financials of FY23 | Schedule 37 of audited financials of FY23 |
| Audited Financials of FY22 | Schedule 36 of audited financials of FY22 |

- (f) The summary of reservations or qualifications or adverse remarks of auditors in the three financial years immediately preceding the year of issue of issue document, and of their impact on the financial statements and financial position of the company, and the corrective steps taken and proposed to be taken by the company for each of the said reservations or qualifications or adverse remarks.

Please refer to paragraph 4 under Section 5 of this General Information Document.

- (g) The details of:

- (i) any inquiry, inspections or investigations initiated or conducted under the securities laws or Companies Act, 2013 (18 of 2013) or any previous companies law:

Please refer to paragraph 4 under Section 5 of this General Information Document.

- (ii) prosecutions filed, if any (whether pending or not):

Please refer to paragraph 4 under Section 5 of this General Information Document.

- (iii) fines imposed or offences compounded, in the three years immediately preceding the year of issue of issue document in the case of the issuer being a company and all of its subsidiaries:

Please refer to paragraph 4 under Section 5 of this General Information Document.

- (h) The details of acts of material frauds committed against the issuer in the preceding three financial years and current financial year, if any, and actions taken by the issuer.

Please refer to paragraph 4.17 of Section 4 of this General Information Document.

#### **4.34 Issue Details**

**Summary Table**

|   |   |
|---|---|
| <b>Security Name</b>  | As specified in the respective Key Information Document   |
| <b>Issuer</b>   | Tyger Home Finance Private Limited (formerly known as Adani Housing Finance Private Limited)  |
| <b>Type of Instrument</b>   | As specified in the respective Key Information Document   |
| <b>Nature of Instrument</b>   | As specified in the respective Key Information Document   |
| <b>Seniority</b>  | As specified in the respective Key Information Document   |
| <b>Mode of Issue</b>  | Private placement   |
| <b>Eligible Investors</b>   | As specified in the respective Key Information Document   |
| <b>Listing (name of stock Exchange(s) where it will be listed and timeline for listing)</b>                               | <p>a. The NCDs are proposed to be listed on the WDM of the BSE. The NCDs shall be listed within 3 (Three) Business Days from the Issue Closing Date.</p> <p>b. The Issuer shall ensure that the Debentures continue to be listed on the wholesale debt market segment of the BSE.</p> <p>c. In the event there is any delay in listing of the Debentures beyond the Listing Period, the Issuer will pay to the Debenture Holders, a penal interest of 1% (One Percent) p.a. over the applicable Coupon Rate from the Deemed Date of Allotment until the listing of the Debentures is completed.</p> |
| <b>Rating of the Instrument</b>   | As specified in the respective Key Information Document   |
| <b>Issue Size</b>   | As specified in the respective Key Information Document   |
| <b>Minimum Subscription</b>   | As specified in the respective Key Information Document   |
| <b>Option to retain oversubscription (Amount)</b>   | As specified in the respective Key Information Document   |
| <b>Objects of the Issue / Purpose for which here is requirement of funds</b>  | As specified in the respective Key Information Document   |
| <b>In case the issuer is an NBFC and the objects of the issue entail loan to any entity who is a 'group company' then</b> | As specified in the respective Key Information Document   |

|  |   |
|--|---|
| <b>disclosures shall be made in the following format:</b>  |   |
| <b>Interest Rate Parameter</b>   | As specified in the respective Key Information Document |
| <b>Bid Opening Date and Bid Closing Date</b>   | As specified in the respective Key Information Document |
| <b>Minimum Bid Lot</b>   | As specified in the respective Key Information Document |
| <b>Manner of bidding</b>   | As specified in the respective Key Information Document |
| <b>Manner of Allotment</b>   | As specified in the respective Key Information Document |
| <b>Manner of Settlement in the Issue</b>   | As specified in the respective Key Information Document |
| <b>Settlement cycle</b>  | As specified in the respective Key Information Document |
|  |   |
| <b>Details of the utilization of the Proceeds</b>  | As specified in the respective Key Information Document |
| <b>Coupon Rate</b>   | As specified in the respective Key Information Document |
| <b>Step Up/ Step Down Coupon Rate</b>  | As specified in the respective Key Information Document |
| <b>Coupon Payment Frequency</b>  | As specified in the respective Key Information Document |
| <b>Coupon Payment Date</b>   | As specified in the respective Key Information Document |
| <b>Coupon Type (Fixed, floating or other structure)</b>  | As specified in the respective Key Information Document |
| <b>Coupon Reset Process (including rates, spread, effective date, interest rate cap and floor etc.</b> | As specified in the respective Key Information Document |
| <b>Day Count Basis</b>   | As specified in the respective Key Information Document |
| <b>Interest on Application Money</b>   | As specified in the respective Key Information Document |
| <b>Default Interest Rate</b>   | As specified in the respective Key Information Document |
| <b>Tenure</b>  | As specified in the respective Key Information Document |
| <b>Redemption Date</b>   | As specified in the respective Key Information Document |
| <b>Redemption Amount</b>   | As specified in the respective Key Information Document |
| <b>Redemption Premium / Discount</b>   | As specified in the respective Key Information Document |
| <b>Issue Price</b>   | As specified in the respective Key Information Document |
| <b>Discount at which security is issued and the effective yield</b>                                    | As specified in the respective Key Information Document |

|  |   |
|--|---|
| <b>as a result of such discount</b>  |   |
| <b>Premium / Discount at which security is redeemed and the effective yield as a result of such premium/discount</b> | As specified in the respective Key Information Document |
| <b>Put Option</b>  | As specified in the respective Key Information Document |
| <b>Put option date</b>   | As specified in the respective Key Information Document |
| <b>Put option price (Timelines by which the investor need to intimate Issuer before exercising the put)</b>          | As specified in the respective Key Information Document |
| <b>Put notification time</b>   | As specified in the respective Key Information Document |
| <b>Call Option</b>   | As specified in the respective Key Information Document |
| <b>Call option date</b>  | As specified in the respective Key Information Document |
| <b>Call option price</b>   | As specified in the respective Key Information Document |
| <b>Call notification time (Timelines by which the Issuer need to intimate investor before exercising the call)</b>   | As specified in the respective Key Information Document |
| <b>Face Value</b>  | As specified in the respective Key Information Document |
| <b>Minimum Application and in multiples of thereafter</b>  | As specified in the respective Key Information Document |
| <b>Issue Timing</b>  | As specified in the respective Key Information Document |
| <b>Issue Opening Date</b>  | As specified in the respective Key Information Document |
| <b>Issue Closing Date:</b>   | As specified in the respective Key Information Document |
| <b>Date of earliest closing of the Issue, if any.</b>  | As specified in the respective Key Information Document |
| <b>Pay-in Date:</b>  | As specified in the respective Key Information Document |
| <b>Deemed Date of Allotment:</b>   | As specified in the respective Key Information Document |
| <b>Issuance mode of the Instrument</b>   | Demat only  |
| <b>Trading mode of the Instrument</b>  | Demat only  |
| <b>Settlement mode of the Instrument</b>   | As specified in the respective Key Information Document |
| <b>Depositories</b>  | NSDL and / or CDSL                                      |

Date: August 06, 2024

(This General Information Document is neither a prospectus nor a statement in lieu of a prospectus)

|   |               |   |
|---|---------------|---|
| <b>Business Convention/Effect Holidays</b>  | <b>Day of</b> | As specified in the respective Key Information Document   |
| <b>Record Date</b>  |               | As specified in the respective Key Information Document   |
| <b>All covenants of the issue (including side letters, accelerated payment clause, etc.)</b>  |               | As specified in the respective Key Information Document   |
| <b>Description regarding Security (where applicable) including type of security (movable/immovable/tangible etc.), type of charge (pledge/hypothecation/ mortgage etc.), date of creation of security/ likely date of creation of security, minimum security cover, revaluation, replacement of security, interest to the debenture holder over and above the coupon rate as specified in the Trust Deed and disclosed in the Offer Document/ Information Memorandum.</b> |               | As specified in the respective Key Information Document   |
| <b>Transaction Documents</b>  |               | Shall mean this General Information Document, the respective Key Information Document and such other transaction documents as specified in the respective Key Information Document. |
| <b>Conditions Precedent to Disbursement</b>   |               | As specified in the respective Key Information Document   |
| <b>Conditions Subsequent to Disbursement</b>  |               | As specified in the respective Key Information Document   |
| <b>Events of Default (including manner of voting/conditions of joining Inter Creditor Agreement)</b>  |               | As specified in the respective Key Information Document   |

|  |   |
|--|---|
| <b>Consequences of Events of Default</b>   | As specified in the respective Key Information Document   |
| <b>Creation of recovery expense fund</b>   | The Issuer shall create a recovery expense fund in accordance with the applicable SEBI regulations and inform the Debenture Trustee of the same. The recovery expense fund shall be utilised in such manner and for such purposes as is more particularly provided under the said Regulations and Applicable Law. |
| <b>Conditions for breach of covenants (as specified in Debenture Trust Deed)</b> | As specified in the respective Key Information Document   |
| <b>Provisions related to Cross Default Clause</b>                                | As specified in the respective Key Information Document   |
| <b>Role and Responsibilities of Debenture Trustee</b>                            | As specified in the respective Key Information Document   |
| <b>Risk factors pertaining to the issue</b>                                      | Please refer to Section 3 of this General Information Document read with the risk factors set out in the respective Key Information Document.   |
| <b>Governing Law and Jurisdiction</b>  | As specified in the respective Key Information Document   |

**Notes:**

1. *If there is any change in Coupon Rate pursuant to any event including elapse of certain time period or downgrade in rating, then such new Coupon Rate and events which lead to such change should be disclosed.*
2. *The procedure used to decide the dates on which the payment can be made and adjusting payment dates in response to days when payment can't be made due to any reason like sudden bank holiday etc., should be laid down.*
3. *The list of documents which has been executed or will be executed in connection with the issue and subscription of debt securities shall be annexed.*
4. *While the debt securities which are proposed to be secured will be secured to the extent of 100% of the amount of principal and interest or as per the terms of respective Key Information Document, in favour of debenture trustee, it is the duty of the debenture trustee to monitor that the security is maintained.*
5. *The penal interest rates mentioned above as payable by the Issuer are independent of each other.*

6. *The Issuer shall provide granular disclosures in their Key information Document, with regards to the "Object of the Issue" including the percentage of the issue proceeds earmarked for each of the "object of the issue".*
7. *In the event of any conflict between the terms set out herein and the Debenture Trust Deed, the terms of the Debenture Trust Deed shall prevail.*

#### **4.35 Key Terms in relation to Debenture Trustee**

- (a) **Terms and conditions of Debenture Trustee Agreement including fees charged by Debenture Trustee and details of security to be created**

As specified in the respective Key Information Document.

- (b) **Terms and process of carrying out due diligence by the Debenture Trustee**

As specified in the respective Key Information Document.

#### **ADDITIONAL DISCLOSURES APPLICABLE FOR TIER II BONDS**

*Please note that the relevant disclosures for Tier II Bonds along with any additional disclosures to be made under the SEBI Regulations, the EBP Guidelines, the Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021 issued by RBI vide circular number RBI/2020-21/73 DOR.FIN.HFC.CC.No.120 /03.10.136/2020-21 and or under any other applicable law in relation to Tier II Bonds shall be made in the relevant Key Information Document.*

#### **ADDITIONAL DISCLOSURES APPLICABLE FOR COMMERCIAL PAPERS**

*Please note that the disclosures mentioned below shall only be applicable for the Commercial Papers proposed to be issued in terms of the General Information Document and the relevant Key Information Document and the disclosures below are merely indicative in nature and not intended to be an exhaustive list of all the disclosures required to be made in accordance with applicable law. The relevant disclosures for the items listed below along with any additional disclosures to be made under the SEBI Regulations, the EBP Guidelines, Master Direction - Reserve Bank of India (Commercial Paper and Non- Convertible Debentures of original or initial maturity upto one year) Directions, 2024, FIMMDA Regulations, the Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021 issued by RBI vide circular number RBI/2020-21/73 DOR.FIN.HFC.CC.No.120 /03.10.136/2020-21 and or under any other applicable law in relation to the Commercial Papers shall be made in the relevant Key Information Document.*

1. **Details of current tranche including ISIN, amount, date of issue, maturity, all credit ratings including unaccepted ratings, date of rating, name of credit rating agency, its validity period, declaration that the rating is valid as at the date of issuance and listing, details of issuing and paying agent and other conditions, if any.**

As per the relevant Key Information Document.



2. **Commercial Paper borrowing limit, supporting board resolution for Commercial Paper borrowing, details of Commercial Paper issued during the last 2 years.**

As per the relevant Key Information Document.

3. **End-use of funds.**

|  |   |
|--|---|
| End-use of Funds   | As per the relevant Key Information Document. |
| Credit support/ enhancement (if any)                               | As per the relevant Key Information Document. |
| Details of instrument, amount, guarantor company                   | As per the relevant Key Information Document. |
| Copy of the executed guarantee                                     | As per the relevant Key Information Document. |
| Net worth of the guarantor company                                 | As per the relevant Key Information Document. |
| Names of companies to which guarantor has issued similar guarantee | As per the relevant Key Information Document. |
| Extent of the guarantee offered by the guarantor company           | As per the relevant Key Information Document. |
| Conditions under which the guarantee will be invoked               | As per the relevant Key Information Document. |

## SECTION 5: DISCLOSURES UNDER COMPANIES ACT

### FORM NO. PAS – 4

#### PRIVATE PLACEMENT OFFER LETTER

(Pursuant to Section 42 and Rule 14(1) of Companies (Prospectus and Allotment of Securities) Rules, 2014)

#### 1. GENERAL INFORMATION

- (i) **Name, address, website (if any) and other contact details of the company indicating both registered office and corporate office:**

**Name of the Company:** Tyger Home Finance Private Limited (formerly known as Adani Housing Finance Private Limited)

**Website:** www.tygerhomefinance.in

**Contact Details:** +91 22 6241 1258

**Contact Person:** Mr. Viral Shah

**Email:** viral.shah@tyger.in

**Registered office of the Company:**

**Tyger Home Finance Private Limited (formerly known as Adani Housing Finance Private Limited)**

801, Shikhar Complex, Shrimali Society, Navrangpura Ahmedabad 380009, Gujarat, India,

Tel: 022 6241 1258

Fax: - NA

**Corporate Office of the Company:**

1004/5, 10th Floor, C-Wing, One BKC, C-66, G- Block, Bandra Kurla Complex, Bandra East, Mumbai 400 051, Maharashtra, India

Tel: 022 6241 1258

Fax: - NA

- (ii) **Date of Incorporation of the Company:** September 05, 2017. Our Company was incorporated as a private limited company under the provisions of the Companies Act, 2013.
- (iii) **Business carried on by the company and its subsidiaries with the details of branches or units, if any;**

Please refer to Para 4.1 of Section 4 of this General Information Document.

**(iv) Brief particulars of the management of the company;**

| Name            | Age      | Designation                               | Education     | Total Experience | Previous Employer                               |
|-----------------|----------|---|---------------|------------------|---|
| Rakesh Sharma   | 46 years | Chief Executive Officer – Housing Finance | Post Graduate | 25 years         | Aavas, IIFL, ICICI Home, Citi                   |
| Milind Deshmukh | 49 years | Credit Head – Housing                     | Graduate      | 25 years         | JM Financials Home Loans, Motilal Oswal Housing |

**Brief Profiles of Directors**

| Name of the Director       | Designation          | Date of Birth | PAN No     | DIN             | Address  |
|----------------------------|----------------------|---------------|------------|-----------------|--|
| Mr. Gaurav Gupta           | Director             | 06-05-1975    | ACWPG3039K | 01669109        | 601, Avinash Apt, Union Park, Pali Hill Khar West Mumbai 400052  |
| Mr. Amlendra Prasad Saxena | Independent Director | 18-06-1958    | AAOPS1685F | <u>06964564</u> | D-12, Sector 52, Noida, Gautam Budha Nagar, Uttar Pradesh- 201301  |
| Mr. Anuj Mehra             | Independent Director | 03-09-1960    | ABGPM7199F | <u>02712119</u> | F2104, Ashok Gardens, T.J Road, Sewree, Mumbai-400015  |
| Mr. Sarit Ranjan Chopra    | Additional Director  | 28.10.1971    | ABCPC5617Q | 06639274        | 10/F, Yuen Ming Building, 13 Caine Road, Mid-Levels, Hong Kong.  |
| Ms. Suruchi Nangia         | Additional Director  | 03.06.1983    | AEDPN1896E | 07901622        | 1901/1902 Tower B, Dr. Babasaheb Ambedkar Road, Next to ITC Grand Central Hotel, Parel East, Mumbai, Maharashtra- 400012 |

|                    |                     |            |            |          |   |
|--------------------|---------------------|------------|------------|----------|---|
| Mr. Chong Kah Khen | Additional Director | 07.11.1974 | DDMPC5537C | 10485536 | 8/F Block 30, Baguio Villa, 550 Victoria Road, Pokfulam, Hong Kong. |
|--------------------|---------------------|------------|------------|----------|---|

| Name and age                           | Designation          | Brief Profile   |
|--|----------------------|---|
| Mr. Gaurav Rakesh Gupta<br>47 Years    | Director             | <ul style="list-style-type: none"> <li>Over 23 years of IB, corporate finance and advisory experience having advised Indian and International clients on domestic and cross border M&amp;A, Capital Market and fund raising transactions</li> <li>Possesses deep insights in sectors such as power, infrastructure, ports, telecom, financial services etc. and has been involved in consummation of transactions over US\$ 10bn in volume</li> <li>Ex-MD &amp; India Head, Macquarie Capital: Proven business builder – was instrumental in building the I-banking practice of Macquarie in India; Macquarie ranked #3 M&amp;A advisor &amp; #1 infrastructure advisor for 2015 under his leadership</li> </ul> <p>Completed Chartered Accountancy in 1996</p>   |
| Mr. Amlendra Prasad Saxena<br>66 years | Independent Director | <ul style="list-style-type: none"> <li>Mr. Saxena has retired as GM in June 2018 from National Housing Bank after serving 29 years in different capacities at various functional levels in Regulation and supervision of HFCs, Risk Management, Compliance, Refinance, Accounts, Audit &amp; Taxation.</li> <li>He has Contributed in the areas of the review of Policy and Directions relating to Regulation and Supervision of HFCs, Product and Development of Refinance Schemes of NHB, Risk Management and Development of NHB's transition into ERP Platform. Prior to NHB, he has worked in National Statistics Office for more than 6 years as on office of Indian Statistical Service. He is Ex-Board member of CERSAI as nominee Director of NHB and Board member of Akme Star Housing Finance Ltd. Currently runs own advisory and consultancy services firms in relation to regulatory compliance of HFCs/NBFCs. He holds MBA degree from FMS Delhi and M. Sc statistics from University of Lucknow</li> </ul> |
| Mr. Anuj Mehra<br>63 years             | Independent Director | <ul style="list-style-type: none"> <li>With a well-rounded experience across functional areas and over 26 years of experience in the Financial Services Sector, Mr. Mehra began his journey with Mahindra Rural Housing Finance Limited as the Chief Executive</li> </ul>   |

|                                |                     |   |
|--------------------------------|---------------------|---|
|                                |                     | <p>Officer in 2007 as CEO till 2012 and as an Managing Director till 2021.</p> <ul style="list-style-type: none"> <li>In his earlier assignments, Mr. Mehra has headed western region for centurion bank (1999-2002) prior to that from 1996 to 1999, he was responsible for fixed deposit mobilization, leasing and hire purchase at 20th Century Finance Ltd. He has also headed the western region for ITC Classic Finance Ltd from 1991-1995.</li> <li>Mr. Mehra Holds a B.A. Hons. (Economics) from Delhi University, Mr. Mehra completed his post-graduation from Indian Institute of Management in Ahmedabad in 1982.</li> </ul>                           |
| Mr. Sarit Chopra<br>52 Years   | Additional Director | <ul style="list-style-type: none"> <li>Mr. Sarit Chopra is representative from Bain Capital. He joined Bain Capital in 2015. He is a Partner and Head of Special Situations, Asia.</li> <li>Prior joining Bain Capital, Mr. Chopra worked at Standard Chartered Bank for 12 years focused on special situations investing across Asia. He also worked at KPMG.</li> <li>Mr. Chopra received a Bachelor of Arts (Honours) in Economics from Delhi University and trained as a Chartered Accountant at KPMG in India.</li> </ul>  |
| Ms. Suruchi Nangia<br>41 years | Additional Director | <ul style="list-style-type: none"> <li>Ms. Suruchi Nangia is representative from Bain Capital. Ms. Nangia joined Bain Capital in 2019. She is a Managing Director based in Bain Capital's Mumbai office. Previously, Ms. Nangia was at Apollo and its India dedicated fund AION Capital, where she was responsible for private equity, special situations and credit investments in India.</li> <li>Prior to Apollo, she was with KKR's structured credit investing team in India. She began her career at Goldman Sachs in London.</li> <li>Ms. Nangia received a B.E. from BITS Pilani and an M.B.A. from Indian Institute of Management, Bangalore.</li> </ul> |
| Mr. Chong Kah Khen<br>49 Years | Additional Director | <ul style="list-style-type: none"> <li>Mr. Chong Kah Khen is representative from Bain Capital. Mr. Chong joined Bain Capital in 2018. He is a Partner and heads the Special Situations Portfolio Group in Asia Pacific,</li> </ul>  |

|  |  |   |
|--|--|---|
|  |  | <p>working actively with companies across the region and building value creation capabilities.</p> <ul style="list-style-type: none"> <li>• Prior to his current role, Mr. Chong was a member of the Asia Pacific Private Equity team and led the Portfolio Group in China.</li> <li>• Prior to joining Bain Capital, Mr. Chong was Business Unit President at AB InBev APAC (Budweiser Brewing Company APAC) and led different business entities. Previously, Mr. Chong was a Partner at Bain &amp; Company, where he focused on business transformations and M&amp;A/integration across China, Southeast Asia and Australia.</li> <li>• Mr. Chong received an MBA from The Wharton School at University of Pennsylvania and a MEng in Chemical Engineering from Imperial College London.</li> </ul> |
|--|--|---|

### **Relationship with other Directors**

Nil

No relatives of the Directors have been appointed to an office or place of profit of the Company

### **Shareholding of Directors**

As per the provisions of the Memorandum of Association and Articles of Association, the Directors are not required to hold any qualification shares.

Details of the shares held in the Company by the Directors, as on June 30, 2024:

None of the Directors have any shareholding in the Company except 1 (one) share held by Mr. Gaurav Gupta as a nominee of the holding company.

### **Debenture/ Subordinated Debt/ PDI holding of directors:**

Details of secured redeemable non-convertible debentures of the Company held by the Directors as on June 30, 2024:

None of the Directors of the Company hold any secured redeemable non-convertible debentures of the Company.

Details of PDIs of the Company held by the Directors as on June 30, 2024 are as follows:

None of the Directors of the Company hold any secured redeemable non-convertible debentures of the Company.

Details of the key management personnel of the Company and their profile:

| Name and age                | Designation             | Brief Profile   |
|-----------------------------|-------------------------|---|
| Mr. Rakesh Sharma, 47 years | Chief Executive Officer | <ul style="list-style-type: none"> <li>• Over 25 years of experience in NBFC space with vintage of over 6 years in Tyger Home Finance Private Limited.</li> <li>• Previous experience in Aavas Housing Finance, IIFL, ICICI Home Finance</li> </ul> |

**(v) Names, addresses, Director Identification Number (DIN) and occupations of the Directors:**

Please refer to paragraph 4.6 of Section 4 of this General Information Document.

**(vi) Management's perception of risk factors:**

Please refer to Section 3 of this General Information Document along with the risk factors set out in the respective Key Information Document.

**(vii) Details of default, if any, including therein the amount involved, duration of default and present status, in repayment of –**

(a) Statutory dues: Nil

(b) Debentures and interest thereon: Nil

(c) Deposits and interest thereon: Nil

(d) Loan from any bank or financial institution and interest thereon: Nil

**(viii) Names, designation, address and phone number, email ID of the nodal/ compliance officer of the Company, if any, for the private placement offer process:**

Name: Rakesh Sharma

Address: 1004/5, 10th Floor, C-Wing, One BKC, C-66, G-Block, Bandra Kurla Complex, Bandra East, Mumbai 400 051

Tel: +91 22 6241 1258

Fax: - NA

Email: rakesh.sharma@tyger.in

**(ix) Registrar to the Issue: Link Intime India Private Limited**

(x) **Valuation Agency:** As specified in the respective Key Information Document.

(xi) **Auditors:** MBD & Co LLP

(xii) **Any Default in Annual filing of the Company under the companies Act, 2013 or the rules made there under:**

Nil

## 2. PARTICULARS OF OFFER:

|  |  |
|--|--|
| <b>Financial position of the Company for the last 3 financial years</b>  | As per <b>Annexure II</b> hereto   |
| <b>Date of passing of Board Resolution</b>   | Date of Board Resolution: May 23, 2024. A copy of the said board resolution is annexed herewith and marked as <b>Annexure VII</b> hereto.<br><br>Date of resolution passed by the board of directors or any committee of the board of directors of the Issuer <i>inter alia</i> authorizing the issue and allotment of relevant non-convertible debentures on a private placement:<br><br>As specified in the respective Key Information Document. |
| <b>Date of passing of resolution in general meeting, authorizing the offer of securities</b>   | Shareholders' resolution passed under Section 71 and Section 42 of the Act dated May 23, 2024; and<br><br>A copy of the said shareholders resolution (under Section 42 of the Act) is annexed herewith and marked as <b>Annexure VII</b> hereto.   |
| <b>Kind of securities offered (i.e. whether share or debentures) and class of security; the total number of shares or other securities to be issued.</b> | As specified in the respective Key Information Document.   |
| <b>Price at which the security is being offered, including premium if any, along with justification of the price</b>                                     | As specified in the respective Key Information Document.   |
| <b>Name and address of the valuer who performed valuation of the security offered, and basis on which the price has</b>                                  | As specified in the respective Key Information Document.   |



|  |  |
|--|--|
| <b>been arrived at along with report of the registered valuer</b>  |  |
| <b>Relevant date with reference to which the price has been arrived at</b>   | As specified in the respective Key Information Document.   |
| <b>The class or classes of persons to whom the allotment is proposed to be made</b>  | Please refer to paragraph 4.32 of Section 4 of this General Information Document.  |
| <b>Intention of promoters, directors or key managerial personnel to subscribe to the offer (applicable in case they intend to subscribe to the offer)</b>                            | As specified in the respective Key Information Document.   |
| <b>The proposed time within which the allotment shall be completed</b>   | As specified in the respective Key Information Document.   |
| <b>The names of the proposed allottees and the percentage of post private placement capital that may be held by them</b>   | As specified in the respective Key Information Document.   |
| <b>The change in control, if any, in the company that would occur consequent to the private placement</b>  | As specified in the respective Key Information Document.   |
| <b>The number of persons to whom allotment on preferential basis/ private placement/ rights issue has already been made during the year, in terms of securities as well as price</b> | <p>Preferential basis: Nil<br/> Number of person: Nil<br/> No. of securities: Nil<br/> Price: Nil</p> <p>Private placement: (Issue of Debentures)<br/> Number of person: Nil<br/> No. of securities: Nil<br/> Price: Rs. Nil and Rs. Nil</p> <p>Rights issue: Nil<br/> Number of person: Nil<br/> No. of securities: Nil<br/> Price: Nil</p> |
| <b>The justification for the allotment proposed to be made for consideration other than cash together with valuation report of the registered valuer</b>                             | As specified in the respective Key Information Document.   |
| <b>Amount, which the Company intends to raise by way of proposed offer of securities</b>   | As specified in the respective Key Information Document.   |

|  |  |  |
|--|--|--|
| <b>Terms of raising of securities:</b>   | Duration, if applicable:                                 | As specified in the respective Key Information Document. |
|  | Coupon   | As specified in the respective Key Information Document. |
|  | Mode of Payment  | As specified in the respective Key Information Document. |
|  | Mode of Repayment  | As specified in the respective Key Information Document. |
| <b>Proposed time schedule for which the Issue/private placement offer cum application Letter is valid</b>  | As specified in the respective Key Information Document. |  |
| <b>Purpose and objects of the Issue</b>  | As specified in the respective Key Information Document. |  |
| <b>Contribution being made by the Promoters or directors either as part of the offer or separately in furtherance of the object</b>  | As specified in the respective Key Information Document. |  |
| <b>Principal terms of assets charged as security</b>   | As specified in the respective Key Information Document. |  |
| <b>The details of significant and material orders passed by the Regulators, Courts and Tribunals impacting the going concern status of the Company and its future operations</b> | NA   |  |
| <b>The pre-issue and post-issue shareholding pattern of the Company in the following format:</b>   |  |  |
| Please refer to <b>Annexure IX</b> of this General Information Document.   |  |  |

3. **MODE OF PAYMENT FOR SUBSCRIPTION:** As specified in the respective Key Information Document.
4. **DISCLOSURES WITH REGARD TO INTEREST OF DIRECTORS, LITIGATION ETC.**

|  |   |
|--|---|
| <b>Any financial or other material interest of the directors, promoters or</b> | As specified in the respective Key Information Document |
|--|---|

|   |  |
|---|--|
| <p><b>key managerial personnel in the Issue and the effect of such interest in so far as it is different from the interests of other persons</b></p>  |  |
| <p><b>Details of any litigation or legal action pending or taken by any Ministry or Department of the Government or a statutory authority against any Promoter of the Company during the last 3 (three) years immediately preceding the year of the issue of this Offer Letter and any direction issued by such Ministry or Department or statutory authority upon conclusion of such litigation or legal action shall be disclosed</b></p> | <p>Please refer to <b>Annexure IV</b> of this General Information Document</p>         |
| <p><b>Remuneration of directors (during the current year and last 3 (three) financial years)</b></p>  | <p>Please refer to paragraph 4.6 of Section 4 of this General Information Document</p> |
| <p><b>Related party transactions entered during the last 3 (three) financial years immediately preceding the year of issue of this Offer Letter including with regard to loans made or, guarantees</b></p>  | <p>Please refer to <b>Annexure I</b> of this General Information Document</p>          |

|  |   |
|--|---|
| <p><b>given or securities provided</b></p>   |   |
| <p><b>Summary of reservations or qualifications or adverse remarks of auditors in the last 5 (five) financial years immediately preceding the year of issue of this Offer Letter and of their impact on the financial statements and financial position of the Company and the corrective steps taken and proposed to be taken by the Company for each of the said reservations or qualifications or adverse remark</b></p>  | <p>Please refer to <b>Annexure VI</b> of this General Information Document.</p> |
| <p><b>Details of any inquiry, inspections or investigations initiated or conducted under the Act or any previous company law in the last 3 (three) years immediately preceding the year of circulation of offer letter in the case of the Company and all of its subsidiaries. Also if there were any prosecutions filed (whether pending or not) fines imposed, compounding of offences in the last 3 (three) years immediately preceding the year of this Offer Letter and if so, section-</b></p> | <p>NA</p>   |

|   |   |
|---|---|
| <b>wise details thereof for the Company and all of its subsidiaries</b>   |   |
| <b>Details of acts of material frauds committed against the Company in the last 3 (three) years, if any, and if so, the action taken by the company</b> | Please refer to paragraph 4.17 of Section 4 of this General Information Document. |

## 5. FINANCIAL POSITION OF THE COMPANY

The capital structure of the company in the following manner in a tabular form:

| <b>The capital structure of the company in the following manner in a tabular form:</b> | Authorised Capital (in Rs.) | Issued Capital (in Rs.) | Subscribed Capital (in Rs.) | Paid Up Capital (in Rs.) |
|--|-----------------------------|-------------------------|-----------------------------|--------------------------|
| Number of equity shares  | 15,50,00,000                | 13,57,28,745            | 13,57,28,745                | 13,57,28,745             |
| Nominal amount per equity share  | 10                          | 10                      | 10                          | 10                       |
| Total amount of equity shares  | 1,55,00,00,000              | 1,35,72,87,450          | 1,35,72,87,450              | 1,35,72,87,450           |
| Number of preference shares  | Nil                         | Nil                     | Nil                         | Nil                      |
| Nominal amount per preference shares   | Nil                         | Nil                     | Nil                         | Nil                      |
| Total amount of preference shares  | Nil                         | Nil                     | Nil                         | Nil                      |

| <b>Size of the present issue</b>   | As specified in the respective Key Information Document.  |                      |                                     |  |         |                   |                      |                                     |    |            |             |       |
|--|---|----------------------|-------------------------------------|--|---------|-------------------|----------------------|-------------------------------------|----|------------|-------------|-------|
| <b>Paid-up Capital:</b><br>a. After the offer:<br><br>b. After the conversion of Convertible Instruments (if applicable)   | This issuance of Debentures will not alter the paid-up capital of the Issuer  |                      |                                     |  |         |                   |                      |                                     |    |            |             |       |
| <b>Share Premium Account:</b><br>a. Before the offer:<br>b. After the offer:   | This issuance of Debentures will not alter the Share Premium Account of the Issuer  |                      |                                     |  |         |                   |                      |                                     |    |            |             |       |
| <b>Details of the existing share capital of the Issuer in a tabular form, indicating therein with regard to each allotment, the date of allotment, the number of shares allotted, the price and the form of consideration:</b>   | Please refer to <b>Annexure VIII</b> of this General Information Document   |                      |                                     |  |         |                   |                      |                                     |    |            |             |       |
| <b>Details of the number and price at which each of the allotments were made in the last one year preceding the date of the Offer Letter separately indicating the allotments made for considerations other than cash and details of the consideration in each case.</b> | <table border="1" data-bbox="537 1241 1239 1446"> <thead> <tr> <th data-bbox="537 1241 618 1377">Sr. No.</th> <th data-bbox="618 1241 889 1377">Date of Allotment</th> <th data-bbox="889 1241 1065 1377">No. of Shares issued</th> <th data-bbox="1065 1241 1239 1377">Price per share (including premium)</th> </tr> </thead> <tbody> <tr> <td data-bbox="537 1377 618 1446">1.</td> <td data-bbox="618 1377 889 1446">27-03-2024</td> <td data-bbox="889 1377 1065 1446">6,07,28,745</td> <td data-bbox="1065 1377 1239 1446">24.70</td> </tr> </tbody> </table> |                      |                                     |  | Sr. No. | Date of Allotment | No. of Shares issued | Price per share (including premium) | 1. | 27-03-2024 | 6,07,28,745 | 24.70 |
| Sr. No.  | Date of Allotment   | No. of Shares issued | Price per share (including premium) |  |         |                   |                      |                                     |    |            |             |       |
| 1.   | 27-03-2024  | 6,07,28,745          | 24.70                               |  |         |                   |                      |                                     |    |            |             |       |

| Profits of the Company, before and after making provision for tax, for the 3 (three) financial years immediately preceding the date of circulation of this Offer Letter                   | <i>Rs. in Crores</i>                      |                 |                |                |
|---|---|-----------------|----------------|----------------|
|   | Particulars                               | March 31, 2024) | March 31, 2023 | March 31, 2022 |
|   | Profit Before Tax                         | 9.14            | 19.93          | 8.00           |
|   | Profit After Tax                          | 6.69            | 14.43          | 5.76           |
| Dividends declared by the Company in respect of the said 3 (three) financial years; interest coverage ratio for last three years (cash profit after tax plus interest paid/interest paid) | Particulars                               | March 31, 2024  | March 31, 2023 | March 31, 2022 |
|   | Dividend                                  | Nil             | Nil            | Nil            |
|   | Interest Coverage Ratio                   | 1.24            | 1.75           | 1.57           |
|   |   |                 |                |                |
| A summary of the financial position of the Company as in the 3 (three) audited balance sheets immediately preceding the date of circulation of this Offer Letter                          | Please refer to <b>Annexure II</b> hereto |                 |                |                |
| Audited Cash Flow Statement for the 3 (three) years immediately preceding the date of circulation of this Offer Letter  | Please refer to <b>Annexure II</b> hereto |                 |                |                |
| Any change in accounting policies during the last 3 (three) years and their effect on the profits and the reserves of the Company   | NA  |                 |                |                |





**PART – B**

**(To be filled by the Applicant)**

1. Name:
2. Father's Name:
3. Complete address including flat/ house number/ street, locality, pin code:
4. Phone number, if any:
5. Email id, if any:
6. PAN:
7. Bank account details:
8. Demat Account Details:
9. Tick whichever is applicable:
  - (a) The applicant is not required to obtain Government approval under the Foreign Exchange Management (Non-debt Instruments) Rules, 2019 prior to subscription of shares:
  - (b) The applicant is required to obtain Government approval under the Foreign Exchange Management (Non-debt Instruments) Rules, 2019 prior to subscription of shares and the same has been obtained, and is enclosed herewith:

Signature of the applicant

\_\_\_\_\_

Initial of the officer of the company designated to keep the record

---

Signed

**Date: [-], 2024**

**Place: [-]**

**Attachments:-**

- Copy of Board resolution:
- Copy of shareholders resolution:
- Copy of
- Optional attachments, if any.

## SECTION 6: OTHER INFORMATION AND APPLICATION PROCESS

The Debentures being offered by the Issuer by way of this General Information Document and respective Key Information Document are subject to the provisions of the Act, the Memorandum and Articles of Association of the Issuer, the terms of this General Information Document and the respective Key Information Document, Application Form and other terms and conditions as may be incorporated in the transaction documents as specified in the respective Key Information Document. Further, the application process for Commercial Papers shall be as prescribed by Operational Guidelines for Commercial Paper issued by Fixed Income Money Market and Derivatives Association of India (FIMMDA) dated March 31, 2020, Master Direction - Reserve Bank of India (Commercial Paper and Non-Convertible Debentures of original or initial maturity upto one year) Directions, 2024, as amended/ revised / replaced from time to time, SEBI Regulations and other Applicable Law and as required under the said regulations and Applicable Law be set out in the relevant Key Information Documents.

### 6.1 Mode of Transfer/Transmission of Debentures

The Debentures shall be transferable subject to the provisions of the respective Debenture Trust Deed executed for such Debentures. The Debenture(s) shall be transferred and/or transmitted in accordance with the applicable provisions of the Act and other Applicable Laws. The Debentures held in dematerialized form shall be transferred subject to and in accordance with the rules/procedures as prescribed by NSDL/CDSL and the relevant DPs of the transferor or transferee and any other Applicable Laws and rules notified in respect thereof. The normal procedure followed for transfer of securities held in dematerialized form shall be followed for transfer of these Debentures held in dematerialised form. The seller should give delivery instructions containing details of the buyer's DP account to his DP.

### 6.2 Debentures held in Dematerialised Form

The Debentures shall be held in dematerialised form and no action is required on the part of the Debenture Holder(s) for redemption purposes and the redemption proceeds will be paid by cheque/ECS/ NEFT/fund transfer/RTGS to those Debenture Holder(s) whose names appear on the list of beneficiaries maintained by the Depository(ies). The names would be as per Depository(ies) records on the record date fixed for the purpose of redemption. All such Debentures will be simultaneously redeemed through appropriate debit corporate action. If permitted, the Issuer may transfer payments required to be made in any relation by NEFT/RTGS to the bank account of the Debenture Holder(s) for redemption payments.

### 6.3 Sharing of Information

The Issuer may, at its option, but subject to Applicable Laws, use on its own, as well as exchange, share or part with any financial or other information about the Debenture Holder(s) available with the Issuer, with its subsidiaries and affiliates and other banks, financial institutions, credit bureaus, agencies, statutory bodies, as may be required and neither the Issuer nor its subsidiaries and affiliates nor their agents shall be liable for use of the aforesaid information.

### 6.4 Debenture Holder not a Shareholder

The Debenture Holder(s) shall not be entitled to any right and privileges of shareholders other than those available to them under the Act. The Debentures shall not confer upon the Debenture Holders the right to receive notice(s) or to attend and to vote at any general meeting(s) of the shareholders of the Issuer.

#### **6.5 Right to accept or reject Applications**

The Board of Directors/Committee of Directors reserves its full, unqualified and absolute right to accept or reject any application for subscription to the Debentures, in part or in full, without assigning any reason thereof.

#### **6.6 Issue Procedure**

Only Eligible Investors (as given under respective Key Information Document) may apply for the Debentures by completing the Application Form in the prescribed format in block letters in English as per the instructions contained therein. The minimum number of Debentures that can be applied for and the multiples thereof shall be set out in the Application Form. No application can be made for a fraction of a Debenture. Application forms should be duly completed in all respects and applications not completed in the said manner are liable to be rejected. The name of the applicant's bank, type of account and account number must be duly completed by the applicant. This is required for the applicant's own safety and these details will be printed on the refund orders and /or redemptions warrants.

The applicant should transfer payments required to be made in relation to the Issue by NEFT/RTGS, to the bank account as per the details mentioned in paragraph 6.10 hereinbelow.

#### **6.7 Application Procedure**

The application procedure with respect to subscribing to Debentures is more particularly set out in the respective Key Information Document.

#### **6.8 Fictitious Application**

All fictitious applications will be rejected.

#### **6.9 Basis of Allotment**

Notwithstanding anything stated elsewhere, Issuer reserves the right to accept or reject any application, in part or in full, without assigning any reason. Subject to the aforesaid, in case of over subscription, priority will be given to investors on a first come first serve basis. The investors will be required to remit the funds as well as submit the duly completed Application Form and Part - B of the Private Placement Offer Letter set out in Section 5 herein along with other necessary documents to Issuer by the Deemed Date of Allotment.

#### **6.10 Payment Instructions**

The payment instructions with respect to subscribing to Debentures is more particularly set out in the respective Key Information Documents.

#### **6.11 Eligible Investors**

This General Information Document and the contents hereof and the respective Key Information Document are restricted for only the intended recipient(s) who have been addressed directly through a communication by the Company and only such recipients are eligible to apply for the Debentures. The categories of investors eligible to subscribe to the Debentures will be identified in the relevant Key Information Document.

Note: Each of eligible investor(s) is required to check and comply with extant rules/regulations/ guidelines, etc. governing or regulating their investments as issued by their respective regulatory authorities, and the Company is not, in any way, directly or indirectly, responsible for any statutory or regulatory breaches by any investor, neither is the Company required to check or confirm the same.

**SECTION 7: DECLARATION**

The Company and each of the directors of the Company hereby confirm and declare that:

- a. the Company has complied with the provisions of Securities Contracts (Regulation) Act, 1956 (42 of 1956) and the Securities and Exchange Board of India Act, 1992 (15 of 1992), Companies Act, 2013 (18 of 2013) and the rules and regulations made thereunder;
- b. the compliance with the Acts and the rules and regulations does not imply that payment of dividend or interest or repayment of non-convertible securities, is guaranteed by the Central Government;
- c. the monies received under the Issue shall be used only for the purposes and objects indicated in this General Information Document and the Key Information Document;
- d. whatever is stated in this form and in the attachments thereto is true, correct and complete and no information material to the subject matter of this form has been suppressed or concealed and is as per the original records maintained by the promoters subscribing to the Memorandum of Association and Articles of Association;

I am authorized by the board of directors of the Company *vide* resolution number 23 dated May 23, 2024, to sign this form and declare that all the requirements of Companies Act, 2013 and the rules made thereunder in respect of the subject matter of this form and matters incidental thereto have been complied with. Whatever is stated in this form and in the attachments thereto is true, correct and complete and no information material to the subject matter of this General Information Document has been suppressed or concealed and is as per the original records maintained by the Promoter subscribing to the Memorandum of Association and Articles of Association.

It is further declared and verified that all the required attachments have been completely, correctly and legibly attached to this form.

The Issuer also declares that all the relevant provisions in the regulations/guideline issued by SEBI and other Applicable Laws have been complied with and no statement made in this General Information Document is contrary to the provisions of Companies Act, 2013 (18 of 2013), the Securities Contracts (Regulation) Act, 1956 (42 of 1956) and the Securities and Exchange Board of India Act, 1992 (15 of 1992) and the rules and regulations made thereunder and other Applicable Laws, as the case may be. The information contained in this General Information Document is as applicable to privately placed debt securities and subject to the information available with the Issuer. The extent of disclosures made in the General Information Document is consistent with disclosures permitted by regulatory authorities to the issue of securities made by the companies in the past.

**For Tyger Home Finance Private Limited (formerly known as Adani Housing Finance Private Limited)**

Authorised Signatory

Name: Rakesh Sharma

Title: Chief Executive Officer & Compliance Officer

**ANNEXURE I: RELATED PARTY TRANSACTIONS**

| <b>Name of Related Parties by whom control is exercised</b> |  |
|---|--|
| Ultimate controlling entity                                 | BCC Atlantis I Pte. Ltd. (w.e.f. March 27, 2024)<br>S.B. Adani Family Trust (SBAFT) (till March 26, 2024)  |
| Ultimate holding company                                    | BCC Atlantis II Pte. Ltd. (w.e.f. March 27, 2024)<br>Adani Properties Private Limited (till March 26, 2024)  |
| Holding company   | Adani Capital Private Limited (w.e.f. March 27, 2024)<br>Adani Finserve Private Limited (till March 26, 2024)  |
| Subsidiary company  | Adani Housing Finance Private Limited (w.e.f. March 27, 2024)  |
| Fellow subsidiary company                                   | Adani Capital Private Limited (till March 26, 2024)<br>Adani Special Situations Private Limited (till March 26, 2024)<br>Adani Digital Services Private Limited (till March 26, 2024)  |
| Enterprise under common control                             | Adani Digital Labs Private Limited (till March 26, 2024)<br>Adani Foundation (till March 26, 2024)   |
| Key management personnel                                    | Mr. Sagar R. Adani (Director) (till March 26, 2024)<br>Mr. Sarit Chopra (Director) (w.e.f. March 27, 2024)<br>Ms. Suruchi Nangia (Director) (w.e.f. March 27, 2024)<br>Mr. Chong Kah Khen (Director) (w.e.f. March 27, 2024)<br>Mr. Gaurav Gupta (Director)<br>Mr. Rakesh Sharma (CEO)<br>Mr. Manish Singh Payal (Company Secretary) (till April 03, 2024)<br>Mr. Mayank Jain (Company Secretary) (till July 12, 2021) |

| <b>Particulars (Rs in Millions)</b>        | <b>As at March 31, 2024</b> | <b>As at March 31, 2023</b> | <b>As at March 31, 2022</b> |
|--|-----------------------------|-----------------------------|-----------------------------|
| <b><u>Current account transactions</u></b> |                             |                             |                             |
| <b>Inter-corporate deposits received:</b>  |                             |                             |                             |
| Adani Capital Private Limited              | 2500.00                     | -                           | -                           |
| Adani Finserve Private Limited             | 389.00                      | 150.00                      | 57.50                       |
| Adani Special Situations Private Limited   | 89.50                       | -                           | -                           |
| Adani Digital Services Private Limited     | 240.50                      | -                           | -                           |
|  |                             |                             |                             |
| <b>Inter-corporate deposits repaid:</b>    |                             |                             |                             |
| Adani Capital Private Limited              | 1250.00                     | -                           | -                           |

|  |         |        |        |
|--|---------|--------|--------|
| Adani Finserve Private Limited   | 389.00  | 150.00 | 57.50  |
| Adani Special Situations Private Limited   | 89.50   | -      | -      |
| Adani Digital Services Private Limited   | 240.50  | -      | -      |
|  |         |        |        |
| <b>Interest on inter-corporate deposits paid:</b>  |         |        |        |
| Adani Capital Private Limited  | 46.14   | -      | -      |
| Adani Finserve Private Limited   | 3.11    | 0.69   | 0.03   |
| Adani Special Situations Private Limited   | 0.60    | -      | -      |
| Adani Digital Services Private Limited   | 1.58    | -      | -      |
|  |         |        |        |
| <b>Issue of Equity Shares including premium:</b>   |         |        |        |
| Adani Capital Private Limited  | 1500.00 | -      | -      |
|  |         |        |        |
| <b>Direct Assignment of Loan Portfolio (Transfer of Loan Pool)</b>                         |         |        |        |
| Adani Capital Private Limited  | 326.60  | -      | -      |
|  |         |        |        |
| <b>Service Fees Income for Direct Assignment of Loan Portfolio (Transfer of Loan Pool)</b> |         |        |        |
| Adani Capital Private Limited  | 0.11    | -      | -      |
|  |         |        |        |
| <b>Purchase of Credit-Impaired Loan Portfolio</b>  |         |        |        |
| Adani Capital Private Limited  | 39.83   | -      | -      |
|  |         |        |        |
| <b>Reimbursement of expenses:</b>  |         |        |        |
| Adani Capital Private Limited  | 95.14   | 89.67  | 61.78  |
|  |         |        |        |
| <b>Other Expenses:</b>   |         |        |        |
| Adani Foundation   | 2.26    | 0.50   | -      |
| Adani Digital Labs Private Limited   | 0.73    | 0.50   | -      |
|  |         |        |        |
| <b>Other receivables / (payables):</b>   |         |        |        |
| Adani Capital Private Limited  | 2.61    | 0.25   | (0.06) |
|  |         |        |        |
| <b>Remuneration:</b>   |         |        |        |
| Mr. Rakesh Sharma  | 14.28   | 9.34   | 7.59   |
| Mr. Manish Singh Payal   | 2.09    | 1.94   | 0.99   |
| Mr. Mayank Jain  | -       | -      | 0.53   |



**ANNEXURE II: FINANCIAL POSITION OF THE COMPANY**

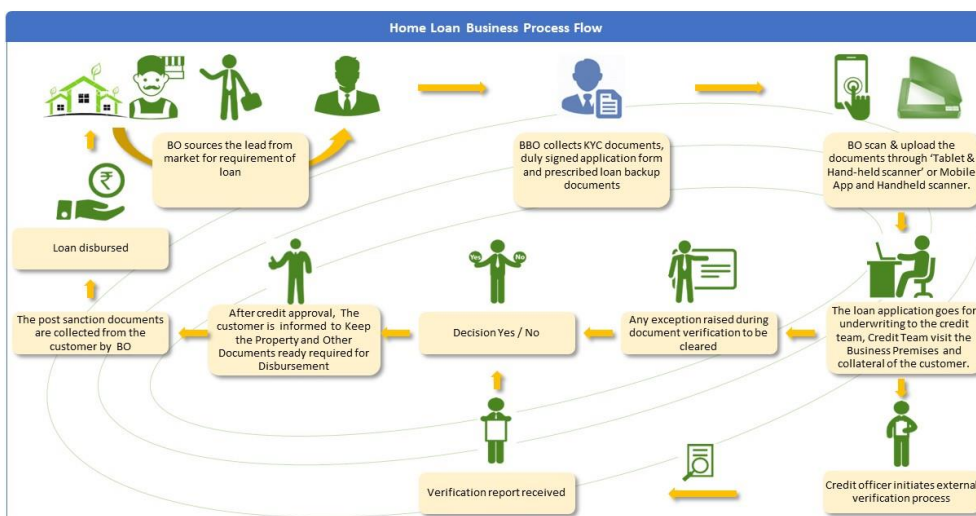
*[ATTACHED SEPARATELY]*

## ANNEXURE III: DISCLOSURES ON ASSET LIABILITY MANAGEMENT

### (i) Lending Policy

#### Sourcing Process

#### Application Submission



#### Overview of Process Flow

##### Lead Generation

Leads will be generated by Tyger Home Finance Private Limited (formerly known as Adani Housing Finance Private Limited) (THFPL) through various channels:

- Associates / Channel Partners
- Direct marketing activities, Advertisement, calling, local marketing activities
- Online Financial Service Portals for lead generation
- References from Existing Customers / employees
- Direct Walk-in customers
- Strategic tie-ups
- Lead Generation app- Any person can submit leads to us. Post evaluation by the call-centre team on appropriateness, the short-listed cases are assigned to the concerned Relationship Managers (RM) through the platform. Progress on the leads including conversion are tracked frequently

##### Process Flow- Steps:

1. Loans are originated by THFPL's RM through various channels as mentioned above.
2. Based on KYC documents received at the time of lead, quick bureau check of the customer is carried out.

|   |   |
|---|---|
|   | <ol style="list-style-type: none"> <li>3. Based on the satisfactory Bureau check of the customer, field investigation is being carried out by RM wherein a detailed understanding of the customer profile is being obtained i.e. land/property verification, loan requirement, asset deployment, income assessment, reference check and other parameters.</li> <li>4. BE logs in the case through tablet on the customized Loan Origination System (LOS) along with required documents (i.e. application form, KYC and other income documents as per specific scheme). RM completes the loan origination related activities on his tablet</li> <li>5. The case is then submitted to Area Sales Manager (ASM)/Branch Manager (BM) for tele-verification (“TVR”) with the customer, he shall verify and assess the profile of the customer as submitted by RM.</li> <li>6. Post satisfactory verification of the customer profile by Sales team, the case is then recommended to credit for approval.</li> <li>7. Area Credit Manager reviews the entire case and verify loan application, income/expenses and viability of proposal, Credit Bureau check, Risk Control Unit check</li> <li>8. BCM visits business / office location of the customer for personal discussion (PD). BCM also visits residence and property being purchased.</li> <li>9. Legal and Technical verification are done to ensure that every proposal is independently appraised.</li> <li>10. Credit sanction decision is given based on satisfactory credit assessment and in accordance with credit authorization matrix.</li> <li>11. Post sanction of loan, documents are uploaded by BE in the system and then submitted to Operations (“Ops”) for their review</li> <li>12. Post checking by Ops, the customer is onboarded in the system</li> <li>13. Once the customer is onboarded, Ops sends the disbursement request to F&amp;A</li> <li>14. Post Disbursement, F&amp;A provides payment details to Ops and the same is disbursed in Loan Management System (LMS)</li> </ol> <p>The entire process right from origination, credit underwriting and disbursement is completely system driven.</p> |
| <p><b>Credit Monitoring Post disbursement</b></p> | <ul style="list-style-type: none"> <li>• Provide Early Warning Signals (EWS) - Monitor key risk indicators – DPD bucket, external event, geographical concentration</li> <li>• Root cause analysis (RCA) for Early Delinquency &amp; Infant Delinquency</li> <li>• Post Disbursement Documentation Monitoring</li> <li>• Investigation and post disbursement asset verification by RCU team on sample basis</li> </ul> <p>Scrub analysis at the portfolio level for delinquency in other loan taken by borrower</p>   |

**Collection System and Methodology:**

The Business team is responsible for collections for the initial 12 months of the loans, this is to ensure that the portfolio quality is maintained and reflects on their performance. The Collection team is responsible for cases post 12 months seasoning as well as any cases that may fall in 60+ DPD bucket during these initial 12 months. Every branch is supported by dedicated collection team comprises of Collection Executive, Senior Collection executive / Collection manager.

We have a collection management system in place where allocation to the collection executives is done through app. We have online receipting system. All our collections are done banking channel (NACH/PDC). In case of bounce customer needs to pay in cash/UPI/NEFT/through our application.

Lot of emphasis is being placed on collections and in educating the customer about the importance of timely payments and using electronic payment options (NACH, UPI etc.) versus traditional methods, cheques and cash.

We leverage on technology to provide timely reminders to the customers via email, sms and our call center.

| <b>Time Bucket</b>              | <b>Activity</b>   |
|---------------------------------|---|
| Pre-NACH Awareness Calling      | <ul style="list-style-type: none"> <li>SMS and Call information sent to customer one week/one day before presentation date through call center so that customer account is adequately funded.</li> </ul>  |
| Monitoring of early delinquency | <ul style="list-style-type: none"> <li>BM &amp; CM to visit and counsel the customer to regularize payment</li> <li>ASM and ACM to visit such customers on sample basis to understand the reason and take corrective actions wherever necessary</li> </ul>  |
| Bucket X (1-30) DPD             | <ul style="list-style-type: none"> <li>Cases are allocated to the Call Center/Business Executive (RM for less than 12 MOB)/Collection Executive to follow up with customer to immediately remit installment plus applicable penalty or deposit by way of cash /DD /NEFT/UPI at the branch</li> </ul>  |
| Bucket - 31-60DPD               | <ul style="list-style-type: none"> <li>Higher bucket cases are allocated to senior collection executives</li> <li>Dunning cum Demand letter to be issued to customer</li> </ul>   |
| Bucket - 61-90DPD               | <ul style="list-style-type: none"> <li>Demand cum inspection notice to be issued to customer</li> <li>Initiate Legal action under Section 138 and Arbitration after issuance of LRN</li> </ul>  |
| Bucket – 90+DPD                 | <ul style="list-style-type: none"> <li>Loan Recall Notice (LRN)</li> <li>Asset repossession process <ul style="list-style-type: none"> <li>Asset remarketing process</li> <li>Intimation to customer on sale of asset / notice for recoverable amount</li> </ul> </li> <li>Arbitration Proceedings &amp; recovery under SARFAESI could be initiated in cases -under Sec 13 (2), Sec 14 on all NPA cases.</li> </ul> |
| Loss on Sale - Recovery         | <ul style="list-style-type: none"> <li>Legal team follow these cases for loss recovery</li> </ul>   |

(ii) *A portfolio summary with regard to industries/ sectors to which borrowings have been made:**(R. in crores)*

| Sectors                | As on 31st March 2024 |
|------------------------|-----------------------|
| Home Loans             | 734.44                |
| Loans against property | 304.08                |
| <b>Total AUM</b>       | <b>1,038.52</b>       |

(iii) *NPA exposures of the issuer for the last three financial years (both gross and net exposures) and provisioning made for the same as per the last audited financial statements of the issuer:*

| Particulars       | As on 31st March 2024 | As on 31st March 2023 | As on 31st March 2022 |
|-------------------|-----------------------|-----------------------|-----------------------|
| Gross NPA         | 11.57                 | 6.53                  | 3.68                  |
| Provision for NPA | 2.91                  | 2.53                  | 1.67                  |
| Net NPA           | 8.66                  | 3.99                  | 2.02                  |

(iv) *Quantum and percentage of secured vis-à-vis unsecured borrowings made:**(R. in crores)*

| Type of Borrowings      | Amount        | Percentage  |
|-------------------------|---------------|-------------|
| Secured                 | 439.25        | 100%        |
| Unsecured               | 0.00          | 0%          |
| <b>Total Borrowings</b> | <b>439.25</b> | <b>100%</b> |

(v) *Any change in promoters' holdings during the last financial year beyond the threshold, as prescribed by RBI:*

TCPL entered into a share purchase agreement dated July 20, 2023 to acquire 100% of the share capital of the Issuer from Adani Finserve Private Limited. The transaction completed, and shareholding changed on March 27, 2024 post receiving regulatory approval and as on date the Issuer is a wholly owned subsidiary of TCPL.

(vi) *Classification of loans/ advances given to associates, entities/ person relating to board, senior management, promoters, others, etc:*

Nil

- (vii) *Classification of loans/ advances given, according to Types of loans, denomination of loan outstanding by loan to value, sectors, denomination of loans outstanding by ticket size, geographical classification of borrowers, maturity profile etc:*

***Type of Loans:***

The loans given by the Company as on March 31, 2024 is as follows:

(Rs. in Crores)

| Type of Loans                                | Amount          |
|--|-----------------|
| Secured                                      | 1,038.52        |
| Unsecured                                    | 0.00            |
| <b>Total assets under management (AUM) *</b> | <b>1,038.52</b> |

\* Assets under Management includes the gross total loan assets and interest accrued on loans before provision for impairment and is net of unamortized processing fee

***Denomination of loans outstanding by LTV as on March 31, 2024\*:***

| Sr. No. | Ticket Size              | Percentage of AUM |
|---------|--------------------------|-------------------|
| 1       | Upto 40%                 | 16%               |
| 2       | 40-50%                   | 12%               |
| 3       | 50-60%                   | 17%               |
| 4       | 60-70%                   | 17%               |
| 5       | 70-80%                   | 21%               |
| 6       | 80-90%                   | 17%               |
| 7       | > 90%                    | 0%                |
| 8       | AUM not eligible for LTV | 0%                |
|         | <b>Total</b>             | <b>100%</b>       |

\*LTV at the time of origination

***Sectoral Exposure***

The sectoral exposure of loans given by the Company as on **March 31, 2024** is as follows:

| Sr. No   | Segment- wise breakup of AUM                                  | Percentage of AUM |
|----------|---|-------------------|
| <b>1</b> | <b>Retail</b>   |                   |
| A        | Mortgages (home loans and loans against property)             | 100%              |
| B        | Gold loans  | 0%                |
| C        | Vehicle Finance   | 0%                |
| D        | MFI   | 0%                |
| E        | MSME  | 0%                |
| F        | Capital market funding (loans against shares, margin funding) | 0%                |

|          |                                       |             |
|----------|---------------------------------------|-------------|
| G        | Others                                | 0%          |
| <b>2</b> | <b>Wholesale</b>                      |             |
| A        | Infrastructure                        | 0%          |
| B        | Real estate (including builder loans) | 0%          |
| C        | Promoter funding                      | 0%          |
| D        | Any other sector (as applicable)      | 0%          |
| E        | Others                                | 0%          |
|          | <b>Total</b>                          | <b>100%</b> |

***Denomination of loans outstanding by ticket size as on March 31, 2024\*:***

| Sr. No. | Ticket Size            | Percentage of AUM |
|---------|------------------------|-------------------|
| 1       | Up to ₹ 2 lakh         | 0%                |
| 2       | ₹ 2-5 lakh             | 6%                |
| 3       | ₹ 5-10 lakh            | 30%               |
| 4       | ₹ 10-25 lakh           | 56%               |
| 5       | ₹ 25-50 lakh           | 8%                |
| 6       | ₹ 50 lakh - 1 crore    | 0%                |
| 7       | ₹ 1 crore -5 crore     | 0%                |
| 8       | ₹ 5 crore – 25 crore   | 0%                |
| 9       | ₹ 25 crore – 100 crore | 0%                |
| 10      | > ₹ 100 crore          | 0%                |
|         | <b>Total</b>           | <b>100%</b>       |

\* Ticket size at the time of origination

***Geographical classification of borrowers as on March 31, 2024:***

| Sr. No. | Top 5 states   | Percentage of AUM |
|---------|----------------|-------------------|
| 1       | Maharashtra    | 35%               |
| 2       | Rajasthan      | 32%               |
| 3       | Madhya Pradesh | 17%               |
| 4       | Gujarat        | 14%               |
| 5       | Andhra Pradesh | 1%                |
|         | <b>Total</b>   | <b>99%</b>        |

(viii) ***Aggregate exposure to the top 20 borrowers with respect to the concentration of advances, exposures to be disclosed in the manner as prescribed by RBI in its stipulations on Corporate Governance for NBFCs or HFCs, from time to time:***

***Aggregated exposure to top 20 borrowers with respect to concentration of advances as on March 31, 2024:***

| Particulars  | Amount (Rs. in Crores) |
|--|------------------------|
| Total Advances to twenty largest borrowers (Rs. in Crores)                       | 8.60                   |
| Percentage of Advances to twenty largest borrowers to Total Advances of the NBFC | 1.19%                  |

**Aggregated exposure to top 20 borrowers with respect to concentration of exposures as on March 31, 2024:**

| Particulars  | Amount |
|--|--------|
| Total Exposures to twenty largest borrowers/Customers (Rs. in Crores)  | 8.72   |
| Percentage of Exposures to twenty largest borrowers/Customers to Total Advances of the NBFC on borrowers/Customers | 1.15%  |

(ix) **Details of loans overdue and classified as non-performing in accordance with RBI's guidelines as on March 31, 2024:**

| Movement of gross NPA                         | Amount |
|---|--------|
| Opening gross NPA                             | 6.53   |
| - Additions during the year                   | 8.43   |
| - Reductions during the year                  | -3.39  |
| Closing balance of gross NPA                  | 11.57  |
| Movement of net NPA                           | Amount |
| Opening net NPA                               | 3.99   |
| - Additions during the year                   | 6.73   |
| - Reductions during the year                  | -2.07  |
| Closing balance of net NPA                    | 8.66   |
| Movement of provisions for NPA                | Amount |
| Opening balance                               | 2.53   |
| - Provisions made during the year             | 1.70   |
| - Write-off / write-back of excess provisions | -1.32  |
| Closing balance                               | 2.91   |

(x) **Segment-wise gross NPA**

| S. no    | Segment- wise breakup of gross NPAs               | (March'24)<br>Gross NPA (%) | (March'23)<br>Gross NPA (%) | (March'22)<br>Gross NPA (%) |
|----------|---|-----------------------------|-----------------------------|-----------------------------|
| <b>1</b> | <b>Retail</b>                                     |                             |                             |                             |
| a        | Mortgages (home loans and loans against property) | 1.61%                       | 1.43%                       | 1.09%                       |
| b        | Gold loans  | 0%                          | 0%                          | 0%                          |
| c        | Vehicle Finance                                   | 0%                          | 0%                          | 0%                          |
| d        | MFI   | 0%                          | 0%                          | 0%                          |
| e        | MSME  | 0%                          | 0%                          | 0%                          |



| S. no    | Segment- wise breakup of gross NPAs                           | (March'24)<br>Gross NPA (%) | (March'23)<br>Gross NPA (%) | (March'22)<br>Gross NPA (%) |
|----------|---|-----------------------------|-----------------------------|-----------------------------|
| f        | Capital market funding (loans against shares, margin funding) | 0%                          | 0%                          | 0%                          |
| g        | Others  | 0%                          | 0%                          | 0%                          |
| <b>2</b> | <b>Wholesale</b>  |                             |                             |                             |
| a        | Infrastructure  | 0%                          | 0%                          | 0%                          |
| b        | Real estate (including builder loans)                         | 0%                          | 0%                          | 0%                          |
| c        | Promoter funding  | 0%                          | 0%                          | 0%                          |
| d        | Any other sector (as applicable)                              | 0%                          | 0%                          | 0%                          |
| e        | Others  | 0%                          | 0%                          | 0%                          |
|          | <b>Gross NPA</b>  | 1.61%                       | 1.43%                       | 1.09%                       |

(xi) *The following table describes the standalone ALM of our Company as on March 31, 2024:*

| Particulars                  | Upto 30/31 days | Over 1 month & upto 2 month | Over 2 months & upto 3 months | Over 3 months & upto 6 months | Over 6 months & upto 1 year | Over 1 year & upto 3 year | Over 3 year & upto 5 year | Over 5 years | Total  |
|------------------------------|-----------------|-----------------------------|-------------------------------|-------------------------------|-----------------------------|---------------------------|---------------------------|--------------|--------|
| Advances                     | 13.09           | 1.45                        | 1.36                          | 4.19                          | 8.81                        | 41.73                     | 53.49                     | 596.53       | 720.66 |
| Investment                   | 0.00            | 0.00                        | 0.00                          | 0.00                          | 3.42                        | 0.01                      | 0.00                      | 6.21         | 9.64   |
| Borrowings                   | 2.16            | 5.75                        | 10.43                         | 21.22                         | 40.94                       | 254.18                    | 73.57                     | 31.00        | 439.25 |
| Foreign currency assets      | 0.00            | 0.00                        | 0.00                          | 0.00                          | 0.00                        | 0.00                      | 0.00                      | 0.00         | 0.00   |
| Foreign currency liabilities | 0.00            | 0.00                        | 0.00                          | 0.00                          | 0.00                        | 0.00                      | 0.00                      | 0.00         | 0.00   |

(xii) *Residual Maturity Profile of Assets and Liabilities (in line with the RBI format):*

| As at March 31, 2023 | Up to 30/31 days | >1 month – 2 months | >2 months – 3 months | >3 months – 6 months | >6 months – 1 year | >1 years – 3 years | >3 years – 5 years | >5 years | Total  |
|----------------------|------------------|---------------------|----------------------|----------------------|--------------------|--------------------|--------------------|----------|--------|
| Deposits             | 0.00             | 0.00                | 0.00                 | 0.00                 | 0.00               | 0.00               | 0.00               | 0.00     | 0.00   |
| Advances             | 13.09            | 1.45                | 1.36                 | 4.19                 | 8.81               | 41.73              | 53.49              | 596.53   | 720.66 |
| Investments          | 0.00             | 0.00                | 0.00                 | 0.00                 | 3.42               | 0.01               | 0.00               | 6.21     | 9.64   |
| Borrowings           | 2.16             | 5.75                | 10.43                | 21.22                | 40.94              | 254.18             | 73.57              | 31.00    | 439.25 |

| As at March 31, 2023         | Up to 30/31 days | >1 month – 2 months | >2 months – 3 months | >3 months – 6 months | >6 months – 1 year | >1 years – 3 years | >3 years – 5 years | >5 years | Total |
|------------------------------|------------------|---------------------|----------------------|----------------------|--------------------|--------------------|--------------------|----------|-------|
| Foreign Currency assets      | 0.00             | 0.00                | 0.00                 | 0.00                 | 0.00               | 0.00               | 0.00               | 0.00     | 0.00  |
| Foreign Currency liabilities | 0.00             | 0.00                | 0.00                 | 0.00                 | 0.00               | 0.00               | 0.00               | 0.00     | 0.00  |

(xiii) ***Additional details of loans made by Issuer where it is a Housing Finance Company***

*Not Applicable, Additional Information will be provided to BSE/SEBI as may be required by them.*

(xiv) ***Disclosure of latest ALM statements to stock exchange***

Since the company does not have outstanding Commercial Paper, the disclosure of latest ALM statement to stock exchanges is not applicable. However, the Company has provided the ALM statements to NHB as per applicable directions.

## **ANNEXURE IV: OUTSTANDING LITIGATION AND DEFAULTS**

NIL

## **ANNEXURE V: DETAILS OF MATERIAL FRAUDS**

NIL

**ANNEXURE VI: SUMMARY OF RESERVATION / QUALIFICATIONS / ADVERSE REMARKS  
OF AUDITORS**

NIL

**ANNEXURE VII: RESOLUTION**

**BOARD RESOLUTION**

*[ATTACHED SEPARATELY]*

**SECTION 42 SHAREHOLDERS RESOLUTION**

*[ATTACHED SEPARATELY]*

**ANNEXURE VIII: DETAILS OF THE EXISTING SHARE CAPITAL OF THE ISSUER,  
INDICATING THEREIN WITH REGARD TO EACH ALLOTMENT, THE DATE OF  
ALLOTMENT, THE NUMBER OF SHARES ALLOTTED, THE PRICE AND THE FORM OF  
CONSIDERATION**

| Sr. No. | Name of Allottees              | Date of Allotment | No of Shares        | Issue Price | Form of Consideration |
|---------|--------------------------------|-------------------|---------------------|-------------|-----------------------|
| 1       | Adani Finserve Private Limited | 05-09-2017        | 1,20,00,000         | 10          | Cash/Banking Channel  |
| 2       | Adani Finserve Private Limited | 27-12-2018        | 50,00,000           | 10          | Cash/Banking Channel  |
| 3       | Adani Finserve Private Limited | 30-03-2019        | 2,65,00,000         | 20          | Cash/Banking Channel  |
| 4       | Adani Finserve Private Limited | 18-03-2020        | 1,80,00,000         | 20          | Cash/Banking Channel  |
| 5       | Adani Finserve Private Limited | 28-07-2020        | 75,00,000           | 20          | Cash/Banking Channel  |
| 6       | Adani Finserve Private Limited | 31-03-2021        | 60,00,000           | 20          | Cash/Banking Channel  |
| 7       | Tyger Capital Private Limited  | 27-03-2024        | 6,07,28,745*        | 24.70       | Cash/Banking Channel  |
|         | <b>Total</b>                   |                   | <b>13,57,28,745</b> |             |                       |

Note: 1. All the equity shares of the Company except 1 share, which is held by the Nominee shareholder of the Holding Company are held in dematerialized form.

2. Adani Finserve Private Limited has transferred entire shares of Tyger Home Finance Private Limited i.e. 7,50,00,000 to Tyger Capital Private Limited on 27th March, 2024.

**ANNEXURE IX: PRE-ISSUE AND POST ISSUE EQUITY SHAREHOLDING OF THE COMPANY**

| <b>Sr. No.</b> | <b>Shareholding</b>  | <b>Total number of Equity share pre-issue</b> | <b>Total number of Equity share post-issue</b> |
|----------------|--|---|--|
| 1.             | Tyger Home Finance Private Limited (formerly known as Adani Housing Finance Private Limited) | 13,57,28,745                                  | 13,57,28,745                                   |
|                | <b>Total</b>   | <b>13,57,28,745</b>                           | <b>13,57,28,745</b>                            |



**ANNEXURE X: IN-PRINCIPLE APPROVAL**

*[ATTACHED SEPARATELY]*