

Date: August 08, 2024

To, BSE Limited, Phiroze Jeejeebhoy Towers, Dalal Street, Mumbai- 400001 Scrip Code: 544044	To, National Stock Exchange of India Limited, Exchange Plaza, C-1, Block G, Bandra Kurla Complex, Bandra (E), Mumbai – 400 051 NSE Symbol: INDIASHLTR
--	---

Sub: Outcome of the Board Meeting

Ref: Regulation 30, 33, 51, 52 and other applicable provisions of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (“SEBI Listing Regulations”)

Dear Sir / Madam,

Pursuant to provisions of Regulations 30, 33, 51 and 52 read with Schedule III and relevant SEBI Circulars and other applicable provisions of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (“Listing Regulations”), we would like to inform you that the Board of Directors of the Company, at their Meeting held on Thursday, August 08, 2024, which commenced at 10:00 AM and concluded at 11:45 AM have inter-alia, considered, approved, and taken on record the following:

- 1. Approval of Unaudited Standalone and Consolidated Financial Results for the quarter ended June 30, 2024:**
 - Copy of said Financial Results along with the Limited Review Reports with unmodified opinion issued by M/s. S.R. Batliboi & Associates LLP, Statutory Auditors of the Company for the quarter ended 30th June 2024.
 - Disclosures as required under Regulation 52(4) of the Listing regulations forms part of the said financial results.
 - The Security Cover Certificate as on June 30, 2024 as per Regulation 54 read with SEBI Circular No SEBI/HO/MIRSD/MIRSD_CRADT/CIR/P/2022/67 dated May 19, 2022.
- 2. To Consider and approve allotment of 38,415 Equity Shares under Employee Stock Option Plan 2017, 2021 and 2023.**

The results will be published in the newspapers in terms of Regulation 47 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. The results will also be uploaded on Company website www.indiashelter.in in compliance with Regulation 46(2) and Reg 62(1)(b) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended.

Request you to take the above information on records.

Thanking you.
Yours faithfully,

For India Shelter Finance Corporation Limited

Mukti Chaplot
Company Secretary and Chief Compliance Officer
Mem. No. 38326

India Shelter Finance Corporation Limited

Registered office – 6th Floor, Plot No 15, Institutional Area, Sector 44, Gurgaon, Haryana-122002

CIN: L65922HR1998PLC042782, Phone No +91-124-4131800

E-mail: customer.care@indiashelter.in, Website: www.indiashelter.in

Independent Auditor's Review Report on the Quarterly and Year to Date Unaudited Standalone Financial Results of the Company Pursuant to Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

Review report to
The Board of Directors
India Shelter Finance Corporation Limited
6th Floor, Plot No. 15, Sector - 44,
Institutional Area, Gurgaon, Haryana, India, 122002

1. We have reviewed the accompanying statement of unaudited standalone financial results India Shelter Finance Corporation Limited (the "Company") for the quarter ended June 30, 2024, and year to date April 01, 2024 to June 30, 2024 (the "Statement") attached herewith, being submitted by the Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations").
2. The Company's Management is responsible for the preparation of the Statement in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, (Ind AS 34) "Interim Financial Reporting" prescribed under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Listing Regulations. The Statement has been approved by the Company's Board of Directors. Our responsibility is to express a conclusion on the Statement based on our review.
3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the Statement is free of material misstatement. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.
4. Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in the aforesaid Indian Accounting Standards specified under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.
5. The comparative financial information of the Company for the quarter ended March 31, 2024, and corresponding quarter ended June 30, 2023, included in these unaudited standalone financial results were reviewed by predecessor auditor who expressed an unmodified conclusion vide their report dated May 8, 2024 and Aug 14, 2023, respectively and the financial statements of the Company for the year ended March 31, 2024 included in these financial results, were audited by predecessor auditor who expressed an unmodified opinion on May 8, 2024.

For S.R. BATLIBOI & Associates LLP
Chartered Accountants
ICAI Firm registration number: 101049W/E300004



per Amit Kabra
Partner
Membership Number: 094533
UDIN: 24094533BKEX1T4770
Place of Signature: Gurugram
Date: August 08, 2024



India Shelter Finance Corporation Limited
Registered office:- 6th Floor, Plot No 15, Sector 44, Institutional Area, Gurugram-122 002
CIN: L65922HR1998PLC042782

Unaudited statement of standalone financial results for the quarter ended 30 June 2024

(Amount in Lakhs)

Particulars	For the quarter ended			For the year ended
	30-Jun-24	31-Mar-24	30-Jun-23	31-Mar-24
	(Unaudited)	(Audited)	(Unaudited)	(Audited)
1 Revenue from operations				
(i) Interest income	20,944.79	20,525.99	15,155.54	70,158.05
(ii) Fees and commission income	1,468.91	1,045.94	826.98	3,778.94
(iii) Net gain on fair value changes	219.68	181.99	316.43	1,009.70
(iv) Net gain on derecognition of financial instruments under amortised cost category	2,493.53	1,695.51	1,878.18	7,914.76
Total revenue from operations	25,126.91	23,449.43	18,177.13	82,861.45
2 Other income	917.54	965.86	600.72	3,176.21
3 Total income(1+2)	26,044.45	24,415.29	18,777.85	86,037.66
4 Expenses				
(i) Finance costs	7,663.79	7,466.92	6,820.08	28,851.71
(ii) Impairment on financial instruments	664.27	564.85	409.87	1,917.59
(iii) Employee benefits expenses	5,290.26	4,927.21	4,143.41	17,942.88
(iv) Depreciation and amortisation	282.00	312.34	216.98	991.36
(v) Other expenses	1,364.07	1,202.26	1,113.09	4,513.09
Total expenses	15,264.39	14,473.58	12,703.43	54,216.63
5 Profit before tax (3-4)	10,780.06	9,941.71	6,074.42	31,821.03
6 Tax expense:				
(i) Current tax	2,464.09	1,964.40	1,367.22	6,967.56
(ii) Deferred tax	(17.02)	202.71	11.67	166.16
Total tax expense	2,447.07	2,167.11	1,378.89	7,133.72
7 Profit for the period (5-6)	8,332.99	7,774.60	4,695.53	24,687.31
8 Other comprehensive income				
(i) Items that will not be reclassified to profit or loss	(46.48)	23.08	-	16.29
Income tax relating to items that will not be reclassified to profit or loss	11.70	(5.81)	-	(4.10)
(ii) Items that will be reclassified to profit or loss	37.10	(349.97)	(383.13)	(691.02)
Income tax relating to Items that will be reclassified to profit or loss	(9.34)	88.08	96.43	173.92
Total other comprehensive income	(7.02)	(244.62)	(286.70)	(504.91)
9 Total comprehensive income for the period (7+8)	8,325.97	7,529.98	4,408.83	24,182.40
Paid-up equity share capital (face value of Rs. 5 per equity share)				5,352.56
Other equity as per balance sheet				2,24,405.10
10 Earnings per equity share (EPS)				
*(EPS not annualised)				
Basic (Rs.)	7.78*	7.26*	5.36*	26.24
Diluted (Rs.)	7.48*	6.98*	5.28*	25.10



India Shelter Finance Corporation Limited
Registered office:- 6th Floor, Plot no 15, Sector 44, Institutional Area, Gurugram - 122 002
CIN: L65922HR1998PLC042782

Notes:

1. These Standalone financial results for the quarter ended 30 June 2024, were reviewed by the Audit Committee and approved by the Board of Directors in their meetings held on 08 August 2024. The financial results for the quarter ended 30 June 2024 have been subjected to review by statutory auditors of the Company. The comparative financial information of the Company for the corresponding quarter ended June 30, 2023, and March 31, 2024 were reviewed/audited by the predecessor auditor T.R. Chaddha & Co. LLP.
2. These Standalone financial results for the quarter ended 30 June 2024 have been prepared in accordance with the accounting principles generally accepted in India, including the recognition and measurement principles laid down in the Ind AS, prescribed under Section 133 of the Companies Act, 2013, read with relevant rules issued thereunder, and have been presented in compliance with Regulation 33 and 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended), including relevant circulars issued by the SEBI from time to time.
3. The Company is primarily engaged in the business of housing finance within India and there is no separately reportable business or geographical segments as per the Indian Accounting Standard ('Ind AS') 108 on Operating Segments.
4. The Company has maintained at least 100% security cover on its secured listed non-convertible debentures as on 30 June 2024 by way of exclusive charge on its specific loan receivables. The proceeds of the Non-Convertible Debentures were used for the objects stated in the respective offer document.
5. Disclosure pursuant to Reserve Bank of India notification RBI/2021-22/86 DOR.STR.REC.51/21.04.048/2021-22 dated 24 September 2021:

a) Details of loans not in default transferred through assignment during the quarter ended 30 June 2024.

Particulars	Qtr ended 30th June 2024
Count of loan accounts assigned	1,768
Amount of loan account assigned	13,735.85 lakhs
Retention of beneficial economic interest (MRR)	10%
Weighted average Residual Tenure of the loans transferred	10.06 years
Weighted average holding period	0.82 years
Coverage of tangible security coverage (LTV)	45.09%
Rating wise distribution of rated loans	Unrated

b) Details of loans not in default transferred through Co-Lending during the quarter ended 30 June 2024.

Particulars	Qtr ended 30th June 2024
Count of loan accounts assigned	449
Amount of loan account assigned	5,231.70 lakhs
Retention of beneficial economic interest (MRR)	20%
Weighted average Residual Tenure of the loans transferred	10.80 years
Weighted average holding period	0.14 years
Coverage of tangible security coverage (LTV)	47.15%
Rating wise distribution of rated loans	Unrated

c) The Company has not acquired, any loan not in default during the quarter ended 30 June 2024.

d) The Company has not transferred/acquired, any stressed/non-performing loan during the quarter ended 30 June 2024.

6. During the quarter ended 30 June 2024, 1,65,658 equity shares have been allotted to employees who have exercised their options under the approved employee stock option plan.



7. The details of utilization of the IPO proceeds are as follows:

(Amount in lakhs)

Objects of the issue	IPO Proceeds (net)	Utilisation up to 30 June, 2024	Un-utilised amount as at 30 June 2024
To meet future capital requirements towards onward lending	64,000.00	*64,521.00	-
General corporate purposes	11,091.62	11,091.62	-
Estimated IPO expense**	4,908.38	4,373.88	534.50
Total	80,000.00	79,986.50	534.50

*The Company initially invested the IPO proceeds in fixed deposits and earned the interest income on the same. Utilised amount of Rs. 64,521 lakhs include the IPO proceeds amounted to Rs. 64,000 lakhs and the interest earned net of TDS amounted to Rs. 521 lakhs.

** Estimated share issue expenses parked in escrow account are getting paid to respective parties upon receipt of requisite documents.

8. Additional Information pursuant to Regulation 52(4) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 are as follows:

Particulars	As at 30 th June 2024
Net Worth	2,38,561.26 lakhs
Debt -Equity Ratio	1.55 times
Total Debts to Total Assets	0.60
Net Profit Margin (%)	32.00%
Gross NPA ratio	1.14%
Net NPA ratio	0.86%
Provision Coverage ratio on Stage 3 assets	25.08%
Outstanding redemption reserve/ Debenture redemption reserve	N.A
Outstanding redeemable preference shares	N.A
Capital redemption reserve/Debenture redemption reserve	N.A
Profit after Tax	8,332.99 lakhs
Earnings Per Share- Basic	7.78
Earnings Per Share- Diluted	7.48
Liquidity Coverage Ratio (LCR) (as per RBI guidelines)	175.42%

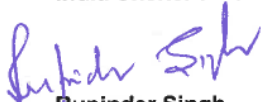
Note 1: Debt Service coverage ratio, Interest Coverage ratio, Current ratio, Operating Margin, Long term debt to working capital, Bad debts to account receivable, Current Liability, Debtors turnover, Inventory turnover ratios are not applicable to us.

Note 2: Debt-Equity Ratio = (Debt Securities+ Borrowings) / Net worth

Total Debts to Total Assets = (Debt Securities+ Borrowings) / Total Assets

Provision Coverage ratio on Stage 3 assets = Impairment allowance on Stage 3 / Gross Stage 3 loans

For and on behalf of the Board of Directors of
India Shelter Finance Corporation Limited



Rupinder Singh
Managing Director & CEO
(DIN: 09153382)
Place: Gurugram
Date: 08 August 2024



Independent Auditor's Review Report on the Quarterly and Year to Date Unaudited Consolidated Financial Results of the Company Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

**Review Report to
The Board of Directors
India Shelter Finance Corporation Limited
6th Floor, Plot No. 15, Sector - 44,
Institutional Area, Gurgaon, Haryana, India, 122002**

Dear Sirs,

1. We have reviewed the accompanying Statement of Unaudited Consolidated Financial Results of India Shelter Finance Corporation Limited (the "Holding Company") and its subsidiary (the Holding Company and its subsidiary together referred to as "the Group") for the quarter ended, June 30, 2024 and year to date from April 01, 2024 to June 30, 2024 (the "Statement") attached herewith, being submitted by the Holding Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations").
2. The Holding Company's Management is responsible for the preparation of the Statement in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, (Ind AS 34) "Interim Financial Reporting" prescribed under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Listing Regulations. The Statement has been approved by the Holding Company's Board of Directors. Our responsibility is to express a conclusion on the Statement based on our review.
3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity", issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the Statement is free of material misstatement. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

We also performed procedures in accordance with the Master Circular issued by the Securities and Exchange Board of India under Regulation 33(8) of the Listing Regulations, to the extent applicable.

4. The statement includes the results of the following entities:
 - a. India Shelter Finance Corporation Limited
 - b. India Shelter Capital Finance Limited
5. Based on our review conducted as stated on paragraph 3 above and based on the consideration of the review report of other auditor referred to in paragraph 6 below, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in the aforesaid Indian Accounting Standards ('Ind AS') specified under Section 133 of the Companies Act, 2013, as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.



S.R. BATLIBOI & ASSOCIATES LLP

Chartered Accountants

6. The accompanying Statement includes the interim reviewed financial results in respect of:

- 1 subsidiary, whose interim reviewed financial results include total assets of Rs. 1,337 lakhs as of June 30, 2024, total revenues (including other income) of Rs 28 lakhs, total net profit after tax of Rs. 20 lakhs, total comprehensive income of Rs. 20 lakhs, for the quarter June 30, 2024, and the period ended on that date respectively, as considered in the Statement which have been reviewed by their respective independent auditors.

The independent auditor's reports on interim reviewed financial results of the above mentioned subsidiary have been furnished to us by the management and our conclusion on the Statement, in so far as it relates to the amounts and disclosures in respect of this subsidiary is based solely on the report of such auditors and procedures performed by us as stated in paragraph 3 above.

7. The comparative financial information of the Group and its subsidiary for the quarter ended March 31, 2024, corresponding quarter ended June 30, 2023, included in these consolidated financial results, were reviewed by the predecessor auditor, who expressed an unmodified conclusion on those consolidated financial results on May 8, 2024 and Aug 14, 2023 respectively and the financial statements of the Company for the year ended March 31, 2024 included in these financial results, were audited by predecessor auditor who expressed an unmodified opinion on May 8, 2024.

For S.R. BATLIBOI & Associates LLP

Chartered Accountants

ICAI Firm registration number: 101049W/E300004



per Amit Kabra
Partner

Membership Number: 094533

UDIN: 24094533BKEXIS8973

Place of Signature: Gurugram

Date: Aug 8, 2024



India Shelter Finance Corporation Limited
Registered office:- 6th Floor, Plot No 15, Sector 44, Institutional Area, Gurugram-122 002
CIN: L65922HR1998PLC042782

Unaudited statement of consolidated financial results for the quarter ended 30 June 2024

(Amount in Lakhs)

Particulars	For the quarter ended			For the year ended
	30-Jun-24	31-Mar-24	30-Jun-23	31-Mar-24
	(Unaudited)	(Audited)	(Unaudited)	(Audited)
1 Revenue from operations				
(i) Interest income	20,972.34	20,552.68	15,180.21	70,259.01
(ii) Fees and commission income	1,468.91	1,045.94	826.98	3,778.94
(iii) Net gain on fair value changes	219.68	181.99	316.43	1,009.70
(iv) Net gain on derecognition of financial instruments under amortised cost category	2,493.53	1,695.51	1,878.18	7,914.76
Total revenue from operations	25,154.46	23,476.12	18,201.80	82,962.41
2 Other income	917.24	965.56	600.42	3,175.01
3 Total income(1+2)	26,071.70	24,441.68	18,802.22	86,137.42
4 Expenses				
(i) Finance costs	7,663.79	7,466.92	6,820.08	28,851.71
(ii) Impairment on financial instruments	664.27	564.85	409.87	1,917.59
(iii) Employee benefits expenses	5,290.26	4,927.21	4,143.41	17,942.88
(iv) Depreciation and amortisation	282.00	312.35	216.98	991.37
(v) Other expenses	1,364.61	1,203.78	1,113.57	4,515.60
Total expenses	15,264.93	14,475.11	12,703.91	54,219.15
5 Profit before tax (3-4)	10,806.77	9,966.57	6,098.31	31,918.27
6 Tax expense:				
(i) Current tax	2,470.82	1,970.46	1,373.23	6,991.83
(ii) Deferred tax	(17.02)	203.23	11.67	166.68
Total tax expense	2,453.80	2,173.69	1,384.90	7,158.51
7 Profit for the period (5-6)	8,352.97	7,792.88	4,713.41	24,759.76
8 Other comprehensive income				
(i) Items that will not be reclassified to profit or loss	(46.48)	23.08	-	16.29
Income tax relating to items that will not be reclassified to profit or loss	11.70	(5.81)	-	(4.10)
(ii) Items that will be reclassified to profit or loss	37.10	(349.97)	(383.13)	(691.02)
Income tax relating to Items that will be reclassified to profit or loss	(9.34)	88.08	96.43	173.92
Total other comprehensive income	(7.02)	(244.62)	(286.70)	(504.91)
9 Total comprehensive income for the period (7+8)	8,345.95	7,548.26	4,426.71	24,254.85
10				
Paid-up equity share capital (face value of Rs. 5 per equity share)				5,352.56
Other equity as per balance sheet				2,24,514.01
Earnings per equity share (EPS) *(EPS for quarter not annualised)				
Basic (Rs.)	7.80*	7.28*	5.38*	26.32
Diluted (Rs.)	7.50*	7.00*	5.30*	25.18



India Shelter Finance Corporation Limited
Registered office:- 6th Floor, Plot no 15, Sector 44, Institutional Area, Gurugram - 122 002
CIN: L65922HR1998PLC042782

Notes:

1. The Consolidated financial results include results of the following Company:

Name of the Company	%of Shareholding and voting power of India Shelter Finance Corporation Limited	Consolidated as
India Shelter Capital Finance Limited	100%	Subsidiary

2. These Consolidated financial results have been prepared in accordance with Ind As 110- Consolidated Financial Statements, prescribed under section 133 of the Companies Act, 2013 ("the Act") read with the relevant rules issued thereunder and the other relevant provisions of the Act.
3. These consolidated financial results for the quarter ended 30 June 2024, were reviewed by the Audit Committee and approved by the Board of Directors in their meetings held on 08 August 2024. The financial results for the quarter ended 30 June 2024 have been subjected to review by statutory auditors of the Group. The comparative financial information of the Group for the corresponding quarter ended June 30, 2023 and March 31, 2024 were reviewed/audited by the predecessor auditor T.R. Chaddha & Co. LLP..
4. These consolidated financial results for the quarter ended 30 June 2024 have been prepared in accordance with the accounting principles generally accepted in India, including the recognition and measurement principles laid down in the Ind AS, prescribed under Section 133 of the Companies Act, 2013, read with relevant rules issued thereunder, and have been presented in compliance with Regulation 33 and 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended), including relevant circulars issued by the SEBI from time to time.
5. The Group is primarily engaged the business of housing finance within India and there is no separately reportable business or geographical segments as per the Indian Accounting Standard ('Ind AS') 108 on Operating Segments.
6. The Holding Company has maintained at least 100% security cover on its secured listed non-convertible debentures as on 30 June 2024 by way of exclusive charge on its specific loan receivables. The proceeds of the Non-Convertible Debentures were used for the objects stated in the respective offer document.
7. Disclosure pursuant to Reserve Bank of India notification RBI/2021-22/86 DOR.STR.REC.51/21.04.048/2021-22 dated 24 September 2021:

- a) Details of loans not in default transferred through assignment during the quarter ended 30 June 2024.

Particulars	Qtr ended 30th June 2024
Count of loan accounts assigned	1,768
Amount of loan account assigned	13,735.85 lakhs
Retention of beneficial economic interest (MRR)	10%
Weighted average Residual Tenure of the loans transferred	10.06 years
Weighted average holding period	0.82 years
Coverage of tangible security coverage (LTV)	45.09%
Rating wise distribution of rated loans	Unrated

- b) Details of loans not in default transferred through Co-Lending during the quarter ended 30 June 2024.

Particulars	Qtr ended 30th June 2024
Count of loan accounts assigned	449
Amount of loan account assigned	5,231.70 lakhs
Retention of beneficial economic interest (MRR)	20%
Weighted average Residual Tenure of the loans transferred	10.80 years
Weighted average holding period	0.14 years
Coverage of tangible security coverage (LTV)	47.15%
Rating wise distribution of rated loans	Unrated



- c) The Group has not acquired, any loan not in default during the quarter ended 30 June 2024.
d) The Group has not transferred/acquired, any stressed/non-performing loan during the quarter ended 30 June 2024.

8. During the quarter ended 30 June 2024, 1,65,658 equity shares have been allotted to employees who have exercised their options under the approved employee stock option plan.

9. The details of utilization of the IPO proceeds are as follows:

(Amount in lakhs)			
Objects of the issue	IPO Proceeds (net)	Utilisation up to 30 June, 2024	Un-utilised amount as at 30 June 2024
To meet future capital requirements towards onward lending	64,000.00	*64,521.00	-
General corporate purposes	11,091.62	11,091.62	-
Estimated IPO expense**	4,908.38	4,373.88	534.50
Total	80,000.00	79,986.50	534.50

*The Company initially invested the IPO proceeds in fixed deposits and earned the interest income on the same. Utilised amount of Rs. 64,521 lakhs include the IPO proceeds amounted to Rs. 64,000 lakhs and the interest earned net of TDS amounted to Rs. 521 lakhs.

** Estimated share issue expenses parked in escrow account are getting paid to respective parties upon receipt of requisite documents.

10. Additional Information pursuant to Regulation 52(4) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 for the year ended 31 March 2024 are as follows:

Particulars	As at 30th June 2024
Net Worth	2,38,690.16 lakhs
Debt -Equity Ratio	1.55 times
Total Debts to Total Assets	0.60
Net Profit Margin (%)	32.04%
Gross NPA ratio	1.14%
Net NPA ratio	0.86%
Provision Coverage ratio on Stage 3 assets	25.08%
Outstanding redemption reserve/ Debenture redemption reserve	N.A
Outstanding redeemable preference shares	N.A
Capital redemption reserve/Debenture redemption reserve	N.A
Profit after Tax	8,352.97 lakhs
Earnings Per Share- Basic	7.80
Earnings Per Share- Diluted	7.50
Liquidity Coverage Ratio (LCR) (as per RBI guidelines)	175.42%


Note 1: Debt Service coverage ratio, Interest Coverage ratio, Current ratio, Operating Margin, Long term debt to working capital, Bad debts to account receivable, Current Liability, Debtors turnover, Inventory turnover ratios are not applicable to Group.

Note 2: Debt-Equity Ratio = (Debt Securities+ Borrowings) / Net worth

Total Debts to Total Assets = (Debt Securities+ Borrowings) / Total Assets

Provision Coverage ratio on Stage 3 assets = Impairment allowance on Stage 3 / Gross Stage 3 loans

For and on behalf of the Board of Directors of
India Shelter Finance Corporation Limited


Rupinder Singh
Managing Director & CEO
(DIN: 09153382)
Place: Gurugram
Date: 08 August 2024



Column A	Column B	Column C	Column D	Column E	Column F	Column G	Column H	Column I	Column J	Column K	Column L	Column M	Column N	Column O
Particulars	Description of asset for which this certificate relate	Debt for which this certificate being issued	Other Secured Debt	Debt for which this certificate being issued	Assets shared by pari passu debt holder (includes debt for which this certificate is issued & other debt with pari passu charge)	Other assets on which there is pari-Passu charge (excluding items covered in column F)	Assets not offered as Security	debt amount considered more than once (due to exclusive plus pari passu charge)	(Total C to H)	Market Value for Assets charged on Exclusive basis	Carrying/book value for assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRA market value is not applicable)	Market Value for Pari passu charge Assets (viii)	Carrying value/book value for pari passu charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRA market value is not applicable)	Total Value=(K+L+M+N)
		Book Value	Book Value	Yes/No	Book Value	Book Value	Book Value							
ASSETS														
Property, Plant and Equipment		-	-	-	-	-	1,214.48	-	1,214.48	-	-	-	-	-
Capital		-	-	-	-	-	-	-	-	-	-	-	-	-
Work-in-Progress		-	-	-	-	-	-	-	-	-	-	-	-	-
Right of Use Assets		-	-	-	-	-	1,621.99	-	1,621.99	-	-	-	-	-
Goodwill		-	-	-	-	-	-	-	-	-	-	-	-	-
Intangible Assets		-	-	-	-	-	24.93	-	24.93	-	-	-	-	-
Intangible Assets under Development		-	-	-	-	-	-	-	-	-	-	-	-	-
Investments		-	-	-	-	-	-	-	-	-	-	-	-	-
Loans	Loans given to customers of the Company	3,331.18	3,99,258.37	-	-	-	36,561.02	-	36,561.02	-	-	-	-	-
Inventories		-	-	-	-	-	1,37,943.17	-	5,40,532.72	-	-	-	-	-
Trade Receivables		-	-	-	-	-	-	-	-	-	-	-	-	-
Cash and cash equivalents		-	-	-	-	-	4,363.54	-	4,363.54	-	-	-	-	-
Bank Balances other than Cash and Cash Equivalents		-	6,903.16	-	-	-	8,172.44	-	15,075.60	-	-	-	-	-
Others	Fixed deposits under lien	-	-	-	-	-	17,130.62	-	17,130.62	-	-	-	-	-
TOTAL		3,331.18	4,06,161.53				2,07,032.19		6,16,524.89					
LIABILITIES														
Debt securities to which this certificate pertains		3,028.03	-	No	-	-	-	-	3,028.03	-	-	-	-	-
Other debt sharing pari-Passu charge with above debt		-	-	-	-	-	-	-	-	-	-	-	-	-
Other Debt		-	-	-	-	-	-	-	-	-	-	-	-	-
Subordinated debt		-	-	-	-	-	-	-	-	-	-	-	-	-
Borrowings		-	3,64,171.34	-	-	-	-	-	3,64,171.34	-	-	-	-	-
Bank		-	-	-	-	-	-	-	-	-	-	-	-	-
Debt Securities		-	-	-	-	-	-	-	-	-	-	-	-	-
Others		-	-	-	-	-	-	-	-	-	-	-	-	-
Trade payables		-	-	-	-	-	651.09	-	651.09	-	-	-	-	-
Lease Liabilities		-	-	-	-	-	1,825.43	-	1,825.43	-	-	-	-	-
Provisions		-	-	-	-	-	426.40	-	426.40	-	-	-	-	-
Others		-	-	-	-	-	7,881.32	-	7,881.32	-	-	-	-	-
TOTAL		3,028.03	3,64,171.34				10,764.25		3,77,563.62					
	Exclusive security cover ratio	1.10												
	Pari-Passu Security Cover Ratio													

Note: The above figures are based on IMD AS results



Annexure - I

Disclosure under Part E pursuant to Regulation 10(c) of SEBI (Share Based Employee Benefits and Sweat Equity) Regulations, 2021

S.No.	Particulars	ESOP Scheme 2017	ESOP Scheme 2021	ESOP Scheme 2023
1.	Company name and address of Registered Office:	India Shelter Finance Corporation Limited 6th Floor, Plot No. 15, Sector - 44, Institutional Area, Gurgaon, Haryana, India, 122002		
2.	Name of the recognized Stock Exchanges on which the company's shares are listed:	National Stock Exchange of India Limited and BSE Limited		
3.	Filing date of the statement referred in regulation 10(b) of the Securities and Exchange Board of India (Share Based Employee Benefits and Sweat Equity) Regulations, 2021 with the recognised Stock Exchange:	BSE: April 22, 2024 NSE: April 22, 2024	BSE: April 22, 2024 NSE: April 22, 2024	BSE: April 22, 2024 NSE: April 22, 2024
4.	Filing Number, if any:	BSE: 200224 NSE: 41277	BSE: 200245 NSE: 41278	BSE: 200247 NSE: 41280
5.	Title of the Scheme pursuant to which shares are issued, if any:	Employee Stock Option Plan 2017	Employee Stock Option Plan 2021	Employee Stock Option Plan 2023
6.	Kind of security to be listed:	Equity shares	Equity shares	Equity shares
7.	Par value of the shares:	Rs. 5/- each	Rs. 5/- each	Rs. 5/- each
8.	Date of issue of shares:	August 08, 2024 Allotment Date	August 08, 2024 Allotment Date	August 08, 2024 Allotment Date
9.	Number of shares issued:	2000 Equity Shares under ESOP 2017 scheme	8800 Equity Shares under ESOP 2021 scheme	27615 Equity Shares under ESOP 2023 scheme
10.	Share Certificate No., if applicable:	Not Applicable		
11.	Distinctive number of the share, if applicable:	107216795 to 107255209		

India Shelter Finance Corporation Limited

Registered office – 6th Floor, Plot No 15, Institutional Area, Sector 44, Gurgaon, Haryana-122002

CIN: L65922HR1998PLC042782, Phone No +91-124-4131800

E-mail: customer.care@indiashelter.in, Website: www.indiashelter.in

12.	ISIN Number of the shares if issued in Demat:	INE922K01024		
13.	Exercise price per share:	Rs. 89.96	Rs. 170.36	Rs. 204
14.	Premium per share:	Rs. 84.96	Rs. 165.36	Rs. 199
15.	Total issued shares after this issue:	107,255,209 Equity Shares		
16.	Total issued share capital after this issue:	Rs. 536,276,045		
17.	Details of any lock-in on the shares:	Not Applicable		
18.	Date of expiry of lock-in :	Not Applicable		
19.	Whether shares are identical in all respects to existing shares? If not, when will they become identical? :	Shares are identical in all respect with existing equity shares of the Company		
20.	Details of listing fees, if payable :	Not Applicable		

India Shelter Finance Corporation Limited

Registered office – 6th Floor, Plot No 15, Institutional Area, Sector 44, Gurgaon, Haryana-122002

CIN: L65922HR1998PLC042782, Phone No +91-124-4131800

E-mail: customer.care@indiashelter.in, Website: www.indiashelter.in