



Home Finance

Date: February 21, 2025

To,
Corporate Relationship Department
Listing Department,
BSE Limited,
P J Towers, Dalal Street,
Mumbai-400001, Maharashtra, India.

Scrip Code: 959612, 975067, 976278

Sub: Notice of 2nd Extra-Ordinary Meeting for the Financial Year 2024-25

Ref: Disclosure under Regulation 50(2) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015.

Dear Sir/ Madam,

Pursuant to Regulation 50(2) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, please find enclosed the Notice of Extra Ordinary General Meeting along with Explanatory Statement scheduled to be held on Monday, February 24, 2025 at 02:00 PM (IST) on shorter notice through Physical and Video Conference (VC) or Other Audio-Visual Means (OAVM), in accordance, with the relevant circulars issued by Ministry of Corporate Affairs and Securities and Exchange Board of India.

The Notice along with the Explanatory Statement, are being sent through electronic mode to all the Members & Debenture holders whose email ids are registered with the Company/ Registrar and Transfer Agent ('RTA')/Depository Participant (DP).

This intimation is also uploaded on the website of the Company at <https://ikfhomefinance.com/>.

We request you to take the above information on record.

**Thanking you,
For and on behalf of IKF HOME FINANCE LIMITED**

Vasantha Lakshmi Vupputuri
Managing Director
DIN: 03610979
Place: Hyderabad

Corporate Office: IKF Home Finance Limited

Plot No.30/A, Survey No.83/1, My Home Twitza, 11th Floor, Diamond Hills, Lumbini Avenue,
Beside 400/220/132KV GIS Substation, APIIC Hyderabad Knowledge City, Raidurg, Hyderabad-500081.

Ph: 040 23412083 **w:** www.ikfhomefinance.com **e:** info@ikfhomefinance.com

CIN: U65922AP2002PLC039417

Registered Office: IKF Home Finance Limited, 40-1-144, Corporate Centre, M.G. Road, Vijayawada - 520 010, Andhra Pradesh, INDIA



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NOTICE IS HEREBY GIVEN THAT EXTRA-ORDINARY GENERAL MEETING OF MEMBERS OF IKF HOME FINANCE LIMITED WILL BE HELD ON MONDAY, FEBRUARY 24, 2025 AT 02:00 PM AT THE CORPORATE OFFICE OF THE COMPANY SITUATED AT MY HOME TWITZA, M HOTEL, HITECH CITY MAIN ROAD, DIAMOND HILLS, LUMBINI AVENUE, HITEC CITY, HYDERABAD - 500081, TELANGANA, INDIA THROUGH PHYSICAL AND VIDEO CONFERENCE (VC) OR OTHER AUDIO-VISUAL MEANS (OAVM) TO TRANSACT THE FOLLOWING BUSINESS AT SHORTER CONSENT:

SPECIAL BUSINESS

- 1. TO RE-APPOINT MR. RADHEY SHYAM GARG AS AN INDEPENDENT DIRECTOR OF THE COMPANY FOR A SECOND TERM OF 5 YEARS.**

To Consider and if thought fit to pass with or without modification(s) the following resolution as a Special Resolution

"RESOLVED THAT pursuant to Section 149, 150, 152 and any other applicable provisions of the Companies Act, 2013 ("the Act"), read with Schedule IV to the Act and the Companies (Appointment and Qualification of Directors) Rules, 2014, including any other rules made thereunder (including any statutory modification(s) or re-enactment thereof for the time being in force), in accordance with the Articles of Association of the Company, and based on the recommendation of the Nomination and Remuneration Committee and approval of the Board of Directors, the consent of the members be and is hereby accorded for the re-appointment of Mr. Radhey Shyam Garg (DIN: 08650678) as an Independent Director, who holds office until February 25, 2025, and being eligible, meets the criteria for independence as prescribed under the Act and the Listing Regulations. He has submitted a declaration confirming his independence as per clause (b) of sub-regulation (1) of regulation 16. Accordingly, he shall hold office for a second term of five (5) consecutive years from the conclusion of this Extra-Ordinary General Meeting, and his office shall not be liable to retirement by rotation."

RESOLVED FURTHER THAT any Director of the Company be and is hereby severally authorized to do all such acts, deeds and things as deemed necessary, desirable and/or expedient to give effect to the resolution, including but not limited to filing of necessary e-forms with the Registrar of Companies and/or intimation to Stock Exchanges.

RESOLVED FURTHER THAT certified true copies of this resolution be issued to the concerned parties, executed by any Director or the Company Secretary of the Company, wherever required."

- 2. TO ENHANCE THE BORROWING POWERS OF THE COMPANY FROM RS. 1200 CRORES TO RS. 2000 CRORES PURSUANT TO SECTION 180(1)(C) OF THE COMPANIES ACT, 2013**

To Consider and if thought fit to pass with or without modification(s) the following resolution as a Special Resolution.

"RESOLVED THAT in supersession of the earlier resolution passed at the Annual General meeting held on September 30, 2022 and pursuant to section 180(1)(c) and other applicable provisions, if any, of the Companies Act, 2013 and the rules framed thereunder, as amended from time to time, the consent of members be and is hereby accorded to the Board including any committee thereof

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for the time being exercising the powers conferred on them by this resolution for borrowing any sum or sums of money from time-to-time, from banks, financial institutions, bodies corporate, firms or such other persons whether in India or abroad and by issue of convertible/non-convertible securities (including fully/partly convertible debentures and/or non-convertible debentures with or without detachable or non-detachable warrants and/or secured premium notes and/or floating rates notes/bonds or other debt instruments) or otherwise as it may deem fit, at its discretion, and by the issue of any instrument, commercial paper or otherwise as the Board/Committee may deem fit, any sum or sums of monies, whether unsecured or secured by mortgage, charge, hypothecation, lien or pledge on the Company's assets, licences and properties, whether immovable or movable and work- in-progress and all or any of the undertaking of the Company, notwithstanding that the moneys to be borrowed together with moneys already borrowed by the Company, apart from temporary loans obtained or to be obtained from the Company's bankers in the ordinary course of business, will or may exceed the aggregate of the paid-up share capital of the Company and its free reserves, so that the aggregate amount borrowed by the Company and outstanding at any point in time shall not exceed the sum of Rs. 2000 Crores (Rupees Two Thousand Crores only) and Rs. 500 Crores (Rupees Five Hundred Crores) for Non-Convertible Debentures (NCDs) (which do not form part of the Rs. 2000 crores).

RESOLVED FURTHER THAT any Director of the Company be and is hereby severally authorized to do all such acts, deeds and things, to execute all such documents, instruments and writings as may be required and to delegate all or any of the powers herein conferred to any Committee of Directors or the Managing Director or any other Director or any other Officer(s) of the Company or any other person(s) to give effect to this Resolution including but not limited to filing of necessary e-forms with the Registrar of Companies and/or intimation to Stock Exchanges.

RESOLVED FURTHER THAT certified true copies of this resolution be issued to the concerned parties, executed by any Director or the Company Secretary of the Company, wherever required."

3. TO ENHANCE THE POWER OF BOARD OF DIRECTORS OF THE COMPANY TO LEASE AND MORTGAGE THE PROPERTY (IES) OF THE COMPANY.

To Consider and if thought fit to pass with or without modification(s) the following resolution as a Special Resolution

"RESOLVED THAT in supersession of the earlier resolution passed and pursuant to section 180(1)(a) and other applicable provisions, if any, of the Companies Act, 2013 (the 'Act') and rules framed thereunder, as amended from time to time, the consent of members be and is hereby accorded to the Board including any committee thereof for the time being exercising the powers conferred on them by this resolution to sell, lease or otherwise dispose off and/or create such mortgages and/or charges in addition to the existing mortgages, charges, hypothecations and other encumbrances, if any, created/ to be created by the Company, on such terms and conditions and at such time or times and in such form or manner as the Board may direct, on the whole or substantially the whole or any one or more of the Company's undertakings or all its undertakings, including the present and/or future properties, whether movable or immovable, comprised in any existing and/or new undertakings of the Company, as the case may be, with power to take over the business and management of the Company in certain events, in favour of Banks/Financial Institutions, other

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investing agencies and trustees for the holders of debentures/bonds/other instruments to secure rupee/foreign currency loans and/or debentures and/or rupee/foreign currency convertible bonds and/or other securities (hereinafter collectively referred to as 'Loans'), borrowed or to be borrowed by the Company in such manner and on such terms as may be decided by the Board in terms of the shareholders' resolution; provided that the total amount of Loans together with interest thereon, additional interest, compound interest, liquidated damages, commitment charges, premia on pre-payment or on redemption, costs, charges, expenses and all other moneys payable by the Company in respect of the said Loans, shall not exceed the sum of Rs. 2000 Crores (Rupees Two Thousand Crores only) and Rs. 500 crores (Rupees Five Hundred Crores) for Non-Convertible Debentures (NCDs) (which do not form part of the Rs. 2,000 crores).

RESOLVED FURTHER THAT any Director of the Company be and is hereby severally authorized to obtain any other approval or consent that may be needed, to execute the documents for creating the aforesaid mortgages and/or charges and to do all such acts and things as may be necessary for giving effect to the above resolution.

RESOLVED FURTHER THAT certified true copies of this resolution be issued to the concerned parties, executed by any Director or the Company Secretary of the Company, wherever required."

4. TO CONSIDER AND APPROVE THE ISSUANCE OF NON-CONVERTIBLE DEBENTURES (NCDs) UPTO RS. 500 CRORES ON A PRIVATE PLACEMENT BASIS

To Consider and if thought fit to pass with or without modification(s) the following resolution as a Special Resolution

"RESOLVED THAT in supersession of the earlier resolution passed and pursuant to Section 42, 71, 179(3)(c) and other applicable provisions, if any, of the Companies Act, 2013 and in accordance with Rule 14(2) and other applicable provisions of Companies (Prospectus and Allotment of Securities) Rules, 2014, Companies (Share Capital and Debentures) Rules, 2014, and all other regulations, as may be applicable and subject to the consents, approvals, permissions and sanctions of the concerned statutory and regulatory authorities, if and to the extent necessary, the consent of the members be and is hereby accorded to create, offer, invite, issue, subscribe, allot unsubordinated or subordinated, perpetual or non-perpetual, rated or unrated, secured or unsecured, non-convertible debentures (NCD's), (hereinafter collectively referred as "Securities") on a private placement basis, in one or more modes or combinations thereof and in one or more series or tranches, with or without security, up to an amount not exceeding Rs.500 Crores (Rupees Five hundred crores only) on such terms and conditions at par, premium or discount, to such person or persons, including but not limited to one or more companies, bodies corporate(s), statutory corporations, commercial banks, lending agencies, financial institutions, insurance companies, mutual funds, alternative investment funds, pension/provident funds and individuals, as the case may be, as the Board of Directors of the Company may decide in its absolute discretion."

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“RESOLVED FURTHER THAT any Director of the Company be and is hereby severally authorized to do all such acts, deeds and things as may be deemed necessary in respect of issue of Bonds/ Debenture including but not limited to number of issues/ tranches, face value, issue price, issue size, timing, amount, security, coupon/interest rate(s), yield, listing, allotment and other terms and conditions of issue Bonds as they may, in their absolute discretion, and to take all necessary steps, including filing of necessary forms and documents with Registrar of Companies, Stock Exchanges or other authorities, as may be required in connection with the issue of Bonds/Debentures.

RESOLVED FURTHER THAT certified true copies of this resolution be issued to the concerned parties, executed by any Director or the Company Secretary of the Company, wherever required.”

**For and by the order of the Board of
IKF Home Finance Limited**

Sd/-

Vupputuri Vasantha Lakshmi

Managing Director

DIN: 03610979

Place: Hyderabad

Date: 21.02.2025

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NOTES:

1. The Explanatory Statement pursuant to the provisions of Section 102 of the Companies Act, 2013 ("Act"), as amended, read with the relevant rules made thereunder, the Secretarial Standard No. 2 ("SS - 2") on General Meetings issued by the Institute of Company Secretaries of India, setting out the material facts and reasons, in respect of the Item Nos. 1 to 4 of this Notice is annexed herewith.
2. In accordance with the Ministry of Corporate Affairs, Government of India vide General Circular No. 09/2024 dated 19.09.2024 (MCA Circular"), the EGM can be conducted through video-conferencing/ other audio-visual means (VC/OAVM) and the notice is being sent by e-mail to those Members, trustees for the debenture-holder of debentures issued by the Company and to all other persons so entitled whose e-mail IDs have been made available to the Company / Registrar and Transfer Agent ("RTA") i.e. Bigshare Services Private Limited or with Depository Participants ("DP").
3. Pursuant to the provisions of the Act, a member entitled to attend and vote at the EGM is entitled to appoint a proxy to attend and vote on his/ her behalf and the proxy need not be a Member of the Company. Since this EGM is being held pursuant to the MCA Circulars through VC / OAVM, physical attendance of Members has been dispensed with. Accordingly, the facility for appointment of proxies by the Members will not be available for the EGM and hence the Proxy Form and Attendance Slip are not annexed to this Notice.
4. Members seeking any information with regard to the accounts or any matter to be placed at the EGM are requested to submit their questions in advance from their registered email address mentioning their name, DP ID and Client ID/folio number, PAN, mobile number via email at cs@ikfhomefinance.in. The same will be replied by the Company suitably.
5. The Members attending the EGM through VC/OAVM shall be counted for the purpose of reckoning the quorum for the EGM under Section 103 of the Act.
6. The venue of the EGM shall be deemed to be the Corporate Office of the Company at Plot No – 30/A, Survey No - 83/1, 11th Floor, My Home Twitza, APIIC Hyderabad Knowledge City, Raidurg (Panmaqtha) Village, Serilingampally Mandal, Ranga Reddy District, Hyderabad – 500081, Telangana.
7. The Members desiring to inspect the documents referred to in this Notice and other statutory registers are requested to send an email to cs@ikfhomefinance.in mentioning their name, folio no., client ID and DP ID, and the documents they wish to inspect, with a self-attested copy of their PAN card. An extract of such documents would be sent to the Members on their registered email address.
8. Members holding shares in demat mode are requested to register their email ID's with their respective DP in case the same is still not registered. Members are also requested to notify any change of email ID or bank mandates or address to their Depository Participants.
9. The Register of Directors and their shareholding, maintained u/s 170 of the Companies Act, 2013 and Register of Contracts or Arrangements in which Directors are interested maintained u/s 189 of the Companies Act, 2013 and all other documents referred to in the notice and explanatory

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statement, will be available for inspection in Physical by the members of the Company at Corporate office of the Company during business hours 10:00 A.M. to 06:00 P.M. (except Sunday) up to the date Of Extra-Ordinary General Meeting or electronic mode when requested by the Members to the Company Via Email at cs@ikfhomefinance.in and will also be available during the Extra-Ordinary General Meeting in electronic mode.

10. Since the EGM will be held through Physical and VC / OAVM, the Route Map is not annexed in this Notice.
11. When a poll is required or demanded to be taken during the meeting on any resolution, the members shall give their assent/dissent by emailing at cs@ikfhomefinance.in.
12. The web-link of the meeting shall be provided separately. To access and participate in the meeting, shareholders and other participating stakeholders are requested to install Microsoft Teams application and then click on the link provided.
13. In case of any assistance with regards to using the technology before or during the meeting, please contact on the Helpline number given below:
+91 8367788735

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Explanatory Statement
Pursuant to Section 102 of the Companies Act, 2013

Item No. 1:

Mr. Radhey Shyam Garg, former Executive Director of National Housing Bank (NHB), has extensive experience in law and mortgage finance. He played a key role in extending the SARFAESI Act to HFCs, introducing securitization in the mortgage market, and establishing the Mortgage Guarantee Corporation and Credit Guarantee Fund Trust.

His induction as an Independent Director has enhanced transparency, professionalism, and the application of his extensive industry experience in monitoring the business and governance of the Company. The Nomination and Remuneration Committee at its meeting held on February 10, 2025 has recommended the re-appointment of Mr. Radhey Shyam Garg as an Independent Director to the Board and the Board at its meeting held on February 10, 2025 approved and requested the members of the company for their approved at the upcoming EGM. Mr. Garg has consented to the proposed re-appointment, declared himself qualified, and possesses the requisite knowledge, experience, and skills as per the criteria under the Companies Act, 2013 and applicable rules and regulations.

In accordance with the Articles of Association, Section 149(6), 150, 152, and Schedule IV of the Companies Act, 2013 ("the Act"), and considering his valuable expertise and industry knowledge, the Board of Directors recommends the resolution for the re-appointment of Mr. Radhey Shyam Garg (DIN: 08650678) as an Independent Director of the Company under Section 149 read with Section 152 of the Act. He will not be liable to retire by rotation. If re-appointed, Mr. Garg will hold office for a second consecutive term of five years from the date of approval by the members of the Company.

None of the Directors / Key Managerial Personnel of the Company / their relatives except Mr. Radhey Shyam Garg, is in any way, concerned or interested, financially or otherwise, in the resolution set out at item No. 1 of the Notice.

Item No. 2:

As per Section 180(1)(c) of the Companies Act, 2013, borrowings (apart from temporary loans obtained from the Company's bankers in ordinary course of business) by the Company beyond the aggregate of the paid-up capital of the company and its free reserve requires approval from the shareholders of the Company. Earlier, the Company obtained shareholders' approval for borrowings up to an amount of 1200 Crores at the Annual General Meeting (AGM) held on September 30, 2022. With a view to increase the funds of the Company for both short term as well as long term, the Company may require to enhance the borrowing from time to time by way of loans and/or issue of Bonds, Debentures or other securities and the existing approved limit may likely to be exhausted in near future. Accordingly, approval of the Members is being sought to enhance borrow money for an amount not exceeding Rs. 2000 Crores (Rupees Two Thousand Crores only) and Rs. 500 crores (Rupees Five Hundred Crores) for Non-Convertible Debentures (NCDs) (which do not form part of the Rs. 2000 crores).

None of the Directors, Key Managerial Personnel of the Company and their relatives are, in any way, concerned or interested, financially or otherwise, in the Resolution set out at Item No. 02.

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Item No. 3:

As per section 180(1)(a) of the Companies Act, 2013 it mandates that the Board of Directors of the Company shall exercise the power to sell, lease or otherwise dispose of the whole or substantially the whole of any undertaking(s) of the Company, only with the approval of the members of the Company by way of special resolution. As mentioned in Item No.2, it is proposed to increase the borrowing powers to Rs. 2000 Crores (Rupees Two Thousand Crores Only) and Rs. 500 Crores (Rupees Five Hundred Crores) for Non-Convertible Debentures (NCDs).

To secure such borrowings, the Company would be required to mortgage, hypothecate, lien, pledge and/or charge its moveable or immovable properties and work- in-progress and all or any of the undertaking of the Company, the whole or substantially the whole of the undertaking(s) or any other assets of the Company (both present and future) in favour of the financial institutions/banks/ bodies Corporate/firms/ trustees/ other lender(s).

Hence, the Directors recommends the resolution for members' approval as a Special Resolution.

None of the Directors / Key Managerial Personnel of the Company / their relatives is, in any way, concerned or interested, financially or otherwise, in the resolution set out at item No. 3 of the Notice.

Item No. 4:

Members are requested to note that considering the business plan and growth of the Company and to enable the Company to raise funds by way of issuance of NCDs, the Board of Directors of the Company ("Board") at their meeting held on 10th February 2025, subject to the approval of the Members of the Company, accorded their approval to create, offer, invite, issue and allot NCDs, on a private placement basis up to an amount not exceeding Rs. 500 Crores (Rupees Five Hundred Crores Only).

Further, the Board is authorised to undertake all acts, deeds, matters and things as it may in its absolute discretion deem necessary, expedient, proper or desirable, in respect of issuance of NCDs under private placement including but not limited to determine the terms and conditions of the NCDs to be issued, number of NCDs to be issued, issue price, face value, issue size, coupon, tenor, objects of the issue, etc.

As prescribed under Section 42 of the Companies Act, 2013 which deals with private placement of securities and sub-rule (1) of the said Rule 14 of the Companies (Prospectus and Allotment of Securities) Rules, 2014 states that in case of an offer or invitation to subscribe for non-convertible debentures on private placement basis, the company shall obtain prior approval of its members by means of a special resolution which shall suffice for all the offers or invitations for such debentures during the year.

Accordingly, consent of the members is sought for passing the Special Resolution as set out at Item No. 4 of the Notice. This resolution authorizes the Board of Directors of the Company accorded to create, offer, invite, issue, subscribe, allot unsubordinated or subordinated, perpetual or non-perpetual, rated or unrated, secured or unsecured, non-convertible debentures (NCD's) as may be required by the Company, from time to time for a year from the date of passing this resolution.

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The proposed borrowings, along with the existing borrowings of the Company, would not exceed the aggregate outstanding borrowings of the Company approved by the Members for issuance of Non-Convertible Debentures, from time to time.

None of the Directors / Key Managerial Personnel of the Company / their relatives is, in any way, concerned or interested, financially or otherwise, in the resolution set out at item No. 4 of the Notice.

**For and by the order of the Board of
IKF Home Finance Limited**

**Sd/-
Vupputuri Vasantha Lakshmi
Managing Director
DIN: 03610979**

Date: 21.02.2025
Place: Hyderabad

Corporate Office: IKF Home Finance Limited

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