

## **NOTICE OF (02/2025-26) EXTRA ORDINARY GENERAL MEETING**

**To**  
**Shareholders;**  
**Board of Directors;**  
**Statutory Auditors;**  
**Secretarial Auditors; and**  
**Debenture Trustees.**

**SHORTER NOTICE IS HEREBY GIVEN THAT THE (02/2025-26) EXTRA ORDINARY GENERAL MEETING ("EOGM") OF THE MEMBERS OF EASY HOME FINANCE LIMITED WILL BE HELD ON FRIDAY, DECEMBER 26, 2025 AT 05.00 P.M. ('IST') THROUGH VIDEO CONFERENCING (VC)/OTHER AUDIO-VISUAL MEANS (OAVM) TO TRANSACT THE FOLLOWING SPECIAL BUSINESS:**

### **SPECIAL BUSINESS:**

#### **ITEM NO. 01: TO APPROVE THE OFFER AND ISSUANCE OF PARTLY PAID-UP EQUITY SHARES BY WAY OF PRIVATE PLACEMENT AND TO APPROVE OFFER DOCUMENT TO BE ISSUED TO THE IDENTIFIED SUBSCRIBERS:**

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

**"RESOLVED THAT** in accordance with the provisions of section 42, 62 and in compliance with the Companies (Prospectus and Allotment of Securities) Rules, 2014 and the Companies (Share Capital and Debentures) Rules, 2014 and all other applicable provisions, if any of the Companies Act, 2013 (including any statutory modification thereto or re-enactment thereof for the time being in force) and pursuant to the relevant provisions of the memorandum of association and articles of association of the Company and subject to all necessary approvals, consents, permissions and/or sanctions of any other statutory or regulatory authorities, if required and/or any third party, if applicable/ required and subject to such terms and conditions as may be prescribed or imposed by any of them while granting such approvals, consents, permissions or sanctions, consent of the shareholders of the Company be and is hereby accorded for the issue, offer and allotment of 11,00,000 (Eleven Lakh Only) partly paid-up equity shares of the Company at the price of INR 205/- (face value of INR 10/- each per share and Premium amounting

to INR 195/- per share) amounting to INR 22,55,00,000 (Rupees Twenty Two Crore Fifty Five Lakh only), One rupee per share being called-up, remaining amount to be called up as and when decided by the Board of Directors / Board Committee (Nomination and Remuneration Committee), through private placement ("Proposed Private Placement") to the below mentioned subscriber ("Identified Subscriber") and on such other terms and conditions as may be agreed with the identified subscribers:

Sr. No.	Identified subscriber	Number of Partly paid equity shares to be subscribed
1	Name: Mr. Rohit Chokhani PAN: AFDPC2016A Address: 402, Benson, Sai Baba Road, Opp Vijay Sales, Santacruz West, Mumbai - 400054.	11,00,000 (Eleven Lakh)

**RESOLVED FURTHER THAT** the draft of Private Placement Offer cum Application Letter (the "PPOAL") in Form PAS-4 including Annexures forming part of it and Form PAS-5, in accordance with the Companies (Prospectus and Allotment of Securities) Rules, 2014 and other documents, as circulated and placed before the members, be and is hereby approved for circulation to the Identified Subscribers for preferential allotment within such time as prescribed by law and the relevant authorities and the same has been taken on record.

**RESOLVED FURTHER THAT** the Company do record the name of the Identified Subscriber/s and maintain such record of private placement offer of the Subscription Shares in Form PAS-5 under the Companies (Prospectus and Allotment of Securities) Rules, 2014.

**RESOLVED FURTHER THAT** the Equity Shares to be offered, issued and allotted to the Identified Subscriber pursuant to the Proposed Private Placement allotment shall rank pari passu with the existing equity shares of the Company, in all respects, including dividend upon the event of being fully paid-up, and shall be subject to the provisions of the Memorandum of Association and Articles of Association of the Company and such other terms, if any, as may be agreed among the Company and the Identified Subscribers.

**RESOLVED FURTHER THAT** monies received by the Company from the Subscribers as share application monies to allot Subscription Shares, pursuant to the Issue shall be kept by the Company in a separate bank account opened by the

Company and shall be utilized by the Company in accordance with Section 42 of the Act.

**RESOLVED FURTHER THAT** any directors or Chief Financial Officer or Company Secretary of the Company, be and are hereby severally authorized to provide copies of the aforesaid resolutions or extracts thereof, certified as true, as may be required and to sign and file all necessary forms and other necessary documents as may be required by the statutory authorities including the relevant forms to the Registrar of Companies, Mumbai.”

**By order of the Board  
For Easy Home Finance Limited**

**Mihir Suresh Maniar  
Company Secretary**

Date: December 23, 2025

Place: Mumbai

## NOTES:

1. Pursuant to Circular No. 20/2020 dated May 5, 2020 read with Circular No. 21/2021 dated December 14, 2021, Circular No. 2/2022 dated May 5, 2022, Circular No. 10/2022 dated December 28, 2022, Circular No. 09/2023 dated September 25, 2023, Circular No. 09/2024 dated September 19, 2024 and General Circular No. 03/2025 dated September 22, 2025, issued by the Ministry of Corporate Affairs ("MCA Circulars"), the 2<sup>nd</sup> Extra-ordinary General Meeting of the Company for the Financial Year 2025-26 (EoGM) is being conducted through Video Conferencing (VC)/ Other Audio Visual Means (OAVM) Facility, which does not require physical presence of Members at a common venue. The deemed venue for the AGM shall be the Registered Office of the Company, 302, 3<sup>rd</sup> floor, Savoy Chambers, Dattatray Road & V.P. Road (Extn), Santacruz West, Mumbai - 400054.
2. 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 under section 105 of the Act will not be available for the 2<sup>nd</sup> EoGM of FY 2025-26 and hence the Proxy Form and Attendance Slip are not annexed to this Notice.
3. Participation of Members through VC/ OAVM will be reckoned for the purpose of quorum for the AGM as per section 103 of the Act.
4. A Corporate Member intending to send its authorized representatives to attend the Meeting in terms of Section 113 of the Companies Act, 2013 is requested to send to the company a certified copy of the Board Resolution authorizing such representative to attend and vote on its behalf at the Meeting.
5. Explanatory Statement pursuant to Section 102 (1) of the Act, relating to special business to be transacted at the meeting is annexed hereto and forms part of this Notice.
6. Relevant documents referred to in the accompanying Notice and the Explanatory Statement, if any shall be open for inspection till the date of the meeting without any fees by the Members at the Registered Office of the Company.

**EASY HOME FINANCE LIMITED**

CIN: U74999MH2017PLC297819

REG. OFFICE: 302, SAVOY CHAMBERS,  
DATTATRAY ROAD, V. P. ROAD (EXTN.),  
SANTACRUZ WEST, MUMBAI - 400054

WEBSITE: [WWW.EASYHOMEFINANCE.IN](http://WWW.EASYHOMEFINANCE.IN)  
EMAIL: [CONTACT@EASYHOMEFINANCE.IN](mailto:CONTACT@EASYHOMEFINANCE.IN)

TEL: +91 22 3550 3442

7. The members who have not yet registered their e-mail ids with the Company may contact Mr. Mihir Suresh Maniar, Company Secretary at [cs@easyhomefinance.in](mailto:cs@easyhomefinance.in) for registering their e-mail ids on or before the date of the meeting.
8. Members in need of any assistance with respect to participating in the meeting can contact Mr. Mihir Suresh Maniar, Company Secretary on [cs@easyhomefinance.in](mailto:cs@easyhomefinance.in).
9. The facility of joining the meeting shall be kept open at least 15 minutes before the scheduled time to start the meeting and shall not be closed till the expiry of 15 minutes after such scheduled time.
10. The Chairman may decide to conduct a vote by show of hands, unless a demand for poll is made by any member in accordance with section 109 of the Act.
11. Designated e-mail id to convey vote when a poll is required is [cs@easyhomefinance.in](mailto:cs@easyhomefinance.in).

**EXPLANATORY STATEMENT FOR THE PROPOSED RESOLUTION ACCOMPANYING THE NOTICE PURSUANT TO SECTION 102 (1) OF THE COMPANIES ACT, 2013**

**Item No. 1:**

As required by Section 102(1) of the Companies Act, 2013, the following explanatory statement sets out all material facts relating to the business mentioned under Item No. 01 of the accompanying notice dated December 22, 2025.

The proposal to offer, issue and allotment of 11,00,000 (Eleven Lakh Only) partly paid-up equity shares of the Company at the price of INR 205/- (face value of INR 10/- each per share and Premium amounting to INR 195/- per share) amounting to INR 22,55,00,000 (Rupees Twenty Two Crore Fifty Five Lakh only), One rupee per share being called-up is approved by the Board at its Board Meeting held on December 22, 2025.

Following is the list of the subscriber (“**Identified Subscriber**”) to whom the shares will be offered through this private placement.

<b>Name &amp; Address of the offeree</b>	<b>Class of Security</b>	<b>No. of shares Offered</b>	<b>Nominal Value</b>	<b>Consideration Payable (Amount in Rs.)</b>
<b>Name:</b> Mr. Rohit Chokhani  <b>Address:</b> 402, Benson, Sai Baba Road, Opp Vijay Sales, Santacruz West, Mumbai - 400054.	Partly paid-up Equity shares of face value of <b>INR 10</b> each issued at a premium of <b>INR 195</b> per share, One rupee per share being called-up	11,00,000	INR 10 per equity share	22,55,00,000/-

Pursuant to Section 42 of the Act, read with the Companies (Prospectus and Allotment of Securities) Rules, 2014, including any statutory modification thereto or re-enactment thereof a Company making an offer or an invitation to subscribe to securities through private placement, is required to obtain prior approval of the shareholders by way of special resolution, for each of the offers or invitations.

The board of directors recommends passing of the special resolution as set out in the notice.

The concern or interest, financial or otherwise in respect of Item Number 01 under special business:

(i)	Promoter, Director and Manager	Yes
(ii)	Every other Key Managerial Personnel	Not Applicable
(iii)	Relatives of persons mentioned in (i) and (ii)	Not Applicable

The disclosures under Sub-Rule (1) of Rule 14 of the Companies (Prospectus and Allotment of Securities) Rules, 2014 are below:

Sr. No.	Disclosure Head	Information
1.	Particulars of the offer including date of passing of board resolution.	On December 22, 2025, the board of directors of the Company approved the private placement of 11,00,000 equity shares of face value of INR 10 each for an aggregate consideration of INR 22,55,00,000/- at a per equity share price of INR 205 (Two Hundred and Five), out of which INR 1 (One) Rupee per share is being called up, with the application.
2.	Kinds of securities offered and the price at which security is being offered.	Equity shares, each at INR 205/- per share (including Rs.10/- face value and Rs. 195/- premium), which rank pari passu with the existing equity shares issued by the Company upon being fully paid-up. The equity shares will be issued for an aggregate consideration of INR 22,55,00,000/-. Each equity share shall be issued and allotted at an issue price of INR 205 (Face value of INR 10 each and the premium per share would be INR 195). Initially, the subscription amount of INR 1/- per share would be called and rest tranches as per T&C of Partly Paid-up Equity Shares.
3.	Basis or justification for the price (including premium, if any) at which the offer or	Mr. Karan Chetan Shah (a IBBI registered valuer), have arrived at a valuation of INR 205/- per share based on the Discounted Cash Flow (DCF) method.

Sr. No.	Disclosure Head	Information
	invitation is being made.	The valuation report is attached as <b>Annexure I</b> , to this notice.
4.	Name and address of valuer who performed valuation	Mr. Karan Chetan Shah (a IBBI registered valuer) Registration No.: IBBI/RV/06/2024/15561 Address: 306, Dattani Trade Center, Shanti Nagar, Borivali West, Mumbai 400091.
5.	Amount which the company intends to raise by way of such securities	INR 22,55,00,000/- (Rupees Twenty Two Crore Fifty Five Lakhs Only)
6.	Material terms of raising such securities, proposed time schedule, purposes or objects of offer, contribution being made by the promoters or directors either as part of the offer or separately in furtherance of objects; principle terms of assets charged as securities	<p><b><u>Securities Offered and Background:</u></b> On December 22, 2025, the board of directors of the Company approved the private placement of 11,00,000 equity shares of face value of INR 10 each for an aggregate consideration of INR 22,55,00,000/-</p> <p><b><u>Proposed Time Schedule:</u></b> This Letter of Offer is valid until January 05, 2026. The Offer period begins from December 29, 2025 and ends on January 05, 2026. The Identified Subscriber (Promoter) must subscribe to the shares offered on or before January 05, 2026, by paying the subscription amount (in accordance with the Terms of Partly Paid-up Equity Shares) and submitting the duly signed share application form with requisite documents.</p> <p><b><u>Object of Offer:</u></b> The Partly Paid-up equity shares are offered to the Promoter of the Company as approved by the Board of Directors, by way of an Issuance through Private Placement.</p> <p>The main purpose and object for offering shares through private placement is to maintain healthy stake of promoter.</p>

Sr. No.	Disclosure Head	Information
		<p><b><u>Principle terms of assets charged as securities:</u></b> No assets are charged as securities for the issue of these equity shares.</p> <p><b><u>Contribution being made by the promoters or directors either as part of the offer or separately in furtherance of objects:</u></b> For 11,00,000 equity shares of face value of INR 10 each for an aggregate consideration of INR 22,55,00,000/-</p>

The disclosures under Sub-Rule (2) of Rule 13 of the Companies (Share Capital and Debentures) Rules, 2014 are below:

Sr. No.	Disclosure Head	Information
1.	The objects of the issue	<p>The Partly Paid-up equity shares are offered to the Promoter of the Company as approved by the Board of Directors, by way of an Issuance through Private Placement.</p> <p>The purpose behind the issuance of the share to the promoter is to maintain a healthy stake of the promoter in the Company.</p>
2.	The total number of shares or other securities to be issued	An aggregate of 11,00,000 equity shares (of face value of INR 10 each and securities premium of INR 195 each) are proposed to be issued.
3.	The price or price band at/within which the allotment is proposed	Each partly paid-up equity share shall be issued and allotted at an issue price of INR 205 (Face value of INR 10 each and the premium per share would be INR 195) and Rupee One shall be called at the time of subscription and remaining amount would be called at the discretion of the Board, in tranches and at such intervals as it may deem appropriate including conversion during the payment period, upon happening of any liquidity event or maximum 5 years from the date of allotment or any extension granted by the shareholders, whichever is earlier.

Sr. No.	Disclosure Head	Information						
4.	Basis on which the price has been arrived at along with report of the registered valuer	<p>The price is being derived at a valuation of INR 205/- per share, by Mr. Karan Chetan Shah (a IBBI registered valuer) on the Discounted Cash Flow (DCF) method.</p> <p>The valuation report is attached as '<b>Annexure I</b>'.</p>						
5.	Relevant date with reference to which the price has been arrived at	The date with reference to which the price has been arrived at is August 31, 2025.						
6.	The class or classes of persons to whom the allotment is proposed to be made	The shares are being offered to the promoter of the Company.						
7.	Intention of promoters, directors or key managerial personnel to subscribe to the offer	The promoter is intending to subscribe to current private placement offer, and no other directors and key managerial personnel are intending to subscribe in current private placement offer.						
8.	The proposed time within which the allotment shall be completed	<p>The allotment shall be completed within a period of 60 days from the date of closure of the Issue.</p> <p>However, the Board may at its discretion pass the resolution of allotment at its meeting duly held or by way of passing a 'Resolution by Circulation' for considering the allotment of shares to the investors, post receiving of subscription amount, which may be prior to the closure of the Issue.</p>						
9.	The names of the identified subscribers/allottees and the percentage of post preferential offer capital that may be held by them	<p>The names &amp; no. of share offered to identified subscribers/allottees are:</p> <table border="1" data-bbox="667 1507 1422 1675"> <thead> <tr> <th data-bbox="667 1507 769 1629">Sr. No.</th> <th data-bbox="769 1507 1183 1629">Name of Identified Subscribers/ Allottees</th> <th data-bbox="1183 1507 1422 1629">No. of Shares offered.</th> </tr> </thead> <tbody> <tr> <td data-bbox="667 1629 769 1675">1.</td> <td data-bbox="769 1629 1183 1675">Mr. Rohit Chokhani</td> <td data-bbox="1183 1629 1422 1675">11,00,000</td> </tr> </tbody> </table> <p>The percentage of post-preferential offer capital that may be held by the identified subscribers/allottees is set out hereto.</p>	Sr. No.	Name of Identified Subscribers/ Allottees	No. of Shares offered.	1.	Mr. Rohit Chokhani	11,00,000
Sr. No.	Name of Identified Subscribers/ Allottees	No. of Shares offered.						
1.	Mr. Rohit Chokhani	11,00,000						

Sr. No.	Disclosure Head	Information			
		Sr. No.	Name of Identified Subscribers/Allottees	Proposed Shareholding of Security	No. of Shares
		1.	Mr. Rohit Chokhani	1,00,95,541	16.45%
10.	The change in control, if any, in the company that would occur consequent to the preferential offer.	Post Issuance and Allotment, there will be no change in control.			
11.	The number of persons to whom allotment on preferential basis have already been made during the year, in terms of number of securities as well as price	Nil			
12.	The justification for the allotment proposed to be made for consideration other than cash together with valuation report of the registered valuer	Not applicable.			
13.	The pre issue and post issue shareholding pattern of the company	The pre issue and post issue shareholding pattern of the Company as required under the Act is appended hereto.			

Mr. Rohit Chokhani, Managing Director of the Company is interested in the above resolution, apart from him, none of the Directors/key Managerial Personnel or their relatives is concerned or interested in the resolution.

**PRE-ISSUE AND POST-ISSUE SHAREHOLDING PATTERN OF THE COMPANY AS REQUIRED UNDER THE ACT**

Sl. No.	Category	Pre-Issue*		Post Issue*	
		No of Shares held	% of Share holding	No of Shares held	% of Share holding
A	Promoters' holding:				
1.	Indian:				
	Individual	1,53,29,567	24.01	1,64,29,567	25.30
	Body Corporate	-	-		
	<b>Sub Total</b>	<b>1,53,29,567</b>	<b>24.01</b>	<b>1,64,29,567</b>	<b>25.30</b>
2.	Foreign Promoters	-	-		
	<b>Sub Total (A)</b>	<b>1,53,29,567</b>	<b>24.01</b>	<b>1,64,29,567</b>	<b>25.30</b>
B	Non-Promoters' holding:				
1.	Institutional Investors	1,72,52,160	27.02	1,72,52,160	26.56
	Indian	1,28,52,636	20.13	1,28,52,636	19.79
	Foreign				
2.	Non-Institution:				
	Private Corporate Bodies	1,11,25,049	17.43	1,11,25,049	17.13
	Directors and relatives	4,97,394	0.78	4,97,394	0.77
	Others (Including Non-resident Indian (NRIs)				
	Indian	20,83,133	3.26	20,83,133	3.21
	Foreign	5,11,626	0.80	5,11,626	0.79
	Private Trust	6,02,613	0.94	6,02,613	0.92
	ESOP Pool – 2021	8,45,000	1.32	8,45,000	1.30
	ESOP Pool – 2024	11,50,000	1.80	11,50,000	1.77

ESOP Pool – 2025	16,00,000	2.51	16,00,000	2.46
<b>Sub Total (B)</b>	<b>4,85,19,611</b>	<b>75.99</b>	<b>4,85,19,611</b>	<b>74.70</b>
<b>GRAND TOTAL (A+B)</b>	<b>6,38,49,178</b>	<b>100.00</b>	<b>6,49,49,178</b>	<b>100</b>

For the proposed issuance and allotment of shares on preferential allotment basis, special resolution is required to be approved by members pursuant to the provisions of Section 62 read with Section 42 of the Companies Act, 2013 and other applicable provisions of the Companies Act, 2013. The copy of form PAS-4 is attached at '**Annexure-II**' to this notice and shall also be tabled during the meeting on request of the members.

The members are therefore requested to accord their approval authorizing the Board for the proposed issue of shares on preferential basis as set out in the item no. 01 as a Special Resolution.

### **For Easy Home Finance Limited**

**Mihir Suresh Maniar**  
**Company Secretary**

**Date:** December 23, 2025

**Place:** Mumbai

**VALUATION REPORT**

on

**Fair Value of Equity Shares**

**Easy Home Finance Limited**

**Valuation Date – 31<sup>st</sup> August 2025**

**Report Date – 19<sup>th</sup> December 2025**

**Karan Chetan Shah**

**Chartered Accountants, Registered Valuer- SFA**

C 413 Satyam Apartment Link Road, Near Don Bosco School, Borivali West, Mumbai-  
400091

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## Valuation Analysis

We refer to our Engagement Letter as independent valuers of **Easy Home Finance Limited** (the “Company”). In the following paragraphs, we have summarized our valuation Analysis (the “Analysis”) of the business of the Company as informed by the management and detailed herein, together with the description of the methodologies used and limitation on our scope of work.

### 1 Context and Purpose

Based on discussion with the management, we understand that the Company’s promoters are evaluating the possibility of **Fair Value of Equity Shares under the Companies Act, 2013 and as more specifically under the provision of Section 42 & Section 62 of the Companies Act, 2013 and rules made thereunder**. In the context of these proposed transactions, the management requires our assistance in determining the **Fair Value of Equity Shares** of the Company.

#### Proposed Transaction:

During the financial year 2025-26, the Company is evaluating the possibility of issuing further securities to prospective investors (including but not limited to Key Managerial Personnel and Senior Managerial Personnel). In this context, the management of **Easy Home Finance Limited** (the “Management”) has requested us to estimate the fair value of the Equity Shares. – “Proposed Transaction”.

The existing shareholders of the Company may, for their records and for the purpose of any transactions that may be undertaken by them, consider the fair value of the equity shares, as determined under this report.

### 2 Conditions and major assumptions

#### Conditions

The historical financial information about the Company presented in this report is included solely for the purpose to arrive at value conclusion presented in this report and it should not be used by anyone to obtain credit or for any other unintended purpose. Because of the limited purpose as mentioned in the report, it may be incomplete and may contain departures from generally accepted accounting principles prevailing in the country. We have not audited, reviewed or compiled the financial statements and express no assurance on them.

Readers of this report should be aware that a business valuation is based on future earnings potential that may or may not be materialised. Any financial projection e.g., projected balance sheet, projected profit & loss account, projected cash flow statements as presented in this report are included solely to assist in the development of the value conclusion. The actual results may vary from the projections given, and the variations may be material, which may change the overall value.

This report is only to be used in its entirety, and for the purpose stated in the report. No third parties should rely on the information or data contained in this report without the advice of their lawyer, attorney or accountant.

We acknowledge that we have no present or contemplated financial interest in the Company. Our fees for this valuation are based upon our normal billing rates, and not contingent upon the results or the value of the business or in any other manner. We have no responsibility to modify this report for events and circumstances occurring subsequent to the date of this report.

We have, however, used conceptually sound and generally accepted methods, principles and procedures of valuation in determining the value estimate included in this report. The valuation analyst, by reason of performing this valuation and preparing this report, is not to require to give expert testimony nor to be in attendance in court or at any government hearing with reference to the matters contained herein, unless prior arrangements have been made with the analyst regarding such additional engagement.

### Assumptions

The opinion of value given in this report is based on information provided by the management of the Company and other sources as listed in the report. This information is assumed to be accurate and complete.

We have relied upon the representations contained in the public and other documents in our possession and any other assets or liabilities except as specifically stated to the contrary in this report.

We have not attempted to confirm whether or not all assets of the business are free and clear of liens and encumbrances, or that the owner has good title to all the assets.

We have also assumed that the business will be operated prudently and that there are no unforeseen adverse changes in the economic conditions affecting the business, the market, or the industry. This report presumes that the management of the Company will maintain the character and integrity of the Company.

We have been informed by the management that there are no Significant lawsuits or any other undisclosed contingent liabilities which may potentially affect the business, except as may be disclosed elsewhere in this report. We have assumed that no costs or expenses will be incurred in connection with such liabilities, except as explicitly stated in this report.



### 3 Background of the Company

Easy Home Finance Limited (the Company) is an unlisted public limited company, incorporated on July 25, 2017, in India under the Companies Act, 2013. The main object of the Company inter alia is to carry on the business of providing long term finance to individuals, companies, corporations, societies or association of person for purchase/construction/repair and renovation of new/existing flats/house for residential purpose and provide property related services. The Company has received certificate of registration, under Section 29A of the National Housing Bank (NHB) Act, 1987, from the National Housing Bank (NHB) on July 31, 2018, to carry on the business of long-term finance for housing.

**Company URL:** - <https://www.easyhomefinance.in/>

#### Further data of the Company:

<b>CIN</b>	<b>U74999MH2017PLC297819</b>
<b>Company Name</b>	<b>EASY HOME FINANCE LIMITED</b>
<b>ROC Name</b>	<b>ROC Mumbai</b>
<b>Registration Number</b>	<b>297819</b>
<b>Date of Incorporation</b>	<b>25/07/2017</b>
<b>Email Id</b>	<b>cs@easyhomefinance.in</b>
<b>Registered Address</b>	<b>302, 3rd Floor, Savoy Chambers, Dattatray Road &amp; V P Road (Extn), Santacruz West, Mumbai City, Mumbai, Maharashtra, India, 400054</b>
<b>Address at which the books of account are to be maintained</b>	<b>-</b>
<b>Listed in Stock Exchange(s) (Y/N)</b>	<b>No</b>
<b>Category of Company</b>	<b>Company limited by shares</b>
<b>Subcategory of the Company</b>	<b>Non-government company</b>
<b>Class of Company</b>	<b>Public</b>
<b>ACTIVE compliance</b>	<b>ACTIVE Compliant</b>
<b>Authorised Capital (Rs)</b>	<b>85,00,00,000</b>
<b>Paid up Capital (Rs)</b>	<b>57,31,76,661</b>
<b>Date of last AGM</b>	<b>30/06/2025</b>
<b>Date of Balance Sheet</b>	<b>31/03/2025</b>
<b>Company Status</b>	<b>Active</b>

#### Directors and Key Managerial Persons:

<b>DIN/PAN</b>	<b>Name</b>	<b>Designation</b>	<b>Date of Appointment</b>
<b>08425187</b>	<b>Sho Nakagawa</b>	<b>Nominee Director</b>	<b>07/06/2022</b>
<b>05273533</b>	<b>Venkateswara Rao Thallapaka</b>	<b>Director</b>	<b>07/08/2017</b>
<b>02305074</b>	<b>Rajinder Singh Loona</b>	<b>Director</b>	<b>18/08/2023</b>
<b>01984506</b>	<b>Rohit Chokhani</b>	<b>Managing Director</b>	<b>25/07/2017</b>
<b>07436287</b>	<b>Sanjay Jain</b>	<b>Director</b>	<b>22/06/2019</b>
<b>00365025</b>	<b>Perumal Srinivasan</b>	<b>Nominee Director</b>	<b>28/09/2021</b>
<b>*****1027C</b>	<b>Mihir Suresh Maniar</b>	<b>Company Secretary</b>	<b>05/11/2025</b>
<b>*****3057M</b>	<b>Bikash Kumar Mishra</b>	<b>CFO</b>	<b>30/03/2023</b>
<b>10263368</b>	<b>Pavel Olegovich Gurianov</b>	<b>Nominee Director</b>	<b>27/02/2025</b>

## Shareholding pattern as on Report date is given below:

Shareholders	Equity Shares - Fully Paid	Equity Shares - Partly Paid	Diluted No. of Shares
<b>a. Resident Holders</b>			
Rohit Chokhani (Promoter)	6556750.00	2437791.00	8994541.00
Suresh Chokhani	6088776.00	-	6088776.00
Rachna Chokhani	171250.00	-	171250.00
Avantika Chokhani	31250.00	-	31250.00
Sanjit Chokhani	43750.00	-	43750.00
Sanjay Jain	286000.00	-	286000.00
Thallapaka Venkateswara Rao	11394.00	-	11394.00
Praveen Kumar Agrawal	-	135000.00	135000.00
Priyank Shah	82400.00	-	82400.00
Prerak Mehta	72000.00	180000.00	252000.00
Rohan Shah	72000.00	135000.00	207000.00
Xponentia Opportunities Fund 1	13953488.00	-	13953488.00
Ashish Mehrotra	116280.00	-	116280.00
Integra Software Services Pvt Ltd	409302.00	-	409302.00
Banjul Shah	102000.00	-	102000.00
Harbourfront India Fund	2498672.00	-	2498672.00
Debabrata Sarkar	72000.00	-	72000.00
Vinayak Deousker	-	125000.00	125000.00
Parth Bhuta	-	125000.00	125000.00
Deepak Bhatt	-	100000.00	100000.00
Pegasus India Evolving Opportunities Fund	800000.00	-	800000.00
Bhavin Gada	30000.00	-	30000.00
Mehak Gupta	5000.00	-	5000.00
Perumal Srinivasan	200000.00	-	200000.00
Devinjit Singh	100000.00	-	100000.00
Bhavya Kapoor	47000.00	-	47000.00
Rahul Bahri	20000.00	-	20000.00
SVS Trust No IV	602613.00	-	602613.00
Venktesh Investment and Trading Company Private Limited	150000.00	-	150000.00
Capri Global Holdings Private Limited	1000000.00	-	1000000.00
Bikash Kumar Mishra	-	25000.00	25000.00
Claypond Capital Partners Private Limited	9111703.00	-	9111703.00
Rajesh Moorti	15130.00	-	15130.00
Shreyans Gangwal	12104.00	-	12104.00
Prachi Modi	12104.00	-	12104.00
Pranay Shetty	6052.00	-	6052.00
Arpit Surana	6052.00	-	6052.00
Pankaj Chaturvedi	6052.00	-	6052.00
Udit Ahuja	3026.00	-	3026.00

Hari Prasad Narisingu	3026.00	-	3026.00
Aart Corporate Advisors Pvt Ltd	302613.00	-	302613.00
Kashyap Parikh	60522.00	-	60522.00
Kashyap Chanchlani	60522.00	-	60522.00
Avijit Goel	60522.00	-	60522.00
Swapandeep Mann	60522.00	-	60522.00
Girnar Growth LLP	60522.00	-	60522.00
Kunal Bhardwaj	60522.00	-	60522.00
Shyam Powar	52091.00	-	52091.00
Sanjay Sree	60606.00	-	60606.00
Aspirare Ventures LLP	90909.00	-	90909.00
Pawan Agrawal	60600.00	-	60600.00
<b>b. Non-Resident Holders</b>			
Cove Group Pte. Ltd. (Harbourfront Group)	3617210.00	-	3617210.00
Finsight 1 LP	2693674.00	-	2693674.00
RaSA Future Fund	852267.00	-	852267.00
Gustav Eriksson	511626.00	-	511626.00
FS-10, a series of FinSight Late Stage Fund IV LLC (a scheme of Finsight Ventures LLC)	2739000.00	-	2739000.00
SMBC Asia Rising Fund	2950485.00	-	2950485.00
<b>Total</b>	<b>5,69,91,387.00</b>	<b>32,62,791.00</b>	<b>60254178.00</b>

Face Value Per Share is Rs. 10/- & Partly Paid-up equity shares are currently Re.1/- paid-up.

## 4 Valuation Premise

The premise of value for our analyses is going concern value as there is neither a planned or contemplated discontinuance of any line of business nor any liquidation of the Company.

## 5 Valuation Date

The Analysis of the Fair Value of Equity Shares of the **Easy Home Finance Limited** has been carried out as on **31<sup>st</sup> August 2025**.

## 6 Declaration of Independence of valuer and Financial Interest

I hereby declare that I am independent of the subject firms for valuation and have not been under any direct or indirect influence, which may affect the valuation exercise. I also state that I have no financial interest in the subject company for Valuation.

## 7 Valuation Standards

The Report has been prepared in compliance with the internationally accepted valuation standards and valuation standard adopted by ICAI Registered Valuers Organisation.



## 8 Valuation Methodology and Approach

The standard of value used in the Analysis is "Fair Value", which is often defined as the price, in terms of cash or equivalent, that a buyer could reasonably be expected to pay, and a seller could reasonably be expected to accept, if the business were exposed for sale on the open market for a reasonable period of time, with both buyer and seller being In possession of the pertinent facts and neither being under any compulsion to act.

Valuation of a business is not an exact science and ultimately depends upon what it is worth to a serious investor or buyer who may be prepared to pay a substantial goodwill. This exercise may be carried out using various methodologies, the relative emphasis of each often varying with:

- whether the entity is listed on a stock exchange
- industry to which the Company belongs
- past track record of the business and the ease with which the growth rate in cash flows to perpetuity can be estimated
- Extent to which industry and comparable Company information is available.

The results of this exercise could vary significantly depending upon the basis used, the specific circumstances and professional judgment of the valuer. In respect of going concerns, certain valuation techniques have evolved over time and are commonly in vogue. These can be broadly categorised as follows:

### 1. Asset Approach

#### **Net Asset Value Method ("NAV")**

The value arrived at under this approach is based on the audited financial statements of the business and may be defined as Shareholders' Funds or Net Assets owned by the business. The balance sheet values are adjusted for any contingent liabilities that are likely to materialise.

The Net Asset Value is generally used as the minimum break-up value for the transaction since this methodology ignores the future return the assets can produce and is calculated using historical accounting data that does not reflect how much the business is worth to someone who may buy it as a going concern.

### 2. Market Approach

#### **Comparable Company Market Multiple Method**

Under this methodology, market multiples of comparable listed companies are computed and applied to the business being valued in order to arrive at a multiple based valuation. The difficulty here in the selection of a comparable company since it is rare to find two or more companies with the same product portfolio, size, capital structure, business strategy, profitability and accounting practices.

Whereas no publicly traded company provides an identical match to the operations of a given company, important information can be drawn from the way comparable enterprises are valued by public markets. In case of early stage company and different business model the problem aggravates further.

#### **Comparable Transactions Multiple Method**

This approach is somewhat similar to the market multiples approach except that the sales and EBITDA multiples of reported transactions in the same industry in the recent past are applied to the sales and EBITDA of the business being valued.

3. Income Approach

**Discounted Cash Flows - "DCF"**

DCF uses the future free cash flows of the company discounted by the firm's weighted average cost of capital (the average cost of all the capital used in the business, including debt and equity), plus a risk factor measured by beta, to arrive at the present value.

Beta is an adjustment that uses historic stock market data to measure the sensitivity of the Company's cash flow to market indices, for example, through business cycles.

The DCF method is a strong valuation tool, as it concentrates on cash generation potential of a business. This valuation method is based on the capability of a company to generate cash flows in the future. The free cash flows are projected for a certain number of years and then discounted at a discount rate that reflects a Company's cost of capital and the risk associated with the cash flows it generates. DCF analysis is based mainly on the following elements:

- Projection of financial statements (key value driving factors)
- The cost of capital to discount the projected cash flows



Valuation Methodology

The application of any particular method of valuation depends on the purpose for which the valuation is done. Although different values may exist for different purposes, it cannot be too strongly emphasized that a valuer can only arrive at one value for one purpose.

Approach	Method	Selection	Rationale for selection
Asset Approach	NAV Method	-	The usage of the cost method is of more predominance in valuation of non-financial assets, hence not applied for the valuation of financial instrument like the one being valued. It serves as a valuation floor since most companies have a greater value as a going concern than they would if they were liquidated. Hence, cost approach has not been adopted.
Income Approach	DCF Method	Selected	DCF is considered as the most scientific method as it considers the time value of money and the cash outflows required for increased levels of business forecasted. It considered relevant and appropriate in case of companies which are in the growth phase of the business cycle, as in the present case. Hence, we have relied on the DCF method for our valuation analysis.



Market Approach	CCM Method	-	There are no immediate comparable companies and comparable transactions in public domain of similar size and nature listed in India. Hence the market approach has not been adopted.
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Our choice of methodology and valuation has been arrived using usual and conventional methodologies adopted for purposes of a similar nature and our reasonable judgment, in an independent and bona fide manner based on our previous experience of assignments of similar nature.

Discounted Cash Flows (*Refer Annexure 1*)

## 9 Source of Information

The Analysis is based on a review of the business plan of the Company provided by the Management and information relating to sector as available in the public domain. Specifically, the sources of information include:

- Provisional Financials as on 31<sup>st</sup> August 2025.
- Management certified projected financial statements for period of 5 years for the year ending FY26 to FY30.
- Details of Shareholding and numbers of Equity Shares as on valuation date.
- Discussions with the Management / representative of the Company.
- All Company specific information were sourced from the management of the Company, either in the written hard copy or digital form.
- Other information / data available in public domain.

In addition to the above, we have also obtained such other information and explanations from the Company as were considered relevant for the purpose of the valuation. It may be mentioned that the Management has been provided the opportunity to review our draft report as part of our standard practice to make sure that factual inaccuracies are avoided in our final report.

## 10 Caveats

Provision of valuation recommendations and considerations of the issues described herein are areas of our regular corporate advisory practice. The services do not represent accounting, assurance, financial due diligence review, consulting, transfer pricing or domestic/international tax-related services that may otherwise be provided by us.

Our review of the affairs of the Company and their books and account does not constitute an audit in accordance with Auditing Standards. We have relied on explanations and information provided by the Management of the Company and accepted the information provided to us as accurate and complete in all respects. Although, we have reviewed such data for consistency and reasonableness, we have not independently investigated or otherwise verified the data provided. Nothing has come to our attention to indicate that the information provided had material mis-statements or would not afford reasonable grounds upon which to base the Report.

The report is based on the financial projections provided to us by the Management of the company and thus the responsibility for forecasts and the assumptions on which they are based is solely that of the Management of the Company and we do not provide any confirmation or assurance on the achievability of these projections. It must be emphasized that profit forecasts necessarily depend



upon subjective judgement. Similarly we have relied on data from external sources. These sources are considered to be reliable and therefore, we assume no liability for the accuracy of the data. We have assumed that the business continues normally without any disruptions due to statutory or other external/internal occurrences.

The valuation worksheets prepared for the exercise are proprietary to the Valuer and cannot be shared. Any clarifications on the workings will be provided on request, prior to finalizing the Report, as per the terms of our engagement.

The scope of our work has been limited both in terms of the areas of the business and operations which we have reviewed and the extent to which we have reviewed them.

The Valuation Analysis contained herein represents the value only on the date that is specifically Stated in this Report. This Report is issued on the understanding that the Management of the Company has drawn our attention to all matters of which they are aware, which have an impact on our Report up to the date of signature. We have no responsibility to update this Report for events and circumstances occurring after the date of this Report.

We have no present or planned future interest in the Company and the fee for this Report is not contingent upon the values reported herein.

Our Valuation analysis should not be construed as investment advice; specifically, we do not express any opinion on the suitability or otherwise of entering into any transaction with the Company.

A draft of the report was shared with the Company, prior to finalisation of report, for confirmation of facts, key assumptions and other Company representations.

Our Report is not nor should it be construed as our opining or certifying the compliance with the provisions of any law / standards including company, foreign exchange regulatory, accounting and taxation (including transfer pricing) laws / standards or as regards any legal, accounting or taxation implications or issues.

Our Report and the opinion / valuation analysis contained herein is not nor should it be construed as advice relating to investing in, purchasing, selling or otherwise dealing in securities. This report does not in any manner address, opine on or recommend the prices at which the securities of the Company could or should transact.

## 11 Distribution of Report

The Analysis is confidential and has been prepared exclusively for **Easy Home Finance Limited**. It should not be used, reproduced or circulated to any other person or for any purpose other than as mentioned above, in whole or in part, without the prior written consent of the valuer. Such consent will only be given after full consideration of the circumstances at the time. However, we do understand that the report will be shared with the investor including officers and employees of the investors / buyers of the Company / submission to government authorities and regulators towards statutory compliances.



## 12 Opinion on Fair Value of Equity Shares

Based on our valuation exercise Fair Value of the Equity Shares as on 31<sup>st</sup> August 2025 is as under:

(INR Crores)

Method	Value	Weight	Product
<b>DCF Method</b>	1,235.09	100%	1,235.09
			<b>1,235.09</b>
	No of shares		6,02,54,178
	Value Per Share (in INR)		204.98
	Value Per Share (in INR) (R/Off)		205.00

Face Value Per Share is Rs. 10/-

We trust the above meets your requirements. Please feel free to contact us in case you require any additional information or clarifications.

Yours faithfully



Karan C Shah  
Chartered Accountant  
M No: 190724  
Registered Valuer- Securities and Financial Assets  
(Reg No: IBBI/RV/06/2024/15561)  
UDIN: **25190724MDVYNM4142**

Place: Mumbai  
Date: 19/12/2025

## 13 Annexure 1

### Discounted Cash Flows

We have been provided with the business projection of the Company for **Five years** by the Management, which we have considered for our Analysis. Accordingly, the projected free cash flows to Equity ("FCFE") based on these financial statements is set out below:

(INR Crores)

Number of Months	7	12	12	12	12	
Particulars	FY26	FY27	FY28	FY29	FY30	TV
PAT	10.87	17.95	48.36	115.91	251.31	256.34
Add: Depreciation	2.05	2.13	2.00	1.92	1.93	1.96
Less: Capex	-0.89	-0.37	-0.50	-0.68	-1.04	-8.73
(Increase)/ decrease in working capital	687.55	-23.22	-54.72	-85.66	-111.99	
Free cash flow to firm ('FCFF')	699.58	-3.51	-4.86	31.48	140.21	249.58
Net Debt Taken / (Repaid)	657.06	547.99	1,246.14	1,870.58	1,964.25	
Other Non-Current Liability	33.99	22.48	35.61	54.90	85.35	
Other Non-Current Assets	-996.10	-622.60	-921.21	-1,435.47	-2,254.33	
Free cash flow to Equity ('FCFE')	394.53	-55.64	355.68	521.49	-64.52	249.58
Annual factor	0.58	1.00	1.00	1.00	1.00	
Discounting period (end year)	0.58	1.58	2.58	3.58	4.58	
PV factor	22.34%	0.89	0.73	0.59	0.49	
PV of FCFE	350.93	-40.45	211.38	253.32	-25.62	

PV of FCFE for the horizon period	749.56	A
FCFE for terminal year	249.58	
WACC	22.34%	
Perpetuity Growth	2.00%	
Capitalisation Rate	20.34%	
Gross terminal value	1,227.02	
PV factor	0.40	
PV of terminal value	487.20	B
Enterprise value	1,236.76	A+B
Less: Long Term Debt – NCD	-60.00	
Add: Unpaid Call Amount (Note 1)	27.12	



Add: Investments in MF (Note 2)	0.48	
Add: Cash & Bank	30.72	
<b>Fair Value of Equity</b>	<b>1,235.09</b>	
No of Share	6,02,54,178	
<b>Value Per Share (in INR)</b>	<b>204.98</b>	
<b>Value Per Share (in INR) (R/off)</b>	<b>205.00</b>	

### Assumptions

WACC	22.34%
Market Return (Rm)	14.34 %
Long Term Growth Rate	2.00 %

### Terminal Value

The terminal value refers to the present value of the business as a going concern beyond the period of projections up to infinity. This value is estimated by taking into account expected growth rates of the business in future, sustainable capital investments required for the business as well as the estimates growth rate of the industry and economy. Based on dynamics of the sector and discussions with the Management we have assumed a terminal growth rate of **2.00 %** for the Company beyond the projections periods. The cash flows of **Rs. 248.58 Crores** have been used to determine the terminal value. Based on these assumptions the terminal value has been calculated at **Rs. 1,227.02 Crores**.

Using these cash flows and a discount rate of **22.34%**, we estimate the equity value of the Company **Rs. 1,235.09 Crores**.

### Discount Factor

#### Organisation Specific Discount Rate

- Cost of Equity of 22.34 % is taken as Discounting rate, calculated using,
  - Historical Market Return of BSE 500 from February 01, 1999, to August 29, 2025, is 14.34%
  - We have considered Premium of 8.00 % towards risk and illiquidity

	Rate	Source
Market Return (Rm)	14.34 %	Return of BSE 500 for the period of Feb 01, 1999, to August 29, 2025.
Company Specific Risk	8.00%	Contingency of revenues, projected high profitability, achievability of projections

### Note 2: Fair value of Current Investment

(INR Crore)

Particular	Value
<b>Investment in Subsidiary</b>	
Easy Digital	0.01
<b>Investment in Mutual Fund</b>	
Mutual Fund	0.47
<b>Total</b>	<b>0.48</b>



**Annexure II to EoGM (02/2025-26)**

**FORM NO PAS-4**

[see rule 14(3) Companies (Prospectus and Allotment of Securities) Rules, 2014]

**PART-A**

**PRIVATE PLACEMENT OFFER CUM APPLICATION LETTER**

**1. GENERAL INFORMATION**

<b>(i). Name, address, website, if any, and other contact details of the company indicating both registered office and corporate office;</b>	<p><b>Name:</b> Easy Home Finance Limited</p> <p><b>CIN:</b> U74999MH2017PLC297819</p> <p><b>Registered &amp; Corporate Office Address:</b> 302, 3rd floor, Savoy Chambers, Dattatray Road, V.P. Road (Extn), Santacruz West, Mumbai, MH 400054.</p> <p><b>Contact Person:</b> Mr. Mihir Suresh Maniar</p> <p><b>Contact Number:</b> +91 93219 77370 / 022 3550 3442</p> <p><b>E-mail ID:</b> <a href="mailto:cs@easyhomefinance.in">cs@easyhomefinance.in</a></p> <p><b>Website:</b> <a href="http://www.easyhomefinance.in">www.easyhomefinance.in</a></p>				
<b>(ii). Date of Incorporation of the Company;</b>	25/07/2017				
<b>(iii). Business carried on by the company and its subsidiaries with the details of branches or units, if any;</b>	<p>The description of the Company's Principal Business Activities is as under:</p> <p>Housing Finance Company registered with National Housing Bank (NHB) under supervision of Reserve Bank of India (RBI). The Company facilitates the housing loan to its borrowers, which includes new and re-sale purchase, self-construction, home improvement, loan against properties and other such products as may be offered from time to time.</p> <p>As on September 30, 2025, the company was operating through a network of Head Office and 81 branch offices spread across the states of Maharashtra, Gujarat, Madhya Pradesh, Chhattisgarh, Rajasthan, Uttar Pradesh, Karnataka, Telangana, Andhra Pradesh, Tamil Nadu, Haryana and Delhi.</p> <p><b><u>Details of Subsidiary of the Company:</u></b></p> <table border="1"><thead><tr><th><b>Name of Subsidiary Company</b></th><th><b>Nature &amp; Business</b></th></tr></thead><tbody><tr><td>Easy Digital Consultancy Private Limited</td><td>Wholly owned subsidiary.</td></tr></tbody></table>	<b>Name of Subsidiary Company</b>	<b>Nature &amp; Business</b>	Easy Digital Consultancy Private Limited	Wholly owned subsidiary.
<b>Name of Subsidiary Company</b>	<b>Nature &amp; Business</b>				
Easy Digital Consultancy Private Limited	Wholly owned subsidiary.				

		Operational procedures from procuring and sourcing of loans to its documentation and processing legal and technical verification and submitting necessary profile report and recommendation for sanctioning the loan.
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**(iv). Brief particulars of the management of the company;**

**Details of Board of Directors of the Company & their profile:**

Sr No	Name of the Directors	DIN/PAN	Designation
1	Thallapaka Venkateswara Rao	05273533	Independent Director
2	Rajinder Singh Loona	02305074	Independent Director
3	Sanjay Jain	07436287	Independent Director
4	Rohit Chokhani	01984506	Managing Director
5	Perumal Srinivasan	00365025	Nominee Director
6	Sho Nakagawa	08425187	Nominee Director
7	Pavel Gurianov	10263368	Nominee Director

**Details of Key Management Personnel of the Company & their profile:**

Name	Designation
Mr. Bikash Kumar Mishra	Chief Financial Officer
Mr. Mihir Suresh Maniar	Company Secretary

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

Sl. No	Name & Occupation	Address	DIN	Designation
1.	Rohit Chokhani	402, Benson, Opp Vijay Sales, Sai Baba Road, Santacruz West, Mumbai-400054	01984506	Professional (Promoter)
2.	Rajinder Singh Loona	Lodha Bellissimo, Flat No. B / 2201, Apollo mills compound, NM Joshi Marg, Mahalaxmi, Mumbai – 400011	02305074	Professional
3.	Venkateswara Rao Thallapaka	Flat No. 402, Block A, Mahaveer Sanctum Apts 7th Cross, L.B Shastry, Vimanpura Post Office – Bengaluru – 560017	05273533	Professional

4.	Sanjay Jain	D-2, Flat No. 2450 Vasant Kunj Delhi – 110070	07436287	Professional
5.	Sho Nakagawa	9 Jalan Hajijah #5-11 Landbay Condominium, Singapore – 468698	08425187	Professional
6.	P R Srinivasan	25A, Belevedere Address, Sane Guruji Marg, Mahalaxmi, Mumbai, Maharashtra – 400011	00365025	Professional
7.	Pavel Gurianov	Resident of 2, Vesninykh Brothers Boulevard, Flat 511, Russian Federation 115432 Moscow	10263368	Professional

**(vi). Management’s perception of risk factors:**

Company is exposed to specific risks that are particular to its existing business and the environment within which it operates, including, inter alia, competition risk, human resource risk and any significant downturn in the economic cycle. It is the endeavour of the management that the company is insulated to the extent possible from all these risks by taking appropriate steps for mitigating the risk in a timely and proper manner.

The Company continuously monitors its internal and external environment to identify emerging risks and implements appropriate mitigation strategies, including:

- **Strategic positioning** and continuous innovation to remain competitive;
- **Robust HR policies and employee engagement programs** to attract and retain talent;
- **Regular stress-testing and scenario analysis** to assess financial resilience under different economic conditions;
- **Compliance and governance frameworks** to align with regulatory expectations and best practices.

It is the continuous endeavour of the management to build resilience across all business functions, thereby ensuring that the Company remains adequately insulated, to the extent feasible, from material adverse effects arising from these risk exposures.

**(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:** Mihir Suresh Maniar  
**Designation:** Company Secretary  
**Address:** 302, 3rd floor, Savoy Chambers, Dattatray Road, V.P. Road (Extn), Santacruz West, Mumbai, MH 400054.

	<b>Phone No:</b> +91 9321977370/ 022 3550 3442 <b>E-mail ID:</b> <a href="mailto:cs@easyhomefinance.in">cs@easyhomefinance.in</a>
<b>(ix) Registrar of the Issue:</b>	<b>Name:</b> MUFG Intime India Private Limited (Formerly Link Intime India Private Limited) <b>Address:</b> C 101, 247 Park, LBS Marg, Surya Nagar, Gandhi Nagar, Vikhroli West, Mumbai, Maharashtra 400083
<b>(x) Valuation Agency:</b>	<b>Name:</b> Mr. Karan Chetan Shah (a IBBI registered valuer) <b>Registration No.:</b> IBBI/RV/06/2024/15561 <b>Address:</b> 306, Dattani Trade Center, Shanti Nagar, Borivali West, Mumbai 400091.
<b>(xi) Auditors:</b>	<b>Name:</b> M/s. S K Patodia & Associates LLP, Chartered Accountants <b>FRN:</b> 112723W/W100962 <b>Address:</b> Sunil Patodia Tower, J.B. Nagar, Andheri East, Mumbai - 400 099
<b>(xii) Any Default in Annual Filing of the Company under Companies Act, 2013 or the rules made thereunder</b>	NIL

## 2. PARTICULARS OF THE OFFER

<b>(i) Financial position of the Company for the last 3 Financial year</b>	Please Refer Annexure 'A'
<b>(ii) Date of passing of Board Resolution</b>	December 22, 2025 <i>The Certified copy of Resolutions attached as an Annexure 'B.'</i>
<b>(iii). Date of passing of resolution in the general meeting, authorizing the offer of securities;</b>	December ____, 2025 <i>The Certified copy of Resolutions attached as an Annexure 'B'.</i>
<b>(iv). Kinds of securities offered (i.e. whether share or debenture) and class of security; total number of shares or other securities to be issued;</b>	<b>Kinds of securities offered:</b> Equity Shares <b>Class of security:</b> Partly paid-up equity shares ranking pari-passu with existing equity shares, after its being fully paid-up. <b>Total number of equity shares or other securities:</b> 11,00,000 partly paid-up equity shares.
<b>(v). price at which the security is being offered including the premium, if any, along with justification of the price;</b>	Each equity share shall be issued at an issue price of INR 205/- (Face value of INR 10 each per share and Premium of INR 195/- each per share)

	<p>The aforesaid price per equity share has been arrived by the <i>management</i> after taking into consideration the valuation report issued by Mr. Karan Chetan Shah (an IBBI registered valuer)</p> <p>Please refer to Annexure 'F' for the valuation report.</p>
<p><b>(vi). Name and address of the valuer who performed valuation of the security offered and basis on which the price has been arrived at along with report of registered valuer;</b></p>	<p>Mr. Karan Chetan Shah (an IBBI registered valuer)  Registration No.: IBBI/RV/06/2024/15561  Address: 306, Dattani Trade Center, Shanti Nagar, Borivali West, Mumbai 400091.</p> <p>Mr. Karan Chetan Shah (an IBBI registered valuer) have arrived at a valuation of INR 205/- per share based on the Discounted Cash Flow (DCF) method.</p>
<p><b>(vii) Relevant date with reference to which the price has been arrived at;</b></p>	<p>August 31, 2025</p>
<p><b>(viii) The class or classes of persons to whom the allotment is proposed to be made;</b></p>	<p>Individual Indian Resident</p>
<p><b>(ix) Intention of promoters, directors or key managerial personnel to subscribe to the offer (applicable in case they intend to subscribe to the offer)</b></p>	<p>The Promoter of the Company is intending to subscribe to the current private placement.</p>
<p><b>(x) The Proposed time within which the allotment shall be completed</b></p>	<p>The Company intends to allot the Partly Paid-up Equity Shares to the Subscriber within 60 days from the date of receipt of application money.</p> <p>However, the Board may at its discretion pass the resolution of allotment at its meeting duly held or by way of passing a 'Resolution by Circulation' for considering the allotment of shares to the subscribers, post receiving subscription amount, which may be prior to closure of the Issue.</p>
<p><b>(xi) The names of the proposed allottees and the percentage of post private placement capital that may be held by them</b></p>	<p>Mr. Rohit Chokhani and the percentage of post private placement capital that may be held by them will be 16.45%</p>
<p><b>(xii) The change in control, if any in the Company that would occur</b></p>	<p>Post issuance and allotment, there will be no change in control.</p>

consequent to the private placement;					
(xiii) The number of persons to whom allotment on preferential basis/private placement/rights issue has been made during the year in terms of number of securities as well as price	<b>Sr. No</b>	<b>Type of Security</b>	<b>Date of Allotment</b>	<b>Number</b>	<b>Price (INR)</b>
	<b>Equity Shares</b>				
	1.	Equity Shares	12.12.2025	11,00,000	165/-
		<b>Total</b>		<b>11,00,000</b>	
	<b>Debentures</b>				
	2.	Debentures	30.06.2025	2,000	1,00,000/-
	3.	Debentures	28.08.2025	4,000	1,00,000/-
	4.	Debentures	18.12.2025	2,000	1,00,000/-
	5.	Debentures	23.12.2025	1,000	1,00,000/-
		<b>Total</b>		<b>9,000</b>	
(xiv) The justification for the allotment proposed to be made for consideration other than cash together with valuation report of the registered valuer;	Not applicable				
(xv). Amount which the Company intends to raise by way of proposed offer of securities;	INR 22,55,00,000/- (Rupees Twenty Two Crore Fifty Five Lakhs Only)				
(xvi). Terms of raising of securities: Duration, if applicable, Rate of dividend or rate of interest, mode of payment and repayment:	<p>The shares are offered at INR 205/- per share. The shares will be issued and allotted as partly paid-up equity shares with an initial subscription of Re.1/- (Face Value) per share and remaining calls for INR 205/- per share (including Face Value and Premium) to be made at the discretion of the Board, in tranches and at such intervals as it may deem appropriate including conversion during the payment period, upon happening of any liquidity event or maximum 5 years from the date of allotment or any extension granted by the shareholders, whichever is earlier.</p> <p>The equity shares will rank Pari-passu with the existing equity shares after being fully paid.</p>				
(xvii). Proposed time schedule for which the private placement offer cum application letter is valid;	This Letter of Offer is valid until January 05, 2026. The Offer period begins from December 29, 2025 and ends on January 05, 2026. The Identified Subscriber (Promoter) must subscribe to the shares offered on or before January 05, 2026, by paying the subscription amount (in accordance with the Terms of Partly Paid-up Equity Shares) and submitting the duly signed share application form with requisite documents.				

<b>(xviii). Purposes and objects of the offer</b>	The Partly Paid-up equity shares are offered to the Promoter of the Company as approved by the Board of Directors, by way of an Issuance through Private Placement.  The purpose behind the issuance of the share to the promoter is to maintain a healthy stake of the promoter in the Company.
<b>(xix). Contribution being made by the promoters or directors either as part of the offer or separately in furtherance of such objects</b>	Mr. Rohit Chokhani, Managing Director has been offered, to subscribe 11,00,000 partly paid-up equity Shares as a part of this Offer.
<b>(xx). Principle terms of assets charged as security, if applicable</b>	Not applicable
<b>(xxi) 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>	NIL

**(xxii) The pre issue and post issue shareholding pattern of the Company:**

Sl. No.	Category	Pre-Issue*		Post Issue*	
		No of Shares held	% of Share holding	No of Shares held	% of Share holding
A	Promoters' holding:				
1.	Indian:				
	Individual	1,53,29,567	24.01	1,64,29,567	25.30
	Body Corporate	-	-		
	<b>Sub Total</b>	<b>1,53,29,567</b>	<b>24.01</b>	<b>1,64,29,567</b>	<b>25.30</b>
2.	Foreign Promoters	-	-		
	<b>Sub Total (A)</b>	<b>1,53,29,567</b>	<b>24.01</b>	<b>1,64,29,567</b>	<b>25.30</b>
B	Non-Promoters' holding:				
1.	Institutional Investors				
	Indian	1,72,52,160	27.02	1,72,52,160	26.56
	Foreign	1,28,52,636	20.13	1,28,52,636	19.79
2.	Non-Institution:				
	Private Corporate Bodies	1,11,25,049	17.43	1,11,25,049	17.13
	Directors and relatives	4,97,394	0.78	4,97,394	0.77
	Others (Including Non-resident Indian (NRIs)				
	Indian	20,83,133	3.26	20,83,133	3.21
	Foreign	5,11,626	0.80	5,11,626	0.79

Private Trust	6,02,613	0.94	6,02,613	0.92
ESOP Pool – 2021	8,45,000	1.32	8,45,000	1.30
ESOP Pool – 2024	11,50,000	1.80	11,50,000	1.77
ESOP Pool – 2025	16,00,000	2.51	16,00,000	2.46
<b>Sub Total (B)</b>	<b>4,85,19,611</b>	<b>75.99</b>	<b>4,85,19,611</b>	<b>74.70</b>
<b>GRAND TOTAL (A+B)</b>	<b>6,38,49,178</b>	<b>100.00</b>	<b>6,49,49,178</b>	<b>100</b>

### 3. MODE OF PAYMENTS FOR SUBSCRIPTION

- Cheque
- Demand Draft
- Other Banking Channels

### 4. DISCLOSURES WITH REGARD TO INTEREST OF DIRECTORS, LITIGATION ETC.

(i). Any financial or other material interest of the directors, promoters or key managerial personnel in the offer and the effect of such interest in so far as it is different from the interests of other persons.	NIL
(ii). 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 offeree company during the last three years immediately preceding the year of the issue of the private placement offer cum application letter and any direction issued by such Ministry or Department or statutory authority upon conclusion of such litigation or legal action shall be disclosed;	NIL

(iii). Remuneration of directors (during the current year and last three financial years);

SL	Name of the Director	FY 2024- 25 (in INR)	FY 2023 -24 (in INR)	FY 2022- 23 (in INR)
1.	Mr. Rohit Chokhani – MD	1,20,06,000/-	1,04,66,000/-	1,00,00,000/-
2	Mr. Praveen Kumar Agrawal* - WTD & CEO	83,99,874/-	1,07,74,000/-	80,00,000/-

\* Ceased to be a member of the Board w.e.f. December 31, 2024, due to resignation from the position.

(iv). Related party transactions entered during the last three financial years immediately preceding the year of issue of private placement offer cum application letter including with regard to loans made or, guarantees given or securities provided;

FY 2024-25 (INR)	FY 2023-24 (INR)	FY 2022-23 (INR)
1,44,45,750/-	1,24,49,000/-	1,09,34,693/-

(v). Summary of reservations or qualifications or adverse remarks of auditors in the last three financial years immediately preceding the year of issue of private placement offer cum application letter and of their impact on the financial statements and financial position of the company and the corrective steps taken	NIL
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and proposed to be taken by the company for each of the said reservations or qualifications or adverse remark;	
(vi). Details of any inquiry, inspections or investigations initiated or conducted under the Companies Act, 2013 or any previous company law in the last three years immediately preceding the year of issue of private placement offer cum application letter in the case of company and all of its subsidiaries, and if there were any prosecutions filed (whether pending or not), fines imposed, compounding of offences in the last three years immediately preceding the year of the private placement offer cum application letter and if so, section-wise details thereof for the company and all of its subsidiaries;	NIL
(vii). Details of acts of material frauds committed against the company in the last three years, if any, and if so, the action taken by the company.	NIL

## 5. FINANCIAL POSITION OF THE COMPANY

### (i) The capital structure of the company:

<b>Authorised Capital</b>	INR 85,00,00,000/-
<b>Issued Capital</b>	INR 60,25,41,780/-
<b>Subscribed Capital</b>	INR 60,25,41,780/-
<b>Paid Up Capital</b>	INR 57,31,76,661/-*
<b>Number of Equity shares</b>	6,02,54,178 Equity Shares
<b>Nominal amount per equity share</b>	INR 10/-
<b>Total amount of equity shares</b>	INR 57,31,76,661/-*
<b>Number of preference shares</b>	N.A.
<b>Nominal amount per preference shares</b>	N.A.
<b>Total amount of preference shares</b>	N.A.

\*The Company have issued fully paid-up equity shares and partly paid-up equity shares to its shareholders, wherein out of total number of issued, subscribed and paid-up equity shares, 32,62,791 number of shares are partly paid-up equity shares (which are paid-up at INR. 1/- per share, remaining Rs.9/- payable when call being made). As per the requirement of the form PAS-3 filed with the Registrar for the previous allotment, the company had attached a requisite clarification on difference between the actual paid-up capital in the books of the company and the paid-up capital reflecting on MCA website.

**(ii) Size of the present offer:** 11,00,000 partly paid-up equity shares of INR 205/- each (Face Value INR 10/- each per share and Premium INR 195/- each per share)

**(iii) Paid-up Capital: N.A.**

- i. After the Offer: INR 57,42,76,661/-
- ii. After Conversion of Convertible instruments (if applicable): N.A.
- iii. Share Premium Account (before and after the offer): INR 328,55,21,899/- (*No change in the premium amount , as compared to previous increase into equity during FY2024-25, as the premium shall be called at a later date*).

<b>(iv) The details of the existing share capital of the issuer company in a tabular form, indicating therein with regard to each allotment, the date of allotment, the number of shares allotted, the face value of the shares allotted, the price and the form of consideration:</b>	<i>Please refer Annexure E</i>			
<b>(v) The number and price at which each of the allotments were made in the last one year preceding the date of the private placement offer cum application letter:</b>	<i>Please refer Annexure C</i>			
<b>(vi) Profits of the company, before and after making provision for tax, for the three financial years immediately preceding the date of issue of private placement offer cum application letter;</b>	Amount in INR			
		<b>2024-25</b>	<b>2023-24</b>	<b>2022-23</b>
	<b>Profits/(Loss) before tax</b>	9,22,61,0 77/-	70,160,44 3/-	3,06,11,51 2/-
	<b>Profit/(Loss) after tax</b>	7,01,66,0 53/-	5,27,52,1 86/-	4,73,32,46 0/-
<b>(vii) Dividends declared by the company in respect of the said three financial years; interest coverage ratio for last three years (cash profit after tax plus interest paid/interest paid)</b>	Particulars	FY 24-25	FY 23-24	FY 22-23
	Dividend	Nil	Nil	Nil
	Interest Coverage Ratio	1.28	1.27	1.52
<b>(vii) A summary of the financial position of the company as in the three audited balance sheets immediately preceding the date of issue of private placement offer cum application letter;</b>	<i>Please refer Annexure 'A'</i>			
<b>(viii) Audited Cash Flow Statement for the three years immediately preceding the date of issue of private placement offer cum application letter;</b>	<i>Please Refer Annexure 'A'</i>			

**(ix) Any change in accounting policies during the last three years and their effect on the profits and the reserves of the company.**

The Company has obtained the Board approval at its meeting held on 29.03.2023, for transition from IGAAP to IND-AS from FY 2022-23 onwards. Pursuant to which, amended accounting policy were adopted by the Board at its meeting held on 15.06.2023 and FY 2022-23 onwards, the IND-AS accounting system is implemented.

Further, the accounting policy has been reviewed by the Board at its meeting held on May 22, 2025.

**6. DECLARATION BY THE DIRECTORS THAT:**

- (a) the company has complied with the provisions of the Companies Act, 2013 and the rules made thereunder;
- (b) the compliance with the said Act and the rules made thereunder do not imply that payment of dividend or interest or repayment of preference shares or debentures, if applicable, is guaranteed by the Central Government;
- (c) the monies received under the offer shall be used only for the purposes and objects indicated in the private placement offer cum application letter;

I, the undersigned, am authorized by the board of directors/Management Committee of the Company vide resolution number \_\_ dated December \_\_, 2025, to sign this form and declare that all the requirements of the Companies Act, 2013 and the rules made there under 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 form has been suppressed or concealed and is as per the original records maintain by the promoters subscribing to the memorandum of association and article of association. It is further declared and verified that all the required attachments have been completely, correctly and legibly attached to this form.

**DATE: December \_\_, 2025**

**PLACE: Mumbai**

**Name: Mihir Suresh Maniar**

**Designation: Company Secretary**

**PART B:**  
**(To be filed by the Applicant)**

(i) Name			
(ii) Father's name			
(iii) Complete Address including Flat/House Number, Street, Locality, Pin Code			
(iv) Phone number, if any			
(v) Email ID, if any			
(vi) PAN Number			
(vii) Bank account Details			
(viii) 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.	<table border="1"><tr><td style="text-align: center;"><input type="checkbox"/></td></tr><tr><td style="text-align: center;"><input type="checkbox"/></td></tr></table>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>			
<input type="checkbox"/>			

\_\_\_\_\_  
**Signature of Applicant**

\_\_\_\_\_  
**Initial of the officer of the Company designated to keep record**

### List of Annexures

<b>Sr. No.</b>	<b>Annexures</b>	<b>Particulars</b>
1.	Annexure – A	- Financial position of the Company - Cash Flow Statement
2.	Annexure – B	Certified Copy of the following Resolutions: i. Board Resolution dated December 22, 2025 ii. Shareholder’s Resolution dated December __, 2025
3.	Annexure – C	Number and price at which each of the allotments were made in the last one year preceding the date of the private offer cum application letter.
4.	Annexure – D	Application Form
5.	Annexure – E	The details of the existing share capital of the issuer company, indicating therein with regard to each allotment, the date of allotment, the number of shares allotted, the face value of the shares allotted, the price and the form of consideration
6.	Annexure – F	Valuation Report

**Annexure - A**

**Financial Position of the Company for the last 3 financial years**

<b>Balance Sheet</b>	(INR in Lakhs)		
<b>Particulars</b>	<b>As at March 31, 2025</b>	<b>As at March 31, 2024</b>	<b>As at March 31, 2023</b>
<b><u>ASSETS</u></b>			
<b>Financial assets</b>			
Cash and cash equivalents	1,314.09	1,228.79	2,083.91
Bank balances other than cash and cash equivalents	5,187.18	4,264.34	1,774.10
Trade receivables	2,75.79	67.68	395.34
Loans	54,006.82	35,319.70	21,763.52
Investments	-	-	699.96
Other financial assets	4,214.50	2,265.78	685.76
	<b>64,998.38</b>	<b>43,146.29</b>	<b>27,402.59</b>
<b>Non-financial assets</b>			
Current tax assets (net)	-	-	14.45
Deferred tax assets (net)	66.44	98.93	167.12
Property, plant and equipment	92.88	74.11	60.49
Intangible assets under development	532.96	577.56	944.06
Right of use assets	625.95	409.32	420.03
Intangible assets	1,580.76	1,151.20	375.00
Other non-financial assets	894.66	95.23	84.11
	<b>3,793.65</b>	<b>2,406.35</b>	<b>2,065.26</b>
<b>Total assets</b>	<b>68,792.03</b>	<b>45,552.64</b>	<b>29,467.85</b>
<b><u>LIABILITIES AND EQUITY</u></b>			
<b>Financial liabilities</b>			
Trade Payables			
Total outstanding dues of micro enterprises and small enterprises	16.45	7.50	6.75
Total outstanding dues of creditors other than micro enterprises and small enterprises	83.90	43.68	126.72
Debt securities	-	-	-
Borrowings (other than debt securities)	28,981.68	27,230.63	18,191.89
Lease liabilities	702.81	463.53	455.61
Other financial liabilities	276.77	153.30	95.01
	<b>30,061.61</b>	<b>27,898.64</b>	<b>18,875.98</b>
<b>Non-financial liabilities</b>			
Current tax liabilities (net)	16.42	10.79	-
Provisions	189.84	79.88	62.97
Other non-financial liabilities	117.10	83.38	116.68

	<b>323.36</b>	<b>174.05</b>	<b>179.65</b>
<b>Equity</b>			
Equity share capital	5,720.77	4,447.67	3,788.97
Other equity	32,686.29	13,032.28	6,623.25
	<b>38,407.06</b>	<b>17,479.95</b>	<b>10,412.22</b>
<b>Total liabilities and equity</b>	<b>68,792.03</b>	<b>45,552.64</b>	<b>29,467.85</b>

**Cash Flow Statement of the Company for the last 3 financial years**

Cash Flow Statement	(INR in Lakhs)		
	As at March 31, 2025	As at March 31, 2024	As at March 31, 2023
<b>Net Profit before tax as per Statement of Profit and Loss</b>	922.61	701.61	306.11
<b>Adjustments for:</b>			
Depreciation and amortisation expense	439.82	258.29	168.24
Impairment on financial instruments - Expected credit loss (ECL)	221.36	93.54	46.70
On Other Assets - Expected Credit Loss	-	-	-
Interest on borrowings and other borrowing cost	3,973.49	2,770.87	1,179.57
Interest on lease liability	74.31	54.20	55.59
Loans and advances written off	-	-	-
Share based payments	-	-	-
Net gain on fair value changes	-	-	-
Interest Income on bank deposits	(131.93)	(98.40)	(58.67)
Profit on sale of investment	(676.83)	(418.67)	(209.67)
Loss on sale of property, plant and equipment			
<b>Cash generated from operations before working capital changes</b>	<b>4,882.83</b>	<b>3,361.44</b>	<b>1,487.87</b>
<b>Working Capital Changes</b>			
(Increase) / decrease in Other financial assets	(2,156.82)	(1,252.37)	(789.95)
(Increase) / decrease in non-financial assets	(799.42)	(11.12)	(6.43)

Increase / (decrease) in financial liabilities	164.26	(48.46)	(2,125.80)
Increase / (decrease) in provisions	87.59	22.47	27.26
Increase / (decrease) in non-financial liabilities	33.72	(33.30)	38.15
Loans repaid/ (disbursed) (net)	(18,908.48)	(13,649.72)	(10,641.95)
Direct taxes (paid)/adjusted	(177.20)	(86.22)	(1.67)
<b>Net cash used in operating activities (I)</b>	<b>(16,933.53)</b>	<b>(11,697.28)</b>	<b>(12,012.52)</b>
<b>II. Cash flow from investing activities:</b>			
Purchase of property, plant and equipment and Intangible assets	(586.35)	(513.17)	(475.23)
Proceeds from disposal of property, plant and equipment	-	-	-
Sale/ (purchase) of investments measured at FVTPL (net)	676.83	1,118.64	(490.30)
Decrease/ (Increase) in deposits with banks	(922.84)	(2,490.24)	981.14
Interest received on bank deposits	131.93	98.40	58.67
<b>Net cash used in investing activities (II)</b>	<b>(700.42)</b>	<b>(1,786.37)</b>	<b>74.28</b>
<b>III. Cash flow from financing activities:</b>			
Proceeds from issuance of share capital	20,208.56	6,536.37	21.63
Movement in ESOP reserve	33.63	11.89	14.60
Change in Retained earnings	-	(8.04)	-
Redemption of debt securities issued (net)	-	-	(500.00)
Proceeds / (repayment) of borrowings other than debt securities (net)	1,751.05	9,038.74	14,484.81
Interest on lease liability	(74.31)	(54.20)	(55.59)
Interest paid on borrowings	(3,965.10)	(2,746.42)	(1,103.84)
Payment of lease liability	(234.55)	(149.80)	(102.00)
<b>Net cash generated from financing activities (III)</b>	<b>17,719.29</b>	<b>12,628.54</b>	<b>12,759.61</b>

<b>Net increase/(decrease) in cash and cash equivalents (I+II+III)</b>	<b>85.31</b>	<b>(855.12)</b>	<b>821.37</b>
<b>Cash and cash equivalents at the beginning of the year</b>	<b>1,228.79</b>	<b>2,083.91</b>	<b>1,262.54</b>
<b>Cash and cash equivalents at the end of the year</b>	<b>1,314.09</b>	<b>1,228.79</b>	<b>2,083.91</b>

**Annexure B**  
**[Certified copies of the resolutions]**

[Copies of resolutions attached separately]

### Annexure C

Number and price at which each of the allotments were made in the last one year preceding the date of the private offer cum application letter.

Sr. No	Type of Security	Date of Allotment	Number	Price (INR)
<b>Equity Shares</b>				
1.	Equity Shares	12.12.2025	11,00,000	165/-
	<b>Total</b>		<b>11,00,000</b>	
<b>Debentures</b>				
2.	Debentures	30.06.2025	2,000	1,00,000/-
3.	Debentures	28.08.2025	4,000	1,00,000/-
4.	Debentures	18.12.2025	2,000	1,00,000/-
5.	Debentures	23.12.2025	1,000	1,00,000/-
	<b>Total</b>		<b>9,000</b>	

**Annexure D  
Application Form**

FOR PRIVATE CIRCULATION ONLY

[•]			
CIN: [•]   Email Id: [•]			
[•]			
[•]			
<b>To,</b>  Dear Sir/Madam, We hereby apply for allotment to me/us the Equity and Compulsory Convertible Preference Shares of the Company.  We hereby confirm that I am/we are eligible persons to invest in this Issue in accordance with applicable laws.	<u>STATUS</u>		
No of Series share applied	[•]		
Issue Price of Shares	[•]		
Application and allotment money (Including face value and premium)			
Amount Payable	[•]		
Cheque/DD No.		Dated:	
Share Holder Information			
Name of First Applicant		Date of Birth	
Please mention your name as it appears in your Bank Account			
Mailing Address			
	E-mail		
	Pin code		
	Telephone No:	Fax	
	Residence:	Mobile No:	
Father/Husband's Name			
Name of Guardian (in case of minor)			
Name of the Second Applicant		Date of Birth	-
Name of Guardian (in case of minor)			
Mailing Address (Local address in case of NRI)			
	E-mail:		
	Pin code		
	Telephone No: Office	Fax	

	Residence	Mobile No.		
Mode of Holding	Single / Joint / Either or Survivor			
PAN NO. (Mandatory for investments of Rs. 50,000 and above)	Circle/Ward/District	MAPIN/UIN No.	Enclosed PAN card copy	
Bank Account Details				
Name of the Bank:		Account No.		
Branch Address :				
Account Type:		Bank (MICR) Code:		
Signature				
Acknowledgement Slip				
Received From  (Cheques/Drafts are subject to realization)	No. of NCD	Amount (Rs.)	Date	Accepting Office's Stamp & Signature
	Cheque/DD No. .... dated ..... drawn on ..... for Rs. ....			

## Annexure E

**The details of the existing share capital of the issuer company, indicating therein with regard to each allotment, the date of allotment, the number of shares allotted, the face value of the shares allotted, the price and the form of consideration**

Date of Allotment	No. of Shares Allotted	Face Value of Shares	Price of Shares	Form of Consideration
25/07/2017	10,000	10	10	Cash
20/09/2017	99,90,000	10	10	Cash
22/09/2017	5,00,000	10	10	Cash
26/07/2018	2,50,000	10	10	Cash
18/08/2018	2,50,000	10	10	Cash
15/11/2018	5,00,000	10	10	Cash
29/03/2019	20,00,000	10	10	Cash
05/07/2019	7,88,000	10	10	Cash
12/08/2019	47,80,000	10	32.5	Cash
18/06/2021	47,80,000*	10	32.5	Other than Cash (Conversion of CCPS into equity shares)
06/07/2021	1,86,05,427	10	43	Cash
03/08/2022	21,62,791#	10	43	Cash
07/09/2023	20,31,000	10	100	Cash
07/09/2023	27,39,000##	10	100	Cash
07/12/2023	18,17,000	10	100	Cash
13/11/2024	1,27,30,960	10	165.23	Cash
12/12/2025	11,00,000	10	165	Cash
<b>Total</b>	<b>6,02,54,178</b>	10		

\*47,80,000 compulsory convertible preference shares (CCPS) were converted into equal number (1:1) of equity shares.

# The said private placement was offered to the senior management personnel of the Company as per the terms & conditions attached to the issue. The allotment was done post receiving the Re.1/- per share application money and remaining INR 42/- per share shall be called as per terms & conditions of the issue.

## The said private placement was offered to the Venture Capital Fund (Foreign) as per the terms & conditions attached to the issue on a partly paid-up basis. The allotment was

*done upon receiving the subscription amount of Rs.25/- per share and remaining INR 75/- per share received on November 21, 2023.*

**Annexure F**  
**[Valuation Report]**

[Copy of Valuation Report attached separately]

**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE 05/2025-26 MEETING OF BOARD OF DIRECTORS OF EASY HOME FINANCE LIMITED HELD ON MONDAY, DECEMBER 22, 2025 AT 06.00 P. M. THROUGH VIDEO CONFERENCING / OTHER AUDIO-VISUAL MEANS (VC / OAVM) CONDUCTED FROM THE REGISTERED OFFICE OF THE COMPANY SITUATED AT 302, 3RD FLOOR, SAVOY CHAMBERS, DATTATRAY ROAD & V P ROAD (EXTN), SANTACRUZ WEST, MUMBAI – 400 054.**

**TO OFFER AND ISSUE PARTLY PAID-UP EQUITY SHARES BY WAY OF PRIVATE PLACEMENT AND TO APPROVE OFFER DOCUMENT TO BE ISSUED TO THE IDENTIFIED SUBSCRIBER.**

**“RESOLVED THAT** in accordance with the provisions of section 42, 62 and in compliance with the Companies (Prospectus and Allotment of Securities) Rules, 2014 and the Companies (Share Capital and Debentures) Rules, 2014 and all other applicable provisions, if any of the Companies Act, 2013 (including any statutory modification thereto or re-enactment thereof for the time being in force) and pursuant to the relevant provisions of the Memorandum of Association and Articles of Association of the Company and subject to all necessary approvals, consents, permissions and/or sanctions of any other statutory or regulatory authorities, if required and/or any third party, if applicable/ required and subject to such terms and conditions as may be prescribed or imposed by any of them while granting such approvals, consents, permissions or sanctions, subject to the approval of the Shareholders of the Company, consent of the Board of Directors of the Company be and is hereby accorded for the issue, offer and allotment of 11,00,000 (Eleven Lakh Only) partly paid-up equity shares of the Company at the price of INR 205/- (face value of INR 10/- each per share and Premium amounting to INR 195/- per share) amounting to INR 22,55,00,000 (Rupees Twenty Two Crore Fifty Five Lakh only), One rupee per share being called-up, remaining amount to be called up as and when decided by the Board of Directors / Board Committee (Nomination and Remuneration Committee), through private placement (“Proposed Private Placement”) to the below mentioned subscriber (“Identified Subscriber”) and on such other terms and conditions as may be agreed with the identified subscriber:

Sr. No.	Identified subscriber	Number of Partly paid equity shares to be subscribed
1.	Name: Mr. Rohit Chokhani PAN: AFDPC2016A Address: 402, Benson, Sai Baba Road, Opp Vijay Sales, Santacruz West, Mumbai – 400054.	11,00,000 (Eleven Lakh)

**EASY HOME FINANCE LIMITED**

REG. OFFICE: 302, 3<sup>rd</sup> Floor, SAVOY CHAMBERS,  
DATTATRAY ROAD & V. P. ROAD (EXTN.),  
SANTACRUZ WEST, MUMBAI - 400054

CIN: U74999MH2017PLC297819  
WEBSITE : [www.easyhfc.com](http://www.easyhfc.com)  
EMAIL : [contact@easyhomefinance.in](mailto:contact@easyhomefinance.in)

TOLL FREE : 1800 22 3279  
TEL: +91 22 3550 3442  
TEL: +91 22 3521 0487

**RESOLVED FURTHER THAT** the draft of Private Placement Offer cum Application Letter (the "PPOAL") in Form PAS-4 including Annexures forming part of it and Form PAS-5, in accordance with the Companies (Prospectus and Allotment of Securities) Rules, 2014, as placed before the Board, be and is hereby, reviewed and approved by the Board.

**RESOLVED FURTHER THAT** the Board authorizes Chief Financial Officer or Company Secretary of the Company to sign and circulate the letter of offer in PAS-4 along with the application form to the aforementioned Identified Subscribers whose name(s) is/are recorded in Form PAS-5, in accordance with the Companies (Prospectus and Allotment of Securities) Rules, 2014 i.e. Record of Private Placement Offer.

**RESOLVED FURTHER THAT** the Equity Shares to be offered, issued and allotted to the Identified Subscriber pursuant to the Proposed Private Placement allotment shall rank pari passu with the existing equity shares of the Company, in all respects, including dividend upon the event of being fully paid-up, and shall be subject to the provisions of the Memorandum of Association and Articles of Association of the Company and such other terms, if any, as may be agreed among the Company and the Identified Subscribers.

**RESOLVED FURTHER THAT** monies received by the Company from the Subscribers as share application monies to allot Subscription Shares, pursuant to the Issue shall be kept by the Company in a separate bank account opened by the Company and shall be utilized by the Company in accordance with Section 42 of the Act.

**RESOLVED FURTHER THAT** any directors or Chief Financial Officer or Company Secretary of the Company, be and are hereby severally authorized to provide copies of the aforesaid resolutions or extracts thereof, certified as true, as may be required and to sign and file all necessary forms and other necessary documents as may be required by the statutory authorities including the relevant forms to the Registrar of Companies, Mumbai."

**//CERTIFIED TRUE COPY//**

**For Easy Home Finance Limited**



**Mihir Suresh Maniar  
Company Secretary**

**Date: December 23, 2025**

**Place: Mumbai**

