



The Board of Directors  
Clix Housing Finance Limited,  
Aggarwal Corporate Tower, Plot No.23  
5<sup>th</sup> Floor, Govind Lal Sikka Marg,  
Rajendra Place, New Delhi-110063

**Independent Auditor's Report on security cover maintained with respect to listed non-convertible debentures as at June 30, 2023 and compliance with covenants with respect to listed non-convertible debentures for the quarter ended June 30, 2023 .**

1. We have been requested by **Clix Housing Finance Limited** (“the Company”), having its registered office at the above mentioned address, to certify in respect of listed non-convertible debentures (‘NCDs’) that the Company has maintained security cover as at June 30, 2023 (the “Annexure-I”) and complied with the applicable covenants as at that date in accordance with Regulation 56(1)(d) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended by the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) (Sixth Amendment) Regulations, 2022 (“LODR Regulations”) read with SEBI Circular SEBI/HO/MIRSD/MIRSD\_CRADT/CIR/P/2022/67 dated May 19,2022 (“the circular”) for the purpose of onward submission to the Debenture Trustees of the Company. Accordingly, this certificate is issued in accordance with the terms of our engagement letter dated August 01, 2023.

**Management's Responsibility**

2. The preparation of the Annexure-I is the responsibility of the Management of the Company including the preparation and maintenance of all accounting and other relevant supporting records and documents. This responsibility includes the design, implementation and maintenance of internal control relevant to the preparation and presentation of the Annexure-I and applying an appropriate basis of preparation; and making estimates that are reasonable in the circumstances.
3. The Management is also responsible for ensuring that the Company complies with the requirements of LODR Regulations, complies with all the covenants with respect to listed Non-Convertible debentures and provides all relevant information to the Debenture Trustees.

**Auditor's Responsibility**

4. Pursuant to the requirements of Regulation 56(1)(d) of the LODR Regulations, it is our responsibility to provide a limited assurance whether the Company has maintained security cover as at June 30, 2023 and complied with all the applicable covenants with respect to listed Non-Convertible debentures as at that date.
5. The following documents have been furnished by the Company:
  - a) Annexure-I for the computation of security cover to the Certificate as at June 30, 2023 (signed by the management of the Company and initialled by us for identification purpose);
  - b) List of all the covenants complied with as per the Debenture Trust Deeds with respect to listed Non-Convertible Debentures to the extent applicable to them;
  - c) Listing of outstanding borrowings as at June 30, 2023;
  - d) Un-audited Financial Statements for the quarter ended June 30, 2023 and other relevant records;
  - e) Detailed workings for the computation for the security cover;



- f) Sanction Letters for all listed non-convertible debenture outstanding as at June 30, 2023;
  - g) Debenture Trust Deeds ('DTDs') for Non-Convertible Debentures and related supporting documents; and
  - h) Written representations by the Management in this regard.
6. For the purpose of this report, we have planned and performed the following procedures:
- a) We have verified the details of the computation of the security cover submitted by the Company in the Annexure-I and ensured that the same is in agreement with the documents and relevant records submitted to us. We have verified the arithmetical accuracy of the Annexure-I. On sample basis verified, the details of the outstanding amount and assets required to be maintained as collateral for each series of the listed NCDs from the underlying books of account and other relevant records and documents maintained by the Company for the period ended June 30, 2023.
  - b) We have obtained from management, a list of applicable covenants extracted from the 'Covenants' section of respective DTDs. Management has confirmed the covenants are extracted from all DTDs for all listed NCDs outstanding as at June 30, 2023. Against each of the applicable covenants, obtained the status of compliance with such covenants as at June 30, 2023 from management.
  - c) Traced such applicable covenants to the respective DTDs for a sample of trust deeds; and
  - d) Verified the compliance with the covenants on sample basis, further with respect to covenants where management has confirmed that the covenant is not applicable or there were no instances noted as at June 30, 2023 we have not performed any procedures.
7. The procedures performed in a limited assurance engagement vary in nature and timing from, and are less in extent than for, a reasonable assurance engagement and consequently, the level of assurance obtained in a limited assurance engagement is substantially lower than the assurance that would have been obtained had a reasonable assurance engagement been performed.
8. We conducted our examination of the Annexure-I in accordance with the Guidance Note on Reports or Certificates for Special Purposes (Revised 2016) (the "Guidance Note") issued by the ICAI. The Guidance Note requires that we comply with the ethical requirements of the Code of Ethics issued by the ICAI.
9. We have complied with the relevant applicable requirements of the Standard on Quality Control (SQC) 1, Quality Control for Firms that Perform Audits and Reviews of Historical Financial Information, and Other Assurance and Related Services Engagements issued by ICAI.

## Conclusion

10. Based on our procedures performed as mentioned in paragraph 6 above, information and explanation given to us and representations provided by the Company, nothing has come to our attention that causes us to believe that:
- a) the security cover maintained by the Company against the outstanding listed NCDs are less than 100 percent as per the terms of Debenture Trust Deed; and
  - b) the Company has not complied with the applicable covenants



## Restriction on Use

11. This certificate is issued solely for the purpose of onward submission to the Debenture Trustees and should not be used by any other person or for any other purpose. Accordingly, we do not accept or assume any liability or any duty of care for any other purpose or to any other person to whom this certificate is shown or into whose hands it may come without our prior consent in writing. DMKH & Co shall not be liable to the Company, the Debenture Trustees or to any other concerned for any claims, liabilities or expenses relating to this assignment, except to the extent of fees relating to this assignment. We have no responsibility to update this certificate for any events or circumstances occurring after the date of this certificate.

For DMKH & Co  
Chartered Accountants  
ICAI Firm Registration No.116886W

 

Manish Kankani  
Partner  
Membership No.158020  
UDIN: 23158020BGUSGV7148  
Place: Mumbai  
Date: August 09, 2023

Encl:

- 1) Annexure-I to Certificate regarding maintenance of security cover.

Statement of Security Cover as on 30 June 2023

(INR in thousand)

Column A Particulars	Column B Description of asset for which this certificate relate	Column C Exclusive Charge	Column D Other Secured Debt	Column E Debt for which this certificate being issued	Column F Assets shared by pari passu debt holder (includes debt for which this certificate is issued & other debt with pari-passu charge)	Column G Other assets on which there is pari-passu charge (excluding items covered in column F)	Column H Assets not offered as Security	Column I Eliminated on (amount in negative)	Column J (Total C to H)	Column K Market Value for Assets charged on Exclusive basis	Column L Carrying /book value for exclusive charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRA market value is not applicable)	Column M Market Value for Pari passu charge Assets	Column N Carrying value/book value for pari passu charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRA market value is not applicable)	Column O Total Value (K+L+M+N)
		Book Value	Book Value	Yes/ No	Book Value	Book Value					Relating to Column F			
<b>ASSETS</b>														
Property, Plant and Equipment														
Capital Work-in-Progress														
Right of Use Assets														
Goodwill														
Intangible Assets							11,296		11,296					
Intangible Assets under Development														
Investments							78,498		78,498					
Loans and advances		461,453	318,433	No			154,136		934,022	461,453				461,453
Inventories														
Trade receivables														
Cash and Cash Equivalents							35,656		35,656					
Bank Balances other than Cash and Cash Equivalents							15,592		15,592					
Others							272,798		272,798					
<b>Total</b>		<b>461,453</b>	<b>318,433</b>				<b>567,975</b>		<b>1,347,862</b>	<b>461,453</b>				<b>461,453</b>
<b>LIABILITIES</b>														
Debt securities to which this certificate pertains	Secured debentures	409,500		No					409,500					
Other debt sharing pari-passu charge with above debt	Term loan													
Other Debt		not to be filled												
Subordinated debt														
Borrowings	Securitized borrowing		283,845						283,845					
Bank														
Debt Securities														
Others														
Trade payables							33,040		33,040					
Lease Liabilities														
Provisions							1,003		1,003					
Others							620,474		620,474					
<b>Total</b>		<b>409,500</b>	<b>283,845</b>				<b>654,517</b>		<b>1,347,862</b>					
Cover on Book Value														
Cover on Market Value		1.13	1.12	Pari-Passu Security Cover Ratio										

Note 1 - The Company has complied with financial covenants/terms of the issue in respect of listed debt securities of listed entity

For and on behalf of the Board of Directors  
CIIX Housing Finance Limited



Aparna Bihani  
Whole Time Director  
DIN: 09039798



Place: Gurugram  
Date: 09 August, 2023