

Date: January 31, 2025

BSE Limited

1st Floor, New Trading Ring
P.J. Towers, Dalal Street,
Mumbai – 400 001

National Stock Exchange of India Limited

Exchange Plaza, Plot no. C/1, G Block,
Bandra - Kurla Complex, Bandra (E),
Mumbai - 400 051

Sub: Compliance under Regulation 54 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015.

Dear Sir/Madam,

Pursuant to Regulation 54 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, read with SEBI circular SEBI/HO/MIRSD/MIRSD_CRADT/CIR/P/2022/67 dated May 19, 2022, please find enclosed herewith a Security Cover Certificate, issued by the Statutory Auditors of the Company, for the Secured debt securities of the Company, for the quarter ended December 31, 2024.

Please take the same on record.

Thanking you,

For Dhani Loans and Services Limited

Manish Rustagi
Company Secretary

Encl: As above

Dhani Loans and Services Limited

CIN: U74899DL1994PLC062407

Reg. Office: 1/1 E, First Floor, East Patel Nagar, New Delhi-110008, T. 011- 41052775 F. 011- 42137986

Corp. Office: One International Centre, Tower 1, 4th Floor, S. B. Marg, Elphinstone (W), Mumbai - 400013 T. +91 22 6189 9016 F. +91 22 6189 9001

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Independent Auditor's Report on Asset Cover as at December 31, 2024 under Regulation 54 read with Regulation 56(1)(d) of the Securities and Exchange Board of India (listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) for submission to the National Stock Exchange of India Limited and BSE Limited (collectively referred to as "Stock Exchanges") and Beacon Trusteeship Limited (collectively referred to as the "Debenture Trustees")

The Board of Directors
Dhani Loans and Services Limited
1/1E, First Floor, East Patel Nagar,
New Delhi – 110008

Dear Sirs,

1. This auditors' report is issued in terms of our engagement letter executed with Dhani Loans and Services Limited ("the Company") and is being issued for the purpose of submission with the Debenture Trustees of the Company and to the Stock Exchanges to ensure compliance with the SEBI Regulations and SEBI Circular SEBI/ HO/ MIRSD/ MIRSD_CRADT/ CIR/P/ 2022/67 dated May 19, 2022 ("the Circular") in respect of its listed non-convertible debt securities as at December 31, 2024 ("Debentures"). The Company has entered into separate agreements with the Debenture Trustees ("Debenture Trust Deeds") in respect of such Debentures, as indicated in the Statement.
2. We KAPG & Associates, Chartered Accountants, are the Statutory Auditors of the Company and have been requested by the Company to examine the accompanying Statement showing 'Asset Cover' for the listed non-convertible debt securities as at December 31, 2024 (the "Statement") which has been prepared by the Company from the reviewed standalone financial statements and other relevant records and documents maintained by the Company as at December 31, 2024 and for the nine month period ended December 31, 2024 pursuant to the requirements of the Regulation 56(1)(d) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, (the "SEBI Regulations"), and has been initialed by us for identification purpose only.

Management's responsibility

3. The preparation of the Statement 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 Statement and applying an appropriate basis of preparation; and making estimates that are reasonable in the circumstances.
4. The Management of the Company is also responsible for ensuring that the Company complies with all the relevant requirements of the respective loan documents including the Debenture Trust Deeds and for providing all relevant information to its lenders and for complying with all the covenants as prescribed in the respective loan documents and the Debenture Trust Deeds in respect of the Debentures.
5. The Management is also responsible to ensure that Assets Cover Ratio as on December 31, 2024 is in compliance with SEBI circular no. SEBI/ HO/ MIRSD/ MIRSD_CRADT/ CIR/P/ 2022/67 dated May 19, 2022 with the minimum asset cover requirement as per the Debenture Trust Deeds as given in Annexure I attached to this certificate.



6. Pursuant to the requirements of the Circular the Company is required to submit the Statement with the Debenture Trustees along with our report thereon. In this regard, it is our responsibility to provide limited assurance as to whether anything has come to our attention that causes us to believe that the figures as set out in the accompanying Statement are not, in all material respects, in agreement with the reviewed standalone financial information of the Company for the quarter and nine-months period ended on December 31, 2024, and the underlying un-audited books of account and other relevant records maintained by the Company and whether the asset cover ratio maintained by the Company is as per the terms of the Trust Deeds.
7. We have reviewed the standalone financial information of the Company as for the quarter and for the nine-month period ended December 31, 2024 ("Limited Reviewed Financial Results") referred to in paragraph 6 above, prepared by the Company pursuant to the requirements of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, on which we have issued a qualified opinion vide our review report dated January 31, 2025. Our review of the Limited Reviewed Financial Results was conducted in accordance with the Standard on Review Engagements (SRE) 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity", issued by the Institute of Chartered Accountants of India ("ICAI") respectively. Our review report dated January 31, 2025 contained the following:

a) Qualified Opinion:

As per the information provided us by the management, the company has created a provision for impairment losses on certain non-financial assets amounting to Rs.4,123.21 Lakhs (Net of deferred tax) and derecognized certain financial assets amounting to Rs.14,118.57 Lakhs (Net of deferred tax). These amounts have been debited to other Comprehensive Income (OCI) instead of debiting the same to the Standalone Statement of Profit and Loss, which is not in strict accordance with the applicable Indian Accounting Standards (IndAS) and other applicable regulations. This indicates that if these were debited to the Standalone Statement of Profit and Loss for the period ended 31-Dec-24, the company would have reported a net loss (after tax) of Rs.9186.66 Lakhs. Consequently, the Profit After tax for the period ended 31-Dec-24 has been overstated by the aforesaid amount.

Our opinion in paragraph 12 of this report should be read in conjunction with the qualified opinion paragraph reported in our review report dated January 31, 2025. Such review was not planned and performed in connection with any transactions to identify matters that maybe of potential interest to third parties.

8. We conducted our examination of the Statement in accordance with the Guidance Note on Reports or Certificates for Special Purposes issued by the Institute of Chartered Accountants of India. The Guidance Note requires that we comply with the ethical requirements of the Code of Ethics issued by the Institute of Chartered Accountants of India.
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.



10. For the purposes of this report on the accompanying Statement, our scope of work did not involve us performing audit tests for the purposes of expressing an opinion on the fairness or accuracy of any of the financial information or the financial results of the Company taken as a whole. We have not performed an audit of the accompanying Statement, the objective of which would be the expression of an opinion on the financial results, specified elements, accounts, or items thereof, for the purpose of this report. Accordingly, we do not express such opinion in respect of the accompanying Statement.
11. A limited assurance engagement includes performing procedures to obtain sufficient appropriate evidence on the applicable criteria, mentioned in paragraph 6 above. The procedures performed vary in nature and timing from, and are less in extent than for, a reasonable assurance engagement. Consequently, the level of assurance obtained is substantially lower than the assurance that would have been obtained had a reasonable assurance engagement been performed. Accordingly, we have performed the following procedures in relation to the Statement.
- a) Obtained a copy of the Limited Reviewed Financial Results of the Company, which have been approved by the Board of Directors of the Company at their meeting held on January 31, 2025.
 - b) Traced and agreed on the balances of assets and principal and interest amount of the Debentures outstanding as referred to in the accompanying Statement, from the Limited Reviewed Financial Results and un-audited standalone financial information of the Company as at December 31, 2024.
 - c) Obtained and read the Debenture Trust Deeds entered between the Company and Debenture Trustees in respect of the Debentures and noted the particulars of asset cover required to be provided by the Company in respect of the outstanding balance of principal and interest accrued thereon in respect of the Debentures.
 - d) Obtained representation from the management of the Company that the assets referred to in the Statement is free of any encumbrances other than being hypothecated by way of a pari passu charge towards its secured lenders as referred to in the Statement. Such representation has been relied upon by us and no further procedures have been performed in this regard.
 - e) We have verified the arithmetical and clerical accuracy of the Statement.
 - f) Performed necessary inquiries with the Management and obtained other necessary representations.

Conclusion

12. Based on the procedures performed, as stated in paragraph 11 above, and according to the information and explanations given to us and based on representations by the management of the Company provided to us, in our opinion, nothing has come to our attention that causes us to believe that the figures as set out in the accompanying Statement are not, in all material respects, in agreement with the Limited Reviewed Financial Results, the unaudited books of account and other relevant records maintained by the Company and that the asset cover ratio maintained by the Company is not as per the terms of the Trust Deeds.



Restriction on Use

13. This independent auditors' report is intended solely for the use of the Company for the purpose specified in paragraph 1 above and should not be used, referred to or distributed for any other purpose or to any other party without our prior written consent. 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 report is shown or into whose hands it may come without our prior consent in writing. This report relates only to the items specified above and does not extend to any financial statement of the Company taken as a whole. Our obligations in respect of the report are entirely separate from, and our responsibility and liability is in no way changed by, any other role we may have had as auditors of the Company or otherwise. Nothing in the report, nor anything said or done in the course of or in connection with the services that are the subject of the report, will extend any duty of care we may have in our capacity as auditors of the Company.
14. We have no responsibility to update this report for events and circumstances occurring after the date of this report.

For KAPG & Associates
Chartered Accountants
FRN: 032569N



PRADEE
P GUPTA

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GUPTA
Date: 2025.01.31
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Pradeep Gupta
Partner
Membership no.519337
New Delhi, January 31,2025
UDIN:25519337BMODQV8513

Statement of Security Cover Certificate as per Regulation 54(3) of the Securities and Exchange Board of India (Listing Obligation and Disclosure Requirements) Regulations, 2015 as on 31 December 2024.

(Rs. in Lakhs)

Column A	Column B	Column C	Column D	Column E	Column F	Column G	Column H	Column I	Column J	Column K	Column L	Column M	Column N	Column O	
Particulars		Exclusive Charge	Exclusive Charge	Pari-Passu Charge	Pari-Passu Charge	Pari-Passu Charge	Assets not offered as Security	Elimination (amount in negative)	(Total C to H)	Related to only those items covered by this certificate					
	Description of asset for which this certificate relate	Debt for which this certificate being issued	Other Secured Debt	Debt for which this certificate being issued	Assets shared by pari passu debt holder (includes debt for which this certificate is issued & other debt with pari-passu charge)	Other assets on which there is pari-Passu charge (excluding items covered in column F)		debt amount considere d more than once (due to exclusive plus pari passu charge)		Market Value for Assets charged on Exclusive basis	Carrying /book value for exclusive charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance,DSR A market value is not applicable)	Market Value for Pari passu charge Assets ^{viii}	Carrying value/book value for pari passu charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance,DSRA market value is not applicable)	Total Value (=K+L+M+N)	
		Book Value	Book Value	Yes/ No	Book Value	Book Value									
													Relating to Column F		
ASSETS															
Property, Plant and Equipment					-	-	597.40		597.40					-	
Capital Work-in- Progress							-		-					-	
Right of Use Assets							2,982.29		2,982.29					-	
Goodwill							-		-					-	
Intangible Assets							123.68		123.68					-	
Intangible Assets under Development							-		-					-	
Investments							1,05,109.26		1,05,109.26					-	
Loans	Book Debt Receivables				9,288.11	-	1,48,701.51		1,57,989.62				9,288.11	9,288.11	
Inventories							-		-					-	
Trade Receivables							-		-					-	
Cash and Cash Equivalents							3,368.92		3,368.92					-	
Bank Balances other than Cash and Cash Equivalents							2,958.07		2,958.07					-	
Others							52,323.07		52,323.07					-	
Total					9,288.11	-	3,16,164.20		3,25,452.31	-	-	-	9,288.11	9,288.11	



Statement of Security Cover Certificate as per Regulation 54(3) of the Securities and Exchange Board of India (Listing Obligation and Disclosure Requirements) Regulations, 2015 as on 31 December 2024.

(Rs. in Lakhs)

Column A	Column B	Column C	Column D	Column E	Column F	Column G	Column H	Column I	Column J	Column K	Column L	Column M	Column N	Column O	
Particulars		Exclusive Charge	Exclusive Charge	Pari-Passu Charge	Pari-Passu Charge	Pari-Passu Charge	Assets not offered as Security	Elimination (amount in negative)	(Total C to H)	Related to only those items covered by this certificate					
	Description of asset for which this certificate relate	Debt for which this certificate being issued	Other Secured Debt	Debt for which this certificate being issued	Assets shared by pari passu debt holder (includes debt for which this certificate is issued & other debt with pari-passu charge)	Other assets on which there is pari-Passu charge (excluding items covered in column F)		debt amount considered more than once (due to exclusive plus pari passu charge)		Market Value for Assets charged on Exclusive basis	Carrying /book value for exclusive charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance,DSR A market value is not applicable)	Market Value for Pari passu charge Assets ^{viii}	Carrying value/book value for pari passu charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance,DSRA market value is not applicable)	Total Value (=K+L+M+N)	
		Book Value	Book Value	Yes/ No	Book Value	Book Value									
LIABILITIES															
	Debt securities to which this certificate pertains			Yes	7,430.52	-			7,430.52					-	
	Other debt sharing pari-passu charge with above debt			No	-	-			-					-	
	Other Debt													-	
	Subordinated debt								-					-	
	Borrowings													-	
	Bank													-	
	Debt Securities													-	
	Others (Ind AS impact on borrowings)								505.60					-	
	Trade payables								394.12					-	
	Lease Liabilities								3,409.58					-	
	Provisions								342.75					-	
	Others liabilities								4,312.58					-	
	Total				7,430.52	-	-	-	16,395.15					-	
	Cover on Book Value				125%										
	Cover on Market Value				125%										
		Exclusive Security Cover Ratio	Nil		Pari-Passu Security Cover Ratio	125%									

Notes:

- Assets considered for pari-passu charge is calculated based on asset cover requirement as per respective information memorandum for securities and as per sanction of loans.
- Asset cover is calculated only on debt for which this certificate is being issued.
- IND-AS adjustment for effective Interest rate on secured Non-Convertible Debentures (NCD) is excluded from assets cover computation being an accounting adjustment and accordingly the asset cover is computed on a gross basis. IND-AS adjustment amount has been grouped in 'Others'.
- Asset cover requirement for secured NCD is 125% as per the respective debenture trust deed.
- We confirm that the Company has complied with the covenants mentioned in the respective debenture trust deed for the quarter and 9 months ended 31st December 2024.



Sanjeev Kashyap
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Date: 2025.01.31 15:12:27 +05'30'