



February 9, 2026

To,
BSE Ltd
P.J. Towers, Dalal Street Fort
Mumbai 400001
Scrip Code: 977283

Sub: Disclosure under Regulation 52(7) and 52(7A) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements), Regulations, 2015 (SEBI LODR Regulations).

Dear Madam/Sir,

In compliance with Regulation 52(7) and 52(7A) of the SEBI Listing Regulations read with relevant SEBI Circulars and any amendments made thereto, please find attached a statement of utilization of issue proceeds and a statement of deviation or variation in the use of proceeds of the NCD for the quarter ended December 31, 2025, in the prescribed format are enclosed herewith as Annexure(s).

It is requested to take note of the same.
Thanking You.

Yours Faithfully,
For Avigna Housing Private Limited

Shefali Gandhi
Company Secretary & Compliance Officer
Encl. As above
CC: VISTRA ITCL (INDIA) LIMITED

CIN: U70109TN2012PTC086184

AVIGNA HOUSING PVT LTD | Corporate Office: #10, Casa Brigitta, 3rd floor, Brunton Road, Bangalore - 560025

Registered Office: #1822, I Block, 13th Main Road, Anna Nagar West, Chennai - 600 040 | 044 4911 9999 | www.avigna.in

A. Statement of utilization of issue proceeds:

Name of the Issuer	ISIN	Mode of Fund Raising (Public issues/ Private placement)	Type of instrument	Date of raising funds	Amount Raised	Funds utilized	Any deviation (Yes / No)	If 8 is Yes, then specify the purpose of for which the funds were utilized	Remarks , if any
1	2	3	4	5	6	7	8	9	10
Avigna Housing Private Limited	INE0QJ D07018	Private Placement	Non-Convertible Debentures	November 7, 2025	Rs. 325 CR	274.34 Cr	No	NA	NA

B. Statement of deviation/ variation in use of Issue proceeds:

Particulars	Remarks					
Name of listed entity	Avigna Housing Private Limited					
Mode of fund raising	Private Placement					
Type of instrument	Fully Paid Up Secured, Listed, Rated, Redeemable, Non-Convertible Debentures					
Date of raising funds	November 7, 2025					
Amount raised	In Rs. 325 CR					
Report filed for quarter ended	December 31, 2025					
Is there a deviation/ variation in use of funds raised?	No					
Whether any approval is required to vary the objects of the issue stated in the prospectus/ offer document?	No					
If yes, details of the approval so required?	Not Applicable					
Date of approval	Not Applicable					
Explanation for the deviation/ variation	Not Applicable					
Comments of the audit committee after review	Nil					
Comments of the auditors, if any						
Objects for which funds have been raised and where there has been a deviation/ variation, in the following table:						
Original object	Modified object, if any	Original allocation	Modified allocation, if any	Funds utilised	Amount of deviation/ variation for the quarter according to applicable object (in Rs. crore and in %)	Remarks, if any
Not Applicable						

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Deviation could mean:

- a. Deviation in the objects or purposes for which the funds have been raised.
- b. Deviation in the amount of funds actually utilized as against what was originally disclosed.

Name of Signatory: Rajasekaran Naveen Manimarran

Name of Signatory: Shefali Gandhi

Designation: Director

Date: 09.02.2026

Designation: Company Secretary

Date: 09.02.2026