To,
The Sole Debenture Holder

Sub: Notice for convening the meeting of Sole Debenture Holder for obtaining the positive/negative consent of investors for enforcement of security and for signing the Inter Creditor Agreement ("ICA") pursuant to the provisions of the Debenture Trust Deed dated March 11, 2024, (ISIN: INE526R07025)

Dear Sir/Ma'am,

We, Vardhman Trusteeship Private Limited ("VTPL") are acting as a Debenture Trustee for the issuance of Listed, Rated, Senior, Secured, Transferable, Redeemable, Non-Convertible Debentures *("NCDs")* aggregating to INR 11,00,00,00,000/- (Indian Rupees Eleven Crores only) on private placement basis issued by Star Housing Finance Limited ("Issuer/ Company") vide the Debenture Trust Deed dated March 11,2024 under the ISIN **INE526R07025.**

The payment of interest on the Debentures issued under the aforesaid ISIN was due on 25th October, 2026. In reference to the said payment due on 25th October 2026 the notice is hereby given that the meeting in respect of the payment of interest default which now be duly conducted on **Thursday 05th November 2026 at 12:30 p.m**. through the VC/OAVM platform. The agenda for the meeting is as follows:

1.A provision for negative consent for proceeding with the enforcement of security;

2. A provision for positive consent for signing the ICA (in case the Debenture Trustee is approached by other lenders for signing/ joining the ICA);

3.Such other actions as may be decided by the Sole Debenture Holder.

4. A disclosure to the effect that in case requisite consents are not received either for enforcement of security or for signing ICA, then the Debenture Trustee shall take further action, if any, as per the decision taken in the meeting of the holders of listed debt securities. It may be noted that the time period within which the consents need to be provided is 15 days from the date of the meeting to be convened.

Thanking you,
For Vardhman Trusteeship Private Limited

Vardhman Trusteeship Pvt. Ltd.

Name: Yogesh Limbachiya
Designation: Director
DIN: 11709935

Date: 27th October, 2026
Place: Mumbai

Explanatory Statement:

The payment of interest on the Debentures issued under the aforesaid ISIN was due on 25th October, 2026 for which we were following up with the Issuer company for timely payment and after that for the confirmation of payment but no confirmation has been provided by the Issuer.

Accordingly, the meeting, in respect of the aforesaid and for the enforcement actions, protection of security interests, will now be duly conducted through the VC/OAVM platform convened on **Thursday 05th November 2026 at 12:30 p.m**.

To consider the further course of action to be initiated by the Debenture Trustee as per the instructions of the Debenture Holder representing not less than 75% of the outstanding Debentures by value and 60% of the Debenture Holder by the numbers. In case requisite consents are not received for the enforcement of security the Debenture Holder shall take further action, if any, as per the decision taken in the meeting of the Debenture Holder.

Thanking you,
For Vardhman Trusteeship Private Limited

Vardhman Trusteeship Pvt. Ltd.

Name: Yogesh Limbachiya
Designation: Director
DIN: 11709935

Date: 27th October, 2026
Place: Mumbai