

ANNUAL REPORT 2024-2025

CORPORATE INFORMATION

CORPORATE IDENTITY NUMBER

U65922TN2015PLC100093

BOARD OF DIRECTORS

Mr. Dheeraj G Hinduja,

Chairperson and Non - Executive Director

Mr. Sachin Pillai, Managing Director

Mr. Gopal Mahadevan, Non - Executive Director

Ms. Bhumika Batra, Independent Director

Mr. G S Sundararajan, Independent Director

Mr. Srinivas Acharya, Independent Director

(Resigned w.e.f 26th October, 2024)

Ms. Manju Agarwal, Independent Director

Mr. S V Parthasarathy, Independent Director

Mr. Sudip Basu, Non - Executive Director

(Appointed w.e.f. 14th May 2024)

AUDIT COMMITTEE

Mr. G S Sundararajan, Chairperson

Ms. Bhumika Batra, Member

Mr. Gopal Mahadevan, Member

RISK MANAGEMENT COMMITTEE

Mr. S V Parthasarathy, Chairperson

Mr. Dheeraj G Hinduja, Member

Mr. Sachin Pillai, Member

Mr. Gopal Mahadevan, Member

Mr. G S Sundararajan, Member

Mr. Sudip Basu, Member

IT STRATEGY COMMITTEE

Mr. G S Sundararajan, Chairperson

Mr. Sachin Pillai, Member

Ms. Manju Agarwal, Member

Mr. Stalin Irudhayaraj, Member (Head – IT)

CREDIT COMMITTEE

Mr. G S Sundararajan, Chairperson

Mr. Sachin Pillai, Member

Mr. Gopal Mahadevan, Member

Mr. S V Parthasarathy, Member

NOMINATION AND REMUNERATION COMMITTEE

Ms. Bhumika Batra, Chairperson

Mr. Dheeraj G Hinduja, Member

Mr. S V Parthasarathy, Member

CORPORATE SOCIAL RESPONSIBILITY COMMITTEE

Mr. Dheeraj G Hinduja, Chairperson

Mr. Sachin Pillai, Member

Ms. Bhumika Batra, Member

Mr. Gopal Maahadevan, Member

ASSET LIABILITY MANAGEMENT COMMITTEE

Mr. Sachin Pillai, Chairperson

Ms. Manju Agarwal, Member

Mr. S V Parthasarathy, Member

Mr. Vivek Kannan (COO), Member

Mr. Prateek Parekh (CFO), Member

Mr. Vikas Jain (CFO HLF Limited), Member

WILFUL DEFAULTER REVIEW COMMITTEE

Mr. Sachin Pillai, Chairperson

Ms. Bhumika Batra, Member

Ms. Manju Agarwal, Member

Mr. G S Sundararajan, Member

STAKEHOLDER'S RELATIONSHIP COMMITTEE

Mr. Gopal Mahadevan, Chairperson

Mr. Sachin Pillai, Member

Ms. Bhumika Batra, Member

COMMITTEE FOR MAKING POLITICAL CONTRIBUTIONS

Ms. Bhumika Batra, Chairperson

Mr. Sachin Pillai, Member

Mr. G S Sundararajan, Member

KEY MANAGEMENT PERSONNEL

Mr. Sachin Pillai, Managing Director

Mr. Prateek Parekh, Chief Financial Officer

Mr. Srinivas Rangarajan, Company Secretary &

Compliance Officer

REGISTERED OFFICE

No.27-A, Developed Industrial Estate,

Guindy, Chennai – 600032.

Email - compliance@hindujahousingfinance.com

Website - www.hindujahousingfinance.com

CORPORATE OFFICE

No. 167-169, 2nd Floor,

Anna Salai, Saidapet, Chennai – 600015.

STATUTORY AUDITORS

M/s. V. Sankar Aiyar & Co., Chartered Accountants, OMS Court, No.1, Nathamuni Street, T. Nagar, Chennai 600017.

SECRETARIAL AUDITORS

M/s. G Ramachandran & Associates Company Secretaries F-10, Syndicate Residency, No. 3, Dr. Thomas First Street,

T Nagar, Chennai - 600 017.

REGISTRAR AND SHARE TRANSFER AGENTS

Integrated Registry Management Services Private Limited 2nd Floor, Kences Towers, 1, Ramakrishna Street, North Usman Road, T. Nagar, Chennai, Tamil Nadu, 600017.

DEBENTURE TRUSTEE

Vardhman Trusteeship Pvt Limited

The Capital, 421A, Bandra Kurla Complex,

Bandra East, Mumbai 400051

RANKERS

South Indian Bank

Axis Bank Bandhan Bank ICICI Bank Bank of Baroda Bank of India **IDBI** Bank Bank of Maharashtra Canara Bank Indian Bank State Bank of India CSB Bank Karnataka Bank Punjab National Bank DCB Bank Karur Vyasa Bank

Federal Bank

Union Bank of India

Central Bank of India **HDFC Bank UCO Bank**



CONTENTS

1.	BOARD'S REPORT	
	Board's Report	03
	Corporate Governance Report (Annexure A)	.17
	Secretarial Audit Report (Annexure B)	43
2.	STANDALONE FINANCIAL STATEMENTS	
	Independent Auditors' Report	51
	Balance Sheet	63
	Statement of Profit and Loss	64
	Cash Flow Statement	66
	Statement of Changes in Equity	68
	Notes to the Financial Statements	70

DIRECTORS' REPORT

To the Members

Your director's have pleasure in presenting the 10th Annual Report of the Company, together with the Audited Financial Statements, for the financial year ended 31st March, 2025.

Financial Results

The summarised financial results of the Company are given hereunder:

(Rs. Lakh)

Particulars	Year ended 31 st March, 2025 IND AS	Year ended 31 st March, 2024 IND AS
Total Income	176,907.65	120,860.26
Less: Total Expenditure	127,893.35	81,769.75
Profit Before Exceptional Items and Tax	49,014.30	39,090.51
Exceptional Items	-	-
Profit Before Tax	49,014.30	39,090.51
Profit After Tax	37,174.21	30,034.16
Surplus / (Shortfall) brought forward	61,038.09	37,010.76
Amount available for appropriation	98,212.30	67,044.92
Appropriations have been made as under:		
Transfers to: - Statutory Reserve	7,434.86	6,006.83
Surplus / (Shortfall) carried forward after appropriation	90,777.44	61,038.09

Operational and Financial Performance

During the year under review, your Company registered a total disbursement of Rs. 6,003 crores as against Rs. 5,712 crores during the previous year. We are pleased to inform that the Assets under management have grown to Rs 13,820 crores from Rs 10,550 crores, an increase of 31% over previous year. Your Company's Net Profit was Rs 372 crores and Net Worth of the Company is Rs 1,897 crores as at 31st March, 2025.

Change in the State of Company's Affairs or in the Nature of Business, if any

There has been no change in the state of Company's affairs or in nature of business of the Company during the year under review.

Details of Subsidiary/Joint Ventures/ Associate Companies

During the year under review, your Company had no Subsidiary/Joint Ventures/Associate Companies.

Share Capital

During the year under review, the Company did not issue any equity shares.

Resource Mobilization:-

Bank Borrowings

During the year, the Company has availed loans aggregating to Rs.2,910 crores and received sanctions for term loans and cash credit facilities from banks amounting to Rs. 3,200 crores during the financial year ended 31st March, 2025.

Non-Convertible Debentures

During the year, your Company raised Rs. 250 Crores of Non-Convertible Debentures (NCDs). Your Company's NCD's have been listed on Wholesale Debt Market segment of BSE Limited. The Credit Rating for these NCDs were upgraded from AA (Stable) to AA+ (Stable) by CRISIL and CARE in October 2024.



Perpetual Debt Instruments

During the year, your Company raised Rs. 150 Crores of Perpetual Debt Instrument (PDI's). Your Company's PDI's have been listed on Wholesale Debt Market segment of BSE Limited. Rs. 150 Crores of Perpetual Debt Instrument (PDI's) remain outstanding at the close of Financial Year 31st March 2025. The Perpetual debt instruments are rated AA(Stable) by CARE and CRISIL. 100% of the amount of PDI outstanding is qualified as Tier 1 capital as at 31st March 2025. With reference to the clause 1.8 of Annex XX of RBI Master Direction – Reserve Bank of India (Non-Banking Financial Company – Scale Based Regulation) Directions, 2023, there is no unpaid interest outstanding, on the company's PDI's as at 31st March 2025.

Subordinated Debt

During the year, your Company had raised money through issuance of subordinated debts amounting to Rs.210 crores. The subordinated debts were listed on the BSE Limited. The Credit Rating for the Subordinated debt instruments were also upgraded from AA (Stable) to AA+ (Stable) by CRISIL and CARE in October 2024.

Commercial Papers

During the year, 2024-25 the company did not issue Commercial Papers.

Large Corporate

Pursuant to Regulation 50B of SEBI (Issue and Listing of Non-Convertible Securities) Regulations, 2021 (NCS Regulations) read with Chapter XII of the NCS Master Circular on 'Fund raising by issuance of debt securities by large corporates' (LC Chapter), your company is categorized as a Large Corporate.

Listing With Stock Exchanges

The Company is up-to-date in the payment of annual listing fees to Bombay Stock Exchange (BSE) on which its debentures are listed.

Dividend

In order to augment the capital required for supporting growth of your Company, through retention of internal accruals, your Board of Directors have not recommended any dividend for the year.

Transfer to Reserves

During the year under review, Rs 74.35 crores was transferred to the Statutory Reserve created under Section

29C of the National Housing Bank Act, 1987 read with section 36(1)(viii) of Income Tax Act, 1961. Further, an amount of INR 297.39 Crores was transferred to the General Reserves.

Deposits

During the year under review, your Company has not accepted any public deposits within the meaning of the Companies Act, 2013 and the Rules made thereunder including NHB Directions 2010, as the Company is registered as Housing Finance Institution without accepting public deposits.

Middle Layer NBFC

Pursuant to RBI Master Direction – Reserve Bank of India (Non-Banking Financial Company – Scale Based Regulation) Directions, 2023 the company is categorized as Middle Layer NBFC.

Credit Rating

During the financial year ended 31st March 2025, your company's long-term credit ratings by rating agencies upgraded to AA+/Stable. The credit ratings for the Company's borrowings are provided below:

Nature of borrowings	Rating /	Outlook
wature of borrowings	CARE	CRISIL
Long-term Bank Facilities	AA+/Stable	-
Short-term Bank Facilities	AA+/Stable	-
Commercial papers	A1+	A1+
NCDs	AA+/Stable	AA+/Stable
Subordinated Debt	AA+/Stable	AA+/Stable
Perpetual Debt	AA/Stable	AA/Stable

Capital Adequacy

As required under Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021 ('HFC Master Directions') issued by Reserve Bank of India, Your Company is presently required to maintain a minimum capital adequacy of 15.00% on a standalone basis. The Capital Adequacy Ratio (CRAR) of the Company as on 31st March, 2025, was 24.89% (20.11% as on 31st March, 2024)

Corporate Governance

The Board's mandate is to oversee the Company's strategic direction, monitor its performance, uphold the highest ethical standards of governance, assess the effectiveness of risk management measures, evaluate internal financial

controls, authorize and monitor strategic investments, facilitate and review Board and Senior management succession planning, and oversee regulatory compliance and Corporate Social Responsibility initiatives. To support this, the Company has established the internal guidelines on Corporate Governance, in compliance with the directions issued by RBI for HFC's, enabling the adoption of best practices and ensuring greater transparency in business operations.

This report includes disclosures that align with the requirements of the Companies Act, 2013, as amended (the 'Act'), the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 and the regulations of RBI for HFC's and NBFC's as applicable to the Company. In accordance with the Master Direction on Non-Banking Financial Company - Housing Finance Company (Reserve Bank) Directions, 2021 RBI/2020-21/73 DOR. FIN. HFC. CC. No.120/03.10.136/2020-21 and Master Direction of Reserve Bank of India (Non-Banking Financial Company – Scale Based Regulation) Directions, 2023 RBI/DoR/2023-24/106 DoR.FIN.REC.No.45/03.10.119/2023-24 updated as on March 31, 2024, the disclosures related to Corporate Governance are provided in line with the recommendation of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as applicable to the company.

This report on corporate governance is attached and forms part of this report (Annexure A). Additionally, the Managing Director and Chief Financial Officer have submitted a certificate to the Board regarding the financial statements as required under regulation 17(8)/62D(14) and Part B Schedule II of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

Code of Conduct

The Company has a duly approved Code of Conduct for the Board of Directors and Senior Management Personnel ["Code"] of the Company in place as per the terms of the Internal Corporate Governance guidelines. The subject Code identifies and lists out various elements of commitment, duties and responsibilities that serves as a basis for taking ethical decision-making in the conduct of day-to-day professional work. The Code requires the Directors and employees to act honestly, ethically and with integrity and in a professional and respectful manner. The Board of Directors and Senior management personnel have provided their affirmation to the compliance with this code.

Loans, Guarantees or Investments

Being a Housing Finance Company, the disclosures regarding the particulars of Loans made, Guarantees given and Security provided is exempted under the provisions of Section 186(11) of the Act. The details of the Company's investments are provided under note no.9 in the Financial Statements.

Directors & Key Managerial Personnel:

The Board of Directors had made the following Appointment & Re-appointments based on the recommendations of the Nomination and Remuneration Committee:

Appointment

Mr. Sudip Basu (DIN: 09743986) was appointed as the Additional Director of the company effective from 14th May, 2024 and was designated as Non-Executive & Non-Independent director by the shareholders in their Extra-Ordinary General Meeting held on 27th June, 2024.

Reappointment of Directors

In terms of Section 152 of the Companies Act, 2013 ("Act") and other applicable provisions, if any, of the Act and the Articles of Association of the Company, Mr. Dheeraj G Hinduja (DIN 00133410) retires by rotation at the ensuing Annual General Meeting and being eligible, has offered himself for re-appointment. Your directors, recommend the re-appointment of Mr. Dheeraj G Hinduja, as a Non - Executive, Non -Independent director. The agenda relating to re-appointment of Mr. Dheeraj G Hinduja, Director forms part of the notice convening the ensuing Annual General Meeting.

Resignation

During the year under review, Mr. Srinivas Acharya (DIN: 00017412), Non- Executive, Independent Director resigned from the Board with effect from the close of business hours on 26th October, 2024. The Board places on record its deep appreciation for the significant contributions made by Mr. Srinivas Acharya as member of the Board and its Committee's during his tenure of office.

Declaration from Independent Directors

Your Company has received necessary declarations from all Independent Directors of the Company stating that they meet the criteria of independence as laid down in Section 149(6) of the Companies Act, 2013 and Regulations 16(1)(b) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations,2015. In the opinion of the Board, the Independent Directors fulfil the conditions specified under the Companies Act, 2013 and rules made thereunder. All Independent Directors have registered with the Data Bank and passed 'Online Proficiency Self-Assessment Test'



conducted by Indian Institute of Corporate Affairs (IICA). Details of the terms and conditions of the appointment of the Independent Directors have been hosted on the Company's website at the web-link: https://hindujahousingfinance.com/pdf/governance/pdf21/privacy/Appointment%20of%20Independent%20Directors.pdf

Key Management Personnel

Pursuant to the provisions of Section 203 of the Companies Act, 2013 read with the Rules made thereunder, the whole-time key managerial personnel of the Company are Mr. Sachin Pillai, Managing Director, Mr. Prateek Parekh, Chief Financial Officer and Mr. Srinivas Rangarajan, Company Secretary and Compliance Officer.

Statutory Auditors

Pursuant to the provisions of Section 139 of the Companies Act, 2013 and the rules made there under and Guidelines for Appointment of Statutory Central Auditors (SCAs)/Statutory Auditors (SAs) of Commercial Banks (excluding RRBs), UCBs and NBFCs (including HFCs) issued by Reserve Bank of India dated April 27, 2021, M/s. V Sankar Aiyar & Co, Chartered Accountants, ICAI (Firm Registration Number 109208W) was appointed as the Statutory Auditors of the Company, for a period of three years at the Annual General Meeting of the Company held on 4th September, 2024. The Auditors' Report of M/s. V Sankar Aiyar & Co, Chartered Accountant for FY 2024-25 does not contain any qualification, modification, reservation or adverse remarks. The Auditors' Report is enclosed with the financial statements in this Annual Report.

Secretarial Auditors

Pursuant to the provisions of Section 204 of the Companies Act, 2013 read with Rule 9 of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014, the Board had appointed M/s. G Ramachandran & Associates, Company Secretaries, to undertake the secretarial audit of the Company for the financial year 2024-25. Their Secretarial audit report forms part of this annual report (Annexure – B) and does not contain any qualification, modification, reservation or adverse remarks.

Maintenance of Cost Records & Cost Audit

Maintenance of cost records and requirement of cost audit as prescribed under the provisions of Section 148(1) of the Companies Act, 2013 is not applicable for the business activities carried out by the Company.

Directors' Responsibility Statement

To the best of our knowledge and belief and on the basis of the information and explanations obtained by us, your Directors make the following statements in terms of Section 134(3) (c) of the Companies Act, 2013:

- a) In the preparation of the annual financial statements for the year ended 31st March, 2025, the applicable Accounting Standards had been followed along with proper explanation relating to material departures.
- b) For the financial year ended 31st March, 2025, such accounting policies as mentioned in the Notes to the financial statements have been applied consistently and judgments and estimates that are reasonable and prudent have been made so as to give a true and fair view of the state of affairs of the Company and of the Profit of the Company for the year ended 31st March, 2025.
- c) That proper and sufficient care has been taken for the maintenance of adequate accounting records in accordance with the provisions of the Companies Act, 2013 for safeguarding the assets of the Company and for preventing and detecting fraud and other irregularities.
- d) The annual financial statements have been prepared on a going concern basis.
- e) That proper internal financial controls were followed by the Company and that such internal financial controls are adequate and were operating effectively.
- f) That proper systems to ensure compliance with the provisions of all applicable laws were in place and that such systems were adequate and operating effectively.

Details of Fraud Reporting:

During the year 2024-25, there were no instances of frauds that are required to be reported by the Statutory Auditors with respect to Sub-Section 3(ca) of Section 134 of the Companies Act, 2013.

Employee's Remuneration

Pursuant to Rule 2A of the Companies (Specification of Definitions Details) Rules, 2014, public companies which have not listed their equity shares on a recognized stock exchange but have listed their Non-Convertible Debt Securities issued on private placement basis in terms of SEBI (Issue and Listing of Non-Convertible Securities) Regulations, 2021, shall not be considered as listed company in terms of the Act. Hence, Section 197 (12) read with rules 5 of Companies (Appointment and Remuneration of Managerial

Personnel) Rules, 2014 is not applicable.

Annual Return

Pursuant to the provisions of Section 134(3) (a) and Section 92 (3) read with Rule 11 of the Companies (Management and Administration) Rules, 2014, the Annual Return as on 31st March, 2025 is available on the company's website and can be accessed at the web-link: https://hindujahousingfinance.com/investors.php#

Related Party Transactions

All transactions entered by the Company with related parties were in the ordinary course of business and at arms' length pricing basis. There were no materially significant related parties' transactions, pecuniary transactions or relationships between the Company and its Directors during the financial year 2024-25 that may have potential conflict with the interest of the Company. Suitable disclosures as required under IND AS-24 have been made in Note 33 of the Notes to the financial statements. Form AOC-2, as required under Section 134(3)(h) of the Act, read with Rule 8(2) of the Companies (Accounts) Rules 2014, forms part of this Board's Report (Annexure - C).

Further, as mandated under the Directions issued by the Reserve Bank of India under Master Direction - Non-Banking Financial Company - Housing Finance Company (Reserve Bank) Directions, 2021, dated 17th February 2021, and SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 the Company has formulated a Policy on Related Party Transactions and Policy Related Party Transactions has been hosted on the Company's website and can be accessed at the web-link: https://hindujahousingfinance.com/pdf/governance/pdf21/ privacy/Related%20Party%20Transaction%20Policy.pdf.

Material changes and commitments affecting the financial position of the Company which have occurred between 31st March, 2025 and 7th May,2025 (date of the Report)

There were no material changes and commitments affecting the financial position of the Company between the end of financial year (31st March, 2025) and the 7th May, 2025.

Risk Management Policy

The company's business activities expose it to a variety of risks including credit risk, operational risk and interest rate risk. Risk management forms an integral part of company's business. The objective of the Company's risk management system is to measure and monitor various risks and to implement policies and procedures to mitigate such risks.

The Company manages credit risk through stringent credit norms aided by a robust in-house developed IT infrastructure. Liquidity risk and interest rate risk arising out of maturity mismatch of assets and liabilities are managed through regular monitoring of the maturity profiles. Operational risks arising from inadequate or failed internal processes, people and systems or from external events are adequately addressed by the internal control systems and are continuously reviewed and monitored. Standard Operating Procedures are well documented to ensure enhanced control over processes and regulatory compliance.

Internal Control Systems and their Adequacy

The Company has well defined and adequate internal financial controls and procedures, commensurate with the size and nature of its operations. These internal control and systems are devised as part of the principles of good governance; and are accordingly implemented within the framework of proper check and balances. Your Company ensures that a reasonably effective internal control framework operates throughout the organisation, which provides assurance about safeguarding the assets, reliability of financial and operational information, compliance with applicable statues, execution of transactions as per the authorisation and compliance with the internal policies of the Company. The Company has also established Risk Based Internal Audit (RBIA) in compliance with Reserve Bank of India (RBI) Circular No. RBI/2021- 22/53-DoS. CO. PPG.SEC/03/11.01.005/2021-22 dated 11th June, 2021. The current internal audit is robust and provides an assurance to the Board of Directors and the Senior Management on the quality and effectiveness of the organisation's internal controls, risk mitigation and governance related systems and processes.

Internal Audit

At the beginning of each financial year, an annual Internal audit plan is rolled out after receiving approval from the Audit Committee. The audit plan is aimed at evaluation of the efficacy and adequacy of internal control systems and compliance thereof, robustness of internal processes, policies and compliance with laws and regulations. Based on the reports of internal audit, functional process owners undertake corrective action in their respective areas. Significant audit observations and corrective actions thereon are presented to the Audit Committee of Board. The Audit Committee regularly reviews the annual audit plan status, audit findings as well as the adequacy and effectiveness of the internal control measures.



Corporate Social Responsibility Committee

The Company has in place a Corporate Social Responsibility policy (CSR Policy), as per the provisions of the Companies Act, 2013 and Companies (Corporate Social Responsibility Policy) Rules, 2014, as amended and the policy is hosted on the website of the Company and can be accessed at the web-link: https://hindujahousingfinance.com/pdf/ governance/pdf21/privacy/Corporate%20Social%20Respon sibility.pdf. We have, so far, put in place necessary measures and processes of identifying worthy causes as well as to monitor their progress with a view to ensuring that they are consistent with our policy, serving large public good and are sustainable over an extended period. Particulars of CSR activities, details of amount spent during the financial year and the details relating to composition of CSR Committee form part of corporate governance report, enclosed as an (Annexure D) to this report.

Remuneration Policy of the Company

The Company has in place a remuneration policy which is guided by the principles and objectives as enumerated in section 178 of the Companies Act, 2013. The policy is made available the website of the on Company and can be accessed at the web-link: https://hindujahousingfinance.com/pdf/governance/pdf21/ privacy/Remuneration%20Policy V6.0-2024.pdf

Criteria for Board Nomination

The Nomination and Remuneration Committee is responsible for identifying persons for initial nomination as directors and evaluating incumbent directors for their continued service. The Committee has formulated a charter in terms of the provisions of the Companies Act, 2013, SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015 and RBI Directions applicable for non-banking finance companies, which inter alia, deals with the criteria for determining qualifications, positive attributes and independence of a director. These attributes shall be considered for nominating candidates for board positions / re-appointment of directors.

Policy on Board diversity

The Nomination and Remuneration Committee has devised a policy on board diversity which sets out the approach to diversity on the Board of the Company.

Meetings of the Board

During the Financial Year 2024-25, 7 (Seven) meetings of the Board of Directors were held and the related details, including that of various committees constituted by the

Board, are made available in the Report of Directors on Corporate Governance forming part of the annual report placed before the members. Your Company has complied with all the requirements as applicable under Companies Act, 2013 and related rules thereon SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015 and Master Direction — Non-Banking Financial Company — Housing Finance Company (Reserve Bank) Directions, 2021, in relation to the Board of Directors and the Committees of the Board.

Committees of the Board:

Currently the Board has Ten Committees viz. the Audit Committee, the Nomination & Remuneration Committee, the Risk Management Committee, the Asset Liability Management Committee, the Corporate Social Responsibility Committee, the IT Strategy Committee, the Credit Committee, Wilful defaulter review committee, Stakeholder's Relationship Committee and Committee for making political contributions.

A detailed note on the composition of the Board and its Committees and other related particulars are provided in the Report of Directors on Corporate Governance forming part of this Annual Report.

Secretarial Standards

During the financial year 2024-25, the company has complied with the applicable Secretarial Standards issued by the Institute of Company Secretaries of India (ICSI) with regard to meetings of the Board of Directors and general meetings held during the year.

Board Evaluation

Pursuant to the provisions of the Companies Act, 2013, SEBI Obligation and Disclosure Requirements) Regulations, 2015, guidance note issued by Securities and Exchange Board of India on Board Evaluation and other applicable regulatory provisions, the Board has carried out an annual evaluation of its own performance, and that of the Committees, Chairperson and Directors facilitated by an Independent external agency to ensure objectivity and equality based on the above criteria for the Financial Year 2024-25. The process involved evaluation of the effectiveness of the Board, Committees and individual Directors and independent feedback from all the Board members. The manner and criteria for such evaluation is enclosed in **Annexure E** forming part of the Corporate Governance Report.

Vigil Mechanism / Whistle Blower Policy

Pursuant to Section 177(9) of the Act read with Rule 7 of the Companies (Meetings of Board and its Powers) Rules, 2014, and Regulation 22 of SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015 the Board of Directors of the Company had approved the Policy on Vigil Mechanism/Whistle Blower for the Directors, employees and other stakeholders to enable them to report concerns about unethical behaviour, actual or suspected fraud or violation of the Company's Code of Conduct. The Company affirms that the mechanism provides adequate safeguards against victimization of Director(s)/employee(s) who use the mechanism, provides for direct access to the Chairman of the Audit Committee and also affirms that no complaints were received during the year. The Policy is hosted on the Website of the company and web-link: can he accessed at the https://hindujahousingfinance.com/pdf/governance/pdf21/ privacy/Whistle%20blower%20policy.pdf

Sexual Harassment Policy

Your Company has zero tolerance for sexual harassment at workplace and has adopted a Policy on Prevention, Prohibition and Redressal of Sexual Harassment at workplace in line with the requirements of the Sexual Harassment of Women at the Workplace (Prevention, Prohibition and Redressal) Act, 2013. In terms of the policy, an Internal committee has been set up to redress complaints received regarding sexual harassment. All employees are covered under this policy. There were no complaints received during the Financial Year ended 31st March, 2025.

Significant and material orders

There has been no penalty imposed by NHB, RBI or other Regulators during the year ended 31st March 2025.

Conservation of energy, technology absorption, foreign exchange earnings and outgo

Since your Company is a housing finance Company and does not own any manufacturing facility, the requirement relating to providing the particulars relating to conservation of energy and technology absorption as per Sec 134 (3) (m) of the Companies Act, 2013 read with Rule 8 of the Companies (Accounts) Rules 2014, is not applicable. However, your Company has been increasingly using information technology in its operations and promotes conservation of resources. During the year under review, your Company did not earn any income or incur any expenditure in foreign currency/exchange.

Details of application made or any proceeding pending under the Insolvency and Bankruptcy Code, 2016 during the year along with their status as at the end of the financial year

There is no application made or pending against the Company under the Insolvency and Bankruptcy Code, 2016.

Statutory and Regulatory Compliance

The Company has complied with the applicable statutory provisions, including those of the Companies Act, 2013, the Income-tax Act, 1961 and other laws related to Goods and Services Tax (GST). Further, the Company has complied with the Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021, Master Direction – Reserve Bank of India (Non- Banking Financial Company – Scale Based Regulation) Directions, 2023, NHB's Housing Finance Companies Directions, 2010, SEBI (Listing Obligations & Disclosure Requirements) Regulations, 2015, Accounting Standards issued by the Ministry of Corporate Affairs (MCA), Secretarial Standards issued by the Institute of Company Secretaries of India (ICSI), Anti-Money Laundering guidelines, applicable labour laws and forex laws.

Other Disclosures

There were no frauds reported by auditors of the company as given under Section 143(12) of the Companies Act, 2013 read with Companies (Audit and Auditors) Rules, 2014.

Management Discussion and Analysis

Global Economic Overview

The global economy grew at a steady rate of 3.2% during 2024, although certain European and Asian countries achieving slower growth than prior years due to various reasons including slow domestic demands and drop in industrial outputs. European countries struggled to expand their manufacturing activity and goods exports, while they witnessed strong recovery of domestic consumption on account of rise in real incomes. The Euro area exhibited a weak growth rate of 0.8%, with German economy slowing in comparison to other European countries. However, the United States' economy expanded at robust rate of 2.8% driven by strong domestic consumption. Growth in China remained below expectations at 4.8% year over year owing to weak domestic demand and delay in stabilization of their domestic properties market. The most recent changes to tariff rates by the United States of America and the counter measures announced by its trade partners have created an upheaval in global trade dynamics. This is expected to have a significant and yet unpredictable impact on economic activity and inflation across all economies.



Inflation pressures were generally subsiding during 2024 with stabilization of trade flows, however inflation has continued to remain above the target levels in most economies due to an uneven pace of disinflation. Central banks have been changing policy rates in tandem with inflationary trends. However, the geopolitical conflicts have continued throughout the year and fresh trade policy upheavals have emerged as the world enters in to the new year. Global trade patterns and supply chains are being continuously morphed to adjust to the fast-changing geopolitical dynamics. Their impact on inflation will be a key monitorable for central banks world-wide.

Indian Economy Overview

The Indian economy has not only stood out as the fastest growing developing economy, but has also proven its stability amid global trade uncertainties. The Indian GDP is estimated to have grown at 6.5% during FY 2024-25, outpacing all major developing countries. The stability of domestic consumption demand continues to sustain the Indian economic growth over the years.

Strong private consumption remains the key driver for economic growth. Consumption demand saw a strong revival in rural areas, which outpaced in growth rate of urban areas. This demand was supported by a healthy growth in agricultural output on account of increased reservoir levels with above normal rainfall. Key indicators of FMCG sales in rural areas outpaced the urban areas. Tractor sales and fertilizer sales recorded healthy growth in the second half of the year.

Growth in agricultural sector and its allied sectors, along with Services sector have kept up the economic growth rate for the country. Services sector remained the largest contributor to the economic activity, having grown by 7.5% during FY 2024-25. A marked shift was observed in the increased contribution from high-skill services and high-value added services. Growth rate of Non-IT services outpaced that of IT services. The growth in non-IT service sector growth was driven by trade, transport, hospitability, real estate, communication, financial services and professional services. Strong growth in passenger air traffic indicated a marked growth in tourism and business travel. Similarly, strong toll collections and cargo traffic indicated the significant growth of trade and transport. Bank deposits grew by 10.5% while credit outstanding grew by 12.1%. IT services growth saw a dip in Q2 FY 2024-25 but recovered in Q3 despite global challenges. The exports of services grew by 13.1%, which was a significant improvement from the 5.5% growth during the previous fiscal, driven by IT, business and transportation services.

Labour force participation rate improved marginally by about 1 percentage point from 49% in FY 2023-24 to 50% in FY 2024-25. Unemployment rate remained unchanged at around 6.5% during FY 2024-25. Formal employment strengthened significantly, reflecting the strengthening corporate health, as also witnessed from improving corporate balance sheets.

Construction activity continued to exhibit higher growth during FY 2024-25, after having picked up pace since the second half of FY 2023-24, mainly driven by the Housing sector. Construction activity saw a temporary slump during H1 FY 2024-25 due to heat waves and subsequent monsoon rains, but picked up vigorously from the second half of the fiscal year. Construction activity spurred the production of steel and cement.

Industrial growth rate fell back to 4.3% during FY 2024-25 from 11% levels during the previous fiscal. This softening of growth rate was due to slower growth in manufacturing and mining activities. Merchandize exports didn't register any noticeable growth during FY 2024-25. Manufacturing activity grew modestly, with capacity utilization levels remaining above the long term average level of 75%. Despite this, private investment activity for fresh capacity creation remained slow. Corporate financial results showed a comfortable interest coverage ratio, which indicated improved debt serviceability for potential capital investment in the future. These conditions along with easing financial conditions provide ripe grounds for investment in capacity expansion.

Consequent to a robust domestic output and RBI's monetary policy measures, CPI inflation softened for a second year straight to 4.5% during FY 2024-25 from 5.4% during 2023-24 and 6.7% in 2022-23. Core inflation had reduced to 3.3% during H1 of FY 2024-25 but increased to 3.8% during H2. Food prices saw volatility during Q2 FY 2024-25 due to supply shocks in some products, however food inflation subsequently softened in the second half of the financial year. However, core inflation steadily declined through the financial year.

Financial Sector overview

Inflation pressures had been receding through out the world during 2024 and most central banks have been responding with policy rate corrections to spur growth. Global median of core inflation had softened to 2% by December 2024, helped by benign inflation in goods prices and wages, although service prices remained elevated. By the beginning of the FY 2025-26, governments and central banks world wide are tackling with the changes in global trade dynamics and closely analysing its impact on inflation.

During much of 2024, emerging economies had received greater capital inflows due to improving investor sentiments. However, towards the end of the year, the strengthening US dollar and rising US bond yields had weakened the capital and debt flows into the emerging markets, resulting in devaluation of their currencies.

Global financial markets remained volatile through out FY 2024-25 due to continuing geopolitical conflicts, trade and policy unpredictability. Global Bond yields, especially for long tenures, had moderated during the first half of the fiscal year due to subsiding inflationary pressures, but became elevated in the second half due to economic uncertainty.

In contrast to global markets, Indian capital markets remained mostly stable during FY 2024-25. RBI had kept the Repo rate unchanged till Q3 of FY 2024-25. In February 2025, RBI reduced Repo Rate by 25 bps to 6.25% in response to consistent decline in inflation and further reduced it by another 25 bps to 6.00% in April 2025. Further, RBI took multiple actions to infuse up to Rs 8 lakh crores of liquidity on a sustainable basis, including the reduction of Cash Reserve Ratio (CRR) by 50 bps to 4.0%, open market purchases, term VRR auctions and USD/INR buy/sell swaps during the second half of the fiscal year.

In May 2024, S&P Global ratings upgraded the outlook of India's sovereign rating from 'Stable' to 'Positive' while keeping the rating unchanged at BBB-. This upgrade was stated to be based on robust economic expansion, policy stability and governments efforts on fiscal consolidation and improving the quality of government spending. Pursuant to this, JPMorgan included Indian bonds in its sovereign bond index for emerging markets in June 2024 and Bloomberg followed suit in February 2025. Resultantly, India received robust FPI inflows in debt markets amounting to USD 20 billion during H1 2024-25.

The money market rates and government bond yields declined because of inclusion of Indian Government's Bonds in global bond index, softening inflation indicators, reduction of repo rate and RBI's actions on liquidity infusion. While corporate bond yields also softened following the trend in GSecs, the decline in corporate bond yields was not as steep as that for GSecs, resulting in a increase in spread for corporate bonds over GSecs. The increase in spread also reflected increased risk premium for corporate bonds due to moderation in corporate performance and softer economic outlook. The quantum of corporate bond issuances did not witness much change over the last fiscal, however secondary market trades increased especially with increased investments from FPIs.

Equity markets expanded during the first half of the fiscal year on account of positive domestic and global outlook, as well as strong corporate earning results, despite sporadic shocks such as from the middle-east unrest and increase of rates by Bank of Japan. However, the equity markets witnessed persistent decline during the second half of the fiscal year due to continued geopolitical turmoil and trade policy upheavals, as FPIs withdrew funds from the equity markets. However, the number of IPO issuances reached its highest level during FY 2024-25 with 327 issuances amounting to Rs 1.67 lakh crores.

Bank credit growth rate softened to 12.1% in 2024-25 compared to 16.3% in the previous fiscal. This was a result of increased liquidity constraints faced by banks during the year. Bank deposits grew by 10.5% during FY 2024-25 as compared to 12.9% during the previous fiscal. Among banks, Public sector banks were able to sustain a higher growth rate compared to private sector banks, increasing their share of incremental lending among banks from 51.7% in 2023-24 to 57.3% in 2024-25. Among the recipients of bank credit, credit to MSMEs grew by 12.3% while credit to large corporates recorded a lower growth. Bank credit to services sector and personal loans grew at a healthy level of 13% and 14% respectively, although lower than the previous fiscal year. Credit to services sector witnessed slower growth due to reduction in credit to NBFCs in response to regulatory measures. Bank credit towards housing and education were the fastest growing segments among personal loans. Unsecured personal loans, which had been imposed with an increase in risk weights, saw a decline in incremental lending during the year.

NBFC's credit to the industry witnessed a slower growth rate of 13.3% during fiscal 2024-25 as compared to the 18.6% during the previous fiscal, concomitant to the increase in risk weights on bank credit to NBFCs, which has now been restored to previous levels of risk weights effective from 1st April 2025.

Transmission of policy rates by banks have been at their peak in the recent cycle of interest rate hike because of tight liquidity conditions arising from growth in deposits lagging behind credit growth. In the resent cycle of 250 bps increase in the Repo Rate, median MCLR of banks have risen by 178 bps and average lending rates have increased by 181 bps.

Incremental deposit rates have risen by 253 bps in the same period. Pursuant to the recent reduction in the Repo Rate, banks have reduced the rates of personal loans which are linked to the Repo, whereas MCLR rates are expected to reduce with a lag since they are linked to the banks' overall cost of funds. During the current easing phase till March



2025, average incremental lending rates of banks have increased by 8 bps, reflecting a significant proportion of MCLR linked lending.

India's financial systems have played a key role in driving financial inclusion, which has been a key policy agenda of the government in recent years. Technological developments in digital financial services have been at the centre of bringing a turnaround in financial inclusion at grass root levels of the society. These developments have been used very effectively by the central government in disbursal of benefits and subsidies, an achievement that has received global acclaim for poverty alleviation. Financial inclusion has given momentum to growth and employment in the country.

Real Estate industry & Affordable Housing segment – structure and developments

India has become the most populous country in the world since June 2023 with a high proportion of young population. This population growth, coupled with increasing nuclearization of families, has been driving a strong demand for housing. Over the last few decades, there has been a net migration of rural population to urban areas, resulting in a steeper rise in urban population. As a result, India is expected to witness a very strong demand for housing, more so in the urban areas.

The central governments have undertaken large scale projects over the last decade to increase the stock of housing units. The Pradhan Mantri Awas Yojana (2015) and the Affordable Housing Rental Complexes scheme are some such projects. The PMAY 2.0 scheme has been relaunched in 2024 with a target to construct 1 crore new houses in urban areas and 2 crores new houses in rural areas in the next five years. The government have also framed regulations to increase transparency in the real-estate sector and increase the flow of funds to the sector, like the RERA, CLSS under the PMAY umbrella, priority-sector lending regulations and granting of infrastructure status to affordable housing. India ranks 31st among 89 countries in JLL's Global Real Estate Transparency Index 2024, having improved from 36th rank in 2022. Additionally, various other measures have implemented to promote higher home ownership like tax benefits and subsidy in GST rates by the central government and reduction of stamp duty charges by various state governments.

The country has also seen a robust growth of credit flow from financial sector towards housing demand. Housing loans remains one of the largest segment of personal loans granted by banks. The construction sector is the second higher employment generator after the agricultural sector. A strong and stable increase in wages and incomes of families has also increased the rate of home ownership in the

population. Further, development of metro-rail network, spreading of road network and expansion of civic infrastructure has had a profound impact on housing construction in cities of all sizes.

Despite these factors, the demand for housing units, especially in urban areas, continues to outpace the rate of construction of new houses. A joint report by CII and Knight Frank on Affordable housing in India estimates that the number of cities having population more than 1 million will increase from 63 in 2021 to 71 by 2030, which will widen the demand for housing in the cities. The report also estimates that close to 80% of the housing demand to come from the EWS and LIG segments.

Property prices in India have also seen a steady escalation over the years. The NHB's Housing Price Index consolidated over 50 cities reported 7.2% y.o.y. rise in the prices of resale properties during Q3 of fiscal 2024-25 as compared to 4.7% a year ago. The prices of under construction and ready-to-move unsold properties witnessed a rise of 11.2% during Q2 of fiscal 2024-25 as compared to 10.7% a year ago. The rise in prices are driven mainly by the steadily rising input costs over the past three years.

NHB reports indicate that India's total portfolio of housing loans individuals stood at Rs 33.5 lakh crores as of September 2024, of which the share of Housing finance companies was 18.6%, public sector banks was 43.9% and private sector banks was 36.5%. The housing loan portfolio grew at a rate of 13.9% year over year, within which the portfolio of HFCs grew 13.9%, that of public sector banks grew by 17.4% and private sector banks grew by 10.5%.

Housing finance companies form a relatively small segment of the overall housing finance market, which is dominated by banks. Affordable housing finance companies serve a distinct albeit fast growing segment of housing finance market, which comprises of the section of society which has been away from the mainstream financial inclusion and are emerging aspirants for home ownership. This segment offers an immense growth opportunity for affordable housing finance companies due to the growing affluence of these families and low financial penetration in this segment. Affordable housing finance companies have built up a network to reach this segment of society to serve their housing demand, they have also developed skillset for underwriting to these segments which do not qualify as prime segment. The housing loan portfolio of HFCs comprises of 39.2% of loans to the EWS and LIG segments 43.5% loans MIG segment.

Regulatory changes

The Reserve Bank of India (RBI) and the National Housing Bank (NHB) implemented several regulatory changes during

the FY 2024–25 with focus on increasing transparency of disclosures, adopting fair lending practices to customers and safeguarding interest of the lenders.

The circulars issued by RBI aimed to improve fair lending practices and foster transparency and disclosure by Regulated Entities. The key circulars include the implementation of Key Fact Statement (KFS) to bring more transparency of the key loan terms to a borrower, Fair Practices Code for Lenders – for ensuring fairness in charging of interest and Treatment of Wilful Defaulters and Large Defaulters designed to serve as a deterrent against deliberate loan defaults while safeguarding the interests of lenders.

The RBI also issued various circulars and directions aimed at better risk management, specifically one providing an opportunity to justify one self before classifying a person or entity as fraud while laying more emphasis on neutral judgement. RBI also issued a guidance note for operational risk management and operational resilience and a notification on prevention of frauds perpetrated using voice calls and SMSs.

The NHB issued circulars to demarcate the roles of Company Secretary and Chief Compliance Officer to enhance the effectiveness of compliance function and to clarify the classification of reimbursement loans. NHB also issued an advisory to refrain from unfair practices on EMI collection and an advisory for more frequent monitoring of principal business criteria of HFCs.

Company Overview

Hinduja Housing Finance Limited is a Housing Finance Company with its Corporate and Registered offices in Chennai, Tamil Nadu. The Company aims to provide affordable housing finance and mortgage finance to the unserved and the underserved sectors of people throughout the country by establishing a vast operational network. The primary target customer base of HHF are first-time home buyers in the economically weaker sections and low income groups in Tier-2/3/4 cities across India. The Company currently operates across 19 states/UTs. The Company had a branch network of 363 branches and Assets under management of Rs 13,820 crores as at 31st March 2025.

Financial Performance

The Company earned Total Income of Rs 1,769 crores during the year ended 31st March 2025 as compared to Rs 1,209 crores during the previous year, resulting in a growth of 46%. The Company's Net Profit after Tax stood at Rs 372 crores for the year ended 31st March 2025 compared to Rs 300 crores in the previous year, growing by 24%.

Key indicators of Financial Performance for the Financial year ended 31st March 2025 stood as follows:

- The Company's Total Assets grew to Rs 11,933 crores, growing by 21% over the previous financial year.
- The Company's Total Income grew to Rs 1,769 crores, growing by 46% over the previous financial year.
- The Company's Total Expenses grew to Rs 1,279 crores, growing by 56% over the previous financial year.
- The Company's Profit before Tax grew to Rs 490 crores, growing by 25% over the previous financial year.
- The Company's Profit after Tax grew to Rs 372 crores, growing by 24% over the previous financial year.
- The Company's Earnings per Share grew to Rs 15.58 per share, growing by 23% over the previous financial year.

Operational Performance

- The Company has grown its branch network to 363 branches as on 31st March 2025, adding 3 branches during the financial year.
- The company disbursed Rs 6,003 crores during the financial year ended 31st March 2025 as compared to Rs 5,712 crores during the previous year, growing by 5%.
- The Company's Assets under Management (AUM) grew to Rs 13,820 crores as at year ended 31st March 2025 compared to Rs 10,550 crores at the end of the previous year, registering a 31% growth.
- Stage 3 assets of the Company stood at Rs 334 crores as at 31st March 2025, compared to Rs 244 crores during the previous year.

Details of significant changes in key ratios

- Net profit margin 21% for the year ended 31st March 2025 as compared to 25% for the previous year.
- The Company's Return on Average Assets was 3.41% for the year ended 31st March 2025, as compared to 3.74% for the previous year.
- Return on Average Equity (Net Worth) was 21.4% for the year ended 31st March 2025, as compared to 24.07% for the previous year. The softening of RONW was because of higher base of Net Worth in the current year compared to previous year.



- Debt equity ratio 5.12x for the year ended 31st March 2025, as compared to 5.07x for the previous year.
- The Capital Adequacy Ratio of the Company stood at 24.89% as on 31st March 2025, as compared to 20.11% for the previous year.
- Debtors Turnover Not applicable
- Inventory Turnover Not applicable
- Interest Coverage Ratio Not applicable
- Current Ratio Not applicable
- Operating Profit Margin (%) Not applicable

Segment-wise performance

The Company operates primarily in the asset class of mortgage finance, within which the company extends housing loans and loan against property. The Company also takes additional indirect exposure to the real estate sector through loans to other Housing Finance Companies.

- The company's exposure in the mortgage finance grew to Rs 10,301 crores as at 31st March 2025 from Rs 8,601 crores as at the previous year-end, registering a growth of 20%.
- The Company's exposure of loans to HFCs reduced to Rs 166 crores as at 31st March 2025 from Rs 210 crores as at the previous year-end, registering a decline of 21%.

Resource Mobilization

- Share Capital The company's issued and paid-up Equity share capital as on 31st March 2025 was Rs 239 crores, comprising of 23,86,77,425 shares of Rs 10 each, which did not change from the previous year.
- Borrowings The Company availed fresh borrowings of Rs 2,910 crores during the financial year ended 31st March 2025. The outstanding term loans stood at Rs 8,620 crores as at 31st March 2025, compared to Rs 7,389 crores as at the previous year-end.
- Non-Convertible Debentures The company issued its first Perpetual Debt Instrument (PDI) during the financial year ended 31st March 2025. The Company issued NCDs of Rs 610 crores during the financial year ended 31st March 2025, including secured NCDs of Rs 250 crores, subordinate debt of Rs 210 crores and perpetual debt of Rs.150 crores. The Company's outstanding Non-Convertible Debentures as at 31st March 2025 stood at Rs 1,089 crores, including subordinate debt of Rs 440 crores and perpetual debt of Rs. 144 crores.

- Commercial Paper The company did not issue any commercial papers during the year ended 31st March 2025.
- Assignment of loan receivables The company received purchase consideration of Rs 2,088 crores from assignment of loans during the financial year ended 31st March 2025.
- Credit Rating During the year ended 31st March 2025, the Company's long-term Credit ratings have been upgraded to AA+/stable from AA/stable by CRISIL rating and CARE rating.

Material developments in Human Resources

Our Company's Human Capital remains the backbone of the Company's success, with the team size growing to 2,335 employees as of 31st March 2025, from 1,926 at the end of the previous fiscal year.

The Company continues to prioritize internal hiring, career growth for FOS employees, pre-hiring assessments, and fast-track leadership development programs. During the fiscal year, the Company introduced competency-based talent management frameworks to align employee skills with organizational goals. Talent retention was strengthened through comprehensive R&R initiatives, refreshed incentive structures, and succession planning at senior levels.

Learning and development efforts were expanded through digital platforms like LinkedIn Learning, LMS digitization, and role-specific training programs. Employee wellness was a key focus with Doc-Online services offering unlimited medical consultation including their family dependants.

The Company is committed to fostering diversity and inclusion to build a more equitable and inclusive workplace environment. Town Halls, employee engagement surveys (Hinduja One Voice), and 360° leadership feedback reinforced a culture of transparency. Standardization of SOPs and enhanced knowledge-sharing initiatives supported business excellence. Continuous career counselling and infrastructure improvements has helped improve employee retention.

The Company remain committed to building a future-ready, engaged, and high-performing workforce aligned with the Company's growth vision. A focus on digitization and compliance has kept the workforce future-ready. Overall, initiatives taken have been aligned with building a skilled, engaged, and resilient workforce for sustained growth.

Key risks and concerns and their mitigants

Risk management core is a pillar of Hinduja Housing Finance's philosophy and operational framework. The Company's comprehensive risk management structure is overseen by our Board of Directors, which has constituted the Risk Management Committee (RMC) to ensure the effective implementation of the Company's risk management strategy. The RMC plays a pivotal role in formulating and guiding the development of risk related policies, procedures, and systems. It continuously assesses their effectiveness and alignment with the company's evolving business landscape, risk appetite, and long-term vision, ensuring resilient and adaptive risk management in achieving the Company's vision in a dynamic economic landscape.

The Company has a dedicated independent Risk Management team headed by Chief Risk Officer, who reports directly to the Managing Director. The CRO maintains regular communications with Management Committee (RMC). The Risk Management function is primarily responsible for implementing the risk strategy approved by the Board. This includes the development of policies, procedures and systems to systematically identify, assess and prioritize risks. It also involves deploying the appropriate resources to mitigate, monitor and control the probability and impact of adverse events, to maximize the realization of opportunities and manage risks effectively.

"The The company follows Enterprise Risk Management-Integrated Framework" issued by the Committee of Sponsoring Organizations (COSO) which defines Enterprise Risk Management as "A process effected by an Entity's Board of Directors, Management and other personnel, applied in strategy setting and across the enterprise designed to identify potential events that may affect the entity and manage risk to be within its risk appetite to provide reasonable assurance regarding the achievement of the entity's objectives". Hinduja Housing Finance leverages the Enterprise Risk Management Framework and the processes to proactively manage uncertainties and capitalise on opportunities, thereby supporting in achieving the organizational objectives.

The Company, under its Risk management framework, monitors and addresses a broad spectrum of risk including credit risk, concentration risk, financial risk, liquidity and interest rate risk, operational risk, people risk, legal risk, reputational risk, IT and cybersecurity risk, strategic risk, regulatory and compliance risk.

Internal Control Systems and their adequacy

The Company has put in place comprehensive system of internal controls, establishing systems and procedures to monitor transactions, maintain key backup procedures and undertake contingency planning, commensurate with the size and nature of operations. The internal control framework enables efficient conduct of business, adequate

safeguarding of assets, prevention of frauds/errors and appropriate regulatory compliance. It helps in regular monitoring of the adequacy, efficacy and usefulness of financial and operational controls.

The independent assurance function of internal audit of the Company, supported by domain specific specialist firms where necessary, conduct a risk based internal audit to assess the adequacy of and compliance with internal controls, procedures and processes. The audit program is carried out as per a plan and calendar approved by the Audit Committee of the Board. Internal audit observations recommendations and ongoing remediation where applicable are reported to the Audit Committee, which monitors the same.

Opportunities and Threats

The Company operates in the housing finance sector, which has an immense and stable growth potential in the long term. India has a large unmet housing demand which is expanding year on year, driven by a fast growing population and nuclearization of families. A large part of the housing demand is expected to arise from the EWS, LIG and MIG segments of the society, which is the segment in which the Company has built its capabilities and has positioned itself to grow. The urban centres of the country are witnessing larger spurt in population due to continued migration towards cities. The Company has built a well-spread branch network in the cities across 19 states / UTs to be able to serve the housing requirements of the inflowing population.

Indian economy is also one of the fastest growing economies with a consistent growth rate. A strong and stable wage growth in India has been a key driver for the growth in house-ownership over the years. Fast improving urban civic infrastructure and transport network have been stimulating expansion of urban areas and development of housing projects around growing cities. These factors create a vibrant housing market for the Company to serve. The Indian government has made 'housing of all' as a key target and has been actively implementing large scale projects to promote the housing sector.

While the Company has many opportunities available in the market and the requisite capabilities to draw on, certain uncertainties have been emerging which pose threats and challenges in the near term. The Indian economy has shown a strong growth trajectory, however the growth rate during 2024-25 has softened from the previous year. Global geo-political conditions are turning turbulent and can have adverse impact on the economy's growth rate and input costs. Cost of construction has been increasing fast over the last three years, increasing the risk of non-affordability of homes for people. Housing sector attracts financial institutions due to its highly secure nature, resulting in



growing competition. The interest rate environment is going through a phase shift, which will be a key monitorable for the Company.

Outlook for FY 2025-26

Earlier forecasts of economic growth during 2025 and 2026, which were released till Jan 2025, had estimated the global economy to sustain the growth rate that it achieved in 2024 during 2025 and 2026 as well. However, uncertainty in global trade has suddenly increased due to recent changes in trade policies, which is expected to affect investment decisions, supply chain routes and inflation.

Indian economic momentum has remained robust, driven by revival of private consumption and supported by government investments. These factors, along with strong agricultural output, resilience of the service sector and strong manufacturing sector output, will augur well for sustaining the growth of Indian economy. While global trade uncertainties again cast their shadow on the export/import balance as well as on inflation, strong domestic demand provides support to India's growth like it has during the turbulent times in the recent years. Rising working-age population and the governments initiatives on infrastructure development further beef up India's guards against future uncertainties.

The Reserve Bank of India forecasts India's GDP to continue its growth momentum at 6.5% YoY during fiscal 2025-26. The International Monetary Fund's (IMF's) World Economic Outlook (WEO) report of April 2025 has reduced their projection of India's GDP growth rate for 2025 by 60 basis points to 6.2% as compared to their earlier projection release a year ago.

The central government's budget for FY 2025-26 has planned for increase in capital expenditure and rationalization of the government's revenue expenditure. This directional movement is rightly timed along with easing financial conditions to stimulate economic activity.

Indian economy has seen an inclusive growth across all strata of the society, which is a precursor to a strong domestic demand across urban areas as well as the hinterland. The company expects housing demand to remain elevated in an overall thriving domestic economy, which offers a strong growth opportunity for housing finance companies. Improving household incomes have increased affordability of buying houses in the middle and lower layers of the social pyramid. The wide-spread infrastructure development deep with semi-urban and rural areas have spurred the development of residential infrastructure on tier-II and tier-III cities. These trends are expected to sustain the growth opportunity for HFCs in the affordable housing market.

Acknowledgement

Your directors would like to thank Hinduja Leyland Finance Limited, the promoter, for their continuous support. Your directors acknowledge and appreciate the guidance and support extended by all the regulatory authorities including National Housing Bank (NHB), Reserve Bank of India (RBI), Ministry of Corporate Affairs (MCA), Registrar of Companies Chennai, Securities and Exchange Board of India (SEBI).

Your directors wish to place on record their gratitude to the Company's customers, Bankers, Financial Institutions, Debt capital market investors and vendors for their continued support and faith reposed in the Company. The Board also places on record its deep appreciation for the dedication and commitment of the employees at all levels.

On behalf of the Board of Directors

Dheeraj G Hinduja

Place: London Chairman Date: 7th May, 2025 DIN: 00133410

REPORT ON CORPORATE GOVERNANCE

Pursuant to the provisions of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (the 'SEBI Listing Regulations'), given below are the corporate governance policies and practices of Hinduja Housing Finance Limited.

This report outlines compliance with requirements of the Companies Act, 2013, as amended (the 'Act'), the SEBI Listing Regulations, Master Direction — Non-Banking Financial Company — Housing Finance Company (Reserve Bank) Directions, 2021 and Master Direction — Reserve Bank of India (Non-Banking Financial Company — Scale Based Regulation) Directions, 2023 as applicable to the Company.

RESERVE BANK OF INDIA DIRECTIONS ON CORPORATE GOVERNANCE

In view of public interest and for the purpose of enabling better regulation over the housing finance Companies, the Reserve Bank of India has issued Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021. RBI has stipulated all NBFC's to frame an internal guideline on Corporate Governance. In pursuance of the aforesaid guidelines, the Company has framed an internal guideline on Corporate Governance.

1. COMPANY'S PHILOSOPHY ON CORPORATE GOVERNANCE

The Company recognises its role as a corporate citizen and endeavours to adopt the best practices and the highest standards of Corporate Governance through transparency in business ethics, accountability to its customers, government and others. The Company's activities are carried out in accordance with good corporate practices and the Company is constantly striving to better them and adopt the best practices. Being a part of Hinduja Group and a subsidiary of Hinduja Leyland Finance Limited, the Company's philosophy on Corporate Governance and the Company's corporate governance standards demonstrates strong commitment to values, ethics and business conduct

2. BOARD OF DIRECTORS

 As at 31st March, 2025, the Board consists of 8 (Eight) directors, consisting of one Non-Executive and Non-Independent Chairperson, One Managing

Annexure A

Director. Two (2) Non-Executive and Non-Independent Directors and (4)Independent Directors. Out of Eight directors, seven are Non-Executive Directors (88%) and Four are Independent Directors (50%) including Two Women Independent Directors, with Mr. Dheeraj G Hinduja as Non-Independent, Non-Executive Chairperson and Mr. Sachin Pillai as Managing Director. The composition of the Board is in conformity with Regulation 17 of the SEBI Listing Regulations and Section 149 of the Companies Act, 2013 ("Act"), read with the relevant rules made thereunder and Corporate Governance Directions issued by Reserve Bank of India.

- 2) The number of Directorships, Committee memberships/ Chairpersonships of all Directors is within the respective limits prescribed under the Act and SEBI Listing Regulations. Necessary disclosures regarding Board and Committee positions in other public companies as on March 31, 2025 have been made by all the Directors of the Company.
- 3) Every Independent Director, at the first meeting of the Board in which he/she participates as a Director and thereafter at the first meeting of the Board in every financial year, gives a declaration under Section 149(7) of the Act that he/she meets the criteria of independence as required under Section 149(6) of the Act and applicable SEBI Listing Regulations. The Board confirms that the Independent Directors fulfill the conditions specified in these regulations and are independent of the management.
- 4) The names and categories of the directors on the Board, their attendance at Board meetings held during the year and the number of Directorships and Committee Chairmanships/ memberships held by them in other public companies as on March 31, 2025 are given below. Other directorships do not include Directorships of Private Limited Companies, Section 8 companies, and Foreign Companies. Chairmanships / Memberships of Board Committees shall include only Audit Committee and Stakeholders' Relationship Committee as per Regulation 26(1)(b) of the SEBI Listing Regulations.



COMPOSITION OF THE BOARD (Foreign companies, Private Companies and Section 8 Companies as per the Companies Act, 2013 are excluded for the above purpose. Audit Committee and Stakeholders Relationship Committee have been considered)

Name of the Director	Category	Nur B Mé dur	Number of Board Meetings during the year 2024-2025	Whether attended last AGM held on 4 th September, 2024	Number of directorships in other public companies (as on 31st March, 2025)	er of Ships public nies 31 %	Nun corr positio othe	Number of committee positions held in other public companies	Directorship in other listed entities
		Held	Attended		Director	Chairperson		Director Chairperson	
Mr. Dheeraj. G. Hinduja	Non-Executive - Chairperson	7	7	ON N	72	Ω	⊣	ı	Chairperson/Non-Executive Director 1.Ashok Leyland Limited 2. Hinduja Leyland Finance Limited (High Value Debt Listed Entity)
Mr. Sachin Pillai#	Managing Director	7	7	Yes	72	ı	1	ı	Non-Executive Director 1. NDL Ventures Limited 2. Hinduja Leyland Finance Limited (High Value Debt Listed Entity)
Mr. Gopal Mahadevan#	Non- Independent Non-Executive	7	7	Yes	Ω	1	4	ı	Whole-Time Director 1. Ashok Leyland Limited 2. Hinduja Leyland Finance Limited (High Value Debt Listed Entity)
Ms. Bhumika Batra	Independent Non-Executive	7	7	NO	10	1	7	4	Non-Executive Independent Director 1. Repro India Limited 2. Jyothy Labs Limited 3. Hinduja Global Solutions Limited 4. Sudarshan Chemical Industries Limited
Mr. G S Sundararajan	Independent Non-Executive	2	7	No	4	1	3	3	Non-Executive, Independent Director 1. One 97 Communications Limited 2. Hinduja Leyland Finance Limited (High Value Debt Listed Entity)
Mr. Srinivas Acharya*	Independent Non-Executive	7	%	No	3	•	3	2	Non-Executive, Independent Director 1. Sugal & Damani Share Brokers Limited 2. India Motor Parts & Accessories Limited

Name of the Director	Category	Nur B Me dur 202	Number of Board Meetings during the year 2024-2025	Whether attended last AGM heldon 4 th September, 2024	Number of directorships in other public companies (as on 31st March, 2025)	rr of ships oublic nies 31 st (025)	Nun corr positio othe	Number of committee positions held in other public companies	Directorship in other listed entities
		Held	Attended		Director	Director Chairperson Director Chairperson	Director	Chairperson	
Ms. Manju Agarwal	Independent Non-Executive	7	7	NO	7	1	6	4	Non-Executive, Independent Director 1. GOCL Corporation Limited 2. Gulf Oil Lubricants India Limited 3. Alivus Life Sciences Limited 4. Polycab India Limited 5. Hinduja Leyland Finance Limited (High Value Debt Listed Entity)
Mr. S V Parthasarathy	Independent, Non-Executive	7	2	No	1	ı	1	1	
Mr. Sudip Basu	Non - Independent, Non-Executive	7	9	No	2	1	1	1	Director 1. IndusInd Bank Limited

One Equity Share held as a nominee of M/s Hinduja Leyland Finance Limited * Mr. Srinivas Acharya Resigned with effect from close of business hours on 26th October, 2024



Details of change in composition of the Board during the current and previous Financial Year

S No	Name of Director	Capacity (i.e., Executive/ Non-Executive/ Chairman/ Promoter nominee/ Independent)	Nature of change (resignation, appointment)	Effective date	Financial Year
1	Mr. Sudip Basu	Non-Independent, Non-Executive	Appointment	14/05/2024	2024 - 25
2	Mr. Srinivas Acharya	Independent Non-Executive	Resignation	26/10/2024	2024 - 25

5) Meetings of the Board

The meetings of the Board of Directors shall be held at least four times a year, with a maximum time-gap of atleast 120 days between any two consecutive meetings. During the year under review, the Board duly met 7 (Seven) times on the following dates:

FY 2024-25	Meeting Dates
April'24 – June'24(Q1)	14 th May,2024
July'24 – September'24 (Q2)	21 st July,2024 & 7 th August, 2024
October'24 – December'24 (Q3)	4 th November,2024
January'25 – March'25 (Q4)	27 th January,2025, 18 th March, 2025 and 26 th March, 2025

The necessary quorum was present at all the meetings. In compliance with the applicable provisions of the Act and the Rules made thereunder, the Company facilitates the participation of the Directors in Board / Committee meetings through video conferencing or other audio-visual mode.

- 6) None of the Directors on the Board is a member of more than ten Committees or Chairman of more than five committee across all the companies in which he/she is a director.
- 7) None of the directors/key management personnel of the Company are related to each other.
- 8) Except Mr. Sachin Pillai & Mr. Gopal Mahadevan who is holding 1 equity share each, no other non-executive directors are holding equity shares in the company as on March 31, 2025.

9) Meeting(s) of the Independent Directors

During the year under review, in line with the requirement under Section 149(8) and Schedule IV of the Companies Act, 2013, the Independent Directors had a separate meeting on 6th May, 2024, sans the presence of Non-Independent Directors and members of management, to review the performance of Non-Independent Directors and the Board as a whole, to review the performance of the Chairperson of the Company and to assess the quality, quantity and timeliness of flow of information between the Company Management and the Board. All the Independent Directors were present at the Meeting and no adverse feedback emanated from the meeting. All the Directors of the Company have declared compliance of the 'Fit and Proper' Criteria for Directors of Housing Finance Companies' in compliance with the Directions laid down by the Reserve Bank of India.

- 10) The details of familiarisation programme done for the financial year 2024-25 have been hosted in the website of the Company and be accessed the can at web-link: https://hindujahousingfinance.com/pdf/governa nce/pdf/Familiarisation%20Programme%20for%2 OIndependent%20Directors%202024-25.pdf
- 11) The skills / expertise / competencies fundamental identified by the Board for the effective functioning of the Company which are currently available with the Board and the names of the directors who have such skills / expertise / competence.

Core skills / competencies / expertise	Name of Directors
Governance	Mr. Dheeraj G Hinduja; Mr. Sachin Pillai; Mr. Gopal Mahadevan; Mr. G S Sundararajan; Ms. Manju Agarwal; Mr. Sudip Basu, Ms. Bhumika Batra, Mr. S V Parthasarathy
Financial Management, Risk management, Regulatory and Legal	Mr. S V Parthasarathy, Mr. Dheeraj G Hinduja; Mr. Sachin Pillai; Mr. Gopal Mahadevan; Mr. G S Sundararajan, Mr. Sudip Basu, Ms. Bhumika Batra
Investment Appraisal, Financing, Capital Structures	Mr. Dheeraj G Hinduja; Mr. Sachin Pillai; Mr. Gopal Mahadevan; Mr. G S Sundararajan; Ms. Manju Agarwal, Mr. S V Parthasarathy
Technology, Operations	Ms. Manju Agarwal; Mr. G S Sundararajan, Mr. Sachin Pillai
Human Resource Management	Mr. Dheeraj G Hinduja, Ms. Bhumika Batra, Mr. S V Parthasarathy
Management and Leadership, Marketing and Branding	Mr. Dheeraj G Hinduja; Mr. Sachin Pillai; Mr. Gopal Mahadevan; Mr. G S Sundararajan; Ms. Manju Agarwal; Mr. Sudip Basu, Ms. Bhumika Batra, Mr. S V Parthasarathy

12) None of the Independent Director(s) of the Company, except Mr. Srinivas Acharya (DIN: 00017412) resigned before the expiry of their tenure. Mr. Srinivas Acharya resigned effective from close of the business hours on 26th October, 2024, due to health reasons. The Company has also obtained confirmation from Mr. Srinivas Acharya that there was no material reason for his resignation other than as mentioned above.

Code of conduct

13) For the year under review, all the Directors and Senior Management Personnel have affirmed compliance with the provisions of the Code of Conduct. In terms of the Code of Conduct of Independent Directors as per Schedule IV of the Companies Act, 2013, the Board has adopted the said Code and all the Independent Directors have affirmed that they shall abide by the said Code. In terms of the RBI's Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021, all the Directors have executed the Declaration-cum undertaking as well as the Deed of Covenants with the Company. The code of conduct is available on the website of the Company. A declaration signed by the Managing Director to this effect is enclosed to this report.

3. Committees of the Board

To focus effectively on the issues and ensure expedient resolution of diverse matters, the Board has constituted the following set of Committees with

specific terms of reference / scope. The Committees are operating as empowered agents of the Board as per their Charter / terms of reference. The Minutes of the meetings of all Committees of the Board are being placed before the Board for discussions / noting.

- A. Audit Committee
- B. Nomination and Remuneration Committee
- C. Corporate Social Responsibility Committee
- D. Risk Management Committee
- E. Asset Liability Management Committee
- F. IT Strategy Committee
- G. Credit Committee
- H. Wilful defaulter review Committee
- I. Stakeholder's Relationship Committee
- J. Committee for making political contributions

A. Audit Committee

Pursuant to Section 177 of the Companies Act, 2013 and other applicable provisions read with rules made thereunder and Housing Finance Companies — Corporate Governance (NHB) Directions, 2016, and SEBI (LODR) Regulations, 2015 the Board had constituted the Audit Committee. The Board of Directors of the Company, vide their resolution dated 31st March, 2017, had constituted and entrusted the Audit Committee with the responsibility to supervise internal controls and financial reporting processes and thus ensure accurate and timely disclosures to maintain the transparency, integrity and quality of financial control and reporting.



The brief description of the terms of reference of the Committee is given below:

- a) Oversight of our Company's financial reporting process and the disclosure of its financial information to ensure that the financial statements are correct, sufficient and credible;
- Recommendation for appointment, remuneration and terms of appointment of auditors of our Company;
- Approval of payment to Auditors for any other services rendered by the Auditors of our Company;
- d) Reviewing, with the management, the annual financial statements and auditor's report thereon before submission to the Board for approval, with particular reference to:
 - Matters required to be included in the Director's Responsibility Statement to be included in the Board's report in terms of clause (c) of sub-section 3 of section 134 of the Companies Act, 2013;
 - Changes, if any, in accounting policies and practices and reasons thereto;
 - Major accounting entries involving estimates based on the exercise of judgment by management;
 - Significant adjustments made in the financial statements arising out of audit findings;
 - Compliance with other legal requirements relating to financial statements;
 - Disclosure of any related party transactions
 - Qualifications in the draft audit report.
- e) Reviewing, with the management, the quarterly financial statements before submission to the Board for approval;
- f) Reviewing, with the management, the statement of uses / application of funds raised through an issue (public issue, rights issue, preferential issue, etc.), the statement of funds utilized for purposes other than those stated in the offer document / prospectus /

- notice and the report submitted by the monitoring agency monitoring the utilisation of proceeds of a public or rights issue, and making appropriate recommendations to the Board to take up steps in this matter;
- g) Reviewing and monitoring the auditor's independence and performance and effectiveness of audit process;
- Formulating a policy on related party transactions, which shall include materiality of related party transactions;
- Approval or any subsequent modification of transactions of our Company with related parties;
- j) Scrutiny of inter-corporate loans and investments;
- k) Valuation of undertakings or assets of our Company, wherever it is necessary;
- Evaluation of internal financial controls and risk management systems;
- m) Reviewing, with the management, performance of statutory and internal auditors, adequacy of the internal control systems;
- Reviewing the adequacy of internal audit function, if any, including the structure of the internal audit department, staffing and seniority of the official heading the department, reporting structure coverage and frequency of internal audit;
- Discussion with internal auditors of any significant findings and follow up thereon;
- Reviewing the findings of any internal investigations by the internal auditors into matters where there is suspected fraud or irregularity or a failure of internal control systems of a material nature and reporting the matter to the Board;
- q) Discussion with statutory auditors before the audit commences, about the nature and scope of audit as well as post-audit discussion to ascertain any area of concern;

- Looking into the reasons for substantial defaults in the payment to the depositors, debenture holders, shareholders (in case of non-payment of declared dividends) and creditors;
- s) To review the functioning of the whistle blower mechanism;
- t) Approval of the appointment of the CFO of our Company (i.e., the whole-time Finance Director or any other person heading the finance function or discharging that function) after assessing the qualifications, experience and background, etc. of the candidate; and

- Carrying out any other function as is mentioned in the terms of reference of the Audit Committee.
- v) Reviewing the utilization of loans and/ or advances from/investment by the holding company in the subsidiary exceeding rupees 100 crore or 10% of the asset size of the subsidiary, whichever is lower including existing loans / advances / investments existing as on the date of coming into force of this provision
- w) Consider and comment on rationale, cost-benefits and impact of schemes involving merger, demerger, amalgamation etc., on the listed entity and its shareholders.

Composition of Audit Committee is as follows

S No	Name of Director	Member of Committee	Non-Executive/	Meeti	mber of ngs of the nmittee	No of meetings attended/eligible	No. of shares held in the
		since	nominee/ Independent)	Held	Attended		HFC
1	Mr. G S Sundararajan	31.03.2017	Independent Non-Executive - Chairperson	5	5	14 th May, 2024, 18 th July, 2024, 7 th August, 2024, 4 th November, 2024 & 27 th January, 2025	Nil
2	Ms. Bhumika Batra	31.03.2017	Independent Non-Executive	5	5	14 th May, 2024, 18 th July, 2024, 7 th August, 2024, 4 th November, 2024, & 27 th January, 2025	Nil
3	Mr. Gopal Mahadevan	31.03.2017	Non- Independent Non-Executive	5	5	14 th May, 2024, 18 th July, 2024, 7 th August, 2024, 4 th November, 2024 & 27 th January, 2025	1#
4	Mr. Srinivas Acharya	16.03.2022	Independent Non-Executive	5	3*	14 th May, 2024, 18 th July, 2024 & 7 th August, 2024	Nil

Shares held as nominee of M/s Hinduja Leyland Finance Limited

^{*}Mr. Srinivas Acharya resigned from the Board and its Committee's with effect from the close of Business hours of 26th October, 2024.



B. Nomination and Remuneration Committee

In terms of the provisions of Section 178 of the Companies Act, 2013 and other applicable provisions read with rules made thereunder and Housing Finance Companies – Corporate Governance (NHB) Directions, 2016 and the SEBI (LODR) Regulations, 2015 the Board had constituted a Nomination and Remuneration Committee of the Directors. The Board of Directors of the Company, vide their resolution dated 31st March, 2017, had constituted the Nomination and Remuneration Committee pursuant to the provisions of the Companies Act, 2013. The Committee also recommends candidates for appointment to the Board and is responsible for framing of policies. The brief description of the terms of reference of the Committee is given below:

- Formulation of the criteria for ensuring the 'fit and proper' status of proposed/ existing directors.
- b) Formulation of the criteria for determining qualifications, positive attributes independence of a director and recommend to the Board a policy relating to the remuneration of the directors, key managerial personnel and other employees. For every appointment of an independent director, the Nomination and Remuneration Committee shall evaluate the balance of skills, knowledge and experience on the Board and on the basis of such evaluation, prepare a description of the role and capabilities required of an independent director. The person recommended to the Board for appointment as an independent director shall have the capabilities identified in such description. For the purpose of identifying suitable candidates, the Committee may:
 - a. Use the services of an external agencies, if required;
 - b. Consider candidates from a wide range of backgrounds, having due regard to diversity; and
 - Consider the time commitments of the candidates.

- c) Formulation of criteria for evaluation of independent directors and the Board.
- d) Devising a policy on Board diversity.
- e) Perform such functions as are required to be performed by the Nomination and Remuneration Committee under the Securities and Exchange Board of India (Share Based Employee Benefits) Regulations, 2014.
- f) Identify persons who qualify to become directors or who may be appointed in senior management in accordance with the criteria laid down, recommend to the Board their appointment and removal and carry out evaluation of every director's performance. The company shall disclose the remuneration policy and the evaluation criteria in its annual report.
- g) Framing suitable policies and systems to ensure that there is no violation, by an employee of any applicable law in India or overseas, including:
 - The Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015; (or)
 - The Securities and Exchange Board of India (Prohibition of Fraudulent and Unfair Trade Practices relating to the Securities Market) Regulations, 2003, as amended from time to time.
- h) Whether to extend or continue the term of appointment of the independent director, on the basis of the report of performance evaluation of independent directors.
- Performing such other activities as may be delegated by the Board of Directors and/or are statutorily prescribed under the Companies Act, 2013 or SEBI Listing Regulations and the equity listing agreement entered into with the stock exchanges and any other statutory enactments as may be applicable from time to time.

Composition of the Nomination and Remuneration Committee is as follows:

S No	Name of Director	Member of Committee	(i.e., Executive/		f Meetings ommittee	No of meetings	No. of shares
		since	Non-Executive/ Chairman/ Promoter nominee/ Independent)	Held	Attended	attended/eligible	held in the HFC
1	Ms. Bhumika Batra	31.03.2017	Independent Non-Executive - Chairperson	2	2	14 th May, 2024 & 4 th November, 2024	Nil
2	Mr. Dheeraj G Hinduja	01.11.2023	Non - Independent, Non - Executive	2	2	14 th May, 2024 & 4 th November, 2024	Nil
3	Mr. Srinivas Acharya*	01.11.2023	Independent, Non-Executive	2	1*	14 th May, 2024	Nil
4	Mr. S V Parthasarathy	01.11.2023	Independent Non -Executive	2	2	14 th May, 2024 & 4 th November, 2024	Nil

^{*} Mr. Srinivas Acharya resigned from the Board and its Committee's with effect from the close of Business Hours on 26th October, 2024.

Performance evaluation criteria for the Director

The NRC has laid down the criteria for performance evaluation of all the Directors of the Company. The performance evaluation has been done by the entire Board of Directors, except for the Director concerned being evaluated.

C. Corporate Social Responsibility Committee

In terms of the provisions of Section 135 of the Companies Act, 2013 and other applicable provisions read with rules made thereunder, the Board had constituted the CSR Committee. The Board of Directors of the Company, vide their resolution dated 11th February, 2019, had constituted the Corporate Social Responsibility Committee pursuant to the provisions of Section 135 of the Companies Act, 2013. The terms of reference of the CSR Committee includes the following

- (i) Formulate and Recommend to the Board, a Corporate Social Responsibility Policy indicating the activities to be undertaken by our Company as specified in Schedule VII of the Companies Act, 2013;
- (ii) To review and recommend the amount of expenditure to be undertaken by our Company
- (iii) To monitor the Corporate Social Responsibility Policy of our Company from time to time; and
- (iv) To monitor the utilization of funds approved for the purpose of undertaking CSR projects and monitor implementation of ongoing projects
- (v) To formulate and recommend Annual Action plan in pursuance of its CSR policy
- (vi) Wherever applicable, to undertake impact assessment, through an independent agency, of their CSR projects having outlays of one crore rupees or more, and which have been completed not less than one year before undertaking the impact study.
- (vii) Any other matter as the CSR Committee may deem appropriate after approval of our Board or as may be directed by our Board from time to time pursuant to the provisions of Section 135 of the Companies Act and rules in relation thereto, as amended from time to time.



Composition of Corporate Social Responsibility Committee is as follows:

S No	Name of Director	Member of Committee	(i.e., Executive/		f Meetings ommittee	No of meetings	No. of shares
		since	Non-Executive/ Chairman/ Promoter nominee/ Independent)	Held	Attended	attended/eligible	held in the HFC
1	Mr. Dheeraj G Hinduja	01.11.2023	Non - Independent, Non-Executive - Chairperson	2	2	7 th May, 2024 & 25 th October,2024	Nil
2	Mr. Sachin Pillai	11.02.2019	Managing Director	2	2	7 th May, 2024 & 25 th October,2024	1#
3	Ms. Bhumika Batra	11.02.2019	Independent Non -Executive	2	2	7 th May, 2024 & 25 th October,2024	Nil
4	Mr. Gopal Mahadevan	31.03.2023	Non- Independent Non-Executive	2	2	7 th May, 2024 & 25 th October,2024	1#

Shares held as nominee of M/s Hinduja Leyland Finance Limited

Directors are not paid any sitting fee/remuneration for attending the CSR meetings.

D. Risk Management Committee

In accordance with the Directions issued by the National Housing Bank known as the "Housing Finance Companies – Corporate Governance (National Housing Bank) Directions, 2016" and SEBI Listing Regulations the Risk Management Committee was constituted by the Board vide its resolution dated 31st March, 2017. The brief description of the terms of reference of the Risk Management Committee is given below:

- a) To review and assess the risk management system and policy of the Company from time to time and recommend for amendment or modification thereof;
- b) To frame and devise risk management plan and policy of the Company and review the progress made in putting in place a progressive risk management system;
- c) To review and recommend potential risk involved in any new business plans and processes;
- d) To ensure that the Company is in conformity with corporate governance standards pertaining to the composition, role and function of various committees formed by the Board; and
- e) Any other similar or other functions as may be laid down by Board from time to time.
- f) A framework for identification of internal and external risks specifically faced by the listed entity, in particular including financial, operational, sectoral, sustainability (particularly, ESG related risks), information, cyber security risks or any other risk as may be determined by the Committee.
- g) The appointment, removal and terms of remuneration of the Chief Risk Officer (if any) shall be subject to review by the Risk Management Committee.

Composition of Risk Management Committee is as follows:

S No	Name of Director	Member of Committee	(i.e., Executive/	l	f Meetings ommittee	No of meetings	No. of shares
		since	Non-Executive/ Chairman/ Promoter nominee/ Independent)	Held	Attended	attended/eligible	held in the HFC
1	Mr. S V Parthasarathy**	01.11.2023	Independent Non-Executive Chairperson	4	4	14 th May, 2024, 21 st July, 2024, 4 th November, 2024 & 27 th January, 2025	Nil
2	Mr. Dheeraj G Hinduja	01.11.2023	Non- Independent Non-Executive	4	3	14 th May, 2024, 21 st July, 2024, & 27 th January, 2025	Nil
3	Mr. Sachin Pillai	28.09.2022	Managing Director	4	4	14 th May, 2024, 21 st July, 2024, 4 th November, 2024 & 27 th January, 2025	1#
4	Mr. Srinivas Acharya***	16.03.2022	Independent Non-Executive – Chairperson	4	2***	14 th May, 2024 & 21 st July, 2024	Nil
5	Mr. Gopal Mahadevan	31.03.2017	Non- Independent Non-Executive	4	4	14 th May, 2024, 21 st July, 2024, 4 th November, 2024 & 27 th January, 2025	1#
6	Mr. G S Sundararajan	31.03.2017	Independent Non-Executive	4	3	21 st July, 2024, 4 th November, 2024 & 27 th January, 2025	Nil
7	Mr. Sudip Basu*	04.11.2024	Non- Independent Non-Executive	1	1	27 th January, 2025	Nil

#Shares held as nominee of M/s Hinduja Leyland Finance Limited

E. Asset Liability Management Committee

The Asset Liability Management Committee (ALCO), was formed in accordance with Directions issued by the Reserve Bank of India. The Asset Liability Management Committee shall inter alia be responsible for Asset Liability Management of the Company (ALM), for complying with ALM requirements as may be stipulated by NHB from time to time and any other statutory authority and by recommending to the Board prudent asset / liability management policies and procedures and shall inter alia review the following:

 a) Interest rate forecasts and spreads for the Company;

- b) Internal cost of funds;
- c) Liquidity position and risk management;
- d) Management of risks;
- e) Funding strategies and capital planning;
- f) Profit planning and growth projection;
- g) Gap Reports (liquidity and interest rate sensitivity analysis);
- h) Interest Rate Risk measures;
- Forecasting and analysing 'what if scenario' and preparation of contingency plans.

^{*}Mr. Sudip Basu was inducted to the committee with effect from 04/11/2024

^{**}Redesignated as Chairperson with effect from 04/11/2024

^{***} Mr. Srinivas Acharya resigned from the Board and its Committee's with effect from the close of business hours on 26th October, 2024



Composition of Asset Liability Management Committee is as follows:

S No	Name of Director/Member	Member of Committee	(i.e., Executive/		f Meetings ommittee	No of meetings attended/eligible	No. of shares
		since	Non-Executive/ Chairman/ Promoter nominee/ Independent)	Held	Attended		held in the HFC
1	Mr. Sachin Pillai	23.01.2017	Managing Director - Chairperson	4	4	6 th May,2024, 15 th July, 2024, 28 th October, 2024, & 24 th January, 2025	1*
2	Mr. S V Parthasarathy	01.11.2023	Independent, Non-Executive	4	4	6 th May,2024, 15 th July, 2024, 28 th October, 2024, & 24 th January, 2025	Nil
3	Ms. Manju Agarwal	01.11.2023	Independent, Non-Executive	4	4	6 th May, 2024, 15 th July, 2024, 28 th October, 2024, & 24 th January, 2025	Nil
4	Mr. Vivek Kannan	06.08.2021	Chief Operating Officer	4	4	6 th May, 2024, 15 th July, 2024, 28 th October, 2024, & 24 th January, 2025	Nil
5	Mr. Prateek Parekh	06.08.2021	Chief Financial Officer	4	4	6 th May,2024, 15 th July, 2024, 28 th October, 2024, & 24 th January, 2025	Nil
6	Mr. Vikas Jain	17.03.2023	Chief Financial Officer of HLFL	4	4	6 th May,2024, 15 th July, 2024, 28 th October, 2024, & 24 th January, 2025	1*

^{*}Shares held as nominee of the Hinduja Leyland Finance Limited

F. Information Technology Strategy Committee

The Board of Directors of the Company, vide their resolution dated 11th February, 2019, had constituted the IT Strategy Committee in pursuant to National Housing Bank (NHB) Circular "NHB/ND/DR5/Policy Circular No.90/2017-18" dated June 15, 2018. The terms of reference of IT Strategy Committee are as below:

- a) Approving IT strategy and policy documents and ensuring that the management has put an effective strategic planning process in place;
- b) Ascertaining that management has implemented processes and practices that ensure that the IT delivers value to the business:
- c) Ensuring IT investments represent a balance of

risks and benefits and that budgets are acceptable;

- d) Monitoring the method that management uses to determine the IT resources needed to achieve strategic goals and provide high-level direction for sourcing and use of IT resources;
- e) Ensuring proper balance of IT investments for sustaining the growth of the Company and becoming aware about exposure towards IT risks and controls;
- Performing any other activity related to IT governance and cyber security arrangements;
- g) Instituting an effective governance mechanism and risk management process for all IT outsourced operations;
- Shall monitor compliance of RBI directions with respect to IT framework;

Composition of IT strategy Committee is as follows;

S No	Name of Director/Member	Member of Committee	(i.e., Executive/	Number of Meetings of the Committee		No of meetings attended/eligible	No. of shares
		since	Non-Executive/ Chairman/ Promoter nominee/ Independent)	Held	Attended		held in the HFC
1	Mr. G S Sundararajan	11.02.2019	Independent, Non-Executive - Chairperson	4	4	6 th May,2024, 15 th July, 2024, 28 th October, 2024, & 24 th January, 2025	Nil
2	Mr. Sachin Pillai	11.02.2019	Managing Director	4	4	6 th May,2024, 15 th July, 2024, 28 th October, 2024, & 24 th January, 2025	1#
3	Ms. Manju Agarwal	01.11.2023	Independent, Non-Executive	4	4	6 th May,2024, 15 th July, 2024, 28 th October, 2024, & 24 th January, 2025	Nil
4	Mr. Stalin Irudhaya Raj	16.03.2022	Head - IT	4	4	6 th May,2024, 15 th July, 2024, 28 th October, 2024, & 24 th January, 2025	Nil

Shares held as nominee of the Hinduja Leyland Finance Limited

G. Credit Committee

The Credit Committee was constituted by the Board in its meeting held on 16th March, 2022. The Terms of Reference are as below:

- a) To review credit policy and other policy related to lending and recommend for amendment or modification thereof;
- To consider and approve all the wholesale lending proposals, including direct assignments into the Company, based on the exposure amount,
 - Exposures up to Rs. 15 Crores will be approved by the Sub-committee, consisting of the Managing Director, Chief Operating Officer, and Head of Credit.

- Exposures between Rs. 15 Crores and Rs. 50 Crores will require approval from the Credit Committee.
- Exposures exceeding Rs. 50 Crores will be subject to approval by the Board.
- To undertake a periodical review of the portfolio across multiple credit risk parameters.
- d) To review and advise on credit underwriting norms for various product portfolio.
- e) To take note of loan proposals approved by the committee through circulation.
- f) Any other similar or other functions as may be laid down by Board from time to time.



Composition of the Credit Committee is as follows:

S No	Name of Director	Director Committee (i.e., Executive/ of the Comm		_	No of meetings attended/eligible	No. of shares	
		since	Non-Executive/ Chairman/ Promoter nominee/ Independent)	Held	Attended		held in the HFC
1	Mr. G S Sundararajan	16.03.2022	Independent Non-Executive – Chairperson	4	4	6 th May,2024, 15 th July, 2024, 28 th October, 2024, & 24 th January, 2025	Nil
2	Mr. Srinivas Acharya*	16.03.2022	Independent Non-Executive	4	2	6 th May,2024, & 15 th July, 2024	Nil
3	Mr. Sachin Pillai	16.03.2022	Managing Director	4	4	6 th May,2024, 15 th July, 2024, 28 th October, 2024, & 24 th January, 2025	1#
4	Mr. Gopal Mahadevan	01.11.2023	Non- Independent Non-Executive	4	3	15 th July, 2024, 28 th October, 2024, & 24 th January, 2025	1#
5	Mr. S V Parthasarathy	01.11.2023	Independent Non-Executive	4	4	6 th May,2024, 15 th July, 2024, 28 th October, 2024, & 24 th January, 2025	Nil

[#] Shares held as nominee of the Hinduja Leyland Finance Limited

H. Wilful Defaulter Review Committee

Pursuant to Paragraph 111 and Annexure XVII of Master Direction - Non-Banking Financial Company - Housing Finance Company (Reserve Bank) Directions, 2021 issued by RBI on February 17, 2021, Housing Finance Companies are required to constitute Wilful Defaulters Review Committee. In this regard, the Board of Directors in it is meeting held on 6th August, 2021 had constituted the Wilful defaulters Review Committee.

Composition of the Wilful Defaulter Review Committee is as follows:

S No	Name of Director	Member of Committee	tee (i.e., Executive/		f Meetings ommittee	No of meetings attended/eligible	No. of shares
		since	Non-Executive/ Chairman/ Promoter nominee/ Independent)	Held	Attended		held in the HFC
1	Mr. Sachin Pillai	06.08.2021	Managing Director - Chairperson	1	1	2 nd November, 2024	1#
2	Ms. Bhumika Batra	06.08.2021	Independent Non-Executive	1	1	2 nd November, 2024	Nil
	Mr. G S Sundararajan		Independent, Non-Executive		1	2 nd November, 2024	Nil Nil
	Mr. G S Sundararajan Ms. Manju Agarwal		Independent, Non-Executive Independent Non-Executive	1	1	2 nd November, 2024	

[#] Shares held as nominee of the Hinduja Leyland Finance Limited

^{*} Mr. Srinivas Acharya resigned from the Board and its Committee's with effect from the close of business hours on 26th October, 2024

I. Stakeholder's Relationship Committee

In accordance with the provisions of Section 178(5) of the Companies Act, 2013 and SEBI (LODR) Regulations, 2015, the Stakeholders Relationship Committee (SRC) was constituted by the board vide resolution dated 4th November, 2024. The brief Terms of Reference of the Stakeholder's Relationship Committee is as given below,

- a) Considering and resolving grievances of shareholders', debenture holders and other security holders.
- b) Redressal of grievances of the security holders of the Company, including complaints in respect of allotment of Equity Shares or debentures, transfer of Equity Shares, non-receipt of declared dividends, non-receipt of balance sheets of the Company, non-receipt of annual reports of the Company, etc. and assisting with quarterly reporting of such complaints
- Allotment of Equity Shares, approval of transfer or transmission of Equity Shares, debentures or any other securities and review cases for refusal of transfer/transmission of shares and debentures

- d) Issue of duplicate certificates and new certificates on split/consolidation/renewal, etc. and redress complaints relating to non-receipt of share certificates;
- e) To review of adherence to the service standards adopted by the Company in respect of various services being rendered by the Registrar and Share Transfer Agent
- To specifically look into various aspects of interest of shareholders, debenture holders and other security holders.
- g) To review the measures taken for effective exercise of voting rights by shareholders.
- h) To review the various measures and initiatives taken by the listed entity for reducing the quantum of unclaimed dividends and ensuring timely receipt of dividend warrants/annual reports/statutory notices by the shareholders of the company.
- i) Carrying out any other function contained in the SEBI Listing Regulations as amended from time to time, and the equity listing agreement executed with the stock exchanges.

Composition of the Stakeholder's Relationship Committee is as follows:

S No	Name of Director	Member of Committee	(i.e., Executive/	l	f Meetings ommittee	No of meetings attended/eligible	No. of shares
		since	Non-Executive/ Chairman/ Promoter nominee/ Independent)	Held	Attended		held in the HFC
1	Mr. Gopal Mahadevan	04.11.2024	Non-Independent,	1	1	24 th January, 2025	1#
			Non-Executive Chairperson				
2	Mr. Sachin Pillai	04.11.2024	Managing Director	1	1	24 th January, 2025	1#
3	Ms. Bhumika Batra	04.11.2024	Independent, Non-Executive	1	1	24 th January, 2025	Nil

Shares held as nominee of the Hinduja Leyland Finance Limited

Details of the investor complaints received during FY 2024-2025

No. of complaints outstanding at the beginning of the year	No. of complaints received	No. of complaints unresolved to the satisfaction of the shareholders	No. of Complaints resolved	No. of pending complaints at the end of the year
Nil	Nil	Nil	Nil	Nil



j) Committee for making political contributions:

The Committee for making political contributions was constituted by the board vide resolution dated 14th May, 2024. The brief Terms of Reference of the Committee for making political contributions is as given below:

- a) To decide on the quantum of contribution, subject to the limits specified as per Section 182 of the Companies Act, 2013 and any other order as applicable for the contributions, as applicable from time to time;
- b) To decide on the political party(ies) to which the contribution is required to be made, the mode, timing & tranches of such contribution whether to be done directly / indirectly.

- To decide on the Electoral Trust(s) through which the contribution to political party is required to be made
- d) To decide on the combination of contribution through Trust/Directly/any other mode as allowed by applicable law in force
- e) Decisions made by the Committee shall be reported to the Board at its subsequent meetings and the resolutions passed by the Committee shall also be placed at the board for its noting/ratification as required.

Composition of the Committee for making political contributions is as follows:

S No	Name of Director	Member of Committee	(i.e., Executive/	l	f Meetings ommittee	No of meetings attended/eligible	No. of shares
		since	Non-Executive/ Chairman/ Promoter nominee/ Independent)	Held	Attended		held in the HFC
1	Ms. Bhumika Batra	14.05.2024	Independent,	-	-		Nil
			Non-Executive Chairperson			No Meetings were	
2	Mr. Sachin Pillai	14.05.2024	Managing Director	-	-	held during FY 2024-25	1#
3	Mr. G S Sundararajan	14.05.2024	Independent, Non-Executive	-	-		Nil

Shares held as nominee of the Hinduja Leyland Finance Limited

Mr. Srinivas Rangarajan, Company Secretary and Compliance Officer is the Secretary to all the Committees.

Change in the Senior Management:

There was no change in the Senior Management Personnel for the year under review.

4. Remuneration of Directors: -

(i) Details of Remuneration for Non-Executive Directors for the year ended March 31, 2025.

S No	Name of the Director	Sitting Fees (Rs. in Lakhs)	Commission (Rs. in Lakhs)	Total (Rs in Lakhs.)
1	Mr. Dheeraj G Hinduja	-	20.00*	20.00
2	Mr. Gopal Mahadevan	-	20.00*	20.00
3	Mr. Sudip Basu	-	20.00*	20.00
	Total	-	60.00	60.00

^{*} The Commission for the directors for FY 24-25 as approved in the Board Meeting held on 7th May, 2025 will be paid subsequent to the shareholders' approval in the ensuing General Meeting.

(ii) Details of Remuneration for Non-Executive, Independent Directors for the year ended March 31,2025.

S No	Name of the Director	Sitting Fees (Rs. in Lakhs)	Commission (Rs. in Lakhs)	Total (Rs in Lakhs.)
1	Ms. Bhumika Batra	7.95	20.00*	27.95
2	Ms. Manju Agarwal	7.95	20.00*	27.95
3	Mr. Srinivas Acharya#	4.65	_	4.65
4	Mr. S V Parthasarathy	9.45	20.00*	29.45
5	Mr. G S Sundararajan	10.35	20.00*	30.35
	Total	40.35	80.00	120.35

Mr. Srinivas Acharya resigned from the Board with effect from the close of Business hours on 26^{th} October, 2024.

(iii) Details of Remuneration for the Executive Director for the year ended March 31, 2025:

S No	Particulars of Remuneration	Mr. Sachin Pillai, Managing Director (Rs. in Crores)
1	Salary & Allowances**	1.00
2	Commission	-
3	Employee Stock Option	-
4	Others - Retirement benefits	-
	Total	1.00

^{**}The Company pursuant to the approval of shareholders had paid a one-time remuneration of Rs. 1 Crore for Mr. Sachin Pillai.

The remuneration as specified above has been recommended by the Nomination and Remuneration Committee.

Criteria of making payments to non-executive directors have been hosted on the Company's website at the web-link:https://hindujahousingfinance.com/pdf/governance/pdf21/privacy/Remuneration%20Policy_V6.0-2024.p

5. General Body Meetings -

(i) Details regarding the location and timing of the Last three AGM's:The following are the details of the Annual General Meeting's held over the past three years,

Financial Year	Date of Meeting	Time	Venue	Special Resolutions passed
2023-24	04.09.2024	3.00 PM	No. 27A, Developed Industrial Estate, Guindy 600 032.	No Special Resolutions were passed
2022-23	14.07.2023	3.00 PM	No. 27A, Developed Industrial Estate, Guindy 600 032.	 Approval of the Borrowing Limits Approval of the Sale, Mortgage or Creation of Charge on the assets of the Company Approval for Issuance of Non-Convertible Debentures
2021-22	15.07.2022	3.00 PM	No. 27A, Developed Industrial Estate, Guindy 600 032.	 Approval of the Borrowing Limits Approval of the Sale, Mortgage or Creation of Charge on the assets of the Company Approval for Issuance of Non-Convertible Debentures

^{*} The Commission for the directors for FY 24-25 as approved in the Board Meeting held on 7th May, 2025 will be paid subsequent to the shareholders' approval in the ensuing General Meeting.



(ii) Postal Ballot

No resolutions were passed through postal ballot during the year ended 31st March 2025. None of the resolutions being placed at the ensuing Annual General Meeting is covered by the Postal Ballot Rules.

6. Means of Communication

The Primary source of information to the shareholders, customers, analysts and other stakeholders of the Company and to the public at large is through the website of the Company.

In compliance with the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, and the Listing Agreement with BSE, the Company has submitted its Half-yearly Unaudited, Quarterly Unaudited, and Annual Audited financial results for the financial year 2024-25 to BSE in the prescribed format. Additionally, the results have been published the "Business Standard" in newspaper and are available on the Company's https://hindujahousingfinance.com/. website

(i) Results: The quarterly, half yearly and annual

- results are normally published in "Business Standard" newspaper.
- (ii) Website: The Company's website features a dedicated "Investors" section, which provides information of interest to various stakeholders, including submissions made to BSE. This can be accessed at https://hindujahousingfinance.com/.
- (iii) News release: The Company has not listed its equity shares. Hence, does not give any news release.
- (iv) Presentations to institutional investors/ analysts: The Company has not listed its equity shares.

7. General Shareholder Information

	Tenth Annual General Meeting	
A	Day, Date, Time and Venue	Monday, 16 th June, 2025 at 3.00 P.M. No 27A Developed Industrial Estate, Guindy, Chennai - 600032
В	Financial Year	April 1, 2024 to March 31, 2025
С	Dividend Payment date	The board of directors has not recommended any dividend for FY 2024-25.
	Listing of Privately placed secured Non - convertible Debentures	BSE Limited ("BSE") Phiroze Jeejeebhoy Towers, Dalal Street, Mumbai- 400001
D	Listing Fee	Annual Listing fees for the financial year 2024-2025 has been paid to the BSE
	Depository Fee	Annual custody fee for the financial year 2024-2025 has been paid to the Depositories. (NSDL and CDSL)
	Corporate Identity Number	U65922TN2015PLC100093
E	In case the securities are suspended from trading, the directors report shall explain the reason thereof;	Not Applicable
	Stock Code Non-Convertible Debentures	INE401Y08017 INE401Y08025 INE401Y07019 INE401Y07027 INE401Y08033 INE401Y07035 INE401Y07043 INE401Y07043 INE401Y08041 (Perpetual Debt Instrument) INE401Y07050

F	Registrar to an Issue and Share Transfer agents	Integrated Registry Management Services Private Limited, a Category – I, RTA registered with SEBI. (Registration Number: INR000000544).			
G	Share Transfer system	The Company is a Wholly-Owned Subsidiary of M/s Hinduja Leyland Finance Limited and Company's equity shares are not listed on any stock exchange. Company's Non-Convertible Debentures and Subordinated Debt which are issued by way of private placement are listed on BSE Limited. Pursuant to Regulation 61 read with Regulation 40 of the SEBI Listing Regulations, as amended, requests for transfer of listed securities are required to be processed only in dematerialised form with a Depository. However, this restriction shall not be applicable to the requests received for effecting transmission or transposition of physical Securities. The Stakeholders Relationship Committee is formed to, inter-alia, consider other requests for transfer / transmission of shares / debentures, issue of duplicate share / debenture certificates, and attend to grievances of the security holders of the Company.			
н	Distribution of Shareholding	No. of Equity Shares held by each Shareholder	No. of Shareholders	Total No. of Shares	% of Capital
	Shares held as a nominee of M/s Hinduja Leyland Finance Limited	1 1,00,001 & above Total	6 1 7	6* 23,86,77,419 23,86,77,425	Negligible 100% 100%
ı	Dematerialization of shares and liquidity	The Company is a Wholly-owned subsidiary of M/s Hinduja Leyland Finance Limited, which holds its equity shares in dematerialized form. However, the six (6) shares held on behalf of HLFL as a nominee are retained in physical form. The Company is not equity listed entity and hence, the Company's shares are not traded on stock exchanges.			
J	Outstanding global depository receipts or American depository receipts or warrants or any convertible instruments, conversion date and likely impact on equity	As on 31st March 2025, the Company did not have any outstanding ADR, GDRs, warrants, or convertible notes that would affect its equity.			
К	Commodity price risk or foreign exchange risk and hedging activities	The company is in financial services business and has no exposure to Commodity price risk and commodity hedging activities and hence the disclosure pertaining to SEBI circular dated 15 November, 2018 is not applicable.			
L	Plant Location	In view of the nature of business carried on by the Company, the Company operates from various offices in India and does not have any manufacturing plant. List of branches/offices with address is available on the Company's website at the web-link: https://hindujahousingfinance.com/contact.php			



M. Address for Correspondence

Registrar & Share Transfer Agents (RTA) (Matters relating to Shares, Dividends, Annual Reports)	For Equity and Debt: - Integrated Registry Management Services Private Limited, 2nd Floor, Kences Towers, No. 1 Ramakrishna Street, North Usman Road, T Nagar, Chennai - 600 017. Phone: 044-28141072,28141073 Email: einward@integratedindia.in Secretarial Department No. 27A, Developed Industrial Estate, Guindy, Chennai – 600 032.		
For any other general matters or in case of any difficulties/ grievances			
Website Address	https://hindujahousingfinance.com/		
Email ID of Investor of Grievances Section	compliance@hindujahousingfinance.com		
Name of the Compliance Officer	Mr. Srinivas Rangarajan Company Secretary & Compliance Officer		

N. Credit Ratings (assigned in FY 2024-25)

Facility	Rating
Long term bank facilities	CARE AA+(Stable) [Revised from CARE AA (Stable) during October 2024]
Non-convertible debentures	CARE AA+ (Stable) Revised from CARE AA (Stable) during October 2024] CRISIL AA+ (Stable) [Upgraded from CRISIL AA (Stable) during October 2024]
Subordinated debt	CARE AA+ (Stable) Revised from CARE AA (Stable) during October 2024] CRISIL AA+ (Stable) [Upgraded from CRISIL AA (Stable) during October 2024]
Perpetual Debt	CARE AA (Stable) with effective from December 2024. CRISIL AA (Stable) with effective from December 2024.
Commercial paper	CARE A1+ during January 2025 CRISIL A1+ during January 2025. The Company has not issued any Commercial Papers

8. Disclosures

(a) Related Party Transactions

There were no materially significant transactions with related parties during the year that conflicted with the interests of the Company or required approval under the SEBI Listing Regulations. The transactions with related parties during the financial year were conducted in the ordinary course of business and on an arm's length basis, and were approved by the Audit Committee. The Company's Related policy on **Party** Transactions is available on its website and can be accessed at the web-link: https://hindujahousingfinance.com/pdf/governan ce/pdf21/privacy/Related%20Party%20Transactio n%20Policy.pdf

(b) Details of Non-Compliance by the Listed Entity, Penalties, Strictures imposed on the Listed Entity by the Stock Exchanges or SEBI or any statutory authority, on any matter related to capital markets, during the last three financial years 2022-23, 2023-24 and 2024-25 respectively: Your Company has complied with all the requirements of regulatory authorities. During the year under consideration, no penalties or strictures were imposed on the Company by Stock Exchange or SEBI or any statutory authority on any matter related to capital markets during the year.

(c) Vigil Mechanism / Whistle Blower Policy

Pursuant to Section 177(9) of the Act read with Rule 7 of the Companies (Meetings of Board and its Powers) Rules, 2014, and SEBI Listing Regulations the Board of Directors of the Company approved the Policy Mechanism/Whistle Blower for the Directors, Employees and other Stakeholders to enable them to report concerns about unethical behaviour, actual or suspected fraud or violation of the Company's Code of Conduct. The vigil mechanism provides for adequate safeguards against victimisation of persons who use such mechanism and makes provision for direct access to the Chairperson of the Audit Committee appropriate or exceptional cases. It is hereby affirmed that no personnel of the Company has been denied access to the Audit Committee. Furthermore, there were no complaints received from employees during the year 2024-25.

(d) Details of Compliance with the Mandatory Requirements and Adoption of Non-Mandatory Requirements

Compliance with Mandatory Requirements

Mandatory requirements as mentioned under Obligations (Listing and Disclosure Requirements) Regulations, 2015 to the extent applicable have been complied by the Company. The Outstanding Value of the company's Listed Non-Convertible Debentures exceeded the threshold on 15th October 2024. As a result, the company was categorized as a "High Value Debt Listed Entity" and was required to comply with the provisions outlined in Regulations 16 to 27, relating to corporate governance on High Value Debt Listed entities on "comply or explain" basis within six months from the date of the trigger and on a mandatory basis thereafter. The Company being high value debt listed entity has ensured compliance with the new requirements to the extent applicable to the Company.

- (e) Web link where policy for determining 'Material' Subsidiaries is disclosed - Not Applicable
- (f) Web link where policy on dealing with Related Party Transactions is disclosed - The policy on dealing with the Related Party Transaction is hosted on the website of the Company -

https://hindujahousingfinance.com/pdf/governance/pdf21/privacy/Related%20Party%20Transaction%20Policy.pdf

- (g) Disclosure of Commodity Price Risks and Commodity Hedging Activities - The Company is in financial services business and has no exposure to commodity price risk and commodity hedging activities and hence the disclosure pertaining to SEBI circular dated 15 November, 2018 is not applicable
- (h) Certificate from a Company Secretary in Practice that none of the Board members of the Company have been debarred or disqualified from being appointed or continuing as directors of Companies by the SEBI/Ministry of Corporate Affairs or any such Statutory Authority Certificate from a Practicing Company Secretary has been provided under Annexure (A).
 - (i) A disclosure, along with the reasons, if the board has not accepted any recommendation from a committee of the board that is mandatorily required during the relevant financial year - All the recommendations made by the committees of the Board during the relevant financial year were accepted by the Board.

(j) Remuneration to Statutory Auditors: -

In accordance with Sections 139 and 141 of the Companies Act, 2013, and the Companies (Audit and Auditors) Rules, 2014, M/s Sharp & Tannan Associates, Chartered Accountants (Firm Regn. No. 109983W), were appointed as the statutory auditors of the Company at the Sixth Annual General Meeting held on 7th September 2021, for a term of three years, until the conclusion of the Ninth AGM held on 4th September, 2024. Since the tenure of M/s Sharp & Tannan Associates had expired, M/s V Sankar Aiyar & Co., Chartered Accountants (FRN: 109208W), were appointed as the statutory auditor in place of the retiring auditor, M/s Sharp & Tannan Associates, for a period of three years, starting from the conclusion of the Ninth AGM until the conclusion of the Twelfth AGM. Total fees for all services paid by the Company and its subsidiaries, on a consolidated basis, to the statutory auditor and all entities in the network firm/network entity of which the statutory auditor is a part is as given below,



For M/s. Sharp & Tannan Associates,

S.No.	Nature of Service	FY 2024-25 (Rs. in Lakhs)
1.	Statutory fees	5.00
2.	For other services	-
	Total	5.00

For M/s. V Sankar Aiyar & Co,

S.No. Nature of Service		FY 2024-25 (Rs. in Lakhs)
1.	Statutory fees	46.32
2.	For other services	14.63
	Total	60.95

- (k) Disclosures in relation to the provisions of the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013 for the FY 2024-25:
 - a) Number of complaints filed during the financial year: Nil
 - b) Number of complaints disposed off during the financial year: Not Applicable
 - c) Number of complaints pending as on end of the financial year: Nil
- (I) Disclosure by Listed entity and its Subsidiaries of 'Loans and Advances in the nature of loans to firms/companies in which directors are interested by name and amount - No such loans and advances are given by the Company

- (m) Details of material subsidiaries of the listed entityThe Company has no subsidiaries.
- (n) The Company has complied with the discretionary requirements as specified in Part E of Schedule II of SEBI (LODR) Regulations,2015 to the extent applicable
- (o) The Company has complied with corporate governance requirements specified in regulation 17 to 27 and Clause (1) and (1A) of Regulation 62 SEBI (LODR) Regulations, 2015.
- (p) The Company has complied with corporate governance requirements specified in Chapter IX of Non-Banking Financial Company-Housing Finance Company (Reserve Bank) Directions, 2021.

Registration with the National Housing Bank

The Registration Number allotted to the Company by National Housing Bank is 09.0129.15 under Section 29A of the National Housing Bank Act, 1987 on 30th September, 2015. As per Scale-Based Regulations issued by RBI, the company comes under the Middle Layer.

MD / CFO CERTIFICATION

Mr. Sachin Pillai, Managing Director and Mr. Prateek Parekh, Chief Financial Officer issued a certificate to the Board with regard to Financial Statements, Compliance and Internal control systems of the Company which is given as an Annexure at the end of this report.

DECLARATION ON CODE OF CONDUCT

This is to confirm that the Board had laid down a Code of Conduct for all board members and senior management of the Company. The Code of Conduct has also been posted on the website of the Company. It is further confirmed that all Directors and senior management personnel of the Company have affirmed compliance with the Code of Conduct of the Company during the year ended March 31, 2025.

Compliance certificate from practicing company secretaries regarding compliance of conditions of corporate governance has been annexed with the directors' report

Details of penalties and strictures

There has been no penalty or stricture imposed by NHB, RBI or other Regulators during the year ended 31st March 2025.

Breach of covenant

There have been no instances of breach of covenant of loan availed.

Divergence in Asset Classification and Provisioning

There has been no Divergence in Asset Classification and Provisioning.

On behalf of the Board of Directors

Sachin Pillai **Managing Director** DIN: 06400793

Place: Chennai Date: 7th May, 2025



MD & CFO CERTIFICATION

To, The Board of Directors, Hinduja Housing Finance Limited,

- a) We have reviewed financial statements and cash flow statement for the year ended March 31, 2025 and that to the best of our knowledge and belief;
 - i. These statements do not contain any materially untrue statement or omit any material fact nor do they contain statements that might be misleading;
 - ii. These statements together present a true and fair view of the Company's affairs and are in the compliances with existing accounting standards, applicable laws and regulations.
- b) There are, to the best of our knowledge and belief, no transactions entered into by the Company during the year ended March 31, 2025 are fraudulent, illegal or violative of the Company's code of conduct.
- c) We accept responsibility for establishing and maintaining internal controls for financial reporting and that we have evaluated the effectiveness of internal control systems of the Company pertaining to financial reporting and we have disclosed to the Auditors and the Audit Committee, deficiencies in the design or operation of such internal controls, if any, of which we are aware and steps we have taken or propose to take to rectify these deficiencies.
- d) We have indicated to the Auditors and the Audit Committee that:
 - There has not been any significant change in internal control over financial reporting during year ended March 31, 2025
 - ii. There has not been any significant change in accounting policies during the year ended March 31, 2025.
 - iii. There have been no instances of significant fraud of which we have become aware and the involvement therein of the management or any employee having a significant role in the Company's internal control system over financial reporting.

Place: Chennai Sachin Pillai Prateek Parekh

Date: 7th May, 2025 Managing Director Chief Financial Officer

CERTIFICATE OF NON-DISQUALIFICATION OF DIRECTORS

(Pursuant to Regulation 34(3) and Schedule V Para C clause (10)(i) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015)

To,
The Members,
M/s. Hinduja Housing Finance Limited
CIN# U65922TN2015PLC100093
No. 27A, Developed Industrial Estate
Guindy, Chennai-600032

We have examined the relevant registers, records, forms, returns and disclosures received from the Directors of M/s. Hinduja Housing Finance Limited having CIN: U65922TN2015PLC100093 and having registered office at No. 27A, Developed Industrial Estate, Guindy, Chennai -600032 (hereinafter referred to as 'the Company'), produced before us by the Company for the purpose of issuing this Certificate, in accordance with Regulation 34(3) read with

Schedule V Para-C Sub clause 10(i) of the Securities Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015.

In our opinion and to the best of our information and according to the verifications (including Directors Identification Number (DIN) status at the portal www.mca.gov.in) as considered necessary and explanations furnished to us by the Company & its officers, we hereby certify that none of the Directors on the Board of the Company as stated below for the financial Year ending on 31st March, 2025 have been debarred or disqualified from being appointed or continuing as Directors of companies by the Securities and Exchange Board of India, Ministry of Corporate Affairs or any such other Statutory Authority.

S No	Name of Director		Designation	Date of appointment in Company
1	Mr. Dheeraj Gopichand Hinduja	00133410	Director	29/09/2023
2	Mr. Sachin Sundaram Pillai	06400793	Managing Director	15/04/2015
3	Mr. Gopal Mahadevan		Director	15/04/2015
4	Ms. Bhumika Batra	03502004	Director - Independent	18/07/2016
5	Mr. Gopalasamudram Srinivasaraghavan Sundararajan	00361030	Director - Independent	31/03/2017
6	Ms. Manju Agarwal	06921105	Director - Independent	29/03/2023
7	Mr. Sudip Basu ¹	09743986	Director	14/05/2024
8	Mr.Sathupadi Venkatadri Parthasarathy	01111395	Director - Independent	29/09/2023
9	Mr. Srinivas Acharya²	00017412	Director - Independent	04/02/2022

Note:

- 1) Mr. Sudip Basu (DIN 09743986) was appointed as Non-Executive Director of the Company with effect from 14/05/2024.
- 2) Mr. Srinivas Acharya (DIN: 00017412), Director Independent resigned on 26/10/2024.

Ensuring the eligibility for the appointment / continuity of every Director on the Board is the responsibility of the management of the Company. Our responsibility is to express an opinion on these based on our verification. This

certificate is neither an assurance as to the future viability of the Company nor of the efficiency or effectiveness with which the management has conducted the affairs of the Company.

For M/s. G Ramachandran & Associates

Company Secretaries

G. RAMACHANDRAN

 Place: Chennai
 Proprietor

 Date: 7th May, 2025
 M.No.: F9687, COP: 3056

 UDIN: F009687G000288020
 PR No.: 2968/2023



COMPLIANCE CERTIFICATE OF CONDITIONS OF CORPORATE GOVERNANCE

TO THE MEMBERS OF, M/s. Hinduja Housing Finance Limited CIN# U65922TN2015PLC100093 No. 27A, Developed Industrial Estate Guindy, Chennai-600032

We have examined documents, books, papers, minutes, forms and returns filed and other relevant records maintained by M/s. Hinduja Housing Finance Limited, a High Value Debt Listed entity, ("the Company"), for the purpose of certifying compliance of the conditions of the Corporate Governance, as stipulated under Regulations 17 to 27 of Chapter IV and Regulations 62B to 62Q of Chapter VA (vide notification dated 27th March, 2025, the 'high value debt listed entities' shall be determined on basis of value of principal outstanding of listed debt securities as on 31st March, 2025) read with Para C and D of Schedule V of Securities Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended from time to time, ('the SEBI LODR Regulations'), for the financial year ended 31st March, 2025. We have obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purpose of certification.

The compliance of conditions of Corporate Governance is the responsibility of the Management including the preparation and maintenance of all the relevant records and documents. Our examination is limited to procedures and implementation process adopted by the Company for ensuring compliance with the conditions of Corporate Governance. It is neither an audit nor an expression of opinion on the financial statements of the Company.

In our opinion and based on our examination of the records produced, explanations and information furnished, we certify that the Company has complied with the conditions of Corporate Governance as applicable and stipulated under the SEBI LODR Regulations for the year ended 31st March, 2025.

We further state that such compliance is neither an assurance as to the future viability of the Company nor of the efficacy or effectiveness with which the management has conducted the affairs of the Company.

For M/s. G Ramachandran & Associates

Company Secretaries

G. RAMACHANDRAN

Proprietor M.No.: F9687 CoP: 3056

PR No.: 2968/2023

Place: Chennai

Date: 7th May, 2025

UDIN: F009687G000288042

Annexure B

Form No. MR-3 SECRETARIAL AUDIT REPORT

FOR THE FINANCIAL YEAR ENDED 31ST MARCH, 2025

[Pursuant to section 204(1) of the Companies Act, 2013 and rule No.9 of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014]

To,
The Members,
M/s. Hinduja Housing Finance Limited
CIN# U65922TN2015PLC100093
No. 27A, Developed Industrial Estate
Guindy, Chennai-600032

We have conducted the secretarial audit of the compliance of applicable statutory provisions and the adherence to good corporate practices by M/s. Hinduja Housing Finance Limited (hereinafter called "the company"). Secretarial Audit was conducted in a manner that provided us a reasonable basis for evaluating the corporate conducts / statutory compliances and expressing our opinion thereon.

Based on our verification of the books, papers, minute books, forms and returns filed and other records maintained by the company and also the information, explanations and clarifications provided by the Company, its officers, agents and authorized representatives during the conduct of secretarial audit, we hereby report that in our opinion, the company has, during the audit period covering the financial year ended 31st March, 2025 complied with the statutory provisions listed hereunder and also that the Company has proper Board-processes and compliance-mechanism in place to the extent, in the manner and subject to the reporting made hereinafter:

We have examined the books, papers, minute books, forms and returns filed and other records maintained by M/s. Hinduja Housing Finance Limited for the financial year ended on 31st March, 2025 according to the provisions of:

- (i) The Companies Act, 2013 (the Act) and the rules made thereunder;
- (ii) The Securities Contracts (Regulation) Act, 1956 ('SCRA') and the rules made thereunder;
- (iii) The Depositories Act, 1996 and the Regulations and Bye-laws framed thereunder;
- (iv) Foreign Exchange Management Act, 1999 and the rules and regulations made thereunder to the extent of Foreign Direct Investment;
- (v) SEBI (Issue and Listing of Non-Convertible Securities) Regulations 2021.

- (vi) SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ('SEBI LODR') to the extent applicable.
- (vii) Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015
- (viii) The Reserve Bank of India Act, 1934 read with applicable Rules and Regulations relating to:
 - a. Master Direction Non-Banking Financial
 Company Housing Finance Company (Reserve Bank) Directions, 2021
 - b. Master Direction Reserve Bank of India (Non-Banking Financial Company Scale Based Regulation) Directions, 2023.
- (ix) The National Housing Bank Act, 1987
- (x) National Housing Bank Master Circular Returns to be submitted by Housing Finance Companies (HFCs) dated 21st July 2023.

We have also examined compliance with the applicable clauses of the Secretarial Standards issued by the Institute of Company Secretaries of India. During the period under review the Company has complied with the provisions of the Act, Rules, Regulations, Guidelines, Standards, etc. mentioned above.

We report that

The Board of Directors of the Company is duly constituted with proper balance of Executive Director, Non-Executive Directors, and Independent Directors. The changes in the composition of the Board of Directors that took place during the period under review were carried out in compliance with the provisions of the Act.

Adequate notice is given to all directors before schedule of the Board/Committee Meetings, agenda and detailed notes



on agenda were sent at least seven days in advance and a system exists for seeking and obtaining further information and clarifications on the agenda items before the meeting and for meaningful participation at the meeting. Notes on agenda which are circulated less than the specified period, the necessary compliances under the Act and Secretarial Standards on Board meeting are complied with.

During the year under review, directors have participated in the board / committees' meetings through video conferencing, such meetings were properly convened and recorded in compliance with the provisions of Section 173(2) of the Companies Act read with Rule 3 & 4 of the Companies (Meetings of Board and its Powers) Rules, 2014.

All decisions in the Board meetings are approved by Directors unanimously and recorded as part of the minutes.

We further report that there are adequate systems and processes in the company commensurate with the size and operations of the company to monitor and ensure compliance with applicable laws, rules, regulations, and guidelines.

We further report that during the audit period under review;

- 1) The Company issued and allotted 21,000 Unsecured, Rated, Listed, Sub-ordinated, Redeemable, Non-Convertible Debentures of Rs. 1,00,000/- each aggregating Rs. 210,00,00,000/- (Rupees Two Hundred and Ten Crores) on 11th October 2024.
- 2) The Company issued and allotted 25,000 Secured, Rated, Listed, Redeemable, Non-Convertible Debentures of Rs. 1,00,000/- each aggregating Rs. 250,00,00,000/- (Rupees Two Hundred and Fifty Crores) on as follows.

Date of issue	No. of NCD's issued	NCD's issued Face Value (Rs.)	
30.12.2024	7,500	1,00,000/-	75,00,00,000/-
03.02.2025	10,000	1,00,000/-	100,00,00,000/-
28.03.2025	7,500	1,00,000/-	75,00,00,000/-
Total	25,000	1,00,000/-	250,00,00,000/-

- 3) The Company issued and allotted 150 Unsecure Rated Listed Perpetual Non-Convertible Debentures of Rs. 1,00,00,000/- each aggregating Rs. 150,00,00,000/- (Rupees One Hundred and Fifty Crores) on 14th February, 2025.
- 4) On the recommendation of the Nomination and Remuneration committee and Board of Directors, the shareholders at the Extra-ordinary General meeting held on 27th June 2024 approved payment of one-time Managerial remuneration to Mr. Sachin Pillai Managing Director, who is also the Managing Director of the holding company. While computing the Managerial Remuneration by the holding Company under Section 197, 198 read with Schedule V of the Companies Act, 2013, the one-time payment referred above shall be reckoned accordingly.
- 5) On the recommendation of the Nomination and Remuneration committee, the Board of Directors at their meeting held on 14th May 2024 appointed Mr. Sudip Basu (DIN: 09743986) as Additional Director in the category of Non-Executive, Non-Independent Director with effect from that date. His appointment was regularized as Director
 - by the shareholders at the Extra Ordinary General Meeting held on 27^{th} June, 2024.
- 6) Mr. Srinivas Acharya (DIN 00017412), Independent Director resigned from the Directorship of the Company on 26th October 2024.
- 7) On the recommendation of Audit committee and Board of Directors, the Shareholders at the Annual

General Meeting held on 4th September 2024, appointed M/s. V Sankar Aiyar & Co, Chartered Accountants as Statutory Auditors of the company for a period of 3 (Three) years from the financial year 2024-25.

8) The Company transferred an amount of Rs. 4,12,58,875/- (Rupees Four Crores Twelve Lakhs

Place: Chennai

Date: 7th May, 2025

UDIN: F009687G000288097

Fifty-Eight Thousand Eight Hundred and Seventy-Five only) remaining unspent for the Financial Year ended 31st March 2025 relating to ongoing projects to a separate bank account on 29th April, 2025 as required under Section 135 of the Companies Act, 2013 read with the Companies (Corporate Social Responsibility Policy) Rules, 2014.

For M/s. G Ramachandran & Associates
Company Secretaries

G. RAMACHANDRAN

Proprietor FCS No.9687 Cop. No.3056

PR No.: 2968/2023

This Report is to be read with our letter of even date which is annexed as Annexure A and forms an integral part of this report.



ANNEXURE-A SECRETARIAL AUDIT REPORT OF EVEN DATE

To,
The Members,
M/s. Hinduja Housing Finance Limited
CIN# U65922TN2015PLC100093
No. 27A, Developed Industrial Estate
Guindy, Chennai - 600 032

Our Report of even date is to be read along with this letter.

- 1. Maintenance of Secretarial record is the responsibility of the management of the Company. Our responsibility is to express an opinion on these secretarial records based on our audit.
- 2. We have followed the audit practices and processes as were appropriate to obtain reasonable assurance about the correctness of the contents of the secretarial records. The verification was done on test basis to ensure that correct facts are reflected in secretarial records. We believe that the processes and practices, we followed provide a reasonable basis for our opinion.
- 3. We have not verified the correctness and appropriateness of financial records and books of accounts of the Company.
- 4. Wherever required, we have obtained the Management representation about the compliance of laws, rules and regulations and happening of events etc.
- 5. The compliance of the provisions of corporate and other applicable laws, rules, regulations, standards is the responsibility of management. Our examination was limited to the verification of procedures on test basis.
- 6. The Secretarial Audit report is neither an assurance as to the future viability of the Company nor of the efficacy or effectiveness with which the management has conducted the affairs of the Company.

For M/s. G Ramachandran & Associates

Company Secretaries

G. RAMACHANDRAN

Proprietor FCS No.9687 CoP. No.3056

PR No.: 2968/2023

Place: Chennai

Date: 7th May, 2025

UDIN: F009687G000288097

Annexure - C

Form No. AOC-2

Place: London

Date: 7th May, 2025

(Pursuant to clause (h) of sub-section (3) of Section 134 of the Act and Rule 8(2) of the Companies (Accounts) Rules, 2014)

Form for disclosure of particulars of contracts/arrangements entered into by the company with related parties referred to in sub-section (1) of section 188 of the Companies Act, 2013 including certain arm's length transactions under third proviso thereto.

1. Details of contracts or arrangements or transactions not at arm's length basis:

All transactions entered into by the Company during the year with related parties were on an arm's length basis.

2. Details of material contracts or arrangement or transactions at arm's length basis:

The transactions entered into by the Company during the year with related parties on an arm's length basis were not material in nature.

On behalf of the Board of Directors

Dheeraj G Hinduja

Chairman

DIN: 00133410

ANNUAL REPORT ON CSR ACTIVITIES FOR THE FINANCIAL YEAR 2024-25

Annexure - D

(i) CSR Policy of the Company

CSR Policy of the Company specifies the activities to be undertaken by the Company as recommended by the CSR Committee and approved by the Board of Directors in such projects or programs relating to activities specified in Schedule VII of the Act. The Company's CSR Policy has been uploaded on the website of the Company under the web-link: www.hindujahousingfinance.com.

(ii) Composition of CSR Committee

S. No	Name of the Director	Nature of	_	Number of Meetings of CSR Committee attended during the year
1	Mr. Dheeraj G Hinduja - Chairperson	Non-Executive Director	2	2
2	Mr. Sachin Pillai - Member	Managing Director	2	2
3	Ms. Bhumika Batra - Member	Independent Director	2	2
4	Mr. Gopal Mahadevan - Member	Non-Executive Director	2	2

- (iii) Provide the web-link (s) where Composition of CSR Committee, CSR Policy and CSR Projects approved by the Board are disclosed on the website of the company- www.hindujahousingfinance.com
- (iv) Provide the executive summary along with web-link (s) of Impact Assessment of CSR Projects carried out in pursuance of sub rule (3) of rule 8, if applicable: **Not Applicable**
- (v) (a) Average net profit of the company as per sub-section (5) of the section 135: Rs. 27012.29 Lakhs
 - (b) Two percent of average net profit of the Company as per Section 135 (5) of section 135: Rs. 540.25 Lakhs
 - (c) Surplus arising out of the CSR projects or programmes or activities of the previous financial year Nil
 - (d) Amount required to be set off for the financial year, if any ${\bf Nil}$
 - (e) Total CSR obligation for the financial year (v(a)+v(b)-v(c): Rs. 540.25 Lakhs
- (vi) (a) Amount spent on CSR projects (both Ongoing Project and other than Ongoing Projects): 127.66 Lakhs
 - (b) Amount spent in Administrative Overheads Nil
 - (c) Amount spent on Impact Assessment, if applicable. Not Applicable
 - (d) Total amount spent for the Financial Year [(a) +(b) +(c)]. 127.66 Lakhs
 - (e) CSR amount spent or unspent for the Financial Year

Total Amount Spent for the Financial Year	Amount unspent (in Rs. Lakhs)					
	Total Amount transferred to Unspent CSR Account as per Section 135(6)		Amount transferred to any fund specified under Schedule VII as per second proviso to Section 135(5)			
127.66	Amount	Date of Transfer	Name of the Fund	Amount	Date of Transfer	
	412.59	29-04-2025	Nil	Nil	Nil	

(f) Excess amount for set off, if any: Nil

S No	Particulars	Amount (Rs. In Lakhs)
(i)	Two percent of average net profit of the Company as per Section 135(5)	
(ii)	Total Amount spent for the Financial Year	
(iii)	Excess amount spent for the Financial Year [(ii) – (i)]	
(iv)	Surplus arising out of the CSR projects or programmes or activities of the previous financial year if any.	
(v)	Amount available for set off in succeeding years [(iii) – (iv)]	

(vii) (a) Details of Unspent CSR amount for the preceding three financial years:

S.No	Preceding	Amount transferred to unspent CSR	Amount spent in the	Amount transferred to any fund specified under Schedule VII as per Section 135(6), if any.		VII as per	Amount remaining to be spent in	
••	Financial Year	Account reporting under Section 135 (6)	Name of the Fund	Amount	Date of transfer	succeeding financial year		
1	FY 2021-22	Nil	Nil	Nil	Nil	Nil	Nil	
2	FY 2022-23	41.83	41.83	Nil	Nil	Nil	Nil	
3	FY 2023-24	333.45	333.45	Nil	Nil	Nil	Nil	

- (viii) Whether any capital assets have been created or acquired through Corporate Social Responsibility amount spent in the Financial Year: **No**
- (ix) Specify the reasons, if the company has failed to spend two per cent of the average net profit as per Section 135(5)

The unspent amount on identified projects amounting to Rs. 412.59 Lakhs pertains to ongoing CSR projects. Hence, such unspent amount has been transferred to unspent CSR account and will be spent on the ongoing projects within the stipulated timelines.

Place: London Managing Director
Date: 7th May, 2025 DIN: 06400793

Managing Director Chairman - CSR Committee
DIN: 06400793 DIN: 00133410

Dheeraj G Hinduja

CRITERIA FOR EVALUATION OF DIRECTORS

Annexure - E

1) Personal Traits/ General Criteria:

- a) Highest personal and professional ethics, integrity and values;
- b) Inquisitive and objective perspective, practical wisdom and mature judgment;
- c) Demonstrated intelligence, maturity, wisdom and Independent Judgment
- d) Self-confidence to contribute to board deliberations and stature such that other board members will respect his or her view;
- e) The willingness and commitment to devote the extensive time necessary to fulfill his/her duties;
- f) The ability to communicate effectively and collaborate with other board members to contribute effectively to the diversity of perspectives that enhances Board and Committee deliberations, including a willingness to listen and respect the views of others; and
- g) The skills, knowledge and expertise relevant to the Company's business, with extensive experience at a senior leadership level in a comparable company or organization, including, but not limited to relevant experience in manufacturing, international operations, public service, finance, accounting, strategic planning, supply chain, technology and marketing.

2) Specific Criteria:

- a) Participation and contribution by a director;
- b) Commitment, including guidance provided to the Senior Management outside of Board / Committee Meetings;
- c) Effective deployment of knowledge and expertise;
- d) Effective management of relationship with various stakeholders;
- e) Independence of behaviour and judgment.
- f) Maintenance of confidentiality of critical issues

Factor	Attributes
Role & Accountability	Understanding of nature and role of independent directors' position
	Understanding of risks associated with the business
	Application of knowledge for rendering advice to Management for resolution of business
	issues
	Offer constructive challenge to Management strategies and proposals
	Active engagement with the Management and attentiveness to progress of decisions taken
Objectivity	Non-partisan appraisal of issues
	Own recommendations given professionally without tending to majority or popular views
Leadership &	Heading Board Sub Committees
Initiative	Driving any function or identified initiative based on domain knowledge and experience
Personal attributes	Commitment to role & fiduciary responsibilities as a board member
	Attendance and active participation and not done perfunctorily
	Proactive, strategic and lateral thinking

INDEPENDENT AUDITOR'S REPORT

To the members of Hinduja Housing Finance Limited

Report on the audit of the financial statements

Opinion

We have audited the accompanying financial statements of Hinduja Housing Finance Limited (the 'Company'), which comprise the balance sheet as at 31 March 2025, the statement of profit and loss (including other comprehensive income), the statement of cash flows, and the statement of changes in equity for the year then ended, and notes to financial statements, including a summary of material accounting policies and other explanatory information.

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the Companies Act, 2013 (the 'Act') in the manner so required and give a true and fair view in conformity with the Indian Accounting Standards prescribed under Section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended ('Ind AS'), and other accounting principles generally accepted in India, of the state of affairs of the Company as at 31 March 2025, and its profit, total comprehensive income, its cash flows and the changes in equity for the year ended on that date.

Basis for Opinion

We conducted our audit of the financial statements in accordance with the Standards on Auditing (SA's or 'Standards') specified under section 143(10) of the Companies Act, 2013. Our responsibilities under those Standards are further described in the 'Auditor's responsibilities for the audit of the financial statements' section of our report.

We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India ('ICAI') together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Companies Act, 2013 and the Rules made thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the ICAI's Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the financial statements.

Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the financial statements of the current period. These matters were addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon and we do not provide a separate opinion on these matters. We have determined the matters described below to be the key audit matters to be communicated in our report.



Key Audit Matters

Impairment of loans to customers:

Under Ind AS 109, Financial Instruments, allowance for loan losses is determined using expected credit loss ("ECL") estimation model.

As at 31 March 2025, the Company has total gross loan assets of INR 10,99,655.26 Lakhs against which an impairment loss of INR 15,864.59 Lakhs has been recorded. The calculation of impairment losses on loans is complex and is based on the application of significant management judgements, estimates and the use of different modelling techniques and assumptions, which have a material impact on reported profits. The Company has applied a three-stage approach based on changes in credit quality to measure expected credit loss on loans.

The key areas where we identified greater levels of management judgement are:

- 1. Staging of loans and determining the criteria for a significant increase in credit risk.
- Model estimations the most significant judgement aspects are determining Probabilities of Default ("PD"), Loss Given Default ("LGD"), and Exposures at Default ("EAD")
- Determining macro-economic factors impacting credit quality of receivables

ECL involves an estimation of probability weighted loss on financial instruments over their life, considering reasonable and supportable information about past events, current conditions, and forecast of future economic conditions which could impact the credit quality of the Company's loans and advances. In view of such a high degree of Management's judgement involved in estimation of ECL, it is a key audit matter.

How the matter was addressed in our audit

Our key audit procedures included:

- Review of the Company's accounting policies for impairment of loan assets in terms of accounting principles laid down in Ind AS 109 and the governance framework approved by the Board of Directors pursuant to Reserve Bank of India guidelines issued from time to time.
- 2. Understanding the process of ECL estimation and related assumptions and tested the controls around data extraction and validation to evaluate the reasonableness of the Management estimates.
- 3. Assessed and tested the design and operating effectiveness of key manual and automated controls over completeness and accuracy of the key inputs and assumptions considered for calculation, recording and monitoring of the impairment loss recognized. Also, evaluated the controls over the modelling process, validation of data and related approvals.
- 4. Assessed the criteria for staging of loans based on their past due status. Also performed analytical reviews of disaggregated data
- 5. Tested a sample of performing (stage 1) loans to assess whether any Significant Increase in Credit Risk (SICR) or loss indicators were present requiring them to be classified under higher stages.
- 6. Test-checked the computation of ECL, including assumptions and underlying computation. Assessed the disclosures included in the financial statements

IT systems and controls:

The Company's key financial accounting and reporting processes are highly dependent on the automated controls in information systems. Existence of gaps in IT control environment could result in risk of material misstatement in the financial accounting and reporting records. Accordingly, we identified IT systems and controls over financial reporting as a key audit matter for the Company.

Our key audit procedures included:

1. Obtained an understanding of the Company's IT related control environment, IT applications, databases, and IT Infrastructure. Based on our understanding, we have evaluated and tested relevant IT general controls and IT application controls on the systems identified as relevant for our audit of the financial statements. We have tested key IT general controls with respect to the following domains:

- User access management, which includes user access provisioning, de-provisioning, access review and access rights;
- ii. Program change management, which includes controls on program changes by authorised personnel.
- iii.Other areas included backup management, business continuity management and third-party management.
- We tested the design and operating effectiveness of the Company's IT access controls over the information systems that are important for financial reporting and various configuration and other identified application controls.
- Tested the design and operating effectiveness of key automated controls including testing of relevant system logic, automated calculations, and accounting entries.
- 4. We reviewed the report of the professional firm engaged by the management for review of information system and security assessment.

Financial assets measured at fair value through other comprehensive income (FVTOCI)

(Refer note 3 for material accounting policies of Financial Statements)

As at 31 March 2025, the Company has loans amounting to INR 2,14,916.73 lakhs — net of impairment (31 March 2024: INR 2,56,588.40 lakhs — net of impairment) that are carried and measured at fair value through other comprehensive income (FVOCI) in accordance with Ind AS 109.

The classification of loans at FVTOCI is dependent on the business model of the Company whereby the management has determined that the aforesaid loans are to collect contractual cash flows and also to sell such financial assets.

The fair value arrived by the management's valuation expert is derived using discounted cashflow models wherein the key assumptions include expected future cash flows, prepayment rate and discount rate.

Given the business model assessment, the fair valuation of the aforesaid loans and relative significance of these loans to the financial statements, we determined this to be a key audit matter.

Our key audit procedures included:

- Obtained an understanding of the 'Business Model Assessment Policy approved by the Board of Directors of the Company
- 2. Evaluated the criteria adopted by the management in identification of the loan portfolio and reviewed the input used by the management in fair valuation.
- Assessed the management's valuation expert's competence in performing the valuation of these loans.
- Reviewed the valuation report, valuation methodology and underlying assumptions used to estimate the fair value. Also, test checked the arithmetical accuracy of the workings.
- Reviewed the appropriateness and adequacy of disclosures made in the financial statements as per the requirements of Ind AS.
- Obtained written representations from the management in relation to reasonableness of the assumptions and judgements used in the valuation of these loans.



Information other than the financial statements and auditor's report thereon

The Company's Board of Directors are responsible for the preparation of other information. The other information comprises the information included in the Board's Report including Annexures to Board's Report and Corporate Governance but does not include the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained during the course of our audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Responsibilities of management and those charged with governance for the financial statements.

The Company's Board of Directors are responsible for the matters stated in Section 134(5) of the Companies Act, 2013 (the 'Act') with respect to the preparation of these financial statements that give a true and fair view of the financial position, financial performance including comprehensive income, cash flows and changes in equity of the Company in accordance with Ind AS and the other accounting principles generally accepted in India. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation, and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate

the Company or cease operations, or has no realistic alternative but to do so.

The Board of Directors of the Company are also responsible for overseeing the company's financial reporting process.

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Companies Act, 2013, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls system in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that

may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such

disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.

• Evaluate the overall presentation, structure, and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

Materiality is the magnitude of misstatements in the financial statements that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the financial statements may be influenced. We consider quantitative materiality and qualitative factors in

- (i) Planning the scope of our audit work and in evaluating the results of our work; and
- (ii) To evaluate the effect of any identified misstatements in the financial statements.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Other Matters

The comparative financial statements of the Company for the year ended 31st March 2024 were audited by the predecessor auditor, M/s. Sharp & Tannan Chartered Accountants, who have expressed an unmodified opinion on those financial statements vide their audit report dated 14th May 2024. Our opinion is not modified in respect of this matter.

Report on other legal and regulatory requirements

- 1) As required by the Companies (Auditor's Report) Order, 2020 (the 'Order') issued by the Central Government of India in terms of Section 143(11) of the Act, we give in Annexure 'A' to this Report, a statement on the matters specified in para 3 and 4 of the said Order, to the extent applicable.
- 2) As required by Section 143 (3) of the Act, we report that:
 - (i) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit;
 - (ii) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books:
 - (iii) The balance sheet, the statement of profit and loss, the statement of cash flows and the statement of changes in equity dealt with by this Report are in agreement with the books of account;
 - (iv) In our opinion, the aforesaid financial statements comply with the Indian Accounting Standards notified under Section 133 of the Act, read with Companies (Indian Accounting Standards) Rules, 2015, as amended;
 - (v) On the basis of the written representations received from the directors as on 31 March 2025 taken on record by the Board of Directors, none of the directors is disqualified as on 31 March 2025 from being appointed as a director in terms of Section 164 (2) of the Act;
 - (vi) With respect to the adequacy of the internal financial controls with reference to financial statements of the Company and the operating



effectiveness of such controls, refer to our separate Report in Annexure 'B;'

- (vii)With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, as amended, in our opinion and to the best of our information and according to the explanations given to us:
 - The Company did not have any pending litigation which would impact its financial position;
 - ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses;
 - iii. There were no amounts that were required to be transferred to the Investor Education and Protection Fund by the Company;
 - iv. (a) The management has represented that, to the best of its knowledge and belief (which material either aggregate individually), as disclosed in Note 46 to the financial statements, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the company to or in any other person or entity, including foreign entity ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly lend to or invest in other persons or entities identified in any manner whatsoever by or on behalf of the company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;
 - (b) The management has represented, that, to the best of its knowledge and belief, (which are material either aggregate or individually), as disclosed in Note 46 to the financial statements, no funds have been received by the company from any person or entity, including foreign entity ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the company shall, whether, directly or indirectly, lend to or invest in other

- persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries; and
- (c) Based on our audit procedures, nothing has come to our notice that has caused us to believe that the representations provided by the management under sub- clause (a) and (b) above contain any material misstatement.
- v. The Company has not declared or paid dividend during the year.
- vi. Based on our examination which included test checks, the company has used an accounting software for maintaining its books of account which has a feature of recording audit trail (edit log) facility and the same has operated throughout the year for all relevant transactions recorded in the software (Refer note 48 to the financial statements). Further, during the course of our audit we did not come across any instance of audit trail feature being tampered with. Additionally, the audit trail has been preserved by the company as per the statutory requirements for record retention.
- 3) With respect to the matter to be included in the Auditors' Report under Section 197(16) of the Act.
 - (i) In our opinion and according to the information and explanations given to us, the remuneration paid by the Company to its director during the current year is in accordance with the provisions of Section 197 of the Act. The remuneration paid to any director is not in excess of the limit laid down under Section 197 of the Act. The Ministry of Corporate Affairs has not prescribed other details under Sec 197(16) which are required to be commented upon by us.

For V.SANKAR AIYAR & CO. Chartered Accountants ICAI Regn. No.109208W

> S. VENKATARAMAN Partner M. No.023116

Date: 07 May 2025 UDIN: 25023116BNINVG8153

Place: Chennai

56 I

ANNEXURE "A" TO THE INDEPENDENT AUDITORS' REPORT

(Referred to in paragraph 1 under 'Report on Other Legal and Regulatory Requirements' section of our report to the Members of Hinduja Housing Finance Limited of even date)

- (i) (a) A. The Company has maintained proper records showing full particulars, including quantitative details and the situation of its property, plant, and equipment and relevant details of right-of-use assets.
 - B. The Company has maintained proper records showing full particulars of its intangible assets.
 - (b) The Company has a regular program of physically verifying all the Property, Plant and Equipment at its branches/ offices in a phased manner over a period of 3 years, which in our opinion is reasonable having regard to the size of the Company and the nature of its assets. No material discrepancies as compared to book records were noticed on such verification
 - (c) According to the information and explanations given to us and the records of the Company examined by us, there are no immovable properties held by the Company. Therefore, reporting under clause (i)(c) of para 3 of the order is not applicable to the Company.
 - (d) The Company has not revalued any of its property, plant, and equipment (including right of use assets) or intangible assets during the year. Hence, reporting under paragraph 3 (i)(d) of the Order does not arise.
 - (e) According to the information and explanations given to us, no proceeding has been initiated or is pending against the Company for holding any benami property, if any, under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988), as amended and Rules made thereunder.
- (ii) (a) Since the Company is a Housing Finance Company whose principal business is to give loans and hence, the requirement to report on paragraph 3(ii)(a) of the Order is not applicable to the Company.
 - (b) According to the information and explanations given to us, and the records of the Company examined by us, the Company has been sanctioned working capital limits in excess of five crores, in aggregate, from banks during the year on the basis of security of current assets, and as

- disclosed in Note 17.1 to the financial statements, the quarterly returns or statements filed by the Company with such banks are in agreement with the unaudited books of account of the Company.
- (iii) (a) During the year, in the ordinary course of its business, the Company has not made investments in, stood any guarantee or provided any security or granted any loans or advances in the nature of loans, secured or unsecured, to firms and Limited Liability Partnerships, to companies and other parties.
 - The Company is primarily engaged in lending activities and hence reporting under paragraph 3(iii)(a) of the Order is not applicable to the Company
 - (b) According to the information and explanations given to us and based on the audit procedures performed by us, in our opinion, the terms and conditions of all loans granted by the company during the year are, prima facie, not prejudicial to the company's interest.
 - (c) In respect of loans and advances in nature of loans, granted by the Company during the normal course of its business, having regard to the voluminous nature of loan transactions, it is not practicable to furnish entity-wise details of amount, due date for repayment or receipt and the extent of delay in this report (as suggested in the Guidance Note on CARO 2020, issued by the Institute of Chartered Accountants of India for reporting under this clause), in respect of loans and advances which were not repaid / paid when they were due or were repaid / paid with a delay. Further for loans where there are delays or defaults in repayment of principal and / or payment of interest as at the balance sheet date, the summary of the same are disclosed by the Management in Note 43(i)(A) of Notes to Financial Statements.
 - (d) The total amount overdue for more than ninety days as at the balance sheet date is disclosed in Note 43(i)(A) to the financial statements. Based on our audit procedures and the information and explanations given to us, in our opinion, reasonable



- steps have been taken by the company for recovery of the principal and interest.
- (e) Reporting under paragraph 3(iii)(e) of the Order does not arise as it is not applicable to housing finance companies.
- (f) The company has not granted any loans or advances in the nature of loans during the year, either repayable on demand or without specifying any terms or period of repayment to Promoters, related parties as defined in clause (76) of section 2 of the Companies Act, 2013. Hence, reporting under paragraph 3(iii)(f) of the Order does not arise.
- (iv) According to the information and explanations given to us, the Company has not advanced any loan, given any guarantee, or provided any security to the parties covered under Section 185 of the Companies Act, 2013 and the Company has not given any loan or made investment covered under section 186 of the Companies Act, 2013. Hence, reporting under paragraph 3 (iv) of the Order does not arise
- (v) According to the information and explanations given to us and the records of the Company examined by us, the provisions of sections 73 to 76 of the Companies Act and the Companies (Acceptance of Deposits) Rules, 2014 made thereunder, are not applicable to housing finance companies. Further, according to the information and explanations given to us, no Order has been passed by the Company Law Board or National Company Law Tribunal or Reserve Bank of India or any court or any other tribunal in this regard. Hence, reporting under paragraph 3 (v) of the Order does not arise.
- (vi) The Central Government has not specified maintenance of cost records under section 148(1) of the Companies Act, 2013 read together with Companies (Cost Records and Audit) Rules, 2014 (as amended) for the operations of the Company. Hence, reporting under paragraph 3 (vi) of the Order does not arise.
- (vii) (a) According to the information and explanations given to us and the records of the Company examined by us, in our opinion, the Company is generally regular in depositing undisputed statutory dues including Goods and Services tax, Provident Fund, Employees' State Insurance, Income Tax, Professional Tax, Labour Welfare Fund, Cess and other material statutory dues applicable to the Company, if any, with appropriate authorities. According to the information and explanations given to us, and the records of the Company examined by us, there were

- no undisputed amounts payable in respect of Goods and Services tax, Provident Fund, Employees' State Insurance, Income Tax, Professional Tax, Labour Welfare Fund, Cess and other material statutory dues, if any, outstanding as at 31 March 2025 for a period of more than six months from the date they became payable. Sales-tax, Service Tax, Duty of Customs, Duty of Excise, Value Added Tax are not applicable to the Company.
- (b) According to the information and explanations given to us and the records of the Company examined by us, there are no statutory dues in respect of Goods and Services Tax, Provident Fund, Employees' State Insurance, Income-Tax, Professional Tax, Labour Welfare Fund, Cess and other material statutory dues, if any, as at 31 March 2025 which have not been deposited on account of any dispute. Hence, reporting under paragraph 3 (vii)(b) of the Order does not arise.
- (viii) According to the information and explanations given to us, and on the basis of our audit procedures, the Company has not surrendered or disclosed any transaction not recorded in the books of account, if any, as income in the tax assessments under Income Tax Act, 1961 (43 of 1961) during the year. Hence, reporting under paragraph 3 (viii) of the Order does not arise.
- (ix) (a) According to the information and explanations given to us, and on the basis of our audit procedures, the Company has not defaulted in repayment of loans or other borrowings or in the payment of interest thereon to any lenders during the year.
 - (b) According to the information and explanations given to us, and on the basis of our audit procedures, the Company has not been declared willful defaulter by any bank or financial institution or Government or Government authority.
 - (c) In our opinion and according to the information and explanations given to us, on an overall basis, the company has applied the term loans for the purposes for which they were obtained.
 - (d) According to the information and explanations given to us, and the procedures performed by us, and on an overall examination of the financial statements of the company, the funds raised on a short-term basis have not been used for long-term purposes by the company.

- (e & f) The Company does not have any subsidiary or associate or joint venture. Hence, reporting under paragraph 3 (ix)(e) & (f) of the Order does not arise.
- (x) (a) According to the information and explanations given to us, the Company has not raised any money by way of an initial public offer or further public offer (including debt instruments) during the year. Hence, reporting under paragraph 3(x)(a) of the Order does not arise.
 - (b) According to the information and explanations given to us, the Company has not made any preferential allotment or private placement of shares or convertible debentures (fully or partly or optionally) during the year. Hence, reporting under paragraph 3 (x)(b) of the Order does not arise.
- (a) To the best of our knowledge and during the course of our examination of the books and records of the Company and according to the information and explanations given to us, no fraud by the Company, and no material fraud on the Company has been noticed or reported during the year.
 - (b) According to the information and explanations given to us, and based on our audit procedures, no report under section 143(12) of the Companies Act, 2013 has been filed during the year in Form ADT-4 by us and by secretarial auditor as prescribed under Rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government.
 - (c) As represented to us by the management, there are no whistle-blower complaints received by the Company during the year.
- (xii) The Company is not a Nidhi Company. Hence, reporting under paragraph 3(xii) of the Order does not arise.
- (xiii) In our opinion and according to the information and explanations given to us and the records of the Company examined by us, all transactions with the related parties are in compliance with Section 177 and 188 of Companies Act, 2013 where applicable and the details have been disclosed in the financial statements as required by the applicable Indian Accounting Standards.

- (xiv) (a) In our opinion and based on our examination, the company has an internal audit system commensurate with the size and nature of its business.
 - (b) We have considered the internal audit reports of the Company issued till date, for the year under audit.
- (xv) According to the information and explanations given to us, and the records of the Company examined by us, in our opinion, the company has not entered into any non- cash transactions with its directors or persons connected with its directors during the year, and hence provisions of section 192 of the Companies Act, 2013 are not applicable to the company.
- (xvi) (a) The Company is a housing finance company and is not required to be registered under Section 45-IA of the Reserve Bank of India Act, 1934 (2 of 1934).
 - (b) The Company is a Housing Finance Company and it holds a valid Certificate of Registration (COR) from the National Housing Bank issued under Section 29A(2) of the National Housing Bank Act 1987 for conducting housing finance business.
 - (c) According to the information and explanations given to us, and the records of the Company examined by us, in our opinion, the Company is not a Core Investment Company as defined in the Regulations made by the Reserve Bank of India. Hence, reporting under paragraph 3(xvi)(c) of the Order does not arise.
 - (d) The Company is a subsidiary of Hinduja Leyland Finance Limited (Group) and as represented to us by the management, the Group does not have any Core Investment Companies.
- (xvii) The Company has not incurred cash losses in the current financial year and the immediately preceding financial year.
- (xviii) The previous statutory auditors of the Company have resigned during the year and based on the procedures performed by us there has been no issues, objections or concerns raised by the outgoing auditors.



- (xix) According to the information and explanations given to us and on the basis of the financial ratios, ageing and expected dates of realization of financial assets and payment of financial liabilities, other information accompanying the financial statements, knowledge of the Board of Directors and management plans and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report that company is not capable of meeting its liabilities existing at the date of the balance sheet as and when they fall due within a period of one year from the balance sheet date. We, however, state that this is not an assurance as to the future viability of the company as the information provided being futuristic in nature has been verified only to the extent of information and explanations given to us. We further state that our reporting is based on the facts up to the date of the audit report and we neither provide any guarantee nor any assurance that all liabilities falling due within a period of one year from the balance sheet date, will get discharged by the company as and when they fall due. We are not responsible for any reporting changes in current situation.
- (xx) (a) According to the information and explanations given to us, and based on our audit procedures, in respect of other than ongoing projects, the Company is not required to transfer any amount to a Fund specified in Schedule VII of the Companies Act, 2013. Hence, reporting under paragraph 3(xx)(a) of the Order does not arise.
 - (b) According to the information and explanations given to us, and based on our audit procedures, the Company has transferred the amount remaining unspent under sub-section (5) of section 135 of the Companies Act, pursuant to any ongoing project, to special account in compliance with the provision of sub-section (6) of section 135 of the said Act.
- (xxi) The Company is not required to prepare the consolidated financial statements and hence reporting under paragraph 3(xxi) of the Order is not applicable to the Company.

For V. SANKAR AIYAR & CO. Chartered Accountants ICAI Regn. No.109208W

S. VENKATARAMAN

Partner M. No.023116

Date: 07 May 2025 UDIN: 25023116BNINVG8153

Place: Chennai

ANNEXURE 'B' TO THE INDEPENDENT AUDITOR'S REPORT

(Referred to in paragraph 2(f) under 'Report on Other Legal and Regulatory Requirements' section of our report to the Members of Hinduja Housing Finance Limited of even date)

Report on the Internal Financial Controls under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013

We have audited the internal financial controls with reference to financial statement of Hinduja Housing Finance Limited ("the Company") as of 31 March 2025 in conjunction with our audit of the financial statements of the Company for the year ended on that date.

Management's responsibility for internal financial controls

The Company's management is responsible for establishing and maintaining internal financial controls based on the internal control with reference to financial statement criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting ("the Guidance Note") issued by the Institute of Chartered Accountants of India ("ICAI"). These responsibilities include the design, implementation, and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to the Company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Companies Act, 2013 ("the Act").

Auditors' responsibility

Our responsibility is to express an opinion on the Company's internal financial controls with reference to financial statement based on our audit. Our audit is conducted in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting ("the Guidance Note") issued by the ICAI and the Standards on Auditing prescribed under Section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls with reference to financial statement was established and maintained and if such controls operated effectively in all material respects.

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls with reference to financial statement and their operating effectiveness. Our audit of internal financial controls with reference to financial statement included obtaining an understanding of internal financial controls over financial reporting, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the Company's internal financial controls with reference to financial statement.

Meaning of internal financial controls with reference to financial statement

A Company's internal financial controls with reference to financial statement is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A Company's internal financial controls with reference to financial statement includes those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the Company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the Company are being made only in accordance with authorizations of management and directors of the Company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorized acquisition, use, or disposition of the Company's assets that could have a material effect on the financial statements.



Inherent Limitations of internal financial controls with reference to financial statement

Because of the inherent limitations of internal financial controls with reference to financial statement, including the possibility of collusion or improper management override of controls, material misstatements due to error or fraud may occur and not be detected. Also, projections of any evaluation of internal financial controls with reference to financial statement to future periods are subject to the risk that the internal financial controls with reference to financial statement may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

Opinion

Place: Chennai

In our opinion, the Company has, in all material respects, an adequate internal financial controls with reference to financial statement and such internal financial controls with reference to financial statement were operating effectively as at 31 March 2025, based on the internal financial controls with reference to financial statement criteria established by the Company considering the essential components of internal control stated in the Guidance Note issued by the ICAI.

For V. SANKAR AIYAR & CO. Chartered Accountants ICAI Regn. No.109208W

S. VENKATARAMAN

Partner M. No.023116

Date: 07 May 2025 UDIN: 25023116BNINVG8153

Balance sheet as at 31 March 2025

(INR in Lakh)

Particulars	Note No.	As at 31 March 2025	As at 31 March 2024
ASSETS			
Financial assets			
Cash and cash equivalents	5	40,434.02	23,801.13
Bank Balances other than cash and cash equivalents	6	2.65	41.83
Receivables			
- Other Receivables	7	1,046.32	598.00
Loans	8	1,083,790.67	922,656.99
Investments	9	11,782.82	7,832.61
Other financial assets	10	50,721.39	25,634.82
		1,187,777.87	980,565.38
Non-financial assets			
Current tax assets (net)	11A	600.05	535.71
Property, plant and equipment	12	1,772.18	1,521.58
Other Intangible assets	12A	29.80	50.06
Right to use asset	12B	2,076.83	1,864.60
Other non-financial assets	13	998.51	644.38
		5,477.37	4,616.33
TOTAL ASSETS		1,193,255.24	985,181.71
LIABILITIES AND EQUITY			
LIABILITIES			
Financial liabilities			
Derivative Financial Instruments	14	741.32	-
Trade Payables			
(i) total outstanding dues of micro and small enterprises	15	-	-
(ii) total outstanding dues of creditors other than micro			
and small enterprises	15	682.95	375.74
Debt Securities .	16	50,512.75	25,172.00
Borrowings (Other than Debt Securities)	17	861,962.07	753,120.44
Subordinated Liabilities	18	58,427.26	22,024.69
Other financial liabilities	19	12,097.04	11,024.16
		984,423.39	811,717.03
Non-financial liabilities			
Provisions	20	687.25	452.85
Deferred tax liability (net)	11B	17,538.36	14,235.67
Other non-financial liabilities	21	935.38	809.68
		19,160.99	15,498.20
EQUITY			
Equity share capital	22	23,867.74	23,867.74
Other equity	23	165,803.12	134,098.74
		189,670.86	157,966.48
TOTAL LIABILITIES AND EQUITY		1,193,255.24	985,181.71
Material accounting policies	1-4		

The notes referred to above form an integral part of these financial statements.

As per our report of even date

for V. Sankar Aiyar & Co

Chartered Accountants

Firm's registration number: 109208W

Venkataraman Sankaran

Partner

Membership No: 023116

Place : Chennai Date : May 07, 2025 For and on behalf of the Board of Directors of

Hinduja Housing Finance LimitedCIN No: U65922TN2015PLC100093

Dheeraj Hinduja
Non Executive Chairman
DIN No. 00133410
Place: London
Prateek Parekh
Chief Financial Officer
Place: Chennai

Managing Director DIN No. 06400793 Place: Chennai Srinivas Rangarajan Company Secretary Place: Chennai

Sachin Pillai

Date: May 07, 2025



Statement of Profit and Loss for the period ended 31 March 2025

(INR in Lakh)

			(INR in Lakh)
Particulars	Note No.	Year ended 31 March 2025	Year ended 31 March 2024
Revenue from operations			
Interest income	24	129,108.21	91,971.13
Fees and commission income	24	3,095.16	1,937.43
Net Gain/(Loss) on Derecognition of Financial Instruments			
- under Amortised cost Category	24	9,819.23	19,885.31
- under Fair value through Other comprehensive Income	24	24,185.47	-
Total Revenue from operations		166,208.07	113,793.87
Other Income	25	10,699.58	7,066.39
Total Income		176,907.65	120,860.26
Expenses			
Finance costs	26	82,148.92	54,584.43
Net loss on fair value changes		166.05	66.17
Impairment on financial assets	27	12,605.96	6,113.77
Employee benefits expenses	28	20,006.24	13,280.32
Depreciation and amortization	29	1,300.71	765.94
Other expenses	30	11,665.47	6,959.12
Total Expenses		127,893.35	81,769.75
Profit/(Loss) before exceptional items and tax		49,014.30	39,090.51
Exceptional items		-	-
Profit/(loss) before tax		49,014.30	39,090.51
Tax expense:	31		
Current tax		6,697.76	6,460.61
Deferred tax		5,142.33	2,595.74
		11,840.09	9,056.35
Profit/(Loss) for the year		37,174.21	30,034.16
Other comprehensive income			
(A) (i) Items that will not be reclassified to profit or loss			
- Remeasurement of defined benefit plans		(70.70)	(30.58)
(ii) Income tax relating to items that will not be reclassified to profit or loss	17.79	7.70	
(B) (i) Items that will be reclassified to profit or loss			
(i) (a) Fair value gain/(loss) on financial assets carried at Fai	(6,497.46)	43,194.99	
Other Comprehensive Income (FVTOCI)	(-,,	-,	
(b) Effective Portion of gain/(loss) on designated port	(741.32)	_	
instruments in a cash flow hedge	(741.52)		
(ii) Income tax relating to items that will be reclassified to	1,821.85	(10,871.32)	
Total other comprehensive income		(5,469.83)	32,300.79
·			
Total Comprehensive Income for the year		31,704.38	62,334.95

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Earnings per equity share (face value Rs.10 each)	32		
- Basic (in Rs.)		15.58	12.63
- Diluted (in Rs.)		15.58	12.63
Material accounting policies	1-4		

The notes referred to above form an integral part of these financial statements.

As per our report of even date for V. Sankar Aiyar & Co
Chartered Accountants

Firm's registration number: 109208W

Venkataraman Sankaran

Partner

Membership No: 023116

Place : Chennai Date : May 07, 2025 For and on behalf of the Board of Directors of

Hinduja Housing Finance Limited

CIN No : U65922TN2015PLC100093

Dheeraj Hinduja

Non Executive Chairman

DIN No. 00133410

Place : London

Prateek Parekh

Chief Financial Officer

Place : Chennai

Place : Chennai

Place : Chennai

Place : Chennai

Date : May 07, 2025

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Statement of Cash Flows for the period ended 31 March 2025

(INR in Lakh)

Particulars	Year ended 31 March 2025	(INR in Lakh) Year ended 31 March 2024	
A. Cash flow from operating activities			
Net profit/(Loss) before tax	49,014.30	39,090.51	
Adjustments:			
Depreciation and amortization	1,300.71	765.94	
Impairment on financial assets	12,605.96	6,113.77	
Interest income on loans to customers	(1,27,770.80)	(91,410.81)	
Net Gain on Derecognition of Financial Instruments			
- under Amortised cost Category	(9,819.23)	(19,885.31)	
- under Fair value through Other comprehensive Income	(24,185.47)	-	
Net (gain)/loss on fair value changes	166.05	66.17	
Finance costs	82,148.92	54,584.43	
Interest on security deposit	(39.15)	(10.49)	
Interest on Alternative Investment Funds	(14.93)	(56.67)	
Interest on Treasury Bills	(244.10)	(112.50)	
Interest on Government Securities	(127.42)	-	
Profit on sale of Investment	(2,186.58)	(167.39)	
Rent expense	11.13	11.16	
Gratuity and Compensated Absences	209.14	249.53	
CSR Expenditure	412.59	333.45	
Gain/ loss on Termination of leases	(1.30)	-	
Operating cash flow before working capital changes	(18,520.18)	(10,428.21)	
Changes in working capital:			
Adjustments for (increase) / decrease in operating assets:			
Other bank balances	39.18	22.56	
Loans	(1,70,037.06)	(2,78,254.41)	
Other financial assets	8,509.01	4,580.62	
Other non- financial assets	(365.26)	(314.68)	
Adjustments for increase / (decrease) in operating liabilities:			
Trade payables	307.21	199.56	
Other financial liabilities	731.72	4,789.51	
Provisions	(45.44)	-	
Other non financial liabilities	(286.89)	(33.22)	
Net cash (used in)/ generated from operating activities	(1,79,667.72)	(2,79,438.26)	
Finance costs paid	(82,889.55)	(54,645.84)	
Interest income received	1,17,570.77	82,778.29	
Taxes paid (Net of refund)	(6,762.10)	(6,723.08)	
Net cash (used in)/ generated from operating activities (A)	(1,51,748.61)	(2,58,028.89)	
B. Cash flow from investing activities			
Investment in securities (net)	(26,440.49)	1,092.94	
Net purchase/(sale) of investment in mutual funds	2,186.58	167.39	
Proceeds from Disposal of Investments	22,711.21	(7,786.98)	
Purchase of property, plant and equipment	(924.01)	(1,312.99)	
Net cash generated (used in) investing activities (B)	(2,466.72)	(7,839.65)	

(INR in Lakh)

Particulars	Note No.	Year Ended 31 March 2025	Year Ended 31 March 2024
C. Cash flow from financing activities			
Proceeds from issue of equity shares including securities premi	um (net)	-	4,020.78
Proceeds from borrowings		2,76,768.53	3,66,500.00
Proceeds from Subordinated Liabilities		36,000.00	21,764.39
Proceeds from Debt Securities		25,000.00	25,000.00
Repayment of borrowings		(1,66,261.29)	(1,36,356.59)
Payment of lease liabilities	(659.02)	(293.71)	
Net cash generated (used in) financing activities (C)		1,70,848.22	2,80,634.87
Net increase/(decrease) in cash and cash equivalents (A+B+C)		16,632.89	14,766.33
Cash and cash equivalents at the beginning of the year	23,801.13	9,034.79	
Cash and cash equivalents at the end of the year		40,434.02	23,801.13
Components of cash and cash equivalents			
Cash and cheques on hand	5	806.79	894.04
Balances with banks			
- In current / cash credit accounts	5	4,526.83	1,860.18
- In deposit accounts - Original maturity less than 3 months	5	35,100.40	21,046.91
		40,434.02	23,801.13

Change in liabilities arising from financing activities

Particulars	01 April 2024	Cash Flow (+)	IndAS Adjustments (-)	31 March 2025
Debt securities	25,172.00	25,000.00	(340.75)	50,512.75
Borrowings (Other than debt securities)	7,53,120.44	1,10,506.51	1,664.88	8,61,962.07
Subordinated liabilities	22,024.69	36,000.00	(402.57)	58,427.26
Lease liabilities	1,909.52	(659.02)	(977.34)	2,227.83

Particulars	01 April 2023	Cash Flow (+)	IndAS Adjustments (-)	31 March 2024
Debt securities	-	25,000.00	(172.00)	25,172.00
Borrowings (Other than debt securities)	5,23,575.72	2,30,143.37	598.65	7,53,120.44
Subordinated liabilities	-	21,764.39	(260.30)	22,024.69
Lease liabilities	48.94	(293.71)	(2,154.29)	1,909.52

The above Statement of Cash Flow is prepared using Indirect Method

Material accounting policies

1-4

The notes referred to above form an integral part of these financial statements.

As per our report of even date for V. Sankar Aiyar & Co
Chartered Accountants

Firm's registration number: 109208W

Venkataraman Sankaran

Partner

Membership No: 023116

Place : Chennai Date : May 07, 2025 For and on behalf of the Board of Directors of

Hinduja Housing Finance Limited CIN No: U65922TN2015PLC100093

Dheeraj Hinduja Non Executive Chairman DIN No. 00133410 Place : London Prateek Parekh Chief Financial Officer

Place : Chennai Date : May 07, 2025 Sachin Pillai Managing Director DIN No. 06400793 Place: Chennai Srinivas Rangarajan Company Secretary Place: Chennai

Statement of Changes in Equity for the period ended 31 March 2025

A Equity Share Capital

(INR in Lakh)

As at 31 March 2025	As at 31 March 2024	
23,867.74	23,610.00	
-	-	
23,867.74	23,610.00	
-	257.74	
23,867.74	23,867.74	
	31 March 2025 23,867.74 - 23,867.74	

B Other equity

	Reserves and Surplus		Other items of other comprehensive income					
Particulars	Securities Premium		Statutory Reserve**	Retained Earnings	Remeasurement of defined benefit plans	Effective Portion of cash flow hedge	Fair value gain/(loss on financial Assets	
Balance as at 1 April 2023	21,651.00	7,158.23	2,100.87	37,010.70	79.89	-	-	68,000.75
Other comprehensive income (net of tax)	-	-	-		- (22.88)	-	-	(22.89)
Fair Value changes on loans classified under "Hold & Sell" business model	-	-	-			-	32,323.67	32,323.67
(net off tax)								
Gain/(loss) reclassified to Profit & loss (net off tax)	-	-	-			-	-	-
Profit for the year	-	-	-	30,034.16	-	-	-	30,034.16
Premium on issue of share capital	3,763.04	-	-			-	-	3,763.04
Appropriation to Reserves	-	3,508.90	2,497.93	(6,006.83)	-	-	
Balance as at 31 March 2024	25,414.04	10,667.13	4,598.80	61,038.0	57.01	-	32,323.67	1,34,098.74
Balance as at 1 April 2024	25,414.04	10,667.13	4,598.80	61,038.09	57.01	-	32,323.67	1,34,098.74
Other comprehensive income (net of tax)	-	-	-		- (52.91)	(554.74)	-	(607.65)
Fair Value changes on loans classified under "Hold & Sell" business model	-	-	-			-	11,984.50	11,984.50
(net off tax)								
Gain/(loss) reclassified to Profit &	-	-	-			-((16,846.68)	(16,846.68)
loss (net off tax)								
Profit for the year	-	-	-	37,174.2	1 -	-	-	37,174.21
Premium on issue of share capital	-	-	-			-	-	-
Appropriation to Reserves	-	3,765.49	3,669.37	(7,434.86) -	-	-	-
Balance as at 31 March 2025	25,414.04	14,432.62	8,268.17	90,777.4	4.10	(554.74)	27,461.49	1,65,803.12

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- * As per section 36(1)(viii) of Income Tax Act, 1961
- ** As per Section 29C of The National Housing Bank Act, 1987 to be read with 36(1)(viii) of Income Tax Act, 1961

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Material accounting policies

The notes referred to above form an integral part of these financial statements

As per our report of even date For and on behalf of the Board of Directors of

for V. Sankar Aiyar & CoHinduja Housing Finance LimitedChartered AccountantsCIN No: U65922TN2015PLC100093

Firm's registration number: 109208W

Venkataraman Sankaran

Partner

DIN No. 00133410

Membership No: 023116 DIN No. 00133410
Place : London
Prateek Parekh

Place : Chennai Place : Chennai Place : Chennai Date : May 07, 2025 Date : May 07, 2025

Sachin Pillai Managing Director DIN No. 06400793 Place: Chennai Srinivas Rangarajan Company Secretary Place: Chennai



Notes to financial statements for the year ended 31 March 2025

1 Reporting entity

Hinduja Housing Finance Limited (the Company), incorporated on 15 April 2015 and headquartered in Chennai, India. The Company is registered with National Housing Bank (NHB) under section 29A of the National Housing Bank Act, 1987 with effect from 30 September 2015. The Company is primarily engaged in the business of providing loans for the purchase or construction of residential houses.

2 Basis of preparation

2.1 Statement of compliance

The financial statements have been prepared in accordance with the Companies (Indian Accounting Standards) Rules, 2015 as per Section 133 of the Companies Act, 2013 and relevant amendment rules issued thereafter ("Ind AS").

These financial statements were authorised for issue by the Company's Board of Directors on 7th May 2025.

2.2 Presentation of financial statements

The Company presents its balance sheet in order of liquidity. An analysis regarding recovery or settlement within 12 months after the reporting date (current) and more than 12 months after the reporting date (non–current) is presented separately.

Financial assets and financial liability are generally reported gross in the balance sheet. They are only offset and reported net when, in addition to having an unconditional legally enforceable right to offset the recognized amounts without being contingent on a future event, the parties also intend to settle on a net basis in all of the following circumstances:

- (i) The normal course of business
- (ii) The event of default

The Balance Sheet and the Statement of Profit and Loss are prepared and presented in the format prescribed in the Schedule III to the Act. The Statement of Cash Flows has been prepared and presented as per the requirements of Ind AS 7 "Statement of Cash Flows".

2.3 Functional and presentation currency

These financial statements are presented in Indian Rupees (INR), which is also the Company's functional currency. All amounts have been rounded-off to the nearest lakhs and at two decimal places, unless otherwise indicated.

2.4 Basis of measurement

The financial statements have been prepared on historical cost basis except for certain financial instruments that are measured at fair values.

A historical cost is a measure of value used in accounting in which the price of an asset on the balance sheet is based on its nominal or original cost when acquired by the Company.

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date, regardless of whether that price is directly observable or estimated using another valuation technique. In estimating the fair value of an asset or a liability, the Company takes into account the characteristics of the asset or liability if market participants would take those characteristics into account when pricing the asset or liability at the measurement date. Fair value for measurement and/or disclosure purposes in these financial statements is determined on such a basis.

Fair value measurements under Ind AS are categorised into fair value hierarchy based on the degree to which the inputs to the fair value measurements are observable and the significance of the inputs to the fair value measurement in its entirity, which are described as follows:

- i) Level 1 quoted prices (unadjusted) in active markets for identical assets or liabilities that the Company can access on measurement date.
- ii) Level 2 inputs, other than quoted prices included with level 1, that are observable for the asset or liability, either directly or indirectly, and
- iii) Level 3 where unobservable inputs are used for the valuation of assets or liabilities

2.5 Use of estimates and judgements

The preparation of the financial statements in conformity with Ind AS requires the management to make estimates, judgements and assumptions. These estimates, judgements and assumptions affect the application of accounting policies and the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the year. Accounting estimates could change from period to period. Actual results could differ from those estimates. Revisions to accounting estimates are recognized prospectively. The Management believes that the estimates used in preparation of the financial statements are prudent and reasonable.

Future results could differ due to these estimates and the differences between the actual results and the estimates are recognized in the periods in which the results are known / materialize.

i) Business model assessment

Classification and measurement of financial assets depends on the results of business model and the solely payments of principal and interest ("SPPI") test. The Company determines the business model at a level that reflects how groups of financial assets are managed together to achieve a particular business objective. This assessment includes judgement reflecting all relevant evidence including how the performance of the assets is evaluated and their performance measured, the risks that affect the performance of the assets and how these are managed and how the managers of the assets are compensated. The Company monitors financial assets measured at amortised cost which are consistent with the objective of the business for which the asset was held. Monitoring is part of the Company's continuous assessment of whether the business model for which the remaining financial assets are held continues to be appropriate and if it is not appropriate whether there has been a change in business model and so a prospective change to the classification of those assets.

ii) Impairment of financial asset

The measurement of impairment losses across all categories of financial assets requires judgement, in

particular, the estimation of the amount and timing of future cash flows and collateral values when determining impairment losses and the assessment of a significant increase in credit risk. These estimates are driven by a number of factors, changes in which can result in different levels of allowances.

The Company's expected credit loss ("ECL") calculations are outputs of complex models with a number of underlying assumptions regarding the choice of variable inputs and their interdependencies. Elements of the ECL models that are considered accounting judgements and estimates include:

- a) The Company's criteria for assessing if there has been a significant increase in credit risk and so allowances for financial assets should be measured on a life time expected credit loss ("LTECL") basis.
- b) Development of ECL models, including the various formulas and the choice of inputs.
- c) Determination of associations between macroeconomic scenarios and economic inputs, such as gross domestic products, lending interest rates and collateral values, and the effect on probability of default ("PD"), exposure at default ("EAD") and loss given default ("LGD").
- d) Selection of forward-looking macroeconomic scenarios and their probability weightings, to derive the economic inputs into ECL models.

iii) Defined benefit plan

The cost of the defined benefit gratuity plan and the present value of the gratuity obligation are determined using actuarial valuations. An actuarial valuation involves making various assumptions that may differ from actual developments in the future. These include the determination of the discount rate, future salary increases and mortality rates. Due to the complexities involved in the valuation and its long-term nature, a defined benefit obligation is highly sensitive to changes in these assumptions. All assumptions are reviewed at each reporting date.

iv) Fair value of financial instruments

The fair value of financial instruments is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction in the



principal (or most advantageous) market at the measurement date under current market conditions (i.e. an exit price) regardless of whether that price is directly observable or estimated using another valuation technique. When the fair values of financial assets and financial liabilities recorded in the balance sheet cannot be derived from active markets, they are determined using a variety of valuation techniques that include the use of valuation models. The inputs to these models are taken from observable markets where possible, but where this is not feasible, estimation is required in establishing fair values.

v) Leases

a) Determining the lease term of contracts with renewal and termination options - Group as lessee

The Group determines the lease term as the non-cancellable term of the lease, together with any periods covered by an option to extend the lease if it is reasonably certain to be exercised, or any periods covered by an option to terminate the lease, if it is reasonably certain not to be exercised. The Group applies judgment in evaluating whether it is reasonably certain whether or not to exercise the option to renew or terminate the lease. That is, it considers all relevant factors that create an economic incentive for it to exercise either the renewal or termination.

b) Estimating the incremental borrowing rate

The Group cannot readily determine the interest rate implicit in the lease, therefore, it uses its incremental borrowing rate (IBR) to measure lease liabilities. The IBR is the rate of interest that the Group would have to pay to for its borrowings

3 Material accounting policies

3.1 Revenue Recognition

Revenue is recognized to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured and there exists reasonable certainty of its recovery.

i) Interest income

Interest income on financial instruments is recognized on a time proportion basis taking into account the amount outstanding and the effective interest rate applicable.

ii) Fee and Commission Income

The Company recognises revenue from contract with customers based on five step model as set out in Ind AS 115, Revenue from Contracts with Customers to determine when to recognise revenue and at what amount. Revenue is measured based on the consideration specified in the contract with a customers. Revenue from contracts with customers is recognized when services are provided and it is highly probable that a significant reversal of revenue is not expected to occur.

iii) Income from transfer and servicing of Assets

The Company transfers loans through direct assignment transactions. The transferred loans are de-recognized and gains/losses are accounted for, only if the Company transfers substantially all risks and rewards specified in the underlying assigned loan contract. In accordance with the Ind AS 109, on de-recognition of a financial asset under assigned transactions, the difference between the carrying amount and the consideration received are recognized in the Statement of Profit and Loss.

The Company recognises either a servicing asset or a servicing liability for servicing contract. If the fee to be received is not expected to compensate the Company adequately for performing the servicing activities, a servicing liability for the servicing obligation is recognized at its fair value. If the fee to be received is expected to be more than adequate compensation for the servicing activities, a servicing asset is recognized. Corresponding amount is recognized in Statement of Profit and Loss.

iv) Other Income

Other Income represents income earned from the activities incidental to the business and is recognized when the right to receive the income is established as per the terms of the contract.

3.2 Financial instrument - Initial recognition

i) Date of recognition

Debt securities issued are initially recognized when they are originated. All other financial assets and financial liabilities are initially recognized when the Company becomes a party to the contractual provisions of the instrument.

ii) Initial measurement of financial instruments

The classification of financial instruments at initial recognition depends on their contractual terms and the business model (refer note 3.3A) for managing

the instruments. Financial instruments are initially measured at their fair value, except in the case of financial assets and financial liabilities recorded at fair value through other comprehensive income (FVTOCI), transaction costs are added to, or subtracted from this amount.

iii) Measurement categories of financial assets and liabilities

The Company classifies all of its financial assets based on the business model for managing the assets and the asset's contractual terms, measured at amortised cost.

3.3 Financial assets and liabilities

a) Financial assets

Business model assessment

The Company determines its business model at the level that best reflects how it manages groups of financial assets to achieve its business objective.

The Company's business model is not assessed on an instrument-by-instrument basis, but at a higher level of aggregated portfolios and is based on observable factors such as:

- a) How the performance of the business model and the financial assets held within that business model are evaluated and reported to the Company's key management personnel.
- b) The risks that affect the performance of the business model (and the financial assets held within that business model) and, in particular, the way those risks are managed.
- c) How managers of the business are compensated (for example, whether the compensation is based on the fair value of the assets managed or on the contractual cash flows collected).
- d) The expected frequency, value and timing of sales are also important aspects of the Company's assessment.

Solely payments of principal and interest (SPPI) test

As a second step of its classification process, the Company assesses the contractual terms of financial asset to identify whether they meet SPPI test. Accordingly, financial assets are measured as follows;

i) Financial assets carried at amortised cost (AC)

A financial asset is measured at amortised cost if it is held within a business model whose objective is to hold the asset in order to collect contractual

cash flows and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

ii) Financial assets at fair value through other comprehensive income (FVTOCI)

A financial asset is measured at FVTOCI if it is held within a business model whose objective is achieved by both collecting contractual cash flows and selling financial assets and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding. Since, the loans and advances are held to sale and collect contractual cash flows, they are measured at FVTOCI.

iii) Financial assets at fair value through profit or loss (FVTPL)

A financial asset which is not classified in any of the above categories are measured at FVTPL.

Financial assets: Subsequent measurement and gains and losses

i) Financial assets at fair value through profit or loss (FVTPL)

These assets are subsequently measured at fair value. Net gains and losses, including any interest or dividend income, are recognized in statement of profit or loss.

ii) Financial assets carried at amortized cost (AC)

These assets are subsequently measured at amortized cost using the effective interest method. The amortized cost is reduced by impairment losses. Interest income, foreign exchange gains and losses and impairment are recognized in statement of profit and loss. Any gains and losses on derecognition is recognized in statement of profit and loss.

b) Financial liability

i) Initial recognition and measurement

All financial liabilities are initially recognized at fair value. Transaction costs that are directly attributable to the acquisition or issue of financial liability, which are not at fair value through profit or loss, are adjusted to the fair value on initial recognition.

ii) Subsequent measurement



Financial liabilities are carried at amortized cost using the effective interest method.

iii) Derivatives and hedge Accounting

Derivatives are used only for economic hedging purposes and not as speculative instruments. However, where derivates do not meet the hedge accounting criteria, they are classified as "held for trading" for accounting purposes and are accounted as FVTPL.

Derivatives are initially recognised at fair value at the date of a derivative contract is entered into and are subsequently remeasured to their fair value at each balance sheet date.

The resulting gain/loss is recognised in Statement of Profit or Loss immediately unless the derivative is designated and effective as a hedging instrument, in which event the timing of the recognition in Profit or Loss depends on the nature of hedge relationship.

company makes use of derivative instruments to manage the exposures to interest rate and foreign currency. In order to manage particular risks, the company applies hedge accounting for transactions that meet specified critieria. At the inception of a hedge relationship, the company formally designates and documents the hedge relationship to which the company wishes to apply hedge accounting and the risk management objective and strategy for undertaking the hedge. The documentation includes the company's risk management objective and strategy for undertaking hedge, the hedging/economic relationship, the hedged item or transaction, the nature of risk being hedged, hedge ratio and how the entity will assess the effectiveness of changes in the hedging instrument's fair value in offsetting the exposure to changes in the hedge item's fair value or cash flows attributable to hedge risk. Such hedges are expected to be highly effective in achieving offsetting changes in fair value or cash flows and are assessed on an ongoing basis to determine that they actually have been highly effective throughout the financial reporting periods for which they were designated.

Hedges that meet the strict criteria for hedge accounting are accounted for as cash flow hedge

A cash flow hedge is a hedge of the exposure to variability in cash flows that is attritbutable to a particular risk associated with a recognised asset or liability(such as all or some future interest payments on variable risk rate debt) or a highly probable forecast transaction and could affect profit or loss. For designated and qualifying cash flow hedges, the effective portion of cash flow hedges, the effective portion of the cumulative gain or loss on the hedging instrument is initially recognised directly in OCI within equity(cash flow hedges reserve).

The ineffective portion of the gain or loss on the hedging instrument is recognised immediately in net gain/loss on fair value changes in the profit and loss statement. When the hedged cash flow affects the statement of profit and loss, the effective portion of the gain or loss on the hedging instrument is recorded in the corresponding income or expense line of the statement of profit loss.When the forecast transaction subsequently results in the recognition of a non-financial asset or a non-financial liability, the gains and losses previously recognised in OCI are reversed and included in the intial cost of the asset or liability. When a hedging instrument expires, is sold, terminated, exercised, or when a hedge no longer meets the criteria for hedge accounting, any cumulative gain or loss that has been recognised in OCI at that time remains in OCI and is recognised when the hedged forecast transaction is ultimately recognised in the statement of profit and loss. When a forecast transaction is no longer expected to occur, the cumuative gain or loss that was reported in OCI is immediately transferred to the statement of profit and loss.

3.4 Reclassification of financial assets and liabilities

The Company does not reclassify its financial assets subsequent to their initial recognition, apart from the exceptional circumstances in which the Company acquires, disposes of, or terminates a business line. Financial liabilities are never reclassified. The Company did not reclassify any of its financial assets or liabilities in the year ended 31 March 2025 and 31 March 2024.

3.5 Derecognition of financial assets and liabilities

Derecognition of financial assets other than due to substantial modification

i) Financial Assets

A financial asset (or, where applicable, a part of a financial asset or part of a group of similar financial assets) is derecognized when the contractual rights to the cash flows from the

financial asset expires or it transfers the rights to receive the contractual cash flows in a transaction in which substantially all of the risks and rewards of ownership of the financial asset are transferred or in which the Company neither transfers nor retains substantially all of the risks and rewards of ownership and it does not retain control of the financial asset.

On derecognition of a financial asset in its entirety, the difference between the carrying amount (measured at the date of derecognition) and the consideration received (including any new asset obtained less any new liability assumed) is recognized in the statement of profit and loss.

Accordingly, gain on sale or derecognition of assigned portfolio are recorded upfront in the statement of profit and loss as per Ind AS 109. Also, the Company recognizes servicing income as a percentage of interest spread over tenure of loan in cases where it retains the obligation to service the transferred financial asset.

ii) Financial Liability

A financial liability is derecognized when the obligation under the liability is discharged, cancelled or expired. Where an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as a derecognition of the original liability and the recognition of a new liability. The difference between the carrying value of the original financial liability and the consideration paid is recognized in the statement of profit and loss.

3.6 Impairment of financial assets

a) Overview of ECL principles

In accordance with Ind AS 109, the Company uses ECL model, for evaluating impairment of financial assets other than those measured at fair value through profit and loss (FVTPL).

Expected credit losses are measured through a loss allowance at an amount equal to:

 i) The 12-months expected credit losses (expected credit losses that result from those default events on the financial instrument that are possible within 12 months after the reporting date); or ii) Full lifetime expected credit losses (expected credit losses that result from all possible default events over the life of the financial instrument)

Both Life Time ECLs and 12 months ECLs are calculated on collective basis.

Based on the above, the Company categorizes its loans into Stage 1, Stage 2 and Stage 3, as described below:-

Stage 1:

When loans are first recognized, the Company recognizes an allowance based on 12 months ECL. Stage 1 loans includes those loans where there is no significant credit risk observed and also includes facilities where the credit risk has been improved and the loan has been reclassified from stage 2 or stage 3.

Stage 2:

When a loan has shown a significant increase in credit risk since origination, the Company records an allowance for the life time ECL. Stage 2 loans also includes facilities where the credit risk has improved and the loan has been reclassified from stage 3.

Stage 3:

Loan commitments:

When estimating LTECLs for undrawn loan commitments, the Company estimates the expected portion of the loan commitment that will be drawn down over its expected life. The ECL is then based on the present value of the expected shortfalls in cash flows if the loan is drawn down

The mechanics of ECL calculations are outlined below and the key elements are, as follows:

PD:

Probability of Default ("PD") is an estimate of the likelihood of default over a given time horizon. A default may only happen at a certain time over the assessed period, if the facility has not been previously derecognized and is still in the portfolio.

EAD:

Exposure at Default ("EAD") is an estimate of the exposure at a future default date, taking into account expected changes in the exposure after the reporting date, including repayments of principal and interest

LGD:

Loss Given Default ("LGD") is an estimate of the loss



arising in the case where a default occurs at a given time. It is based on the difference between the contractual cash flows due and those that the lender would expect to receive, including from the realisation of any collateral. It is usually expressed as a percentage of the EAD

The Company has calculated PD, EAD and LGD to determine impairment loss on the portfolio of loans and discounted at an approximation to the EIR. At every reporting date, the above calculated PDs, EAD and LGDs are reviewed and changes in the forward looking estimates are analyzed.

The mechanics of the ECL method are summarized below:

Stage 1:

The 12 months ECL is calculated as the portion of LTECLs that represent the ECLs that result from default events on a financial instrument that are possible within the 12 months after the reporting date. The Company calculates the 12 months ECL allowance based on the expectation of a default occurring in the 12 months following the reporting date. These expected 12-months default probabilities are applied to a forecast EAD and multiplied by the expected LGD and discounted by an approximation to the original EIR.

Stage 2:

When a loan has shown a significant increase in credit risk since origination (if financial asset is more than 30 days but upto 90 days past due), the Company records an allowance for the LTECLs. The mechanics are similar to those explained above, but PDs and LGDs are estimated over the lifetime of the instrument. The expected cash shortfalls are discounted by an approximation to the original EIR.

Stage 3:

For loans considered credit-impaired (if financial asset is more than 90 days past due), the Company recognizes the lifetime expected credit losses for these loans. The method is similar to that for Stage 2 assets, with the PD set at 100%.

b) Loans and advances measured at FVTOCI

The ECLs for loans and advances measured at FVTOCI do not reduce the carrying amount of these financial assets in the balance sheet, which remains at fair value. Instead, an amount equal to the

allowance that would arise if the assets were measured at amortised cost is recognized in OCI as an accumulated impairment amount, with a corresponding charge to profit or loss. The accumulated loss recognized in OCI is recycled to the profit and loss upon derecognition of the assets.

3.7 Presentation of allowance for expected credit losses in the balance sheet

Loss allowance for financial assets measured at amortised cost are deducted from the gross carrying amount of the assets.

3.8 Write-offs

Financial assets are written off when the Company has no reasonable expectations of recovering the financial asset (either in its entirety or a portion of it). This is the case when the Company determines that possibility of recovery of debt from all sources is remote because the borrower does not have assets or sources of income that could generate sufficient cash flows to repay the amounts subject to the write-off. A write-off constitutes a derecognition event. The Company may apply enforcement activities to financial assets written off. Recoveries resulting from the Company's enforcement activities could result in impairment gains.

3.9 Determination of fair value

i) Fair Value Hierarchy

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date, regardless of whether that price is directly observable or estimated using another valuation technique. In estimating the fair value of an asset or a liability, the Company has taken into account the characteristics of the asset or liability if market participants would take those characteristics into account when pricing the asset or liability at the measurement date.

In addition, for financial reporting purposes, fair value measurements are categorized into Level 1, 2, or 3 based on the degree to which the inputs to the fair value measurements are observable and the significance of the inputs to the fair value measurement in its entirety, which are described as follows:

Level 1 financial instruments: Those where the inputs used in the valuation are unadjusted quoted

prices from active markets for identical assets or liabilities that the Company has access to at the measurement date. The Company considers markets as active only if there are sufficient trading activities with regards to the volume and liquidity of the identical assets or liabilities and when there are binding and exercisable price quotes available on the balance sheet date;

Level 2 financial instruments: Those where the inputs that are used for valuation and are significant, are derived from directly or indirectly observable market data available over the entire period of the instrument's life. Such inputs include quoted prices for similar assets or liabilities in active markets, quoted prices for identical instruments in inactive markets and observable inputs other than quoted prices such as interest rates and yield curves, implied volatilities, and credit spreads; and

Level 3 financial instruments: Those that include one or more unobservable input that is significant to the measurement as whole.

ii) Valuation Process

The management of the Company performs the valuations of financial assets and liabilities required for financial reporting purposes. The carrying amounts of trade receivables, trade payables, capital creditors and cash and cash equivalents are considered to be the same as their fair values, due to their short-term nature. The fair values for loans are calculated based on cash flows discounted using a current lending rate. They are classified as level 3 fair values in the fair value hierarchy due to the inclusion of unobservable inputs including counterparty credit risk. The fair values of borrowings are based on discounted cash flows using a current borrowing rate. They are classified as level 3 fair values in the fair value hierarchy due to the use of unobservable inputs, including own credit risk. For financial assets and liabilities that are measured at fair value, the carrying amounts are equal to the fair values.

4 Other Accounting Policies

4.1 Leases (as a lessee)

Operating lease:

The Company evaluates each contract or arrangement, whether it qualifies as lease as defined under Ind AS 116

The Company assesses, whether the contract is, or

contains, a lease. A contract is, or contains, a lease if the contract involves-

- a) the use of an identified asset,
- b) the right to obtain substantially all the economic benefits from use of the identified asset, and
- c) the right to direct the use of the identified asset.

The Company at the inception of the lease contract recognizes a Right-of-Use (RoU) asset at cost and a corresponding lease liability, for all lease arrangements in which it is a lessee, except for leases with term of less than twelve months (short term) and low-value assets.

The cost of the right-of-use assets comprises the amount of the initial measurement of the lease liability, any lease payments made at or before the inception date of the lease plus any initial direct costs, less any incentives received. Subsequently, right-of-use assets is measured at cost less any accumulated depreciation and accumulated impairment losses, if any. The right-of-use assets is depreciated using the straight-line method from the commencement date over the shorter of lease term or useful life of right-of-use assets.

Right of use assets are evaluated for recoverability whenever events or changes in circumstances indicate that their carrying amounts may not be recoverable. For the purpose of impairment testing, the recoverable amount (i.e. the higher of the fair value less cost to sell and the value-in-use) is determined on an individual asset basis unless the asset does not generate cash flows that are largely independent of those from other assets. In such cases, the recoverable amount is determined for the Cash Generating Unit (CGU) to which the asset belongs.

For lease liabilities at inception, the Company measures the lease liability at the present value of the lease payments that are not paid at that date. The lease payments are discounted using the interest rate implicit in the lease, if that rate is readily determined, if that rate is not readily determined, the lease payments are discounted using the incremental borrowing rate.

The Company recognizes the amount of the re-measurement of lease liability as an adjustment to the right-of-use assets. Where the carrying amount of the right-of-use assets is reduced to zero and there is a further reduction in the measurement of the lease liability, the Company recognizes any remaining amount of the re-measurement in the Statement of profit and loss.



For short-term and low value leases, the Company recognizes the lease payments as an operating expense on a straight-line basis over the lease term.

Lease liability has been presented in Note 15 "Other Financial Liabilities" and ROU asset has been presented in Note 11B "Property, Plant and Equipment" and lease payments have been classified as financing cash flows.

Finance lease:

Assets held under finance leases are initially recognised as assets of the Group at their fair value at the inception of the lease or, if lower, at the present value of the minimum lease payments. The corresponding liability to the lessor is included in the balance sheet as a finance lease obligation.

Lease payments are apportioned between finance expenses and reduction of the lease obligation so as to achieve a constant rate of interest on the remaining balance of the liability. Finance expenses are recognised immediately in Statement of Profit and Loss, unless they are directly attributable to qualifying assets, in which case they are capitalised in accordance with the Company's policy on borrowing costs.

4.2 Income Tax

Income Tax comprises current and deferred tax. It is recognized in Statement of profit or loss except to the extent that it relates to a business combination or to an item recognized directly in equity or in other comprehensive income.

i) Current Tax

Current tax comprises the expected Tax payable or receivable on the taxable income or loss for the year and any adjustment to the Tax payable or receivable in respect of previous years. The amount of current Tax reflects the best estimate of the Tax amount expected to be paid or received after considering the uncertainty, if any, related to income Taxes. It is measured using Tax rates (and tax laws) enacted or substantively enacted by the reporting date.

Current Tax assets and current Tax liabilities are offset only if there is a legally enforceable right to set off the recognized amounts, and it is intended to realise the asset and settle the liability on a net basis or simultaneously.

ii) Deferred Tax

Deferred Tax is recognized in respect of temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the corresponding amounts used for taxation purposes.

Deferred Tax is also recognized in respect of carried forward Tax losses and Tax credits. Deferred Tax is not recognized for temporary differences arising on the initial recognition of assets or liabilities in a transaction that is not a business combination and that affects neither accounting nor taxable profit or loss at the time of the transaction; temporary differences related to investments in subsidiaries, associates and joint arrangements to the extent that the Company is able to control the timing of the reversal of the temporary differences and it is probable that they will not reverse in the foreseeable future; and Taxable temporary differences arising on the initial recognition of goodwill.

Deferred Tax assets are recognized to the extent that it is probable that future Taxable profits will be available against which they can be used. The existence of unused Tax losses is strong evidence that future Taxable profit may not be available. Therefore, in case of a history of recent losses, the Company recognises a deferred Tax asset only to the extent that it has sufficient Taxable temporary differences or there is convincing other evidence that sufficient Taxable profit will be available against which such deferred Tax asset can be realised. Deferred Tax assets – unrecognized or recognized, are reviewed at each reporting date and are recognized/ reduced to the extent that it is probable/ no longer probable respectively that the related Tax benefit will be realised.

Deferred Tax is measured at the Tax rates that are expected to apply to the period when the asset is realised or the liability is settled, based on the laws that have been enacted or substantively enacted by the reporting date. The measurement of deferred Tax reflects the Tax consequences that would follow from the manner in which the Company expects, at the reporting date, to recover or settle the carrying amount of its assets and liabilities.

Deferred Tax assets and liabilities are offset if there is a legally enforceable right to offset current Tax liabilities and assets, and they relate to income Taxes levied by the same Tax authority on the same Taxable entity, or on different Tax entities, but they intend to settle current Tax liabilities and assets on a net basis or their Tax assets and liabilities will be realised simultaneously.

4.3 Borrowing Cost

Borrowing costs are interest and other costs incurred in connection with the borrowings of funds. Borrowing costs directly attributable or construction

of an asset which necessarily take a substantial period of time to get ready for their intended use are capitalized as part of the cost of the asset. Other borrowings costs are recognized as an expense in the statement of profit and loss account on an accrual basis using the effective interest method.

Interest expenses are calculated using the EIR and all other Borrowing costs are recognized in the Statement of profit and loss in the period in which they are incurred.

4.4 Foreign Currency Transactions

Transactions in foreign currencies are translated into the functional currency of the Company, at the exchange rates at the dates of the transactions or an average rate if the average rate approximates the actual rate at the date of the transaction.

Monetary assets and liabilities denominated in foreign currencies are translated into the functional currency at the exchange rate at the reporting date. Non-monetary assets and liabilities that are measured at fair value in a foreign currency are translated into the functional currency at the exchange rate when the fair value was determined. Non-monetary assets and liabilities that are measured based on historical cost in a foreign currency are translated at the exchange rate at the date of the transaction. Exchange differences are recognized in profit or loss.

4.5 Property, Plant and Equipment

i) Recognition and Measurement

Items of property, plant and equipment are measured at cost, which includes capitalized borrowing costs, less accumulated depreciation and accumulated impairment losses, if any.

Cost of an item of property, plant and equipment comprises its purchase price, including import duties and non-refundable purchase taxes, after deducting trade discounts and rebates, any directly attributable cost of bringing the item to its working condition for its intended use and estimated costs of dismantling and removing the item and restoring the site on which it is located.

If significant parts of an item of property, plant and equipment have different useful lives, then they are accounted for as separate items (major components) of property, plant and equipment.

Any gain or loss on disposal of an item of property, plant and equipment is recognized in profit or loss.

ii) Subsequent expenditure

Subsequent expenditure is capitalized only if it is probable that the future economic benefits associated with the expenditure will flow to the Company.

iii) Depreciation

Depreciation is calculated on cost of items of property, plant and equipment less their estimated residual values over their estimated useful lives using the straight line method, and is generally recognized in the statement of profit and loss.

The Company follows estimated useful lives which are given under Part C of the Schedule II of the Companies Act, 2013. The estimated useful lives of items of property, plant and equipment for the current and comparative periods are as follows:

Asset category	Estimated Useful life
Furniture and fittings	8 years
Office equipment	5 years
Computers	3 years
Servers	6 years
Vehicles	5 years

4.6 Intangible assets

i) Intangible Assets

Intangible assets including those acquired by the Company are initially measured at cost. Such intangible assets are subsequently measured at cost less accumulated amortisation and any accumulated impairment losses.

ii) Subsequent Expenditure

Subsequent expenditure is capitalized only when it increases the future economic benefits embodied in the specific asset to which it relates. All other expenditure, including expenditure on internally generated goodwill and brands, is recognized in profit or loss as incurred.

iii) Amortisation

Amortisation is calculated to write off the cost of intangible assets less their estimated residual values over their estimated useful lives using the straight line method, and is included in depreciation and amortisation in Statement of Profit and Loss.

Asset category	Estimated Useful life
Computer software's	3-5 years

Amortisation method, useful lives and residual values are reviewed at the end of each financial year and adjusted if appropriate.



4.7 Impairment of non-financial assets

The Company determines periodically whether there is any indication of impairment of the carrying amount of its non-financial assets. The recoverable amount (higher of net selling price and value in use) is determined for an individual asset, unless the asset does not generate cash inflow that are largely independent of those from other assets or group of assets. The recoverable amounts of such asset are estimated, if any indication exists and impairment loss is recognized wherever the carrying amount of the asset exceeds its recoverable amount. Where it is not possible to estimate the recoverable amount of an individual asset, the Company estimates the recoverable amount of the cash-generating unit to which the asset belongs.

4.8 Employee Benefits

i) Post-employment benefits

Defined contribution plan

The Company's contribution to provident fund are considered as defined contribution plan and are charged as an expense as they fall due based on the amount of contribution required to be made and when the services are rendered by the employees.

Defined benefit plans

Gratuity

A defined benefit plan is a post-employment benefit plan other than a defined contribution plan. The Company's net obligation in respect of defined benefit plans is calculated separately for each plan by estimating the amount of future benefit that employees have earned in the current and prior periods, discounting that amount and deducting the fair value of any plan assets.

The Company's gratuity plan is funded. The calculation of defined benefit obligation is performed annually by a qualified actuary using the projected unit credit method. When the calculation results in a potential asset for the Company, the recognized asset is limited to the present value of economic benefits available in the form of any future refunds from the plan or reductions in future contributions to the plan ('the asset ceiling'). In order to calculate the present value of economic benefits, consideration is given to any minimum funding requirements.

Remeasurements of the net defined benefit liability, which comprise actuarial gains and losses and the effect of the asset ceiling (if any, excluding interest),

are recognized in OCI. The Company determines the net interest expense (income) on the net defined benefit liability (asset) for the period by applying the discount rate used to measure the defined benefit obligation at the beginning of the annual period to the then-net defined benefit liability (asset), taking into account any changes in the net defined benefit liability (asset) during the period as a result of contributions and benefit payments. Net interest expense and other expenses related to defined benefit plans are recognized in Statement of profit or loss.

When the benefits of a plan are changed or when a plan is curtailed, the resulting change in benefit that relates to past service ('past service cost' or 'past service gain') or the gain or loss on curtailment is recognized immediately in Statement of profit or loss. The Company recognizes gains and losses on the settlement of a defined benefit plan when the settlement occurs.

ii) Other long-term employee benefits

Compensated absences

The employees can carry forward a portion of the unutilized accrued compensated absences and utilize it in future service periods. Since the compensated absences do not fall due wholly within twelve months after the end of such period, the benefit is classified as a long-term employee benefit. The Company records an obligation for such compensated absences in the period in which the employee renders the services that increase this entitlement. The obligation is measured on the basis of independent actuarial valuation using the projected unit credit method.

iii) Short-term employee benefits

'The undiscounted amount of short-term employee benefits expected to be paid in exchange for the services rendered by employees are recognized during the year when the employees render the service. These benefits include performance incentive which are expected to occur within twelve months after the end of the year in which the employee renders the related service.

4.9 Provisions, contingent liabilities and contingent assets

i) Provisions

Provisions are recognized when the Company has a present obligation (legal or constructive) as a result of past events, and it is probable that an outflow of

resources embodying economic benefits will be required to settle the obligation, and a reliable estimate can be made of the amount of the obligation. When the effect of the time value of money is material, the Company determines the level of provision by discounting the expected cash flows at a pre-tax rate reflecting the current rates specific to the liability. The expense relating to any provision is presented in the statement of profit and loss net of any reimbursement.

ii) Contingent liability

A possible obligation that arises from past events and the existence of which will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Company or; present obligation that arises from past events where it is not probable that an outflow of resources embodying economic benefits will be required to settle the obligation; or the amount of the obligation cannot be measured with sufficient reliability are disclosed as contingent liability and not provided for.

iii) Contingent asset

A contingent asset is a possible asset that arises from past events and whose existence will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Company. Contingent assets are not recognized in the financial statements.

4.10 Commitments

Commitments are future liabilities for contractual expenditure, classified and disclosed as follows:

- a) Estimated amount of contracts remaining to be executed on capital account and not provided for;
- b) Uncalled liability on shares and other investments partly paid;
- c) Funding related commitment to associate; and
- d) Other non-cancellable commitments, if any, to the extent they are considered material and relevant in the opinion of management.

4.11 Cash and cash equivalents

Cash and cash equivalents comprises cash on hand, cheques on hand and balances with banks. Cash equivalents are short-term balances (with an original

maturity of three months or less from the date of acquisition), highly liquid investments that are readily convertible into known amounts of cash and which are subject to insignificant risk of changes in value.

4.12 Segment reporting- Identification of segments:

An operating segment is a component of the Company that engages in business activities from which it may earn revenues and incur expenses, whose operating results are regularly reviewed by the Company's Chief Operating Decision Maker (CODM) to make decisions for which discrete financial information is available. Based on the management approach as defined in Ind AS 108, the CODM evaluates the Company's performance and allocates resources based on an analysis of various performance indicators by business segments and geographic segments.

4.13 Earnings per share

The Company reports basic and diluted earnings per equity share in accordance with Ind AS 33, Earnings Per Share. Basic earnings per equity share is computed by dividing the **net profit / loss (before other comprehensive income)** attributable to the equity share holders for the year by the weighted average number of equity shares outstanding during the year. Diluted earnings per equity share is computed and disclosed by dividing the **net profit / loss (before other comprehensive income)** attributable to the equity share holders for the year after giving impact of dilutive potential equity shares for the year by the weighted average number of equity shares and dilutive potential equity shares outstanding during the year, except where the results are anti-dilutive.

4.14 Cash flow statement

Cash flows are reported using the indirect method, whereby profit before tax is adjusted for the effects of transactions of a non–cash nature and any deferrals or accruals of past or future cash receipts or payments. The cash flows from regular revenue generating, financing and investing activities of the Company are segregated. Cash and cash equivalents (including bank balances) shown in the Statement of Cash Flows exclude items which are not available for general use as on the date of Balance Sheet.

4.15 Goods and Services Input Tax Credit

Goods and Services tax input credit is recognized for in the books in the period in which the supply of goods or service received is recognized and when there is no uncertainty in availing/utilising the credits.



4.16 Segment Reporting

The Company's main business is financing by way of loans for the purchase or construction of residential houses, commercial real estate or certain other purposes, in India. All other activities of the

Corporation revolve around the main business. This in the context of Ind AS 108 – Operating Segments reporting is considered to constitute one reportable segment.

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Particulars	As at 31 March 2025	As at 31 March 2024
Cash and cash equivalents		
Cash on hand Balances with Banks	806.79	894.04
- In current / cash credit accounts	4,526.83	1,860.18
- In deposit accounts - Original maturity less than 3 months	35,100.40	21,046.91
Total	40,434.02	23,801.13

- **5.1** There are no repatriation restrictions with regard to cash and cash equivalents as at the end of the reporting period and prior periods.
- **5.2** The bank deposits earn interest at fixed rates

6	Bank Balances other than cash and cash equivalents		
	Ear Marked Balances		
	- CSR accounts	-	41.83
	- Fixed Deposit	2.65	-
	Total	2.65	41.83
7	Other Receivables Unsecured, considered good - Unsecured		
	Receivables from others	1,046.32	598.00
	Less: Allowance for impairment loss	-	-
	Total	1,046.32	598.00

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Loans						(INR in Lakh)
	A	As at 31 March 2025	10	A	As at 31 March 2024	
Particulars	At amortised cost	At fair value through OCI (Refer Foot Note 3)	Total	At amortised cost	At fair value through OCI (Refer Foot note 3)	Total
A. Based on nature						
Retail Loans	868,139.33	214,916.73	1,083,056.06	656,714.54	256,588.40	913,302.94
Term Loans	16,509.11	ı	16,509.11	20,943.63	1	20,943.63
Total gross	884,648.44	214,916.73	1,099,565.17	677,658.17	256,588.40	934,246.57
Less: Impairment loss allowance	(15,774.50)	ı	(15,774.50)	(11,589.58)	1	(11,589.58)
Total net	868,873.94	214,916.73	1,083,790.67	666,068.59	256,588.40	922,656.99
B. Based on security						
(i) Secured by tangible assets	884,648.44	214,916.73	1,099,565.17	677,658.17	256,588.40	934,246.57
Total gross	884,648.44	214,916.73	1,099,565.17	677,658.17	256,588.40	934,246.57
Less: Impairment loss allowance	(15,774.50)	ı	(15,774.50)	(11,589.58)	1	(11,589.58)
Total net	868,873.94	214,916.73	1,083,790.67	666,068.59	256,588.40	922,656.99
C. Based on region (I) Loans in India						
(i) Public sector (ii) Others	884,648.44	214,916.73	1,099,565.17	677,658.17	256,588.40	934,246.57
Total Gross	884,648.44	214,916.73	1,099,565.17	677,658.17	256,588.40	934,246.57
Less: Impairment loss allowance	(15,774.50)	ı	(15,774.50)	(11,589.58)	ı	(11,589.58)
Total net (I)	868,873.94	214,916.73	1,083,790.67	666,068.59	256,588.40	922,656.99
(II) Loans outside India Loans outside India Total net (II)	1	,	1	1	1	1
Total (I) and (II)	868,873.94	214,916.73	1,083,790.67	666,068.59	256,588.40	922,656.99

- Notes : 1. Retail loans are secured exposures that are secured by assets mortgaged to the company 2. Term loans are secured exposures that are secured by assets/ underlying portfolio hypothecated to the company by the borrower 3. Net of Impairment allowance amounting to Rs.90.09 lakhs at March 31 2025 (March 31 2024 : Rs. 329.77 lakhs)

	Particulars	As at 31 March 2025	As at 31 March 2024
9	Investments		
	Measured at amortised cost		
	Investment in Government Securities (quoted)	3,537.64	-
	Investment in Treasury Bills (quoted)	6,489.95	5,911.33
	Measured at fair value through profit and loss (unquoted)		
	Vasuki India AIF	1,755.23	1,921.28
	Gross Investments	11,782.82	7,832.61
	(i) Investments outside India	-	-
	(ii) Investments in India	11,782.82	7,832.61
	Gross Investments	11,782.82	7,832.61
	Less: Allowance for impairment loss	-	-
	Net Investments	11,782.82	7,832.61
10	Other financial assets		
	At Amortised cost		
	Employee advances	36.86	12.50
	Debenture Recovery Expenses Fund	10.77	4.67
	Security deposits	463.10	440.27
	Receivable from assignment of portfolio	49,114.04	24,415.86
	Receivables towards insurance refund	1,096.62	761.52
	Total	50,721.39	25,634.82
11	Taxes paid net of provisions		
	Current tax assets (net)		
	11a Advance income tax (net of provision)	600.05	535.71
	Deferred tax liability (net)		
	11b Deferred tax assets / (liability)	(17,538.36)	(14,235.67)

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12 Property, Plant and Equipment

(INR in Lakh)

Particulars Particulars	Vehicle	Furniture and fixtures	Office equipment	Computers	Total
Cost (gross carrying amount) Balance as at 1 April 2023 Additions Deletion Balance as at 31 March 2024	2.64 - - - 2.64	49.42 185.93 - 235.35	43.57 209.30 - 252.87	1,126.52 970.75 88.72 2,008.55	1,222.15 1,365.98 88.72 2,499.41
Balance as at 1 April 2024 Additions Deletion Balance as at 31 March 2025	2.64 - - 2.64	235.35 117.18 - 352.53	252.87 96.32 - 349.19	2,008.55 817.86 226.61 2,599.80	2,499.41 1,031.37 226.61 3,304.17
Accumulated depreciation Balance as at 1 April 2023 Depreciation for the year Deletion	1.89 0.53 -	15.91 15.66	31.75 21.71 -	551.73 372.33 33.67	601.27 410.23 33.67
Balance as at 31 March 2024 Balance as at 1 April 2024 Depreciation for the year Deletion	2.42 2.42 0.22	31.57 31.57 36.11	53.46 55.02	890.39 890.39 582.06 119.25	977.83 977.83 673.41 119.25
Balance as at 31 March 2025 Carrying amount (net)	2.64	67.68	108.48	1,353.20	1,531.99
As at 31 March 2024 As at 31 March 2025	0.22	203.78 284.85	199.41 240.71	1,118.16 1,246.60	1,521.58 1,772.18

12A Other Intangible Assets

Particulars	Computer Software	Total
Cost (gross carrying amount)		
Balance as at 1 April 2023	87.50	87.50
Additions	-	-
Deletion	-	-
Balance as at 31 March 2024	87.50	87.50
Balance as at 1 April 2024	87.50	87.50
Additions	-	-
Deletion	-	-
Balance as at 31 March 2025	87.50	87.50
Accumulated Amortisation		
Balance as at 1 April 2023	17.25	17.25
Amortisation for the year	20.19	20.19
Deletion	-	-
Balance as at 31 March 2024	37.44	37.44
Balance as at 1 April 2024	37.44	37.44
Amortisation for the year	20.26	20.26
Deletion	-	-
Balance as at 31 March 2025	57.70	57.70
Carrying amount (net)		
As at 31 March 2024	50.06	50.06
As at 31 March 2025	29.80	29.80

12B Right of Use Asset (INR in Lakh)

Particulars	Right of use asset	Total
Cost (gross carrying amount)		
Balance as at 1 April 2023	96.58	96.58
Additions	2,123.36	2,123.36
Deletion	-	-
Balance as at 31 March 2024	2,219.94	2,219.94
Balance as at 1 April 2024	2,219.94	2,219.94
Additions	881.95	881.95
Deletion	76.99	76.99
Balance as at 31 March 2025	3,024.90	3,024.90
Accumulated Amortisation		
Balance as at 1 April 2023	19.82	19.82
Amortisation for the year	335.52	335.52
Deletion	-	-
Balance as at 31 March 2024	355.34	355.34
Balance as at 1 April 2024	355.34	355.34
Amortisation for the year	607.04	607.04
Deletion	14.31	14.31
Balance as at 31 March 2025	948.07	948.07
Carrying amount (net)		
As at 31 March 2024	1,864.60	1,864.60
As at 31 March 2025	2,076.83	2,076.83

Notes:

- 1. No CWIP during the year and previous year.
- 2. No Intangible assets under development during the year and previous year.
- 3. No Investment property during the year and previous year.

13 Other Non-Financial Assets

(INR in Lakh)

Particulars	As at 31 March 2025	As at 31 March 2024
Prepaid Expenses	502.40	224.89
GST Input Tax Credit	360.56	315.82
Trade Advances	135.55	103.67
Total	998.51	644.38

14 Derivative Financial Instruments

Particulars	As at 31 March 2025	As at 31 March 2024
Measured at Notional Amounts		
Part-I		
(i) Other Derivatives-Cross Currency Swaps (Refer Note 41A)	741.32	-
(ii) Interest Rate Swaps	-	-
(iii) Forward contracts	-	-
Total	741.32	-



		(
Particulars	As at 31 March 2025	As at 31 March 2024
Part-II		
Included in(Part-I) are derivatives held for heding and risk management		
purposes as follows:		
(i) Cash flow hedging: Others- Cross Currency Interest Rate swaps	741.32	-
(ii) Interest Rate Swaps	-	-
(iii) Forward contracts	-	-
Total	741.32	-

15 Trade Payable

(INR in Lakh)

		'
Particulars	As at 31 March 2025	As at 31 March 2024
(i) Total outstanding dues of micro and small enterprises (Refer Note 38)	-	-
(ii) Total outstanding dues of creditors other than micro and small enterprises (Refer Note 39)	682.95	375.74
Total	682.95	375.74

16 Debt Securities

(INR in Lakh)

Particulars	As at 31 March 2025	As at 31 March 2024
Measured at amortised cost In India Secured Non Convertible Debentures - From Related Party - From Others	- 50,512.75	- 25,172.00
Total	50,512.75	25,172.00

- **16.1** Securities: The redeemable non-convertible debentures issued by the Company are secured by exclusive charge on hypothecation of specific loan receivables and other free assets with a security cover of upto 110% (on a case to case basis) as per the terms of issue
- 16.2 50,000 (Nos) debentures with a face value of Rs. 1,00,000/- each were outstanding as on 31 March 2025 (31 March 2024: 25,000 (Nos)). These debentures carry interest rates ranging from 8.35% p.a to 8.85% p.a. and the redemption period is ranging from 35 to 60 months from the date of allotment. The aforesaid debentures are listed at BSE Limited.
- 16.3 Details of terms of redemption/ repayment and security provided in respect of debt securities:

	ISIN	Rate of Interest	Date of Redemption	Amount
INE401Y07019		8.85%	1-Jan-27	12,500.00 (12,500.00)
INE401Y07027		8.85%	1-Feb-27	12,500.00 (12,500.00)
INE401Y07035		8.40%	29-Dec-28	7,500.00
INE401Y07050		8.35%	27-Mar-29	7,500.00
INE401Y07043		8.70%	03-Feb-30	10,000.00 (-)

⁽i) Figures in bracket represents the figures for FY 2023-24

17 Borrowings (other than debt securities)

(INR in Lakh)

Particulars	As at 31 March 2025	As at 31 March 2024
Measured at amortised cost		
Secured borrowings		
Term Loan		
(i) from banks	8,17,893.78	7,38,888.76
(ii) from other parties	44,068.08	-
Loans Repayable on Demand		
(i) Cash credit from banks	0.21	13,231.68
(ii) Working capital demand loans (secured)	-	1,000.00
Total	8,61,962.07	7,53,120.44
Borrowings in India	8,61,962.07	7,53,120.44
Borrowings outside India	-	-
Total	8,61,962.07	7,53,120.44
Total	8,61,962.07	7,53,120.44

- 17.1 Term loan, cash credit and working capital demand loans from banks and financial institutions are secured by charge on loan receivables and eligible investments other than those that are specifically charged to the lenders. The company generally gives exclusive charges. These facilities carry interest rates ranging from "MCLR of the respective bank" per annum" to "MCLR of the respective bank + spread". Some of the facilities also carry interest linked with other benchmark like T-bill rates or Repo rates. As at 31 March, 2025, the rate of interest across the loans was in the range of 7.25% p.a to 9.88% p.a
- 17.2 The Company has not defaulted in repayment of borrowings and interest thereon.
- **17.3** Term loans from banks are secured by exclusive charge by way of hypothecation of specific receivables with security covers ranging from 105% to 111% of loan amount.

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17.4 Details of terms of redemption/ repayment and security provided in respect of term loans:

Particulars	Amount	Terms of redemption/repayment	Security
Term loans fror	n banks		
Term loan - 1	4,322.29 (6,827.37)	Repayable in 96 Equal Monthly installments Remaining no. of installments: 21	Exclusive charge on Specific receivables
Term loan - 2	- (523.32)	Repayable in 57 Equal Monthly installments Remaining no. of installments: 0	Exclusive hypothecation of standard receivables
Term loan - 3	4,824.00 (6,440.00)	Repayable in 31 Equal Quarterly installments Remaining no. of installments: 12	Exclusive charge on the company's receivables
Term loan - 4	2,902.00 (3,870.00)	Repayable in 31 Equal Quarterly installments Remaining no. of installments: 12	Exclusive charge on the priority sector receivables (housing) (created out of loan proceeds)
Term loan - 5	3,561.81 (4,990.16)	Repayable in 28 Equal Quarterly installments Remaining no. of installments: 10	Exclusive charge on the receivables
Term loan - 6	3,189.43 (4,622.15)	Repayable in 28 Equal Quarterly installments Remaining no. of installments: 9	Exclusive floating charge on specific book debts and future receivables
Term loan - 7	331.93 (2,116.93)	Repayable in 28 Equal Quarterly installments Remaining no. of installments: 2	Exclusive charge on receivables of the company
Term loan - 8	1,227.85 (1,944.79)	Repayable in 28 Equal Quarterly installments Remaining no. of installments: 7	Exclusive Floating charge on specific book debts and future receivables
Term loan - 9	2,140.61 (3,568.61)	Repayable in 28 Equal Quarterly installments Remaining no. of installments: 7	Exclusive charge on receivables of the company
Term loan - 10	- (1,661.95)	Repayable in 24 Equal Quarterly installments Remaining no. of installments: 0	Exclusive charge on specific receivables
Term loan - 11	1,248.06 (2,500.00)	Repayable in 20 Equal Quarterly installments Remaining no. of installments: 5	Exclusive charge on the unencumbered identified set of receivables from standard assets portfolio of receivables.
Term loan - 12	(619.82)	Repayable in 24 Equal Quarterly installments Remaining no. of installments: 0	First charge by way of hypothecation of the specific future receivables from the performing loan portfolio, which are identified by the company from time to time
Term loan - 13	(3,863.04)	Repayable in 72 Equal Monthly installments Remaining no. of installments: 0	Exclusive charge on specific receivables
Term loan - 14	9,979.03 (12,835.61)	Repayable in 28 Equal Quarterly installments Remaining no. of installments: 14	Exclusive charge on the receivables
Term loan - 15	3,131.85 (4,242.97)		Exclusive charge on the priority sector receivables (housing)

Particulars	Amount	Terms of redemption/repayment	Security
Term loan - 16	5,342.21 (7,133.39)	Repayable in 28 Equal Quarterly installments Remaining no. of installments: 15	First charge by way of hypothecation of the specific future receivables from the performing loan portfolio, which are identified by the company from time to time
Term loan - 17	- (6,147.48)	Repayable in 26 Equal Quarterly installments Remaining no. of installments: 0	Exclusive charge on the receivables
Term loan - 18	2,000.00 (4,000.00)	Repayable in 60 Equal Monthly installments Remaining no. of installments: 12	Exclusive charge on the priority sector receivables (housing)
Term loan - 19	4,985.33 (6,414.82)	Repayable in 84 Equal Monthly installments Remaining no. of installments: 42	Exclusive charge of specific receivables from the performing loan portfolio
Term loan - 20	12,497.86 (15,356.38)	Repayable in 28 Equal Quarterly installments Remaining no. of installments: 19	Exclusive charge on the receivables
Term loan - 21		Repayable in 20 Equal Quarterly installments Remaining no. of installments: 10	Exclusive charge on specific housing loan receivables
Term loan - 22	3,887.94 (5,277.59)	Repayable in 81 Equal Monthly installments Remaining no. of installments: 42	Exclusive hypothecation of PSL receivables
Term loan - 23	4,000.00 (6,000.00)	Repayable in 60 Equal Monthly installments Remaining no. of installments: 24	Exclusive charge on specific loan receivables
Term loan - 24	6,749.99 (8,178.21)	Repayable in 30 Equal Quarterly installments Remaining no. of installments: 20	Exclusive charge on the standard receivables
Term loan - 25	12,494.90 (15,829.46)	Repayable in 24 Equal Quarterly installments Remaining no. of installments: 15	Exclusive charge on standard loan receivables
Term loan - 26	6,090.01 (7,344.00)	Repayable in 96 Equal Monthly installments Remaining no. of installments: 59	Exclusive charge on priority sector house mortgage loans/assets
Term loan - 27	7,381.71 (8,636.46)	Repayable in 96 Equal Monthly installments Remaining no. of installments: 71	Exclusive charge on priority sector house mortgage loans/assets
Term loan - 28	8,224.00 (10,160.00)	Repayable in 31 Equal Quarterly installments Remaining no. of installments: 17	Exclusive charge on the company's receivables
Term loan - 29	12,905.00 (15,485.00)	Repayable in 31 Equal Quarterly installments Remaining no. of installments: 20	Exclusive charge on the company's receivables
Term loan - 30	1,253.90 (2,812.21)	Repayable in 16 Equal Quarterly installments Remaining no. of installments: 4	Exclusive charge of specific standard receivables



Particulars	Amount	Terms of redemption/repayment	Security
Term loan - 32		Repayable in 84 Equal Monthly installments Remaining no. of installments: 50	Exclusive hypothecation of book debts
Term loan - 33		Repayable in 26 Equal Quarterly installments Remaining no. of installments: 16	Exclusive charge of specific standard receivables
Term Ioan - 34		Repayable in 18 Equal Quarterly installments Remaining no. of installments: 0	Exclusive charge on identified receivables of the company
Term Ioan - 35		Repayable in 18 Equal Quarterly installments Remaining no. of installments: 8	Exclusive charge on identified receivables of the company
Term loan - 36		Repayable in 30 Equal Quarterly installments Remaining no. of installments: 24	Exclusive charge of specific standard receivables
Term loan - 37		Repayable in 81 Equal Monthly installments Remaining no. of installments: 56	Exclusive charge of specific standard receivables which are forming part of PSL portfolio
Ferm loan - 38		Repayable in 81 Equal Montly installments Remaining no. of installments: 56	Exclusive charge of specific standard receivables which are forming part of Non PSL portfolio
Term loan - 39		Repayable in 93 Equal Monthly installments Remaining no. of installments: 63	Exclusive charge on the company's receivables
Term loan - 40		Repayable in 93 Equal Monthly installments Remaining no. of installments: 64	Exclusive charge on the company's receivables
Term loan - 41		Repayable in 93 Equal Monthly installments Remaining no. of installments: 72	Exclusive charge on the company's receivables
Term loan - 42		Repayable in 96 Equal Monthly installments Remaining no. of installments: 73	Exclusive charge of specific standard receivables
Term loan - 43		Repayable in 96 Equal Monthly installments Remaining no. of installments: 84	Exclusive charge of specific standard receivables
Term Ioan - 44	*	Repayable in 28 Equal Quarterly installments Remaining no. of installments: 22	Exclusive charge on the company's receivables
Term loan - 45		Repayable in 72 Equal Monthly installments Remaining no. of installments: 51	Exclusive charge of specific standard receivables
Term loan - 46		Repayable in 84 Equal Monthly installments Remaining no. of installments: 58	Exclusive charge of specific standard receivables
Term loan - 47		Repayable in 28 Equal Quarterly installments Remaining no. of installments: 20	Exclusive charge of specific standard receivables
Term Ioan - 48		Repayable in 23 Equal Quarterly installments Remaining no. of installments: 14	Exclusive charge of specific standard receivables

Particulars	Amount	Terms of redemption/repayment	Security
Term loan - 49	7,398.48 (8,999.27)	Repayable in 18 Quarterly installments Remaining no. of installments: 10	Exclusive charge of specific standard receivables
Term loan - 50	0 (4,721.86)	Repayable in 90 Equal Monthly installments Remaining no. of installments: 0	Exclusive charge on specific receivables / book debts other than those specifically charged to other lenders
Term loan - 51	4,875.00 (6,375.00)	Repayable in 20 Equal Quarterly installments Remaining no. of installments: 13	Exclusive charge of specific standard receivables
Term loan - 52	27,339.05 (31,712.04)	Repayable in 32 Equal Quarterly installments Remaining no. of installments: 25	Exclusive charge of specific standard receivables
Term loan - 53	42,600.90 (48,507.40)	Repayable in 102 Equal Monthly installments Remaining no. of installments: 87	Exclusive charge of specific standard receivables
Term loan - 54	3,330.90 (5,000.00)	Repayable in 18 Equal Quarterly installments Remaining no. of installments: 13	Exclusive charge on identified receivables of the company
Term loan - 55	16,914.97 (19,999.75)	Repayable in 78 Equal Monthly installments Remaining no. of installments: 66	Exclusive charge of specific standard receivables
Term loan - 56	8,999.33 (9,999.86)	Repayable in 18 Quarterly installments Remaining no. of installments: 14	Exclusive charge of specific standard receivables
Term loan - 57	8,145.07 (9,628.71)	Repayable in 81 Equal Monthly installments Remaining no. of installments: 66	Exclusive charge of specific standard receivables
Term loan - 58	27,846.90 (20,999.39)	Repayable in 28 Quarterly installments Remaining no. of installments: 26	Exclusive charge of specific standard receivables
Term loan - 59	10,261.50 (13,000.00)	Repayable in 19 Quarterly installments Remaining no. of installments: 14	Exclusive charge on identified receivables of the company
Term loan - 60	17,500.00 (19,996.39)	Repayable in 27 Quarterly installments Remaining no. of installments: 24	Exclusive charge of specific standard receivables
Term loan - 61	67,500.00 (37,500.00)	Repayable in 30 Quarterly installments Remaining no. of installments: 27	Exclusive charge of specific standard receivables which are forming part of PSL portfolio
Term loan - 62	45,828.70 (34,997.51)	Repayable in 24 Quarterly installments Remaining no. of installments: 22	Exclusive charge of specific standard receivables
Term loan - 63	11,250.00 (14,249.92)	Repayable in 20 Equal Quarterly installments Remaining no. of installments: 15	Exclusive charge of specific standard receivables
Term loan - 64	21,872.77 (24,999.91)	Repayable in 32 Equal Quarterly installments Remaining no. of installments: 28	Exclusive charge of specific standard receivables
Term loan - 65	12,000.00 (14,997.15)	Repayable in 20 Equal Quarterly installments Remaining no. of installments: 16	Exclusive charge of specific standard receivables



Particulars	Amount	Terms of redemption/repayment	Security
Term loan - 66	28,569.91	Repayable in 84 Equal Quarterly installments Remaining no. of installments: 80	Exclusive charge of specific standard receivables
Term loan - 67	4,500.00 -	Repayable in 20 Equal Quarterly installments Remaining no. of installments: 18	Exclusive charge of specific standard receivables
Term loan - 68	39,751.15 -	Repayable in 114 Equal Monthly installments Remaining no. of installments: 113	Exclusive charge of specific standard receivables
Term loan - 69	9,474.64	Repayable in 19 Equal Quarterly installments Remaining no. of installments: 18	Exclusive charge of specific standard receivables
Term loan - 70	19,139.78 -	Repayable in 93 Equal Monthly installments Remaining no. of installments: 90	Exclusive charge on the company's receivables
Term loan - 71	48,998.27 -	Repayable in 30 Equal Quarterly installments Remaining no. of installments: 30	Exclusive charge of specific standard receivables
Term loan - 72	19,999.31 -	Repayable in 78 Equal Monthly installments Remaining no. of installments: 78	Exclusive charge of specific standard receivables
Term loan - 73	29,991.82	Repayable in 102 Equal Monyhly installments Remaining no. of installments: 102	Exclusive charge of specific standard receivables
Term loan - 74	4,999.86 -	Repayable in 24 Equal Quarterly installments Remaining no. of installments: 24	Exclusive charge of specific standard receivables
Term loan - 75	17,500.00 -	Repayable in 38 Equal Quarterly installments Remaining no. of installments: 38	Exclusive charge of specific standard receivables
Total term loans from banks	8,66,245.55 (7,40,339.46)		

Note:

- (i) Figures in bracket represents the figures for FY 2023-24
- (ii) Maturity profile above is disclosed at face value which excludes the impact of effective rate of interest amounting to INR 5,113.93 Lakhs (31 March 2024 INR 2,680.49 Lakhs) & Accrued Interest amounting and others amounting to INR (830.45) Lakhs (31 March 2024-INR (1,229.80) Lakhs).

18 Subordinated Liabilities

(INR in Lakh)

Particulars	As at 31 March 2025	As at 31 March 2024
Measured at amortised cost		
Unsecured Subordinated Redeemable Non-Convertible Debentures	44,038.57	22,024.69
Perpetual debt to the extent they do not qualify as equity instruments		
(unsecured)	14,388.69	-
Total (A)	58,427.26	22,024.69
Subordinated Liabilities in India	58,427.26	22,024.69
Subordinated Liabilities outside India	-	-
Total (B)	58,427.26	22,024.69

- **18.1** 42,700 (Nos) debentures with a face value of Rs. 1,00,000/- each were outstanding as on 31 March 2025 (31 March 2024: 21,700 (Nos)). These debentures carry interest rates ranging from 9.50% p.a. to 9.75% p.a. and the redemption period is 7 years to 15 years. The aforesaid debentures are listed at BSE Limited.
- **18.2** 150 (Nos) debentures with a face value of Rs.1,00,00,000/- each were outstanding as on 31 March 2025 (31 March 2024: Nil). These debentures carry interest rate of 9.50% p.a. The aforesaid debentures are listed at BSE Limited.
- 18.3 Details of terms of redemption/ repayment and security provided in respect of debt securities:

(INR in Lakh)

	ISIN	Rate of Interest	Date of Redemption	Amount
INE401Y08017		9.75%	12-Jun-30	10,000.00 (10,000.00)
INE401Y08025		9.65%	29-Dec-38	8,000.00 (8,000.00)
INE401Y08025*		9.65%	29-Dec-38	3,700.00 (3,700.00)
INE401Y08033		9.50%	11-Oct-39	21,000.00 (-)
INE401Y08041		9.50%	Perpetual	15,000.00 (-)

^{*}represents the reissuance of existing subordinated debt

19 Other Financial Liabilities

		(IIIIII Eakii)
Particulars	As at 31 March 2025	As at 31 March 2024
Accrued employee benefits expenses	1,254.21	1,062.32
Payable to customer	2,378.37	2,941.46
Payable towards assignment of portfolio	6,236.64	5,110.86
Lease liability	2,227.82	1,909.52
Total	12,097.04	11,024.16

⁽i) Figures in bracket represents the figures for FY 2023-24



20 Provisions

(INR in Lakh)

		(
Particulars	As at 31 March 2025	As at 31 March 2022
Provision for Employee Benefits		
- Gratuity	131.72	45.44
- Compensated Absences	555.53	407.41
Total	687.25	452.85

21 Other non-Financial Liabilities

(INR in Lakh)

Particulars	As at 31 March 2025	As at 31 March 2024
Statutory dues Corporate Social Responsibility Payable (Refer Note 36)	522.80 412.58	434.41 375.27
Total	935.38	809.68

22 Equity Share Capital

(INR in Lakh)

Particulars	As at 31 March 2025	As at 31 March 2024
Authorised 400,000,000 (31 March 2024: 400,000,000) equity shares of Rs.10/- each	40,000.00	40,000.00
	40,000.00	40,000.00
Issued, Subscribed and fully paid up 238,677,425 (31 March 2024: 238,677,425) equity shares of Rs.10/- each	23,867.74	23,876.74
	23,867.74	23,867.74

Notes:

a) Reconciliation of the number of equity shares and amount outstanding as at beginning and as at end of the year:

(INR in Lakh)

		ch 2025	Year ended 31 March 202	
Particulars	No. of shares	Amount	No. of shares	Amount
Equity shares At the beginning of the year Add: Shares issued during the year	238,677,425	2,386.77	236,100,000 25,77,425	23,610.00 257.74
At the end of the year	238,677,425	2,386.77	238,677,425	23,867.74

b) Terms/ rights attached to equity shares

The Company has a single class of equity shares having face value of Rs. 10/- each. Accordingly, all equity shares rank equally with regard to dividends and share in the Company's residual assets. The equity shares are entitled to receive dividend as declared from time to time. The voting rights of an equity shareholder on a poll (not on show of hands)

are in proportion to its share of the paid-up equity capital of the Company. On winding up, the holders of equity shares will be entitled to receive the residual assets of the Company, remaining after distribution of all preferential amounts in proportion to the number of equity shares held.

c) Shares held by holding / ultimate holding company and / or their subsidiaries / associates

Particulars	As at 31 March	2025	As at 31 March 2024	
Particulars	No. of shares % held		No. of shares	% held
Equity shares Hinduja Leyland Finance Limited,holding company and it's nominees	238,677,425	100.00%	238,677,425	100.00%

d) Details of shareholders holding more than 5% shares in the Company

Doubleulous	As at 31 March	2025	As at 31 March 2024	
Particulars No. of shares % held		No. of shares	% held	
Equity shares Hinduja Leyland Finance Limited, holding company and it's nominees	238,677,425	100.00%	238,677,425	100.00%

e) Shareholding of Promoters

Shares held by promoters at the	As at 31 March 2025			As a	t 31 March 202	4
end of the year Promoter name	No. of Shares	% of total shares	% Change During the year	No. of Shares	% of total shares	% Change During the year
Hinduja Leyland Finance Limited	238,677,419	100%	-	23,86,77,419	100%	-
Srinivas Rangarajan*	1	-	-	-	-	-
Shivkumar Iyer*	1	-	-	1	-	-
Sachin Pillai*	1	-	-	1	-	-
Gopal Mahadevan*	1	-	-	1	-	-
Vikas Jain*	1	-	-	1	-	-
Vamsi Kumar*	1	-	-	1	-	-
B Shanmugasundaram*	-	-	-	1	-	-

^{*} Beneficiary interest in 6 equity shares are held by Hinduja Leyland Finance Limited

f) Aggregate number of bonus shares issued during the year of five years immediately preceding the reporting date is nil (31 March 2024: nil)



23 Other Equity

(INR in Lakh)

Particulars	As at 31 March 2025	As at 31 March 2024
a) Securities Premium		
Balance at the beginning of the year	25,414.04	21,651.00
Add: Premium on issue of share capital	-	3,763.04
Balance at the end of the year	25,414.04	25,414.04
b) Special Reserve		
(As per section 36(1)(viii) of Income Tax Act, 1961)		
Balance at the beginning of the year	10,667.13	7,158.23
Add: Amount transferred from surplus in statement of profit and loss	3,765.49	3,508.90
Balance at the end of the year	14,432.62	10,667.13
c) Statutory Reserve		
(As per section 29C of The National Housing Bank Act,1987)		
Balance at the beginning of the year	4,598.80	2,100.87
Add: Amount transferred from surplus in statement of profit and loss	3,669.37	2,497.93
Balance at the end of the year	8,268.17	4,598.80
d) Retained Earnings (Surplus in Statement of Profit and Loss)		
Balance at the beginning of the year	61,038.09	37,010.76
Add: Profit for the year	37,174.21	30,034.16
Less :Transferred to Special Reserve	(3,765.49)	(3,508.90)
Less :Transferred to Statutory Reserve	(3,669.37)	(2,497.93)
Balance at the end of the year	90,777.44	61,038.09
e) Other comprehensive income		
(i) Fair value gain/(loss) on financial assets carried at FVTOCI		
Balance at the beginning of the year	32,380.68	79.89
Add: Remeasurement of defined benefit plans	(52.91)	(22.88)
Add: Fair Value changes on loans classified under "Hold & Sell" business		
model (net off tax)	11,984.50	32,323.67
Less: Gain/(loss) reclassified to Profit & loss (net off tax)	(16,846.68)	-
Balance at the end of the year	27,465.59	32,380.68
(ii) Effective portion of gain/(loss) on designated portion of hedging		
instruments in a cashflow hedge		
Balance at the beginning of the year	-	-
Add: Gain/(loss) on cashflow hedge reserve (net off tax)	(554.74)	-
Balance at the end of the year	(554.74)	-
Total	1,65,803.12	1,34,098.74

Nature and purpose of reserve

23.1 Statutory & Special Reserve

Section 29C (i) of The National Housing Bank (NHB), 1987 defines that every housing finance institution which is a company shall create a reserve fund and transfer therein a sum not less than twenty percent of its net profit every year as disclosed in the statement of profit and loss before any dividend is declared. For this purpose any special reserve created by the company under section 36(1)(viii) of the Income Tax Act,1961, is considered to be an eligible transfer. The Company

does not anticipate any withdrawal from Statutory & Special Reserves in the foreseeable future.

23.2 Surplus in the statement of profit and loss

Surplus in the statement of profit and loss is the accumulated profit of the Company carried forward from earlier years. These reserve are free reserves which can be utilised for any purpose as may be required.

23.3 Remeasurement of the defined benefit liabilities

Remeasurement of the net defined benefit liabilities

comprise actuarial gain or loss, return on plan assets excluding interest and the effect of asset ceiling, if any.

23.4 Other comprehensive Income

- a) The Company has elected to recognise changes in the fair value of certain loans and advances where the business model is to collect contractual cash flows and also sell financial assets in other comprehensive income. These changes are accumulated within the FVOCI loans and advances reserve within equity.
- b) Remeasurement of the net defined benefit liabilites

comprise actuarial gain or loss, return on plan assets excluding interest and the effect of asset ceiling, if any.

c) Cash flow hedge reserve represents the cumulative effective portion of gains or losses arising on changes in fair value of hedging instruments entered into for cash flow hedges, which shall be reclassified to profit or loss only when the hedged transaction affects the profit or loss, or included as a basis adjustment to the non-financial hedged item, consistent with the companys accounting policies.

24 Revenue from operations

(INR in Lakh)

Particulars	Year ended 31 March 2025	Year ended 31 March 2024
Interest income on financial assets measured at amortised cost		
- Interest income on loans to customers	113,393.66	74,571.44
- Interest income from investments		
- on alternative investment funds	14.93	56.67
- on fixed of deposit	911.81	380.66
- on Treasury Bills	244.10	112.50
- on Government Securities	127.42	-
- Interest on security deposit	39.15	10.49
Interest income on financial assets measured at fair value through OCI		
- Interest income on loans to customers	14,377.14	16,839.37
Total (A)	129,108.21	91,971.13
Fees and commission income		
- Service charges	3,095.16	1,937.43
Total (B)	3,095.16	1,937.43
Net Gain on Derecognition of Financial Instruments		
- under Amortised cost Category	9,819.23	19,885.31
- under Fair value through Other comprehensive Income	24,185.47	-
Total (C)	34,004.70	19,885.31
Total	166,208.07	113,793.87

25 Other Income

(INR in Lakh)

Particulars	Year ended 31 March 2025	Year ended 31 March 2024
- Income from marketing/display services	8,513.00	6,899.00
- Profit on sale of Investment	2,186.58	167.39
Total	10,699.58	7,066.39

26 Finance Costs

Particulars	Year ended 31 March 2025	Year ended 31 March 2024
Finance costs on financial liabilities measured at amortised cost		
Interest on borrowings		
- on term loans	75,956.66	52,694.88
- on cash credits and working capital demand loans	80.22	356.11
- on sub debt	3,310.57	1054.61
- on debt securities	2,578.32	373.89
Interest on deferred lease liability	223.15	104.94
Total	82,148.92	54,584.43



27 Impairment on financial assets

(INR in Lakh)

Particulars	Year ended 31 March 2025	Year ended 31 March 2024
On financial assets measured at amortised cost		
Provision for expected credit loss		
- on loans	3,884.59	2,529.78
- on investments	-	(2.45)
On financial assets measured at fair value through OCI		
Provision for expected credit loss		
- on loans	60.65	21.94
Others - Waiver	8,660.72	3,564.50
Total	12,605.96	6,113.77

28 Employee benefits expenses

(INR in Lakh)

Particulars	Year ended 31 March 2025	Year ended 31 March 2024	
Salaries, wages and bonus	18,521.45	12,179.86	
Contribution to provident and other funds	822.48	541.23	
Staff welfare expenses	453.17	309.70	
Gratuity and Compensated Absenses	209.14	249.53	
Total	20,006.24	13,280.32	

29 Depreciation and amortization

(INR in Lakh)

Particulars	Year ended 31 March 2025	Year ended 31 March 2024
Depreciation of property, plant and equipment (Refer Note 12) Amortisation of intangible assets (Refer Note 12A)	673.41 20.26	410.23 20.19
Depreciation of right to use assets (Refer Note 12B)	607.04	335.52
Total	1,300.71	765.94

30 Other expenses

Particulars	Year ended 31 March 2025	Year ended 31 March 2024
Advertisement and sale promotion	290.87	299.15
Bank charges	201.57	162.14
Communication expenses	677.71	398.44
Donation (Refer note 30.1)	1,000.00	-
Electricity charges	271.02	90.96
Expenditure incurred on Corporate Social Responsibility	540.25	333.45
Insurance	581.82	393.68
Legal and professional charges	3,035.31	1,961.02
Loss on disposal of asset	45.50	41.47
Manpower Cost	188.50	238.78
Office maintenance	594.10	318.02
Payment to Auditors (Refer note 30.2)	65.95	70.10
Printing and stationery	406.99	264.48
Rates and taxes	277.61	165.99
Rent	499.95	166.09
Repairs & Maintanence	103.95	78.04
Sitting fees to directors	40.35	40.65
Subscription and licensing charges	150.36	104.36
Service Fees	385.91	389.68
Travelling and conveyance	2,153.13	1,415.93
Miscellaneous expenses	154.62	26.69
Total	11,665.47	6,959.12

30.1 The Board of Directors of the Company, approved a proposal for a contribution to a political party in accordance with the provision of section 182 of the Companies Act, 2013. Pursuant to this approval, the Company made a political contribution amounting to INR 1,000 Lakhs during the year ended 31 March 2025 (previous year: Nil).

30.2 Payment to auditors

Particulars	Year ended 31 March 2025	Year ended 31 March 2024
Statutory audit	32.70	30.38
Tax audit	2.72	1.91
Certification	13.63	17.79
Limited Review	15.90	15.66
Reimbursement of expenses	1.00	4.36
	65.95	70.10

^{*}For the year Ended 31 March 2025 Includes predecessor auditors' audit fees amounting to INR 5 lakhs

31 Income Tax

The components of income tax expense for the years ended 31 March 2025 and 31 March 2024 are:

(INR in Lakh)

Particulars	Year ended 31 March 2025	Year ended 31 March 2024
Current tax	6,697.76	6,460.61
Deferred tax	5,142.33	2,595.74
Total tax charge	11,840.09	9,056.35

31.1 Reconciliation of the total tax expense

The tax expense shown in the statement of profit and loss differs from the tax charge that would apply if all profits had been charged at India corporate tax rate. A reconciliation between the tax expense and the accounting profit multiplied by India's domestic tax rate for the year ended 31 March 2025 and 31 March 2024 is, as follows:
(INR in Lakh)

,	,	(IIVIX III Lakii)	
Particulars	Year ended 31 March 2025	Year ended 31 March 2024	
Accounting profit before tax	49,014.30	39,090.51	
Applicable tax rate	25.17%	25.17%	
Computed tax expense	12,335.92	9,838.30	
Tax effect of:			
Deduction under section 36(1) of Income Tax Act, 1961	(947.70)	(883.12)	
CSR expenses	135.97	83.92	
Effect of current tax related to earlier years	-	-	
Non deductible items and other adjustments	315.90	17.25	
Tax expenses	11,840.09	9,056.35	
Effective tax rate	24.16%	23.17%	
Tax expenses recognised in the statement of profit and loss	11,840.09	9,056.35	

31.2 Deferred tax

The following table shows deferred tax recorded in the balance sheet and changes recorded in the Income tax expense

	As at 31 March 2024	Recognised in Statement of profit and loss	Recognised in Other comprehensive Income	As at 31 March 2025
Component of Deferred tax asset / (liability)				
Deferred tax asset / (liability) in relation to:				
Provision for expected credit losses	2,697.43	979.98	-	3,677.41
Provision for employee benefits	97.81	65.06	17.79	180.66
Lease Liabiltiy	480.59	80.11	-	560.70
Impact of cashflow hedge	-	-	186.57	186.57
Right of use assets	(469.29)	(53.41)	-	(522.70)
Property, plant and equipment (including Intangible assets)	(27.22)	(2.66)	-	(29.88)
Impact of fair value of assets	(10,871.32)	-	1,635.28	(9,236.04)
Net gain on derecognition of financial instruments	(6,143.66)	(6,211.41)	-	(12,355.07)
Total	(14,235.67)	(5,142.33)	1,839.64	(17,538.36)



	As at 31 March 2023	Statement of profit and loss	Other comprehensive income	As at 31 March 2024
Component of Deferred tax asset / (liability) Deferred tax asset / (liability) in relation to:				
Provision for expected credit losses	1,766.74	930.69	-	2,697.43
Provision for employee benefits	31.91	58.20	7.70	97.81
Lease Liabiltiy	12.32	468.27	-	480.59
Right of use assets	(19.32)	(449.97)	-	(469.29)
Property, plant and equipment (including Intangible assets)	(8.47)	(18.75)	-	(27.22)
Impact of fair value of assets	-	-	(10,871.32)	(10,871.32)
Net gain on derecognition of financial instruments	(2,559.47)	(3,584.19)	-	(6,143.66)
Total	(776.30)	(2,595.75)	(10,863.62)	(14,235.67)

32 Earnings per share ("EPS")

(INR in Lakh)

• • • • • • • • • • • • • • • • • • • •		(IIVIT III Lakii)
Particulars	Year ended 31 March 2025	Year ended 31 March 2024
Net profit after tax attributable to equity shareholders Weighted average number of equity shares outstanding during the year for	37,174.21	30,034.16
calculation of basic and diluted EPS	238,677,425	237,846,452
Face value per share (INR)	10.00	10.00
Earnings per share (INR)		
- Basic	15.58	12.63
- Diluted	15.58	12.63

33 Related party disclosure

Name of the related parties and nature of relationship

	Amas Holdings S.A. – Holding Company of MDC
	Machen Development Corporation ("MDC")
	 Holding Company of Machen
	Machen Holdings S.A ("Machen") – Holding Company of HAL
Holding company / Ultimate holding company	Hinduja Automotive Limited ("HAL") – Holding Company of AL
	Ashok Leyland Limited ("ALL") – Holding Company of HLF
	Hinduja Leyland Finance Limited ("HLF") -
	Holding company of Hinduja Housing Finance Limited
	Hinduja Housing Finance Limited ("HHF")
Associate of the holding company	HLF Services Limited ("HSL")
	Mr. Dheeraj Hinduja, Non Executive Chairman
	(Appointed on 29th September, 2023)
	Mr. Sachin Pillai, Managing Director
	Mr. Gopal Mahadevan, Director
Key management personnel ("KMP")	Mr. G S Sundararajan, Independent Director
, , , , ,	Mr. Bhumika Batra, Independent Director
	Mr. Srinivas Acharya, Independent Director
	(resigned with effect from 26th October 2024
	Ms. Manju Agarwal, Independent Director
	Mr. S V Parthasarathy, Independent Director
	Mr. Sudip Basu, Director
	(Appointed on 14th May 2024)

			(
Related party transactions	Holding company (HLF)	Associate of the holding company (HSL)	КМР
Allotment of equity shares (including securities premium)	-	-	_
	(4,020.78)	-	-
Reimbursement of expenses incurred on behalf of HHF	718.52	-	-
	(391.34)	-	-
Managerial Services	21.00	-	-
Purchase of Investment	(150.00)	-	-
Purchase of investment	(1,987.44)	-	-
Service provider fees	(1,367.44)	12,637.85	_
Service provider rees	_	(9,524.38)	_
Rental expense	11.13	-	-
·	(11.16)	-	-
Interest on security deposit	11.32	-	-
Managerial Remuneration	(10.49)	-	-
- Mr. Sachin Pillai	-	-	100.00
Director's sitting fee			
- Mr. G S Sundararajan	_	_	10.35
	-	-	(11.10)
- Ms. Bhumika Batra	-	-	7.95
	-	-	(9.00)
- Mr. Srinivas Acharya	-	-	4.65
Ma Mark Association	-	-	(9.60)
- Ms. Manju Agarwal	-	-	7.95 (6.30)
- Mr. S V Parthasarathy	-	-	9.45
•	-	-	(4.65)
Note: Figures in bracket represents the figures for FY 2023-24			()

33 Related party disclosure

(INR in Lakh)

Related party balances	Year ended 31 March 2025	Year ended 31 March 2024	
Hinduja Leyland Finance Limited			
Security deposit (recoverable)	152.91	141.59	
Right to use asset	7.96	19.09	

- **33.1** There are no provisions for doubtful debts / advances or amounts written off or written back for debts due from/ due to related parties.
- 33.2 The transactions disclosed above are exclusive of GST.
- **33.3** The Company enters into transactions, arrangements and agreements involving related parties and their business associates, or close family members, in the ordinary course of business under the same commercial and market terms, interest and commission rates that apply to non-related parties.
- **33.4** There are no loans or advances in the nature of loans, that are granted to promoters, directors, KMPs and the related parties, either severally or jointly with any other person.

34 Segment reporting

The Company is primarily engaged into business of providing housing & term loans. The company has its operations within India and all revenues are generated within India. As such, there are no separate reportable segments as per the provisions of IND AS 108 on 'Operating Segments.



35 Contingent liabilities and commitments

a) Contingent liabilities	 There are no contingent liabilities as at 31 March 2025. (31 March 2024: Nil)
b) Commitments	- Sanctioned and undisbursed amounts of loans assets as at
	31 March 2025 : INR 43,287.90 lakhs
	(31 March 2024 : INR 31,580.60 lakhs)

36 Corporate Social Responsibility (CSR) expenses

(INR in Lakh)

to be a see a set of the set of the set		(INR in Lakh)	
Particulars	Year ended	Year ended	
raiticulais	31 March 2025	31 March 2024	
(a) Amount required to be spent by the company during the year	540.25	333.45	
(b) Amount of expenditure incurred	127.67	-	
(c) Shortfall at the end of the year	412.58	333.45	
(d) Total of previous years shortfall	-	41.82	
(e) Reason for shortfall	The Company has identified CSR projects and allocated the CSR budget. As the project is ongoing, the unspent amount has been transferred to unspent CSR account and will be spent towards the projects.		
(f) Nature of CSR activities	 Water Conservation Road to School (Eduction) Road to Livelihood Diabetes curing program 	,	
(g) Details of related party transactions, e.g., contribution to a trust controlled by the company in relation to CSR expenditure as per relevant Accounting Standard	Nil	Nil	
(h) Where a provision is made with respect to a liability incurred by entering into a contractual obligation, the movements in the provision during the year shall be shown separately	Nil	Nil	

37 Retirement benefits

(a) Defined contribution plans:

The Company makes contributions, determined as a specified percentage of employee salaries, in respect of qualifying employees towards provident fund, which is a defined contribution plan. The Company has no obligations other than to make the specified contributions. The contributions are charged to the statement of profit and loss as they accrue. The amount recognised as an expense towards contribution to provident fund for the year aggregated to INR 821.17 lakhs (31 March 2024: INR 540.27 lakhs)

(b) Defined benefit plan:

Gratuity plan

The Company operates a defined benefit plan (the gratuity plan) covering eligible employees. The gratuity plan is governed by the Payment of Gratuity Act, 1972. Under the act, employee who has completed five years of service is entitled to specific benefit. The level of benefits provided

depends on the member's length of service and salary at retirement age/resignation date.

The defined benefit plans expose the Company to risks such as actuarial risk, investment risk, liquidity risk, market risk, legislative risk etc. These are discussed as follows:

Interest Rate Risk: The defined benefit obligation calculated using a discount rate based on government bonds. If the bond yields fall, the defined benefit obligation will tend to increase.

Investment risk: For funded plans that rely on insurers for managing the assets, the value of assets certified by the insurer may not be the fair value of instruments backing the liability. In such cases, the present value of the assets is independent of the future discount rate. This can result in wide fluctuations in the net liability or the funded status if there are significant changes in the discount rate during the inter-valuation period

Salary Inflation Risk: The benefits under the plan are related to the employee's last drawn salary.

Consequently, any unusual rise in future salary of the employee raises the quantum of benefit payable by the company, which results in a higher liability for the company and is therefore a plan risk for the company.

Market risk: Market risk is a collective term for risks that are related to the changes and fluctuations of the financial markets. One actuarial assumption that has a material effect is the discount rate. The discount rate reflects the time value of money. An increase in discount rate leads to decrease in defined benefit obligation of the plan benefits and vice versa. This assumption depends on the yields on the government bonds and hence the valuation of liability is exposed to fluctuations in the yields as at the valuation date.

Legislative risk: Legislative risk is the risk of increase in the plan liabilities or reduction in the plan assets due to change in the legislation/regulation. The government may amend the Payment of Gratuity Act, 1972, thus requiring the companies to pay higher benefits to the employees. This will directly affect the present value of the defined benefit obligation and the same will have to be recognized immediately in the year when any such amendment is effective.

The following table sets out the status of the gratuity plan as required under IND AS 19. Reconciliation of opening and closing balances of the present value of the defined benefit obligation.

		(INR in Lakh)
Doublandone	Year ended	Year ended
Particulars	31 March 2025	31 March 2024
Present value of obligations	280.28	152.87
Fair value of plan assets	148.55	107.43
Asset / (Liability) recognised in the Balance Sheet	(131.72)	(45.44)
Movement in present values of defined benefit obligations		
Defined benefit obligation at the beginning of the year	152.87	93.95
Current service cost	59.45	32.07
Interest cost	10.07	6.20
Actuarial (gains) / losses	71.79	31.29
Benefits paid by the plan	(13.90)	(10.64)
Defined benefit obligation at the end of the year	280.28	152.87

		(INR in Lakh)
Particulars	Year ended 31 March 2025	Year ended 31 March 2024
Movement in fair value of plan assets		
Fair value of plan assets at the beginning of the year	107.43	110.03
Contributions paid into the plan	45.43	-
Benefits paid by the plan	(13.90)	(10.64)
Expected Interest income of assets	8.50	7.33
Actuarial (losses) / gains	1.09	0.71
Fair value of plan assets at the end of the year	148.55	107.43
Expense recognised in the statement of profit or loss		
Current service cost	59.45	32.07
Interest on obligation	10.07	6.20
Expected return on plan assets	(8.50)	(7.33)
Net actuarial (gain)/ loss recognised in the year	70.70	30.58
Total	131.72	61.52



Particulars	Year ended 31 March 2025	Year ended 31 March 2024
Remeasurements on the net defined benefit liability:		
- Actuarial (gain)/loss from change in demographic assumptions	-	3.34
- Actuarial (gain)/loss from change in financial assumptions	5.68	0.61
- Actuarial (gain)/loss from change in experience DBO	66.11	27.34
- Return on plan assets more/less than expected based on discount rate	(1.09)	(0.71)
Total amount recognised in other comprehensive income	70.70	30.58
Actuarial assumptions		
Discount rate	6.40%	6.90%
Estimated rate of return on plan assets	7.00%	7.00%
Attrition rate	M1-M7: 38%	M1-M7: 38%
	M8-M12: 18%	M8-M12: 18%
Future salary increases	8%	8.00%
Retirement age	58 years	58 years
Mortality Rate	Indian Assured Lives Mortality (2006-08) Ultimate	Indian Assured Lives Mortality (2006-08) Ultimate

The estimates of future salary increases, considered in actuarial valuation, take account of inflation, seniority, promotion and other relevant factors, such as supply and demand in the employment market. Assumptions

regarding future mortality are based on published statistics and mortality tables. The calculation of the defined benefit obligation is sensitive to the mortality assumptions.

Five year information

(INR in Lakh)

THAT IT EXILE					
Gratuity	Year ended 31 March 2025	Year ended 31 March 2024	Year ended 31 March 2023	Year ended 31 March 2022	Year ended 31 March 2021
Defined benefit obligation	280.28	152.87	93.95	107.70	97.75
Fair value of plan assets	148.55	107.43	110.03	98.45	-
Deficit/(surplus) in plan	131.72	61.52	(16.08)	9.25	97.75
Experience adjustments on plan liabilities	-	-	(62.09)	(35.76)	(15.67)
Experience adjustments on plan assets	70.70	30.58	-	-	-

Sensitivity Analysis

Reasonably possible changes at the reporting date to one of the relevant actuarial assumptions, holding other assumptions constant, would have affected the defined benefit obligation by the amounts shown below:

Particulars	Year ended 31 March 2025	Year ended 31 March 2024
Defined benefit obligation (Base)	280.28	152.87

Particulars	Year ended 31 March 2025		Year ended 31 March 2024	
100 base points increase/decrease	Increase	Decrease	Increase	Decrease
Discount rate (- / + 1%)	(111.15)	12.01	(5.90)	6.37
(% change compared to base due to sensitivity)	(4%)	4.30%	(3.9%)	4.20%
Future salary growth (- / + 1%)	10.55	(10.20)	6.01	(5.80)
(% change compared to base due to sensitivity)	3.80%	(3.6%)	3.90%	(3.8%)
Attrition rate (- / + 1%)	(5.18)	5.34	(2.68)	2.80
(% change compared to base due to sensitivity)	(1.8%)	1.90%	(1.8%)	1.80%

Although the analysis does not take account of the full distribution of cash flows expected under the plan, it does provide an approximation of the sensitivity of the assumptions shown

(c) Other long term employee benefits

The liability for compensated absences as at 31 March 2025 is INR 555.53 lakhs (31 March 2024 - INR 407.41 lakhs).

(d) Code on Social Security, 2020

The Indian Parliament has approved the Code on Social Security, 2020 which would impact the contributions by the Company towards Provident Fund and Gratuity.

The Ministry of Labour and Employment has released draft rules for the Code on Social Security, 2020 on November 13, 2020, and has invited suggestions from stakeholders which are under active consideration by the Ministry. The Company will assess the impact and its evaluation once the subject rules are notified and will give appropriate impact in its financial statements in the period in which, the Code becomes effective and the related rules to determine the financial impact are published.

38 Micro and small enterprises

Under the Micro, Small and Medium Enterprises Development Act, 2006 which came into force from 2 October 2006, certain disclosures are required to be made relating to Micro, Small and Medium enterprises. There have been no reported cases of delays in payments to micro and small enterprises or of interest payments due to delays in such payments. The disclosure as required by section 22 of MSMED Act has been given below:

Particulars	Year ended 31 March 2025	Year ended 31 March 2024
(i) Principal amount remaining unpaid to any supplier as at the end of the accounting year	-	-
(ii) Interest due thereon remaining unpaid to any supplier as at the end of the accounting year	-	-
(iii) The amount of interest paid along with the amounts of the payment made to the supplier beyond the appointed day	-	-
(iv) The amount of interest due and payable for the year	-	-
(v) The amount of interest accrued and remaining unpaid at the end of the accounting year	-	-
(vi) The amount of further interest due and payable even in the succeeding year, until such date when the interest dues as above are actually paid	-	-



39 Trade Payable Ageing Schedule

Year ended 31 March, 2025

		Outstai	Outstanding for following periods from due date of payment	ing periods fror	n due date of p	ayment	
Particulars	Unbilled Dues	Less than 6 months	6 months - 1 year	1-2 years	2-3 years	More than 3 years	Total
(i) MSME		1		1	1	1	
ii) Others	682.95	ı	ı	ı	1	ı	682.95
(iii) Disputed dues – MSME		ı	1	ı	1	ı	1
(iv) Disputed dues - Others	1	1	1	1	ı	ı	1

Year ended 31 March, 2024

							(INR in Lakh)
		Outstan	Outstanding for following periods from due date of payment	ing periods fron	n due date of pa	ayment	
Particulars	Unbilled Dues	Less than 6 months 6 months - 1 year	6 months - 1 year	1-2 years 2-3 years	2-3 years	More than 3 years	Total
(i) MSME	ı	1	ı	I	ı	1	ı
(ii) Others	375.74	ı	ı	ı	ı	ı	375.74
(iii) Disputed dues – MSME	1	ı	ı	1	ı	ı	ı
(iv) Disputed dues - Others	ı	ı	•			ı	ı

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Maturity Analysis Of Assets And Liabilities

40

The table below shows an analysis of assets and liabilities analysed according to when they are expected to be recovered or settled. With regard to loans and advances to customers, the company uses the same basis of expected repayment behavior as used for estimating the EIR. (INR in Lakh) 50.06 Total 41.83 806.08 598.00 922,656.99 1,864.60 644.38 375.74 753,120.44 22,024.69 11,024.16 452.85 157,966.48 23,801.13 7,832.61 25,634.82 535.71 1521.58 985,181.71 25,172.00 14,235.67 827,215.23 As at 31 March 2024 12 Months 50.06 673,149.57 219,950.35 869,654.96 14.65 24,877.39 1,392.09 312.29 1,921.28 17,537.08 535.71 1,521.58 1,864.60 893,099.92 611,301.15 21,030.98 14,235.67 12 Months 41.83 294.61 140.56 8,097.74 629.73 23,801.13 598.00 53,002.03 5,911.33 92,081.79 375.74 141,819.29 993.71 9,632.07 89.608 154,065.66 (61,983.87)Within 682.95 687.25 2.65 29.80 935.38 1,003,584.38 189,670.86 40,434.02 1,046.32 50,721.39 600.05 1,772.18 2,076.83 998.51 1,193,255.24 50,512.75 58,427.26 17,538.36 11,782.82 741.32 861,962.07 1,083,790.67 12,097.04 Total As at 31 March 2025 131.72 0.00 34,499.39 29.80 62.33 131,828.31 1,061,426.94 1,020,631.13 1,755.23 600.05 1,772.18 2,076.83 48,056.19 705,773.76 56,396.99 1,699.56 17,538.36 829,596.57 231,830.37 12 Months 10,027.59 16,222.00 2.65 63,159.54 682.95 2,456.56 935.38 1,046.32 936.18 156,188.31 10,397.48 555.53 173,987.81 (42,159.50)10,434.02 741.32 2,030.27 12 Months Within (ii) Total outstanding dues of creditors other than micro and (i) Total outstanding dues of micro and small enterprises Bank Balances other than cash and cash equivalents **Particulars Derivative Financial Instruments** Property, plant and equipment Other non-financial liabilities Deferred tax liabilities (net) Cash and cash equivalents Other non-financial assets Other financial liabilities Non-financial liabilities Subordinated Liabilities Current tax assets (net) Other Intangible assets Other financial assets Non-financial assets Financial Liabilities TOTAL LIABILITIES Right to use asset small enterprises Financial assets Debt Securities rade payables **FOTAL ASSETS** Investments Borrowings LIABILITIES Receivable **Provisions** Loans H



41 Financial instrument

a) Fair value measurement

The non-housing loan (excluding NPA and refinance loans) portfolio has been held to collect contractual cash flows and sales; accordingly, it has been classified at fair value through OCI.

The fair value of the loan assets as at 31 March 2025 is INR 36,697.53 Lakhs, including a loss of INR 6,497.46 Lakhs has been recognised in OCI

Valuation Principles

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an an orderly transaction in the principal (or most advantageous) market at the measurement date under current market conditions i.e, exit price. This is regardless of whether that price is directly observable or estimated using a valuation technique.

To calculate the Fair value, we have used Income approach as defined in Ind AS 113 Fair Value Measurement as: "Valuation techniques that convert future amounts (e.g. cash flows or income and

expenses) to a single current (i.e. discounted) amount. The fair value measurement is determined on the basis of the value indicated by current market expectations about those future amounts." The valuation technique used to determine the fair valuation of the Loan Portfolio under Income approach is expected present value technique. This technique, for each loan, uses:

- a) The expected future cash flows after considering the probability of default and loss given default for each product category of the loan portfolio
- b) A discount rate adjusted to include the risk premium for the credit rating of the company

Fair value is arrived by discounting each expected future cash flow after considering the PD and LGD for each product category in the Loan Portfolio using the appropriate Discount rate to its present value as of Valuation Date

Financial instruments by category

The carrying value and fair value of financial instruments measured at fair value were as follows:

The carrying value and fair value of financial instruments measured at fair value were as follows:

(INR in Lakh)

Davidaniana	Carrying amount		Fair Value	e(FVOCI)	
Particulars Particulars	Amortised cost	Level 1	Level 2	Level 3	Total
As at 31 March, 2025 Financial Assets					
Loans	1,78,219.20	-	-	2,14,916.73	2,14,916.73
Financial Liabilities					
Derivative Instruments	741.32	-	741.32	-	741.32
As at 31 March, 2024					
Financial Assets					
Loans	2,13,393.41	-	-	2,56,588.40	2,56,588.40
Financial Liabilities Derivative Instruments	-	-	-	-	-

Foreign currency risk for the company arise majorly on account of foreign currency borrowings. The Company manages this foreign currency risk by entering into cross curency swaps. When a derivative is entered in to for the purpose hedging, the company negotiates the terms of those derivatives to match with the terms of the hedge exposure. The company holds derivative financial instruments such as cross currency interest rate swap to mitigate risk of changes in exchange rate in foreign currency and floating interest rate. The counterparty for these contracts is generally a bank. These derivative financial instruments are valued based on quoted prices for similar assets and liabilities in active markets or inputs that are directly or indirectly observable in market place

Hedging Policy

The company's policy is to fully hedge its foreign currency borrowings at the time of drawdown and remain so till repayment and hence the hedge Ratio is 1:1

7.5 4.7 5.2 17.4.7 6.1 2025									(INR in Lakh
Foreign exchange Risk	Nominal Medging Ins Hedging Ins (No. of Co	struments		Hedging I	g value of nstruments n Lakhs)	r	Vlaturity Date	of Hedgi	s in Fair Value ing Instrument R in Lakhs)
Cook file the deep feet and	Asset	Liabilit	у	Asset	Liability				
Cash Flow Hedge-Forward Contract Hedge	-		8	-	741.3	2 3	1 July 2025		741.32
As at 31 March 2024									(INR in Lakh
Foreign exchange Risk	Nominal Medging Ins (No. of Co	struments		Hedging I	g value of nstruments n Lakhs)	r	Vlaturity Date	of Hedgi	s in Fair Value ing Instrument R in Lakhs)
Cash Flow Hedge-Forward Contract Hedge Cash Flow Hedge	Asset -	Liabilit	- -	Asset	Liability	-	-		- (INR in Lakh
As at 31 March 2025	Foreign currency	(in USD)	Notion	nal Value (II	NR in Lakhs)	Fair V	alue (INR ir	ı Lakhs)*	Maturity date
Buy USD-Sell INR	36.7	5 Million			32,002.00			741.32	31 July 2025
Cash Flow Hedge									(INR in Lakh
As at 31 March 2024	Foreign currency	(in USD)	Notion	nal Value (II	NR in Lakhs)	Fair V	alue (INR ir	ı Lakhs)*	Maturity date
Nil		-			-			-	
* Fair value represents loss	s or gain on closing	g value of l	nedging	instruments	;				
Reconciliation of level 3	fair value measui	rement is	as follo	ws					(IND in Lakh

Reconciliation of level 3 fair value measurement is as follows

Dautianiana

(INR in Lakh)
Year ended

Year ended

Particulars	31 March 2025	31 March 2024
Loans, measured at FVOCI		
Balance at the beginning of the year	43,194.99	-
Fair Value changes on loans classified under "Hold & Sell" business model	16,015.21	
Gain/(loss) reclassified to Profit & loss	(22,512.66)	43,194.99
Balance at the end of the year	36,697.53	43,194.99
Sensitivity Analysis		(INR in Lakh)
Particulars	Increase	Decrease
Particulars For the year ended 31 March 2025	Increase	Decrease
	Increase	Decrease
For the year ended 31 March 2025	Increase 6,354.95	Decrease 6,694.91
For the year ended 31 March 2025 Loans		
For the year ended 31 March 2025 Loans Interest rates (1% movement)		

Investment in Alternative investment funds measured at fair value through profit and loss is valued at NAV as on the reporting date.

The carrying value and fair value of financial instruments measured at fair value were as follows:

Doubleslave	Carrying		Fair value	(FVTPL)	
Particulars	amount	Level 1	Level 2	Level 3	Total
As at 31 March, 2025 Investment in Alternative Investment Fund	1,755.23	-	1,755.23	-	1,755.23
As at 31 March, 2024 Investment in Alternative Investment Fund	1,921.28	-	1,921.28	-	1,921.28



The carrying value and fair value of other financial instruments by categories as at 31 March 2025 were as follows:

)				(INR in Lakh)
	Carrying amount		Fair value	alue	
rardiculars	Amortised cost	Level 1	Level 2	Level 3	Total
Financial assets not measured at fair value					
Cash and cash equivalents	40,434.02	ı	1	40,434.02	40,434.02
Bank Balances other than cash and cash equivalents	2.65	1	ı	2.65	2.65
Receivables	1,046.32	1	ı	1,046.32	1,046.32
Loans	868,873.94	1	1	866,267.80	866,267.80
Investments	10,027.59	10,033.68	ı	1	10,033.68
Other financial assets	50,721.39	1	1	50,721.39	50,721.39
Total	971,105.91	10,033.68	1	958,472.18	98,505,86
Financial liabilities not measured at fair value					
Trade Payables	682.95	1	1	682.95	682.95
Debt Securities	50,512.75	50,512.75	ı	1	50,512.75
Borrowing	861,962.07	1	1	861,962.07	861,962.07
Subordinated Liabilities	58,427.26	58,427.26	ı	1	58,427.26
Other financial liabilities	12,097.04	1	1	12,097.04	12,097.04
Total	983,682.07	108,940.01		874,742.06	983,682.07

The carrying value and fair value of financial instruments by categories as at 31 March 2024 were as follows:

					(INR in Lakh)
	Carrying amount		Fair value	lue	
rantuars	Amortised cost	Level 1	Level 2	Level 3	Total
Financial assets not measured at fair value					
Cash and cash equivalents	23,801.13	1	1	23,801.13	23,801.13
Bank Balances other than cash and cash equivalents	41.83	1	1	41.83	41.83
Receivables	298.00	1	1	598.00	598.00
Loans	6,66,068.59	•	ı	6,65,618.41	6,65,618.41
Investments	5,911.33	5,906.56	1	1	5,906.56
Other financial assets	25,634.82	•	1	25,634.82	25,634.82
Total	7,22,055.70	5,906.56	•	7,15,694.19	7,21,600.75
Financial liabilities not measured at fair value					
Trade Payables	375.74	1	1	375.74	375.74
Debt Securities	25,172.00	25,172.00	1	ı	25,172.00
Borrowing	7,53,120.44	•	ı	7,53,120.44	7,53,120.44
Subordinated Liabilities	22,024.69	22,024.69	1	1	22,024.69
Other financial liabilities	11,024.16	ı	ı	11,024.16	11,024.16
Total	8,11,717.03	47,196.69	•	7,64,520.34	8,11,717.03



Sensitivity Analysis

(INR in Lakh)

		(IIIIII Lakii)
	Increase	Decrease
For the year ended 31 March 2025		
Loans		
Interest rates (1% movement)	8,066.04	(8,066.04)
For the year ended 31 March 2024		
Loans		
Interest rates (1% movement)	5,499.49	(5,499.49)

b. Measurement of Fair Values

Valuation methodologies of financial instruments not measured at fair value

Below are the methodologies and assumptions used to determine fair values for the above financial instruments which are not recorded and measured at fair value in the financial statements. These fair values were calculated for disclosure purposes only.

Short-term financial assets and liabilities

For financial assets and financial liabilities that have a short-term maturity (less than twelve months), the carrying amounts, which are net of impairment, are a reasonable approximation of their fair value. Such instruments include: cash and cash equivalent, other financial assets (excluding security deposit), trade payables and other financial liability.

Loans and advances to customers

In case of retail loans and term loans with floating rates, the interest rate represents the market rate. Consequently the carrying amount represents the fair value. Term loans with fixed rate, fair values are estimated by discounted cash flow model that incorporates assumptions for credit risk, probability of default and loss given default

Investments

The fair values are estimated by discounted cash flow model that incorporates assumptions for credit risk, probability of default and loss given default estimates.

Borrowings

The debt securites, borrowings and subordinated liabilities are primarily variable rate instruments. Accordingly, the fair value has been assumed to be equal to the carrying amount.

c. Capital Management

The primary objectives of the Company's capital management policy are to ensure that the Company complies with externally imposed capital requirements and maintains strong credit ratings and healthy capital ratios in order to support its business and to maximize shareholder value.

The Company manages its capital structure and makes adjustments to it according to changes in economic conditions and the risk characteristics of its activities. In order to maintain or adjust the capital structure, the Company may adjust the amount of dividend payment to shareholders, return capital to shareholders or issue capital securities. No changes have been made to the objectives, policies and processes from the previous years. However, they are under constant review by the Board.

The company monitors capital using adjusted net debt (total borrowings net of cash and cash equivalents) to equity ratio.

(INR in Lakh)

Particulars	Year ended 31 March 2025	Year ended 31 March 2024
Gross Debt	9,70,902.08	8,00,317.13
Less:		
Cash and Cash equivalent	40,434.02	23,801.13
Adjusted Net Debt	9,30,468.06	7,76,516.00
Total Equity	1,89,670.86	1,57,966.48
Adjusted Net Debt to Equity Ratio	4.91	4.92

The Company is subject to capital adequacy ratio ("CRAR") requirements which are prescribed by the NHB. Refer Note 60

42 Disclosure on Liquidity Coverage Ratio

Disclosure on Liquidity Coverage Katio								(INR in Lakh)
	Q1 FY25	Y25	Q2 I	Q2 FY25	Q3 FY25	/25	Q4 FY25	Y25
Liquidity Coverage Ratio	Total Unweighted value (average)	Total weighted value (average)	Total Unweighted value (average)	Total weighted value (average)	Total Unweighted value (average)	Total weighted value (average)	Total Unweighted value (average)	Total weighted value (average)
Total High Quality Liquid Assets 1. Cash in hand including demand deposits with Banks	5,846.85	5,846.85	6,905.51	6,905.51	9,078.14	9,078.14	9,244.95	9,244.95
Cash outflows 2. Deposits (for deposit taking companies)	٠	,	•	1	,	1	,	•
3. Unsecured wholesale funding	1	1	1	1	•	•	1	•
4. Secured wholesale funding	1	1	ı	ı	1	ı	1	ı
 Additional requirements, or which Outflows related to derivative exposures 	res	•	ı	1	•	ı	•	ı
and other collateral requirements ii) Outflows related to loss of funding on								
debt products iii) Credit and liquid facilities								
6. Other contractual funding obligations	11,567.31	13,302.41	16,509.72	18,986.18	17,081.38	19,643.59	18,157.43	20,881.04
	11,567.31	13,302.41	16,509.72	18,986.18	17,081.38	19,643.59	18,157.43	20,881.04
Cash inflows 8. Secured lending	i	•	•	ı	,	•	,	1
	9,840.00	7,380.00	10,265.16	7,698.87	12,172.11	9,129.08	12,510.11	9,382.58
 Other cash inflows Total Cash inflows 	31,484.62 41,324.62	23,613.46 30,993.46	33,141.30 43,406.46	24,855.98 32,554.85	34,322.30 46,494.41	25,741.73 34,870.81	33,150.00 45,660.11	24,862.50 34,245.08
Total High Quality Liquid Assets	5,846.85	5,846.85	6,905.51	6,905.51	9,078.14	9,078.14	9,244.95	9,244.95
Total Net Cash outflows		3,325.60		4,746.54		4,910.90		5,220.26
Liquidity coverage ratio (%)		175.81%		145.49%		184.86%		177.10%



42 Disclosure on Liquidity Risk Management Public disclosure on liquidity risk

(a) Funding concentration based on significant counterparty* (both deposits and borrowings):

(INR in Lakh)

Particulars	As at 31 March 2025	As at 31 March 2024
Number of Significant Counterparties	19	17
Balance as at year-end	9,11,904.51	7,47,711.53
% of Total Deposits	Not applicable	Not applicable
% of Total Liabilities**	90.86%	90.39%

^{*}Significant counterparty is as defined in RBI Circular RBI/2019-20/88 DOR.NBFC (PD) CC. No.102/03.10.001/2019-20 dated November 4, 2019 on Liquidity Risk Management Framework for Non-Banking Financial Companies and Core Investment Companies.

(b) Top 20 large deposits:

Not applicable. The Company does not accept public deposits

(c) Top 10 Borrowings

(INR in Lakh)

Particulars	As at 31 March 2025	As at 31 March 2024
Balance as at year-end for Top 10 Borrowings	7,02,663.96	5,99,191.95
% of Total Borrowings	72.37%	74.87%

(d) Funding Concentration based on significant instrument / product@:

(INR in Lakh)

	Particulars	As at 31 March 2025	As at 31 March 2024
(i) T	erm Loans	8,61,961.86	7,38,888.71
9	6 of Total Liabilities	85.89%	75.00%
(ii) N	Ion Convertible Debentures	50,512.75	25,172.00
9	6 of Total Liabilities	5.03%	2.56%
(iii) S	ubordinated Liabilities	58,427.26	22,024.68
9	6 of Total Liabilities	5.82%	2.24%
(ii) V	Vorking Capital Loans	0.21	14,231.72
9	6 of Total Liabilities	0.00%	1.44%

[@] Significant instrument/productise as defined in RBI Circular RBI/2019-20/88 DOR.NBFC (PD) CC. No.102/03.10.001/2019-20 dated November 4, 2019 on Liquidity Risk Management Framework for Non-Banking Financial Companies and Core Investment Companies.

(e) Stock Ratios:

(INR in Lakh)

Particulars	As at 31 March 2025	As at 31 March 2024
(i) Commercial papers	Not Applicable	Not Applicable
(ii) Non-convertible debentures (original maturity of less than one year)	Not Applicable	Not Applicable
(iii) Other short-term liabilities, if any as a % of total assets	Not Applicable	Not Applicable

(f) Institutional set-up for liquidity risk management

The Board of Directors of the Company have adopted the ALM policy, which contains the guidelines and framework for Liquidity Risk management, among other things. The changes brought in the Liquidity Risk Management Framework vide its Circular No. RBI/2019-20/88 DOR.NBFC (PD) CC. No.102/03.10.001/2019-20 November 04, 2019 are also being covered as part of the ALM Policy which will be reviewed by the Board periodically for compliance and implementation.

^{**} Total Liabilities has been computed as Total Assets less Equity Share Capital less Reserves & Surplus and computed basis extant regulatory ALM guidelines

The Board shall have the overall responsibility for management of liquidity risk by reviewing the implementation of the ALM Policy. The Asset Liability Management Committee constituted by the Board carries out the functions as listed out in the circular.

(g) Liquidity Coverage Ratio

(INR in Lakh)

Particulars	For the quarter ended 31 March 2025	For the quarter ended 31 March 2024
Liquidity Coverage Ratio	177.10%	357.79%

43 Financial risk management objectives and policies

The Company's principal financial liabilities comprise borrowings. The main purpose of these financial liabilities is to finance the Company's operations and to support its operations. The Company's financial assets include loans, cash and cash equivalents, investments and other financial assets that derive directly from its operations.

The Company is exposed to credit risk, liquidity risk and market risk. The Company's board of directors has an overall responsibility for the establishment and oversight of the Company's risk management framework. The board of directors has established the risk management committee, which is responsible for developing and monitoring the Company's risk management policies. The committee reports regularly to the board of directors on its activities.

The Company's risk management policies are established to identify and analyse the risks faced by the Company, to set appropriate risk limits and controls and to monitor risks and adherence to limits. risk management policies and systems are reviewed regularly to reflect changes in market conditions and the Company's activities.

The Company's risk management committee oversees how management monitors compliance with the Company's risk management policies and procedures, and reviews the adequacy of the risk management framework in relation to the risks faced by the Company.

(i) Credit risk

Credit risk is the risk of financial loss to the Company if a customer or counter-party to financial instrument fails to meet its contractual obligations and arises primarily from the Company's loans and investments.

The carrying amounts of financial assets represent the maximum credit risk exposure.

A. Loans and advances

The Company's exposure to credit risk is

influenced mainly by the individual characteristics of each customer. However, management also considers the factors that may influence the credit risk of its customer base, including the default risk associated with the industry.

The risk management committee has established a credit policy under which each new customer is analysed individually for creditworthiness before the Company's standard payment and delivery terms and conditions are offered. The Company's review includes external ratings, if they are available, financial statements, credit agency information, industry information etc.

The Company's gross exposure to credit risk for loans and investments by type of counterparty is as follows:

(INR in Lakh) **Carrying amount Particulars Year Ended** Year Ended 31 March 2025 31 March 2024 Retail loans 10,83,146.15 9,13,632.71 16,509.11 Term loans 20,943.63 Investments 11.782.82 7.832.61 11,11,438.08 9,42,408.95

The above exposure is entirely concentrated in India. There are no overseas exposure.

An impairment analysis is performed at each reporting date based on the facts and circumstances existing on that date to identify expected losses on account of time value of money and credit risk. For the purposes of this analysis, the loan receivables are categorised into groups based on days past due. Each group is then assessed for impairment using the Expected Credit Loss (ECL) model as per the provisions of Ind AS 109 - financial instruments.

Staging:

As per the provision of Ind AS 109 general approach all financial instruments are allocated to stage 1 on initial recognition. However, if a significant increase in credit risk is identified at



the reporting date compared with the initial recognition, then an instrument is transferred to stage 2. If there is objective evidence of impairment, then the asset is credit impaired and transferred to stage 3.

The Company considers a financial instrument defaulted and therefore Stage 3 (credit-impaired) for ECL calculations in all cases when the borrower becomes more than 90 days past due on its contractual payments

For financial assets in stage 1, the impairment calculated based on defaults that are possible in next twelve months, whereas for financial instrument in stage 2 and stage 3 the ECL calculation considers default event for the lifespan of the instrument.

As per Ind AS 109, Company assesses whether there is a significant increase in credit risk at the reporting date from the initial recognition. Company has staged the assets based on the day past dues criteria and other market factors which significantly impact the portfolio.

Days past dues status	Stage	Provisions
Current - 31 Days*	Stage 1	12 Months Provision
32 - 90 Days	Stage 2	Lifetime Provision
90+ Days	Stage 3	Lifetime Provision

* All financial assets with current / zero days past due upto one month past due (30 / 31 days past due depending on the number of days in the month of reporting) shall be classified as Stage 1 assets.

Grouping

As per Ind AS 109, Company is required to group the portfolio based on the shared risk characteristics. Company has assessed the risk and its impact on the various portfolios and has divided the portfolio into following groups:

- Retail Loans
- Term Loans
- Investments

Expected credit loss ("ECL"):

ECL on financial assets is an unbiased probability weighted amount based out of possible outcomes after considering risk of credit loss even if probability is low. ECL is calculated based on the following components:

a. Marginal probability of default ("MPD")

- b. Loss given default ("LGD")
- c. Exposure at default ("EAD")
- d. Discount factor ("D")

Marginal probability of default:

PD is defined as the probability of whether borrowers will default on their obligations in an ensuing period of 12 months. Historical PD is derived from the HFC's internal data calibrated with forward looking macroeconomic factors. Macroeconomic factors having a high correlation with the HFC's internal data are selected as references for estimating future probabilities of default, which are:

- 1. Real GDP
- 2. Domestic Demand

Loss given default ("LGD"):

LGD is an estimate of the loss from a transaction given that a default occurs. Under Ind AS 109, lifetime LGD's are defined as a collection of LGD's estimates applicable to different future periods. Various approaches are available to compute the LGD. Company has considered workout LGD approach. The following steps are performed to calculate the LGD:

- 1) Haircut was applied on the value of the collateral (asset cost) as of reporting date.
- 2) The outstanding amount was adjusted with the haircut adjusted collateral value.
- 3) LGD has been computed using the outstanding amount in step (2).

Exposure at default ("EAD"):

As per Ind AS 109, EAD is estimation of the extent to which the financial entity may be exposed to counterparty in the event of default and at the time of counterparty's default. Company has modelled EAD based on the contractual and behavioral cash flows till the lifetime of the loans considering the expected prepayments.

Company has considered expected cash flows for all the loans at DPD bucket level for each of the segments, which was used for computation of ECL. Moreover, the EAD comprised of principal component, accrued interest and also the interest on the outstanding exposure for the ensuing 12 months. So discounting was done for computation of expected credit loss.

Discounting:

As per Ind AS 109, ECL is computed by estimating the timing of the expected credit shortfalls associated with

the defaults and discounting them using effective interest rate.

ECL computation:

Conditional ECL at DPD pool level was computed with the following method:

Conditional ECL for year (yt) = EAD (yt) * conditional PD (yt) * LGD (yt) * discount factor (yt)

(INR in Lakh)

Particulars	Year ended 31 March 2025	Year ended 31 March 2024
Stage 1 Stage 2 Stage 3	0.01% 1.21% 42.67%	0.07% 0.83% 43.49%
Amount of expected credit loss provided for	15,864.59	11,919.35

The loss rates are based on actual credit loss experience over past years. These loss rates are then adjusted appropriately to reflect differences between current and historical economic conditions and the Company's view of economic conditions over the expected lives of the loan receivables. Movement in provision of expected credit loss has been provided in below note.

The calculation is based on provision matrix which considers actual historical data adjusted appropriately for the future expectations and probabilities. Proportion of expected credit loss provided for across the stage is summarized below:

Movement of ECL:

(INR in Lakh)

		(IINK III LAKII)
Particulars	Year ended 31 March 2025	Year ended 31 March 2024
Opening provision of ECL	11,919.35	9,370.08
Addition during the year		5,248.91
Utilization / reversal during the year	(3,261.70)	(2,699.64)
Closing provision of ECL	15,864.59	11,919.35

Reconciliation of ECL balance is given below:

(INR in Lakh)

	As at 31 March 2025			
Particulars	Stage 1	Stage 2	Stage 3	Total
Gross carrying amount opening balance	618.89	622.80	10,677.66	11,919.35
Assets repaid (excluding write offs)*	(77.71)	(122.93)	(2,080.11)	(2,280.75)
Transfers from Stage 1 **	(904.38)	54.67	6.66	(843.05)
Transfers from Stage 2 **	104.93	641.02	68.27	814.22
Transfers from Stage 3 **	326.64	101.98	5,570.17	5,998.79
Amounts written off	-	-	-	-
New assets originated	67.88	93.72	94.42	256.02
Gross carrying amount closing balance	136.25	1,391.26	14,337.07	15,864.59

Particulars		As at 31 March 2024			
	Stage 1	Stage 2	Stage 3	Total	
Gross carrying amount opening balance	414.00	1,058.59	7,897.49	9,370.08	
Assets repaid (excluding write offs)*	(50.52)	(119.27)	(1,570.81)	(1,740.60)	
Transfers from Stage 1 **	(562.20)	25.28	1.58	(535.34)	
Transfers from Stage 2 **	234.00	(436.81)	204.11	1.30	
Transfers from Stage 3 **	209.21	27.77	4,132.95	4,369.93	
Amounts written off	-	-	-	-	
New assets originated	374.40	67.24	12.34	453.98	
Gross carrying amount closing balance	618.89	622.80	10,677.66	11,919.35	



An analysis of changes in the gross carrying amount:

(INR in Lakh)

	As at 31 March 2025			
Particulars	Stage 1	Stage 2	Stage 3	Total
Gross carrying amount opening balance	8,35,197.23	74,825.23	24,553.88	9,34,576.34
Assets derecognised or repaid (excluding write offs)*	(1,07,374.44)	(14,644.67)	(5,590.34)	(1,27,609.45)
Transfers from Stage 1 **	(2,67,464.91)	77,505.66	6,368.35	(1,83,590.90)
Transfers from Stage 2 **	12,491.81	(30,975.40)	7,895.28	(10,588.31)
Transfers from Stage 3 **	1,433.56	405.41	(576.38)	1,262.59
Amounts written off	-	-	-	-
New assets originated	4,76,609.27	8,048.69	947.02	4,85,604.98
Gross carrying amount closing balance	9,50,892.52	1,15,164.92	33,597.81	10,99,655.25

An analysis of changes in the gross carrying amount

(INR in Lakh)

Particulars	As at 31 March 2024			
	Stage 1	Stage 2	Stage 3	Total
Gross carrying amount opening balance	5,36,794.85	55,234.80	17,064.83	6,09,094.48
Assets derecognised or repaid (excluding write offs)*	(71,153.20)	(6,464.22)	(3,621.21)	(81,238.63)
Transfers from Stage 1 **	(1,47,476.23)	40,244.25	2,492.77	(1,04,739.21)
Transfers from Stage 2 **	12,756.06	(22,455.58)	8,784.92	(914.60)
Transfers from Stage 3 **	946.47	242.95	(282.22)	907.20
Amounts written off	-	-	-	
New assets originated	5,03,329.28	8,023.03	114.79	5,11,467.10
Gross carrying amount closing balance	8,35,197.23	74,825.23	24,553.88	9,34,576.34

Note: The gross carrying value includes retail loans, term loans and investments.

- * Excludes the unamortized component of sourcing cost/income which is adjusted as part of loan balances.
- ** Represents the balance outstanding as at beginning of the year, net of repayments made during the year, if any. The repayments are forming part of "Assets derecognised or repaid".

In respect of loans and advances in the nature of loans, the schedule of repayment of principal and payment of interest has been stipulated. In accordance with Company's accounting policy relating to impairment of financial assets, which include loans assets, with balances as at 31 March 2025, aggregating INR 33,417.68 lakh were categorised as credit impaired ("Stage 3") and INR 112,876.64 lakh were categorised as those where the credit risk has increased significantly since initial recognition ("Stage 2"). Total amount overdue for more than ninety days is INR 8,513.83 lakh as on 31 March 2025.

Incorporation of forward-looking statements in ECL model:

The Company considers a broad range of forward-looking information with reference to external forecasts of economic parameters such as GDP growth, Inflation, Government Expenditure etc., as considered relevant so as to determine the impact of macro-economic factors on the Company's ECL estimates.

The inputs and models used for calculating ECLs are recalibrated periodically through the use of available incremental and recent information.

Further, internal estimates of PD, LGD rates used in the ECL model may not always capture all the characteristics of the market / external environment as at the date of the financial statements. To reflect this, qualitative adjustments or overlays are made as temporary adjustments to reflect the emerging risks reasonably.

Time series macroeconomic data was sourced from Economist Intelligence Unit (EIU) which is a reliable source for historical economic data. From EIU, the data provided for India is used for the analysis. Macro variables that were compared against default rates at segment level to determine the key variables having correlation with the default rates using appropriate statistical techniques. Vasicek model has been incorporated to find the Point in Time (PIT) PD. The company has formulated the methodology for creation of macro-economic scenarios under the premise of economic baseline, upside and downside condition. A final PIT PD is arrived as the scenario weighted PIT PD under different macroeconomic scenarios.

(INR in Lakh)

			(
	Segment	Macro-Economic Variables correlated for each segment	
Housing Loan		Real GDP	
		Domestic Demand	

Year ended	Increase/(Decrease) of GDP	Impact on Expected Credit Losses (ECL) - Increase/(Decrease)
31-Mar-25		
Real GDP	Increase / (Decrease) by 5%	(27.28) / 28.34
Domestic Demand	Increase / (Decrease) by 5%	(23.98) / 25.08
31-Mar-24		
Real GDP	Increase / (Decrease) by 5%	(18.20) / 18.72
Domestic Demand	Increase / (Decrease) by 5%	(16.50) / 16.96

B. Collateral and other credit enhancements

The amount and type of collateral required depends on an assessment of the credit risk of the counterparty. Guidelines are in place covering the acceptability and valuation of each type of collateral. The main types of collateral obtained are mortgaged properties based on the nature of loans. Management monitors the market value of collateral and will request additional collateral in accordance with the underlying agreement. The Company advances loan to maximum extent of 90% of the value of the mortgaged properties.

(ii) Liquidity risk

Liquidity risk is the risk that the Company will encounter difficulty in meeting its obligations associated with its financial liabilities. The Company's approach in managing liquidity is to ensure that it will have sufficient funds to meet

its liabilities when due. The Company is monitoring its liquidity risk by estimating the future inflows and outflows during the start of the year and planned accordingly the funding requirement. The Company manages its liquidity by unutilized cash credit facility, term loans and direct assignment

The composition of the Company's liability mix ensures healthy asset liability maturity pattern and well diverse resource mix. The total cash credit and working capital limit available to the Company is INR 34,500 lakh spread across 8 banks. The utilization level is maintained in such a way that ensures sufficient liquidity on hand.

The table below summarizes the maturity profile of the Company's financial assets and financial liabilities based on contractual undiscounted payments along with its carrying value as at the balance sheet date.



					(IIAIX III EGINI)
TCCC 7			Contractual cash flows	cash flows	
As at st March 2025	Carrying Amount	0-1 Year	1-3 Year	3-5 Year	More than 5 Year
Financial Liabilities					
Derivative Financial Instruments	741.32	741.32	ı	1	
Trade Payable	682.95	682.95	ı	1	
Debt Securities	50,512.75	2,456.56	28,683.99	19,372.20	1
Borrowings other than Debt Securities	8,61,962.07	1,56,188.32	3,12,421.59	2,36,974.57	1,56,377.59
Subordinated Liabilities	58,427.26	2,030.27	ı	ľ	56,396.99
Other financial liabilities	12,097.04	10,397.48	740.42	551.90	407.24
Total	9,84,423.39	1,72,496.90	3,41,846.00	2,56,898.67	2,13,181.82
Financial Assets					
Cash and cash equivalents	40,434.02	40,434.02	ı	1	
Bank Balances other than cash and cash equivalents	2.65	2.65	ı	1	
Other Receivables	1,046.32	1,046.32	1	1	1
Loans & Investments	10,95,573.49	73,187.13	94,607.29	1,12,381.38	8,15,397.69
Other financial assets	50,721.39	16,222.00	18,834.31	9,335.73	6,329.36
Total	11,87,777.87	1,30,892.12	1,13,441.60	1,21,717.11	8,21,727.05
ACOC JOSEPH 15 40 AA			Contractual cash flows	cash flows	
73 at 31 March 2024	Carrying Amount	0-1 Year	1-3 Year	3-5 Year	More than 5 Year
Financial Liabilities					
Trade Payable	375.74	375.74	ı	•	
Debt Securities	25,172.00	294.61	24,877.39	1	
Borrowings	7,53,120.44	1,41,819.29	2,64,211.82	2,12,773.78	1,34,315.55
Subordinated Liabilities	22,024.69	993.71	ı	1	21,030.98
Other financial liabilities	11,024.16	9,563.59	695.07	378.90	386.60
Total	8,11,717.03	1,53,046.94	2,89,784.28	2,13,152.68	1,55,733.13
Financial Assets					
Cash and cash equivalents	23,801.13	23,801.13	ı	1	•
Bank Balances other than cash and cash equivalents	41.83	41.83	1	1	•
Other Receivables	298.00	298.00	ı	1	•
Loans & Investments	9,30,489.60	58,913.36	88,237.96	1,00,256.30	6,83,081.97
Other financial assets	25,634.82	8,097.75	9,513.31	4,682.51	3,341.25
Total	9,80,565.38	91,452.07	97,751.27	1,04,938.81	6,86,423.22

(iii) Market risk

Market risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate because of changes in market prices. Market risk includes interest rate risk and foreign currency risk. The objective of market risk management is to manage and control market risk exposures within acceptable parameters, while optimizing the return.

Interest rate risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Company's exposure to the risk of changes in market interest rates relates primarily to the Company's investment in bank deposits and variable interest rate borrowings and lending. Whenever there is a change in borrowing interest rate for the Company, necessary change is reflected in the lending interest rates over the timeline in order to mitigate the risk of change in interest rates of borrowings.

The sensitivity analysis have been carried out based on the exposure to interest rates lending and borrowings carried at variable rate.

(INR in Lakh)

	Year ended 3	1 March 2025	Year ended 31 March 2024	
Particulars	100 bp increase	100 bp decrease	100 bp increase	100 bp decrease
Change in interest rates				
Impact on profit for the year	8,393.00	(8,393.00)	5,900.88	(5,900.88)

44 Leases

The company has taken office premises on lease. These leases are generally renewed on mutual consent and at prevailing market rate. Short team leases are recognised as an expense on a straight line basis over the lease term.

(INR in Lakh)

Particulars	Year ended 31 March 2025	Year ended 31 March 2024
Amortisation for right of use assets	607.04	335.52
Interest expense on deferred lease liabilities	223.15	104.94
Expenses pertaining to short term leases	499.95	166.09
Total cash outflow for leases	674.62	293.70
Additions to right of use asset (Refer note 12B)	881.95	2,123.36
Low value of assets	-	-

- (i) Refer note 12B for carrying amount of right of use assets as at end of the reporing period.
- (ii) Contractual cash maturities of lease liabilities on an undiscounted basis:

(INR in Lakh)

Particulars	Year ended 31 March 2025	Year ended 31 March 2024
Within one year	528.26	448.95
After one year but not more than five years	1,292.32	1,073.98
More than five years	407.24	386.60
Total	2,227.82	1,909.53

45 Expenditure in Foreign currency

Particulars	Year ended 31 March 2025	Year ended 31 March 2024
Legal and professional charges	3.33	22.52



- 46 As a part of normal lending business, the Company grants loans and advances on the basis of security / guarantee provided by the borrower/ co-borrower. These transactions are conducted after exercising proper due diligence.
 - a. No funds have been advanced or loaned or invested by the Company to or in any other person(s) or entity(is) including foreign entities ("Intermediaries") with the understanding that the Intermediary shall lend or invest in a party identified by or on behalf of the Company (Ultimate Beneficiaries);
 - b. No funds have been received by the Company from any party(s) (Funding Party) with the understanding that the Company shall whether, directly or indirectly, lend or invest in other persons or entities identified by or on behalf of the Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries
- RBI vide Circular dated November 12, 2021 and further clarified vide circular dated February 15, 2022. -"Prudential norms on Income Recognition, Asset Classification and Provisioning (IRACP) pertaining to Advances - Clarifications" has clarified / harmonized certain aspects of extant regulatory guidelines with a view to ensuring uniformity in the implementation of IRACP norms across all lending institutions. The Company has complied with the said norms with effect from 01 October 2022.
- 48 The company has used an accounting software for maintaining its books of account which has a feature of recording audit trail (edit log) facility and the same has operated throughout the year for all relevant transactions recorded without tampering in the software. Additionally, the audit trail has been reserved by the company as per the statutory requirements for record retention.
- The Company does not hold any immovable property as on 31 March 2025 and 31 March 2024. All the lease agreements are duly executed in favour of the company for properties where the company is the lessee.
- No proceedings have been initiated or pending against the company for holding any benami property under

As per our report of even date for V. Sankar Aiyar & Co **Chartered Accountants**

Firm's registration number: 109208W

Venkataraman Sankaran

Partner

Membership No: 023116

Place: Chennai Date: May 07, 2025

- the Benami Transactions (prohibition) Act 1988 and rules made thereunder, as at 31 March 2025 and 31 March 2024.
- 51 The company is not a declared wilful defaulter by any bank or financial institution or other lender, in accordance with the guidelines on wilful defaulters issued by the Reserve Bank of India, during the year ended 31 March 2025 and 31 March 2024.
- 52 There are no pending charges or satisfaction yet to be registered with Registrar of Companies beyond the statutory period as on 31 March 2025 and 31 March 2024.
- 53 The company does not have any transactions with the companies struck off under section 248 of Companies Act, 2013 or section 560 of Companies Act, 1956 during the year ended 31 March 2025 and 31 March 2024.
- 54 Clause (87) of section 2 of the act read with the Companies (Restriction on number of Layers) Rules, 2017 is not applicable to company
- 55 No scheme of arrangement has been approved by the competent authority in terms of Section 230 to 237 of the Companies Act, 2013
- 56 The company has taken borrowings from banks and utilised them for the specific purpose for which they were taken as at the Balance sheet date.
- 57 There have been no transactions which have not been recorded in the books of accounts, that have been surrendered or disclosed as income during the year ended 31 March 2025 and 31 March 2024, in the tax assessments under the Income Tax Act, 1961. There have been no previously unrecorded income and related assets which were to be properly recorded in the books of account during the year ended 31 March 2025 and 31 March 2024.
- 58 The company has not traded or investment in Crypto currency or Virtual Currency during the year ended 31 March 2025 and 31 March 2024.
- 59 There are no significant subsequent events that have occurred after the reporting period till the date of these financial statements.
- Previous year figures have been regrouped / reclassified wherever necessary to conform to current year's classification.

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

CIN No: U65922TN2015PLC100093 Sachin Pillai Dheeraj Hinduja Non Executive Chairman Managing Director

DIN No. 00133410 DIN No. 06400793 Place: London Place: Chennai Prateek Parekh Srinivas Rangarajan Chief Financial Officer Company Secretary

Date: May 07, 2025

Place: Chennai Place: Chennai

61 Disclosure required as per Annexure III of Non-Banking Financial Company - Housing Finance Company (Reserve Bank) Directions, 2021, dated 17 February 2021.

Schedule to Balance Sheet (INR in Lakh)

	Particulars	As at 31st M	arch 2025	As at 31st N	/larch 2024
S.I	Liabilities Side	Amount Outstanding	Amount Overdue	Amount Outstanding	Amount Overdue
1	Loans and advances availed by the HFC inclusive of in	terest accrued	thereon but no	t paid:	
	(a) Debentures - Secured - Unsecured	50,512.75 58,427.26	-	25,172.00 22,024.69	- -
	(b) Deferred Credits		-	-	-
	(c) Term Loans	8,61,961.86	-	7,38,888.76	-
	(d) Inter-corporate loans and borrowing		-	-	-
	(e) Commercial Paper		-	-	-
	(f) Public Deposits		-	-	-
	(g) Other Loans				
	 Cash credit and Working capital demand loans from bank 	0.21	-	14,231.68	_
2	Break up of (1)(f) above (Outstanding public deposits	inclusive of int	terest accrued	thereon but not	paid) :
	(a) In form of Unsecured debentures	-	-	-	-
	(b) In form of partly secured debentures	-	-	-	-
	(c) Other public deposits	-	-	-	
_	Asset Side		As at 31 March 2		(INR in Lakh) As at March 2024
3	Break up of Loans and Advances including bills receive	ables (other th	an those includ	led in (4) below)	:
	(a) Secured		10,83,	,790.67	9,22,656.99
_	(b) Unsecured			-	-
_					
4	Break up of Leased Assets and stocks on hire and oth (i) Lease assets including lease rentals under sundry deb		ing towards as	set financing act	vities
	(a) Financial lease	Jiois		_	_
	(b) Operating lease			-	-
	(ii) Stocks on hire including hire charges under sundry d	ebtors			
	(a) Assets on hire			-	-
	(b) Repossessed Assets			-	-
	(iii) Other loans counting towards asset financing activit	ties			
	(a) Loans where assets have been repossessed			-	-
	(b) Loans other than (a) above			-	



		(INR in Lakh)
Particulars	As at 31 March 2025	As at 31 March 2024
Asset Side	Amount O	utstanding
5 Break-up of Investments		
Current Investments		
(i) Quoted		
(a) Shares		
- Equity	-	-
- Preference	-	-
(b) Debentures and Bond	-	-
(c) Units of mutual fund	-	-
(d) Government securities	10,027.59	5,911.33
(e) Others	-	-
(ii) Unquoted		
(a) Shares		
- Equity	-	-
- Preference	-	-
(b) Debentures and Bond	-	-
(c) Units of mutual fund	-	-
(d) Government securities	-	-
(e) Others	-	-
Break-up of Investments		
Long Term Investments		
(i) Quoted		
(a) Shares		
- Equity	-	-
- Preference	-	-
(b) Debentures and Bond	-	-
(c) Units of mutual fund	-	-
(d) Government securities	-	-
(e) Others	-	-
(ii) Unquoted		
(a) Shares		
- Equity	-	-
- Preference	-	-
(b) Debentures and Bond	-	-
(c) Units of mutual fund	-	-
(d) Government securities	-	-
(e) Others		
- Investment in Alternative Investment Fund	1,755.23	1,921.28

6 Borrower group-wise classification of assets financed as in (3) and (4) above :

	Amount net of provision						
Category	As	at 31 March 20	025	As	As at 31 March 2024		
	Secured	Unsecured	Total	Secured	Unsecured	Total	
(i) Related Party							
(a) Subsidiaries	-	-	-	-	-	-	
(b) Companies in the same group	-	-	-	-	-	-	
(c) Other related party	-	-	-	-	-	-	
(ii) Other than related party	10,83,790.67	-	10,83,790.67	9,22,656.99		9,22,656.99	

7 Investor group wise classification of all investments (current and long term) in shares and securities (both quoted and unquoted) (INR in Lakh)

	As at 31 N	arch 2025 As at 31 March 2024		
Category	Market value/ Break up of fair value or NAV	Book value (Net of provisions)	Market value/ Break up of fair value or NAV	Book value (Net of provisions)
(i) Related Party				
(a) Subsidiaries	-	-	-	-
(b) Companies in the same group	-	-	-	-
(c) Other related party	-	-	-	-
(ii) Other than related party	11,782.82	11,782.82	7,832.61	7,832.61

8 Other Information (INR in Lakh)

Particulars	3	As at 1 March 2025 Amount	As at 31 March 2024 Amount
(i) Gross Non-Performing Assets			
(a) Related parties		-	-
(b) Other than related parties		33,417.68	24,397.94
(ii) Net Non-Performing Assets			
(a) Related parties		-	-
(b) Other than related parties		19,080.59	13,720.26
(iii) Assets acquired in satisfaction of debt -	-		



62 Disclosure required as per Annexure IV of Non-Banking Financial Company - Housing Finance Company (Reserve Bank) Directions, 2021, dated 17 February 2021

(i) Capital

(INR in Lakh)

Particulars	As at 31 March 2025	As at 31 March 2024
CRAR %	24.89%	20.11%
CRAR - Tier I Capital %	18.51%	16.38%
CRAR - Tier II Capital %	6.38%	3.74%
Amount of subordinated debt raised as Tier II Capital	21,000.00	21,700.00
Amount raised by issue of perpetual debt instruments	15,000.00	-

(ii) Reserve fund u/s 29C of NHB Act, 1987

(INR in Lakh)

Statutory reserve	As at 31 March 2025	As at 31 March 2024
Balance at the beginning		
a) Statutory reserve as per section 29C of the National Housing Bank Act, 1987	4,598.80	2,100.87
b) Amount of special reserve u/s 36(1)(viii) of Income tax Act, 1961 taken in to account for the purpose of statutory reserve u/s 29C of the National Housing Bank Act, 1987	10,667.13	7,158.23
c) Total	15,265.93	9,259.10
Addition/Appropriation/withdrawals during the year		
Add:		
a) Amount transferred as per section 29C of the National Housing Bank Act, 1987	3,669.37	2,497.93
b) Amount of special reserve u/s 36(1)(viii) of Income tax Act, 1961 taken in to account for the purpose of statutory reserve u/s 29C of the National Housing Bank Act, 1987	3,765.49	3,508.90
Less:		
a) Amount appropriated as per section 29C of the National Housing Bank Act, 1987	-	-
b) Amount withdrawn from special reserve u/s 36(1)(viii) of Income tax Act, 1961 taken in to account for the purpose of statutory reserve u/s 29C of the National Housing Bank Act, 1987	-	-
Balance as at end of the year		
a) Statutory reserve as per section 29C of the National Housing Bank Act, 1987	8,268.17	4,598.80
b) Amount of special reserve u/s 36(1)(viii) of Income tax Act, 1961 taken in to account for the purpose of statutory reserve u/s 29C of the National Housing Bank Act, 1987	14,432.62	10,667.13
c) Total	22,700.79	15,265.93

(iii) Investments

_			(
	Particulars	As at 31 March 2025	As at 31 March 2024
1	Value of investment		
	(i) Gross value of investment (a) In India (b) Outside India	11,782.82 Nil	7,832.61 Nil
	(ii) Provision for depreciation (a) In India (b) Outside India	Nil Nil	Nil Nil
	(iii) Net Value of Investment (a) In India (b) Outside India	11,782.82 Nil	7,832.61 Nil

(iii) Investments

(INR in Lakh)

Particulars	As at 31 March 2025	As at 31 March 2024
2 Movement of provisions held towards depreciation on investments (i) Opening balance (ii) Add: Provisions made during the year (iii) Less: Write off/ write back of excess provisions during the year (iv) Closing balance	Nil	Nil

(iv) Derivatives

(INR in Lakh)

Particulars	As at 31 March 2025	As at 31 March 2024
(iv) (a) Forward Rate Agreement/ Interest Rate Swap (i) The notional principal of forward contract agreements (ii) Losses which would be incurred if counterparties failed to fulfill	32,002.00	-
their obligations under (iii)Collateral required by NBFC upon entering into forward contract agreements	-	-
(iv) Concentration of credit risk arising from the forward rate(v) Fair value of forward contract	(741.32)	-

(iv) (b) Exchange Traded Interest Rate(IR) Derivatives

The company has entered into currency swap derivative contract during the year ended 31 March 2025. No derivative contracts were entered during the year ended 31 March 2024.

(iv) (c) Disclosure on risk exposure in Derivative

Qualitative Disclosure

- (i) The company does not indulge into any derivative trading transactions.
- (ii) The company undertakes the derivative transaction to prudently hedge the risk in context of particular borrowing. The company reviews, the proposed transaction and outline any considerations associated with the transaction, including identification of the benefits and potential risks (worst case scenarios); an independent analysis of potential savings from the proposed transaction. The company evaluates all the risks inherent in the transaction viz., counter party risk, Market risk, operational risk, Basis risk etc. Credit risk is controlled by restricting the counterparties that the company deals with, to those who either have banking relationship with the company or are internationally renowned or can provide sufficient information. Market/price risk arising from the fluctuations of interest rates and foreign exchange rates or from other factors shall be closely monitored and controlled. Transactions entered for hedging, will run for its life, irrespective of profit or loss.
- (iii) The company's policy is to fully hedge its foreign currency borrowings at the time of drawdown and remain so till repayment and hence the hedge Ratio is 1:1
- (iv) Refer Note no 3.3.B.iii for Material accounting policy on derivatives and hedging.

Quantitative Disclosure

(INR in Lakh)

	As at 31 M	larch 2025	As at 31 M	arch 2024
Particulars	Currency Derivatives	Interest Rate Derivatives	Currency Derivatives	Interest Rate Derivatives
(i) Derivatives (Notional Principal Amount)	32,002.00	-	-	-
(ii) Marked to Marked Positions				
a) Asset (+)				
a) Liability (-)	(741.32)	-	-	-
(iii) Credit Expsoure	-	-	-	-
(iv) Unhedged Exposures	-	-	-	-

There have been no interest rate swaps or any other derivative transactions carried out by the Company during the year ended 31 March 2025 and 31 March 2024.



(v) Asset Liability Management (ALM)

Maturity pattern of certain items assets and liabilities - As at 31 March 2025

Maturity pattern of certain items assets and nabilities - As at 31 March 2023	ווו ונבוווז סג	שווח ווש	Dillicies - As	י פר או ואופור	2023						(INR in Lakh)
Particulars	1 day to 7 days	1 day to 8 days to 7 days 14 days	15 days to 30/31 days	15 days Over one to 30/31 month to days 2 months	Over one Over 2 Over 3 Over 6 month to months to months to months to months to 2 months 3 months 6 months 1 year	Over 2 months to 3 monthsOver 6 months to 6 monthsOver 6 months to 1 year	Over 6 months to 1 year	15 daysOver one to 30/31Over one months to amonthsOver 3 monthsOver 3 months to monthsOver 3 	Over 3 years to 5 years	Over 5 years	Total
Liabilities Borrowings from banks * 1,302.23	1,302.23	'	4,609.33	5,368.98	24,644.32	39,336.24	82,296.61	3,14,434.70	4,609.33 5,368.98 24,644.32 39,336.24 82,296.61 3,14,434.70 2,38,092.87 1,51,876.78 8,61,962.07	,51,876.78	8,61,962.07
Market borrowings Foreign currency liabilities	· ·		6.86	1 1	- 182.67	135.86	3,798.81	28,750.00	19,375.00	56,090.80	1,08,940.01
Advances # Investments	26,998.10	26,998.10 4,063.88 - 6,489.95	3,843.08	14,770.38	14,617.03 1,004.45	42,923.09 1,535.92	81,544.48 997.27	2,73,743.52	3,843.08 14,770.38 14,617.03 42,923.09 81,544.48 2,73,743.52 2,00,204.63 4,21,082.50 10,83,790.67 - 1,004.45 1,535.92 997.27 - 1,755.23 - 11,782.82	1,21,082.50	10,83,790.67 11,782.82
Foreign currency assets	ı		1	1			1	1		1	

Maturity pattern of certain items assets and liabilities - As at 31 March 2024

											(INR in Lakh)
Particulars	1 day to 8 days 7 days 14 day	8 days to 14 days	15 days to 30/31 days	Over one month to 2 months	15 daysOver oneOver 2Over 3Over 6Over 0Over 1to 30/31month to months to months to days2 monthsmonths to months to months to months to months to months fomonths1 year some 3 years5 years	Over 3 months to 6 months	Over 6 months to 1 year	Over 1 year to 3 years	Over 3 years to 5 years	Over 5 years	Total
Liabilities Borrowings from banks * 1,551.61 Market borrowings Foreign currency liabilities Assets Advances # 20,126.49 Investments 2,998.32	1,551.61 - - 20,126.49 2,998.32	7	5,846.50	6,813.05 - - 13,316.56	1,551.61 237.11 5,846.50 6,813.05 18,633.35 35,420.60 73,317.09 2,64,211.82 2,12,773.78 1,34,315.55 7,53,120.44 - 749.03 - 749.03 - 749.03 - 539.29 24,877.39 - 21,030.98 47,196.69 749.03 - 749.03 - 749.03 - 749.03 - 749.03 - 7,130.09 2,932.71 4,108.16 13,316.56 13,139.29 38,428.63 73,056.96 2,43,627.94 1,75,663.51 3,38,256.73 9,22,656.99 2,998.32 - 1,469.44 1,443.56 1,921.29 - 7,832.61	35,420.60 - 38,428.63 1,469.44	5,420.60 73,317.09 2,64,211.82 - 539.29 24,877.39 	2,64,211.82 24,877.39 - 2,43,627.94 1,921.29	2,12,773.78	1,34,315.55 21,030.98 - 3,38,256.73	7,53,120.44 47,196.69 - 9,22,656.99 7,832.61
Foreign currency assets	1	ı	1	•		1	•	1	ı	1	1

Maturity pattern of advances has been disclosed based on their behavioural pattern of cashflows.

*Cash credit borrowings and working capital demand loan from banks are usually for a period of 1 year. As per the prevalent practice, these facilities are renewed on a year to year basis. Accordingly, repayments of cash credit borrowings and working capital demand loans from banks aggregating INR 0.21 Lakhs as on 31March 2025 (31 March 2024 - INR 14,231.68 Lakh) has been distributed over the same period as the maturity pattern of assets on finance within the period of 1 year.

62 Disclosure required as per Annexure IV of Non-Banking Financial Company - Housing Finance Company (Reserve Bank) Directions, 2021, dated 17 February 2021.

(vi) a. Exposure to Real Estate Sector

(INR in Lakh)

Category	As at 31 March 2025	As at 31 March 2024
(a) Direct exposure		
(i) Residential Mortgage Lending fully secured by mortgage on residential property that is or will be occupied by borrower or that is rented. Exposure would also include	10,29,980.56	8,59,969.84
Non-Fund Based(NFB) limits		
(ii) Commercial real estate Lending fully secured by mortgage on commercial real estate (Office building or retail space, multi-purpose commercial premises, multi-family residential building, multi-tenanted commercial building, industrial or warehouse space, hotels, land acquisitions, developments and constructions, etc.). Exposure would also include Non-Fund Based (NFB) limits.	80.39	93.82
(iii) Investment in mortgage back securities (MBS) and Other securitized exposures		
(a) Residential (b) Commercial Real Estate	-	- -
(b) Indirect Exposure		
Fund based and non fund based exposure on National Housing Bank (NHB) and Housing Finance Corporations (HFCs)	16,557.76	21,007.57

^{*} Includes exposures to Non-Housing loans secured by residential mortgages

Note: The total outstanding amount mean principal + accrued interest + other charges pertaining to loans without netting off

(vi) b. Exposure to capital market

	Particulars	As at 31 March 2025	As at 31 March 2024
(i)	Direct investment in equity shares, convertible bonds, convertible debentures and units of equity oriented mutual funds the corpus of which is not exclusively invested in corporate debt	-	-
(ii)	Advances against shares / bonds / debentures or other securities or on clean basis to individuals for investment in shares (including IPOs / ESOPs), convertible bonds, convertible debentures, and units of equity oriented mutual funds	: -	-
(iii)	Advances for any other purposes where shares or convertible bonds or convertible debentures or units of equity oriented mutual funds are taken as primary security	-	-
(iv)	Advances for any other purposes to the extent secured by the collateral security of shares or convertible bonds or convertible debentures or units of equity oriented mutual funds i.e. where the primary security other than shares / convertible bonds / convertible debentures / units of equity oriented mutual funds does not fully cover the advances		-
(v)	Secured and unsecured advances to stockbrokers and guarantees issued on behalf of stockbrokers and market makers	-	-
(vi)	Loans sanctioned to corporates against the security of shares / bonds / debentures or other securities or on clean basis for meeting promoter's contribution to the equity of new companies in anticipation of raising resources	-	-
(vii)	Bridge loans to companies against expected equity flows / issues	-	-
(viii)	Underwriting commitments taken up by the NBFCs in respect of primary issue of shares or convertible bonds or convertible debentures or units of equity oriented mutual funds	-	<u>-</u>
(ix)	Financing to stockbrokers for margin trading	-	-
(x)	All exposures to Alternative Investment Funds: (a) Category I (b) Category II	-	- -
	(c) Category III	1,755.23	1,921.28



(vi) c. Details of financing of parent company products

There is no exposure to financing of parent company products during the year ended 31 March 2025 and 31 March 2024

(vi) d. Details of Single Borrower Limit (SGL)/ Group Borrower Limit (GBL)

During the year, the company had not exceeded the single borrower limit and group borrower limit as stipulated by the Prudential Norms in respect of loans and advances.

(vi) e. Unsecured loans

There is no exposure to unsecured loans during the year ended 31 March 2025 and 31 March 2024.

(vi) f. Exposure to group companies engaged in real estate business

There is no exposure to group companies engaged in real estate business during the year ended 31 March 2025 and 31 March 2024

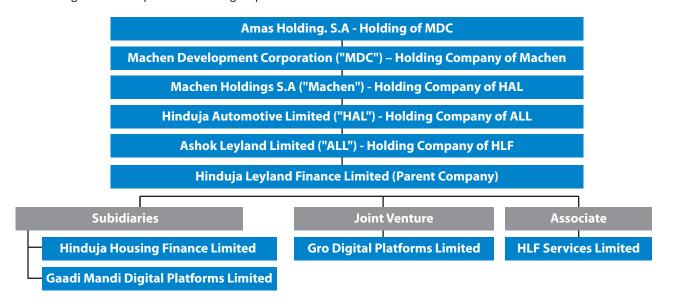
63 Miscellaneous - Disclosure required as per Annexure IV of Non-Banking Financial Company - Housing Finance Company (Reserve Bank) Directions, 2021, dated 17 February 2021.

(i) Registration/license/authorization obtained from other financial sector regulators

Registration/ License	Authority issuing the registration / license	Registration / License reference
Certificate of registration	National Housing Bank	09.0129.15

(ii) Group Structure

Diagrammatic representation of group structure



(iii) Ratings assigned by credit rating agency and migration of ratings during the year

Facility	Rating agency	As at 31 March 2025	Date of rating
Long-term : Bank borrowings	CARE	AA+/Stable	28-Mar-25
Short-term : Bank borrowings	CARE	AA+/Stable	28-Mar-25
Short-term : Commercial paper	CARE	A1+	22-Jan-25
Long-term: Non-convertible debentures	CARE	AA+/Stable	20-Mar-25
Long-term: Subordinated debt	CARE	AA+/Stable	06-Dec-24
Long-term: Non-convertible debentures	CRISIL	AA+/Stable	21-Jan-25
Long-term: Subordinated debt	CRISIL	AA+/Stable	06-Dec-24
Long-term: Perpetual Debt	CRISIL	AA/Stable	04-Feb-25
Long-term: Perpetual Debt	CARE	AA/Stable	05-Feb-25
Short-term : Commercial paper	CRISIL	A1+	21-Jan-25

(iv) Remuneration to Director

During the year Remuneration amounting to Rs.1 crore paid to Managing Director and no managerial Remuneration paid for the year Ended 31 March 2024. For Remuneration paid to independent directors as sitting fee Refer note no 33.

- (v) Management Refer Director's Report for relevant disclosures
- (vi) Net Profit or Loss for the period, prior period items and changes in accounting policies

The Company does not have any prior period items / change in accounting policies during the current year other than disclosed in financials

(vii) Revenue Recognition

There has been no instance in which revenue recognition has been postponed pending the resolution of significant uncertainty.

(viii) Indian Accounting Standard 110 - Consolidated Financial Statements, is not applicable

64 Additional Disclosures required as per Annexure IV of Non-Banking Financial Company - Housing Finance Company (Reserve Bank) Directions, 2021, dated 17 February 2021.

(i) Provisions and Contingencies shown under the head expenditure in profit and loss account

Particulars	As at 31 March 2025	As at 31 March 2024
Provisions for depreciation on investment	-	-
Provisions made towards income tax	11,840.09	9,056.35
Provisions towards non-performing assets	3,659.41	2,766.22
Provision for Standard Assets	285.83	(216.95)
Other provision and contingencies		
- Provision for Expenses	1,095.53	682.53
- Provision for Employee Benefits	1,941.46	1,515.17



(ii) break up of loans and advances and provisions thereon

(INR in Lakh)

Particulars	Housing I	Housing loan as at		Non-housing loan as at	
Particulars	31 March 2025	31 March 2024	31 March 2025	31 March 2024	
Standard assets					
Total outstanding	7,04,087.94	5,66,597.72	3,09,113.08	2,90,075.58	
Provisions	(970.80)	(795.49)	(556.71)	(446.19)	
Sub-standard assets					
Total outstanding	8,145.29	5,492.09	6,876.92	4,205.67	
Provisions	(812.66)	(516.03)	(700.75)	(399.69)	
Doubtful assets 1					
Total outstanding	3,791.21	3,217.84	2,838.23	2,094.74	
Provisions	(2,464.33)	(1,633.91)	(1,671.43)	(990.18)	
Doubtful assets 2					
Total outstanding	3,693.98	3,216.60	2,550.18	1,717.48	
Provisions	(2,401.14)	(2,055.73)	(1,657.65)	(1,116.98)	
Doubtful assets 3					
Total outstanding	1,597.20	974.16	953.62	435.08	
Provisions	(1,038.20)	(636.57)	(619.87)	(284.31)	
Loss assets					
Total outstanding	2,307.49	2,397.05	663.57	647.22	
Provisions	(2,307.49)	(2,397.05)	(663.57)	(647.22)	
Total					
Total outstanding	7,23,623.11	5,81,895.46	3,22,995.60	2,99,175.77	
Provisions	(9,994.62)	(8,034.78)	(5,869.97)	(3,884.57)	

Note: The total outstanding amount mean principal + accrued interest + other charges pertaining to loans without netting off.

(iii) Divergence in asset classification and provisioning

There has been no instances of divergence in asset classification and provisioning during the year Ended 31 March 2025 and 31 March 2024

(iv) Draw Down from Reserves

There has not been any draw down from the reserves during the year ended 31 March 2025 and 31 March 2024

(v) Concentration of public deposits, Advances, Exposure and NPAs

S. No	. Particulars	For year ended 31 March 2025	For year ended 31 March 2024
1	Concentration of Public Deposits (for Public Deposit taking/holding HFCs)	NA	NA
2	Concentration of loans & advances		
	Total advances to twenty largest borrowers	16,818.14	21,126.59
	Percentage of Advances to twenty largest borrowers to Total Advances of the HFC	1.61%	2.40%
3	Concentration of all Exposures (including off-balance sheet exposures)		
	Total Exposure to twenty largest borrowers / customers	16,818.14	21,126.59
	Percentage of Exposures to twenty largest borrowers / customers to Total Exposure of the HFC on borrowers / customers	1.61%	2.40%
4	Concentration of NPAs		
	Total exposure to top ten NPA accounts	4,163.06	1,142.92

(vi) Sector wise NPA

(INR in Lakh)

	% of NPAs to total advances in that sector		
Particulars	For the Year Ended 31 March 2025	For the Year Ended 31 March 2024	
A. Housing Loans			
Individuals	2.70%	2.63%	
Builders/Project Loans	0.00%	0.00%	
Corporates	0.00%	0.00%	
Others (specify)	0.00%	0.00%	
B. Non-Housing Loans:			
Individuals	3.12%	3.04%	
Builders/Project Loans	0.00%	0.00%	
Corporates	1.18%	0.00%	
Others (specify)	0.00%	0.00%	

(vii) Movement of NPAs

(INR in Lakh)

Particulars	Year ended 31 March 2025	Year ended 31 March 2024
(i) Net NPAs to Net Advances (%)	1.85%	1.58%
(ii) Movement of NPAs (Gross)		
(a) Opening balance	24,397.94	17,890.08
(b) Additions during the year	16,520.80	11,930.52
(c) Reductions during the year	(7,501.06)	(5,422.66)
(d) Closing balance	33,417.68	24,397.94
(iii) Movement of Net NPAs		
(e) Opening balance	13,720.26	9,978.63
(f) Additions during the year	13,650.55	9,638.63
(g) Reductions during the year	(8,290.22)	(5,897.00)
(h) Closing balance	19,080.59	13,720.26
(iv) Movement of provisions for NPAs (excluding provisions on standard assets)		
(a) Opening balance	10,677.67	7,911.45
(b) Provisions made during the year	6,219.28	4,667.88
(C) Write-off / write-back of excess provisions	(2,559.87)	(1,901.66)
(d) Closing balance	14,337.08	10,677.67

(viii) Overseas assets

The Company does not have any joint ventures and subsidiaries abroad during the year ended 31 March 2025 and 31 March 2024 and hence this disclosure is not applicable

(ix) Off-balance sheet SPVs sponsored

There were no off-balance sheet SPVs sponsored by the Company during the year ended 31 March 2025 and 31 March 2024.

(x) Customer Complaints*

(x)(a) Summary information on complaints received by the HFCs from customers and from the Offices of Ombudsman

5.No	Particulars	Year ended 31 March 2025	Year ended 31 March 2024
Complaints re	eceived by the HFC from its customers		
1 Number of co	mplaints pending at the beginning of the year	10	25
2 Number of complaints received during the year		1,702	815
3 Number of co	mplaints disposed during the year	1,708	830



S.No	Particulars	Year ended 31 March 2025	Year ended 31 March 2024
3.1	Of which, number of complaints rejected by the HFC	-	-
4	Number of complaints pending at the end of the year	4	10
	Maintainable complaints received by the HFC from Office of Ombudsman		-
5	Number of maintainable complaints received by the HFC from Office of Ombudsman	-	-
5.1	Of 5, number of complaints resolved in favour of the HFC by Office of Ombudsman	-	-
5.2	Of 5, number of complaints resolved through conciliation / mediation / advisories issued by Office of Ombudsman	-	-
5.3	Of 5, number of complaints resolved after passing of Awards by Office of Ombudsman against the NBFC	-	-
6	Number of Awards unimplemented within the stipulated time (other than those appealed)	-	-

(x)(b) Top five grounds of complaints received by the HFCs from customers

Grounds of complaints, (i.e. complaints relating to)	Number of complaints pending at the beginning of the year	Number of complaints received during the year	% increase / decrease in the number of complaints received over the previous year	Number of complaints pending at the end of the year	Of 5, number of complaints pending beyond 30 days
For Year ended 31 March 202	5				
EMI	3	267	Increase by 77%	2	-
Foreclosure	1	237	Increase by 65%	1	-
Loan Related Query	-	174	Increase by 100%	-	-
Loan Documents	-	170	Increase by 133%	1	-
Statement of Account (SOA)	-	135	Increase by 1127%	-	-
Others	6	719	Increase by 291%	-	-
For Year ended 31 March 202	4				
EMI	13	151	Decrease by 8%	3	-
Foreclosure	12	144	Increase by 23%	1	-
Loan Documents	-	73	Decrease by 32%	-	-
Credit Bureau	-	110	Increase by 633%	-	-
Insurance	-	153	Increase by 107%	2	-
Others	-	184	Increase by 107%	4	-

65 Disclosure as per of Master directions - Reserve Bank of India (Non-Banking Financial Company - Scale based regulation) directions, 2023 dated 19 October 2023.

Annex VII

- (i) Exposure
- (i)(a) Exposure to Real Estate Sector Refer note no 62(vi)(a)
- (i)(b) Exposure to Capital Market Refer note no 62(vi)(b)
- (i)(c) Sectoral Exposure

(INR in Lakh)

Sectors	As a	t 31 March 20	25	As a	at 31 March 2	024
	Total Exposure (including on balance sheet and off balance sheet exposure	Gross NPA	Percentage of Gross NPAs to total exposure in that sector	Total Exposure (including on balance sheet and off balance sheet exposure	Gross NPA	Percentage of Gross NPAs to total exposure in that sector
1. Agricultural and Allied activities	-		-	-	-	-
2. Industry (i) (ii)	-	-	-	-	-	-
Others Total of Industry		-	-	-	-	-
3. Services (i) (ii)	3	-	-	-	-	-
Others Total of Services	-	-	-	-	-	-
4. Personal Loans (i) Housing (ii) Non Housing (iii) CRE-RH	7,23,623.11 3,06,357.45 80.39	19,535.15 10,061.43	2.70% 3.28% 0.00%	5,81,895.46 2,78,074.38 93.82	15,297.74 8,757.33	2.63% 3.15% 0.00%
Others Total of Personal Loans	10,30,060.95	29,596.58	2.87%	8,60,063.66	24,055.07	2.80%
5. Others - Corporate	16,557.76	3,821.10	23.08%	21,007.57	342.86	1.63%

(i)(d) - Intra Group Exposures

The company does not have any intra group exposures during the year ended 31 March 2025 and 31 March 2024 other than the related party balances as disclosed in note no 33

(i)(e) - Unhedged foreign currency exposure

There is no unhedged foreign currency exposures during the year ended 31 March 2025 and 31 March 2024.

(ii) Disclosure of Complaints - Refer note no 64(x)

65 (iii) Related Party Disclosure								(INR in Lakh)
Particulars	Parent (as per owner ship or control)	Subsidiaries	Associates / Joint Ventures	Key Management Personnel	Relatives of Key Management Personnel	Others (Associate of holding company)	Others (Directors)	Total
1. Borrowing							•	
2. Deposits		1	ı			1	1	
3. Placement of Deposits						1	1	•
4. Advances						1	1	•
5. Purchase of investments		ı	1			1	1	ı
	(1,987.44)	44)	1			1	1	(1,987.44)
6. Purchase of fixed/other assets		ı	ı			1	1	1
7. Sale of fixed/other assets			1			1	1	1
8. Interest Paid		1	1			1	1	1
9. Interest on security deposit	11.	11.32	ı			1	1	11.32
	(10.49)	49)	ı			1	1	(10.49)
10. Others								
(a) Allotment of equity shares		ı	1			1	ı	
(incluaing securities premium)	(87 000 1/)	78)	,			ı	,	(87 020 7)
(h) Reimhilrsement of expenses	(4,020.78)	() ()					' '	(4,020.76)
	(391.34)	34)	1			1	1	(391.34)
(c) Managerial Services	21.00	, 00	1				1	21.00
	(150.00)	00	1			1	1	(150.00)
(d) Rental expense	11.13	.13	1			1	1	11.13
	(11.16)	16)	1			1	1	(11.16)
(e) Salary - Chief Financial Officer				130 98			1	130 98
			ı	- (94 01)			1	(94.01)
- Company Secretary		ı	ı	30.98		1	1	30.98
		1	1	- (19.83)		1	1	(19.83)
(f) Service provider fees		ı	1			- 12,637.85	1	12,637.85
		1	1			- (9,524.38)	1	(9,524.38)
(g) Managerial Remuneration		ı	ı	- 100.00		1	1	100.00
(g) Sitting Fee		1					1	1
- Mr. G S Sundararajan		1	1			1	10.35	10.35
		1	1			1	(11.10)	(11.10)
- Ms. Bnumika Batra							7.95	7.95
		ı	ı			1	(9.00)	(9.00)
- IVIr. Srinivas Acharya		ı	ı			1	4.65	4.65
		ı	ı			1	(9.60)	(9.60)
- Ms. Maliju Agalwal						1	(6.30)	(6.30)
- Mr. S V Parthasarathv		1					9.45	9.45
		1	1			1	(4.65)	(4.65)

Note: Figures in bracket represents the figures for FY 2023-24

(iii) Disclosure of issuance of Perpetual Debt Instrument

(INR in Lakh)

Particulars	Year ended 31 March 2025	Year ended 31 March 2024
(a) Amount of funds raised through PDI during the year	15,000.00	-
(b) Outstanding at end of the financial year	14,388.69	
(c) Percentage of the amount of PDI of the amount of its Tier 1 capital	11.24%	-
(d) Financial year in which interest has not been paid	Not Applicable	-

66 Disclosure required as per Notification No - RBI/DOR/2021-22/86 DOR.STR.REC.51/21.04.048/2021-22

(INR in Lakh)

Particulars	For the year ended	For the year ended 31 March 2025		
- Faiticulais	Transferred	Acquired		
Aggregate amount of loans transferred / acquired (INR in lakh)	2,08,848.64	1,698.81		
Weighted average maturity (in months)	138.91	166.28		
Weighted average holding period (in months)	12.47	24.34		
Retention of beneficial economic interest by the Originator	10%	10%		
Tangible security coverage	221%	267%		
Rating-wise distribution of rated loans	Not applicable	Not applicable		

(INR in Lakh)

Particulars	For the quarter ended 31 March 2025		
r ai ticulais	Transferred	Acquired	
Aggregate amount of loans transferred / acquired (INR in lakh)	98,892.90	-	
Weighted average maturity (in months)	150.86	-	
Weighted average holding period (in months)	13.71	-	
Retention of beneficial economic interest by the Originator	10%	-	
Tangible security coverage	209%	-	
Rating-wise distribution of rated loans	Not applicable	-	

67 Principal Business Criteria - as per para 4.1.17 of Non-Banking Financial Company - Housing Finance Company (Reserve Bank) Directions, 2021, dated 17 February 2021.

Housing Finance Company shall mean a company incorporated under the Companies Act, 2013 that fulfills the following conditions;

- a) It is an NBFC whose financial assets, in the business of providing finance for housing, constitute at least 60% of its total assets (netted off by intangible assets)
- b) Out of the total assets (netted off by intangible assets and deferred revenue expenditure), not less than 50% should be by way of housing financing for individuals.

The company meets the aforesaid principal business criteria;

Particulars	As at 31 March 2025	As at 31 March 2024
Total Assets*	11,56,557.71	9,41,986.72
Less: Intangible assets	2,609.03	2,139.55
Net total assets	11,53,948.68	9,39,847.17
Housing Finance	7,25,181.25	5,80,841.74
Individual Housing Finance	7,25,181.25	5,80,841.74
Percentage of housing finance to total assets (net of intangible assets)	62.84%	61.80%
Percentage of individual housing finance to total assets (net of intangible assets)	62.84%	61.80%

^{*} Excluding Fair value gain or loss



68 Comparison of Provision under IRACP Norms and Impairment Allowance under IND AS 109 as per RBI Guidelines For year ending 31st March 2025

Asset Classification as per RBI Norms	Asset Classification as per INDAS	Gross Carrying amount as per INDAS	Loss Allowances (Provisions) as required under Ind AS 109	Net Carrying Amount	Provisions required as per IRACP norms	Difference between Ind AS 109 provisions and IRACP norms
Performing assets						
Standard	Stage 1	9,00,324.38	136.26	9,00,188.11	2,790.89	(2,654.63)
	Stage 2	1,12,876.64	1,391.24	1,11,485.40	357.17	1,034.08
Subtotal - Standard		10,13,201.02	1,527.51	10,11,673.51	3,148.06	(1,620.55)
Non performing assets						
Substandard	Stage 3	15,022.22	1,513.41	13,508.80	2,253.33	(739.92)
Doubtful - upto 1 year	Stage 3	6,629.43	4,135.76	2,493.67	1,657.36	2,478.40
1 to 3 years	Stage 3	6,244.16	4,058.79	2,185.37	2,497.66	1,561.12
More than 3 years	Stage 3	2,550.82	1,658.07	892.75	2,550.82	(892.75)
Subtotal - Doubtful		15,424.41	9,852.61	5,571.79	6,705.84	3,146.77
Loss assets	Stage 3	2,971.06	2,971.06	-	2,971.06	-
Subtotal - NPA		33,417.68	14,337.08	19,080.59	11,930.23	2,406.85
Other items such as guarantees,						
loan commitments, etc, which are in	Stage 1	40,963.97	-	40,963.97	-	-
scope of IND AS 109 but not covered	Stage 2	2,484.39	-	2,484.39	-	-
under current IRACP norms	Stage 3	-	-	-	-	-
	Stage 1	9,41,288.35	136.26	9,41,152.08	2,790.89	(2,654.63)
Total	Stage 2	1,15,361.03	1,391.24	1,13,969.79	357.17	1,034.08
	Stage 3	33,417.68	14,337.08	19,080.59	11,930.23	2,406.85
	Total	10,90,067.06	15,864.59	10,74,202.47	15,078.29	786.30

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68 Comparison of Provision under IRACP Norms and Impairment Allowance under IND AS 109 as per RBI Guidelines. For year ending 31st March 2024

Asset Classification as per RBI Norms	Asset Classification as per INDAS	Gross Carrying amount as per INDAS	Loss Allowances (Provisions) as required under Ind AS 109	Net Carrying Amount	Provisions required as per IRACP norms	Difference between Ind AS 109 provisions and IRACP norms
Performing assets						
Standard	Stage 1	7,85,995.12	596.64	7,85,398.48	2,404.78	(1,808.14)
	Stage 2	70,678.18	613.90	70,064.28	223.29	390.61
Subtotal - Standard		8,56,673.29	1,210.54	8,55,462.75	2,628.07	(1,417.53)
Non performing assets						
Substandard	Stage 3	9,697.76	915.71	8,782.04	1,454.66	(538.95)
Doubtful - upto 1 year	Stage 3	5,312.58	2,624.09	2,688.49	1,328.14	1,295.95
1 to 3 years	Stage 3	4,934.09	3,172.71	1,761.38	1,973.64	1,199.07
More than 3 years	Stage 3	1,409.24	920.88	488.36	1,409.24	(488.36)
Subtotal - Doubtful		11,655.91	6,717.68	4,938.23	4,711.02	2,006.66
Loss assets	Stage 3	3,044.27	3,044.27	-	3,044.27	-
Subtotal - NPA		24,397.93	10,677.66	13,720.27	9,209.95	1,467.71
Other items such as guarantees,						
loan commitments, etc, which are in	Stage 1	30,567.25	22.25	30,544.99	77.13	(54.88)
scope of IND AS 109 but not covered	Stage 2	1,013.35	8.89	1,004.46	2.64	6.25
under current IRACP norms	Stage 3	-	-	-	-	-
	Stage 1	8,16,562.36	618.89	8,15,943.47	2,481.91	(1,863.02)
Total	Stage 2	71,691.53	622.80	71,068.73	225.93	396.86
	Stage 3	24,397.93	10,677.66	13,720.27	9,209.95	1,467.71
	Total	9,12,651.83	11,919.35	9,00,732.47	11,917.80	1.56

69 Previous year figures have been regrouped / reclassified wherever necessary to conform to current year's classification.

for and on behalf of the Board of Directors of **Hinduja Housing Finance Limited**

CIN No: U65922TN2015PLC100093

Dheeraj Hinduja

Non Executive Chairman DIN No. 00133410 Place: London

Prateek Parekh *Chief Financial Officer*

Place : Chennai
Place : Chennai
Date : 07 May 2025

Sachin Pillai

Managing Director DIN No. 06400793 Place : Chennai

Srinivas Rangarajan *Company Secretary Place : Chennai*

